



1.0 Executive Summary

1.0 EXECUTIVE SUMMARY

1.1 PROJECT LOCATION

The proposed Mammoth Creek Park West New Community Multi-Use Facilities Project (project) is located within the Town of Mammoth Lakes (Town), in the southwest portion of Mono County, on the eastern side of the Sierra Nevada mountain range. 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. 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 of the project site. The primary local roadway providing access to 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 the project site.

1.2 PROJECT SUMMARY

The project site is comprised of Mammoth Creek Park West. 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 Open Space (OS). Based on the Town's Zoning Map, the project site is zoned Public and Quasi Public (P-QP).

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 an approximately 30,000 square foot roof structure and additional storage and support space. In addition, the proposed project includes a 13,000 square-foot complementary community center, reconfiguration and improvements to an existing playground to add accessible interactive components, restroom improvements, and 107 additional surface parking spaces. 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.

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;
- An approximately 200 to 400 square-foot warming kitchen with concession space;
- An approximately 400 square feet of office space;

- An approximately 500 to 600 square-foot arts/crafts/play room;
- An approximately 300 to 400 square-foot meeting room;
- An approximately 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;
- An approximately 400 to 600 square-foot storage room;
- A mechanical room (including storage, cleaning supplies, phone, electrical, internet, etc.); and
- Twenty to 40 wall lockers.

The community center would host a number of daily, weekly, monthly, and occasional community-based activities. The community center is an open facility for daily social interaction, frequently programmed community events with complementary space/amenities to support operations of the ice rink and Mammoth RecZone. Weekly scheduled programs include educational programs; adult and youth introductory fitness classes (e.g., dance, Zumba, gymnastics/tumbling, yoga); games (e.g., table tennis, foosball, air hockey); arts and crafts programs/camps; training/certification courses (e.g., first-aid training); family support groups; and seasonal theatre productions and rehearsal space. Monthly programs or special events include drop-in art programs; Technology, Entertainment, Design (TED) Talks; community and social holiday celebrations; fairs/festivals; rotating art gallery; and community variety/talent shows. The community center also schedules occasional activities and events such as facility rentals for small events/conferences, movie nights, and an after-dance teen hangout space. 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.

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. Viewing areas and bleachers would be included under the proposed roof structure. Areas for the ice preparation machine, chillers and storage of ice rink and RecZone equipment would be provided along the west boundary of the ice rink/RecZone. Space for skate rental, concessions and/or vending machines, ADA accessible restrooms, and lockers for personal items would be included in the adjacent community center building. The ice rink would operate during the winter months (November to April), and would provide a number of daily, weekly, and monthly recreational activities. Daily or frequently programmed activities include recreational skating, youth and adult hockey, as well as programs for ice skating and figure skating. The ice rink would also host or schedule weekly programs including curling and skate programs, ice rentals for hockey, and birthday parties. Monthly programs or special events include community events, hockey tournaments, special programs/events, private facility rentals, 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.

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 offer daily and weekly programs, host monthly programs, and provide a venue for special events. Frequent youth and adult programmed court sports would be held at the facility including:

- Drop-in and league play for basketball, badminton, pickleball, small-sided soccer (futsal), volleyball, street hockey, dodgeball, and kickball;
- Adaptive sports (wheelchair basketball, pickleball, etc.);



- Summer sports camps (basketball, volleyball, soccer);
- Roller/inline skating; and
- Tennis.

Weekly programs scheduled at the facility include community area for sports teams and events, professional/club/college/school rentals, birthday parties, climbing wall, indoor cricket, and handball. Community events such as farmers market, art and music festivals, movie nights, holiday events, and special events. Special events may include, but are not limited to weddings, trade shows, birthday parties, small carnivals, and other private events.

Auxiliary equipment (i.e., 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.

On occasion, special events may be hosted at the project site. Alcohol would be permitted to be served at special events with an Administrative Special Event Permit. Under this permit, additional security or other necessary measures (such as parking management plan) would be imposed on the event as part of the permit. No other sales of alcohol would occur and no additional infrastructure (i.e., outdoor lighting, etc.) would be installed for such special events.

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 integrated and interactive features may be added. These playground elements include freestanding play, horizontal ladders/upper body peddlers, rubberized surfacing, adaptive swings, communication skills, sensory walls, and story circles. 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.

The area to the west of the proposed structures 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.

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 (for a total of 151 parking spaces to be provided on-site).

The existing park grass within the southeastern portion of the project site would remain. In addition, the project proposes drought-tolerant landscaping to reduce water consumption on-site.

The proposed project would connect to existing utility (water and sewer) connections along Old Mammoth Road and within the project site. Sewer is available in Old Mammoth Road. Water is available on site by way of a water main that currently extends along the north and west boundaries. The Mammoth Lakes Fire Department would also utilize a proposed fire access road at Meadow Lane. This access point would be secured and limited to emergency access and periodic maintenance activities.

1.3 PROJECT GOALS/OBJECTIVES

Pursuant to Section 15124(b) of the *CEQA Guidelines*, the EIR project description must include “[a] statement of objectives sought by the proposed project....The statement of objectives should include the underlying purpose of the project.”

The Town of Mammoth Lakes parks and recreation vision is to provide multipurpose year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors. Our parks and recreation system will promote personal health and well-being, foster community interaction, promote connectivity within and beyond the Town, nurture collaborative partnerships, and encourage appreciation of the Town’s spectacular environment.

The Town’s goals and objectives for the project are based on applicable Parks and Recreation Master Plan and the Parks, Open Space, and Recreation Element goals, policies, and tasks, as follows:

- Goal 1: Maintain parks and open space within and adjacent to Town for outdoor recreation and contemplation.
- Goal 2: Provide additional parks in Town.
- Goal 4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
- Goal 5: Link parks and open space with a well-designed, year-round network of public corridors and trails within and surrounding Mammoth Lakes.
- Goal 6: Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.
- Tasks: To meet the recreation needs of residents and visitors into the future, the Town of Mammoth Lakes will need to increase the maintenance level of existing parks and recreation facilities, upgrade existing parks, add more usable park acreage, and develop additional facilities to address unmet recreation needs. More specifically, the Town should:
 - Design additional park improvements and recreation facilities to meet recreation needs in all seasons. These facilities include (in alphabetical order):
 - Aquatic center;
 - Dog park;
 - Event and performance venues;
 - Picnic areas;
 - Multi-use recreational/cultural facility;
 - Snow and winter play areas; and
 - Sports fields and courts.



Recreational Opportunities

P.4. Goal: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.

P.4.B. Policy: Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include but are not limited to:¹

- Ice skating;
- Snow play;
- Walking;
- Fall-color viewing;
- Birding;
- Health & fitness; and
- BMX.

Connected Throughout

P.5. Goal: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.

P.5.E. Policy: Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.

P.5.G. Policy: Identify, zone and procure land for new and expanded parklands including:²

- Community gardens;
- Streamside parks;
- Active parks;
- Open space;
- Snow play;
- Festival and special events areas; and
- Passive parks.

In order to meet the Task for Goal 6 identified above, the Town set a goal to provide a roof over the Town-operated ice rink/RecZone, thereby extending the winter seasonal use and enhancing the summer seasonal uses. It is also the intent of the Town's Council to provide complementary facilities at the Town's ice rink/RecZone.

¹ P.4.B. Policy lists 29 activities. Those listed are contemplated for this project.

² P.5.G. Policy lists 11 activities. Those listed are contemplated for this project.

1.4 ENVIRONMENTAL ISSUES/ MITIGATION SUMMARY

The following summarizes the impacts, mitigation measures, and unavoidable significant impacts identified and analyzed in Section 5.0, *Environmental Analysis*, of this EIR. Refer to the appropriate EIR Section for detailed information.

Impact Statement	Mitigation Measure	Significance After Mitigation
5.1 Land Use and Relevant Planning		
<i>Town of Mammoth Lakes General Plan</i>		
LU-1 The proposed project would not conflict with General Plan policies or regulations.	No mitigation measures are required.	Less Than Significant Impact.
<i>Town of Mammoth Lakes Municipal Code</i>		
LU-2 The proposed project would not conflict with the Town of Mammoth Lakes Municipal Code standards or regulations.	No mitigation measures are required.	Less Than Significant Impact.
<i>Town of Mammoth Lakes Parks and Recreation Master Plan</i>		
LU-3 The proposed project would not conflict with the Town of Mammoth Lakes Parks and Recreation Master Plan policies and standards.	No mitigation measures are required.	Less Than Significant Impact.
<u>Cumulative Impacts</u>		
<i>Town of Mammoth Lakes General Plan</i>		
<ul style="list-style-type: none"> The proposed project would not conflict with the Town of Mammoth Lakes General Plan policies and regulations. 	No mitigation measures are required.	Less Than Significant Impact.
<i>Town of Mammoth Lakes Municipal Code</i>		
<ul style="list-style-type: none"> The proposed project would not conflict with the Town of Mammoth Lakes Municipal Code standards or regulations. 	No mitigation measures are required.	Less Than Significant Impact.
<i>Town of Mammoth Lakes Parks and Recreation Master Plan</i>		
<ul style="list-style-type: none"> The proposed project would not conflict with the Town of Mammoth Lakes Parks And Recreation Master Plan. 	No mitigation measures are required.	No Impact.
5.2 Aesthetics/Light And Glare		
<i>Short-Term Visual Impacts</i>		
AES-1 Project grading and construction activities would not substantially degrade the visual character/quality of the site or its surroundings.	<p>AES-1 Construction equipment staging areas shall be screened (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans.</p> <p>AES-2 The construction hauling plan shall be prepared and approved by the Public Works Director</p>	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
	prior to issuance of grading permit. The plan shall ensure that construction haul routes minimize impacts to sensitive uses in the Town.	
<p><i>Scenic Views and Vistas</i></p> <p>AES-2 Project implementation could have a substantial adverse effect on a scenic view or vista.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term Visual Character/Quality</i></p> <p>AES-3 Project implementation could degrade the visual character/quality of the site and its surroundings.</p>	Refer to Mitigation Measure BIO-1.	Less Than Significant Impact With Mitigation Incorporated.
<p><i>Light and Glare</i></p> <p>AES-4 Implementation of the proposed project could generate additional light and glare beyond existing conditions.</p>	<p>AES-3 All construction-related lighting fixtures (including portable fixtures) shall be oriented downward and away from adjacent residential areas. Lighting shall consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the Community and Economic Development Manager for review concurrent with Grading Permit application.</p> <p>AES-4 Prior to issuance the Building Permit, the Town shall identify on the building plans that potential reflective building materials (e.g., the roof and windows) shall use a non-reflective finish.</p>	Less Than Significant Impact With Mitigation Incorporated.
<p><u>Cumulative Impacts</u></p> <p><i>Short-Term Visual Character/Quality</i></p> <ul style="list-style-type: none"> Project construction activities, combined with construction activities for other related cumulative projects, could temporarily degrade the visual character/quality of the development sites and their surroundings. 	Refer to Mitigation Measures AES-1 and AES-2.	Less Than Significant Impact With Mitigation Incorporated.
<p><i>Scenic Views and Vistas</i></p> <ul style="list-style-type: none"> The proposed project, combined with other related cumulative projects, could have an adverse effect on a scenic vista. 	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term Visual Character/Quality</i></p> <ul style="list-style-type: none"> Project implementation, combined with other related cumulative projects, could degrade the visual character/quality of the development sites and their surroundings. 	Refer to Mitigation Measure BIO-1.	Less Than Significant Impact With Mitigation Incorporated.
<p><i>Light and Glare</i></p> <ul style="list-style-type: none"> Project implementation, combined with other related cumulative projects, could cumulatively contribute to significant light/glare impacts. 	Refer to Mitigation Measures AES-3 and AES-4.	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
5.3 Biological Resources		
<i>Special-Status Plant and Wildlife Species</i>		
BIO-1 Project implementation would not have an adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status.	No mitigation measures are required.	Less Than Significant Impact.
<i>Sensitive Natural Communities</i>		
BIO-2 Project implementation would not have an adverse effect on riparian habitat or other sensitive natural communities.	<p>BIO-1 A detailed tree removal and protection plan shall be submitted to Community and Economic Development Manager by the project Contractor, depicting all trees to be preserved and/or removed on the site. The Contractor shall develop the tree removal and protection plan to avoid impacts to on-site Jeffrey pine and lodgepole pine trees. The project Contractor shall follow the recommended guidelines in the General Plan and Municipal Code, which include the following:</p> <ul style="list-style-type: none"> • All site development shall be designed to avoid and preserve significant groups of trees and large trees as determined by the project Biologist and approved by the Community and Economic Development Manager. • Removal of native trees shall be mitigated at a ratio determined by the Community and Economic Development Manager. If replacement plantings of the removed trees is required, the minimum replacement tree size shall be seven gallons. Further, replacement shall be limited to plantings in areas suitable for tree replacement with species identified in the Town of Mammoth Lakes' Recommended Plant List. Replacement requirements may also be determined based on the valuation of the tree as determined by a Registered Professional Forester or arborist. • A tree removal and protection plan shall be developed by the project Biologist and submitted to the Community and Economic Development Manager. The landscape plan shall also limit the use of turf over root zones of native trees to avoid or minimize adverse impacts of excessive water to native trees. 	Less Than Significant Impact With Mitigation Incorporated.
<i>Wildlife Corridors</i>		
BIO-3 Implementation of the proposed project could interfere with the movement of a native resident or migratory species.	<p>BIO-2 Pursuant to the Migratory Bird Treaty Act (MBTA), Bald/Golden Eagle Protection Act, and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513), if the Town of Mammoth Lakes conducts all site disturbance/vegetation removal activities (such as removal of any trees, shrubs, or any other potential nesting habitat) outside the avian nesting season, December 1 through August 31, no further action is necessary.</p>	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
	<p>However, if ground disturbance/vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds shall be conducted within three days of the start of any ground disturbing activities to ensure that no birds are nesting on or within 500 feet of the project site. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active bird nests would occur during site disturbance activities.</p> <p>If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside a buffer determined by the biologist in consultation with California Department of Fish and Wildlife (CDFW), or construction shall be delayed until the nest is inactive. The buffer shall also be and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 300 feet from the nests of non-listed, non-raptors and 500 feet from the nests of listed species or raptors. A biological monitor shall be retained and be present during site disturbance activities in order to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, a monitoring report shall be prepared and submitted to the Applicant for review and approval prior to initiation construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the Contractor from CDFW.</p>	
<p><u>Cumulative Impacts</u></p> <ul style="list-style-type: none"> Project implementation, combined with implementation of other related cumulative projects, would not have an adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status. 	No mitigation measures are required.	Less Than Significant Impact.
<ul style="list-style-type: none"> Project implementation, combined with implementation of other related cumulative projects, would not have an adverse effect on riparian habitat or other sensitive natural community. 	Refer to Mitigation Measures BIO-1.	Less Than Significant Impact With Mitigation Incorporated.
<ul style="list-style-type: none"> Project implementation, combined with implementation of other related cumulative projects, would not interfere with the movement of a native resident or migratory species. 	Refer to Mitigation Measures BIO-2.	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
5.4 Cultural Resources		
<i>Historical/Archaeological Resources</i>		
<p>CUL-1 The proposed project could cause a significant impact to a historical and/or archaeological resource on-site.</p>	<p>CUL-1 Archaeological and Native American monitoring shall be conducted for all project-related ground disturbing activities by a qualified archaeologist and Native American monitor appointed by the Public Works Director. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology. If intact features (e.g., hearths, other intact features, burials) are encountered during ground-disturbing activities, work in the immediate area shall halt, the monitors shall immediately notify the Public Works Director, and the find shall be evaluated for significance under the California Environmental Quality Act and National Historic Preservation Act (NHPA). Consultation with the Native American Monitor, the Native American Heritage Commission, and data/artifact recovery, if deemed appropriate, shall be conducted. Under the discretion of the monitors, work shall not be halted for resources that have already been extensively recorded within the site boundary. The monitors may reduce or stop monitoring dependent upon observed conditions. Work shall not be halted or redirected for known site constituents (i.e., flakes or stone tools) that were evaluated as part of the <i>Phase II Cultural Resources Report</i>, prepared by Rincon Consultants, Inc., dated September 28, 2016.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<i>Tribal Cultural Resources</i>		
<p>CUL-2 The proposed project could cause a significant impact to a tribal cultural resource on-site.</p>	<p>Refer to Mitigation Measure CUL-1.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<i>Burial Sites</i>		
<p>CUL-3 The proposed project may cause a significant impact to unknown Native American burial sites that could occur on-site.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
<u>Cumulative Impacts</u>		
<ul style="list-style-type: none"> The proposed project, combined with other related cumulative projects, would not cause a significant impact to a historical and/or archaeological resource. 	<p>Refer to Mitigation Measure CUL-1.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<ul style="list-style-type: none"> The proposed project, combined with other related cumulative projects, could cause a significant impact to a tribal cultural resource on-site. 	<p>Refer to Mitigation Measure CUL-1.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<ul style="list-style-type: none"> The proposed project, combined with other related cumulative projects, may cause a significant impact to unknown Native American burial sites that could occur on-site. 	<p>Refer to Mitigation Measure CUL-1.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impact Statement	Mitigation Measure	Significance After Mitigation
5.5 Traffic and Circulation		
<p><i>Construction Traffic</i></p> <p>TRA-1 Project construction would not cause a significant increase in traffic for existing conditions when compared to the traffic capacity of the street system.</p>	<p>TRA-1 Prior to Issuance of any grading and/or demolition permits, whichever occurs first, a Construction Management Plan shall be submitted for review and approval by the Public Works Director. The Construction Management Plan shall, at a minimum, address the following:</p> <ul style="list-style-type: none"> • Traffic control for any street closure, detour, or other disruption to traffic circulation. • Identify construction vehicles haul routes for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.) to the site; necessary traffic controls and detours; and a construction phasing plan for the project. • Identify any off-site construction staging or material storage sites. • Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets. • Require the Contractor to keep all haul routes clean and free of debris, including but not limited, to gravel and dirt as a result of its operations. The Contractor shall clean adjacent streets, as directed by the Town Engineer (or representative of the Town Engineer), of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. • The scheduling of hauling or transport of oversize loads shall avoid peak hour traffic periods to the maximum extent feasible, unless approved otherwise by the Town Engineer. No hauling or transport shall be allowed during nighttime hours or Federal holidays. All hauling and transport activities shall comply with Municipal Code Chapter 8.16, <i>Noise Regulation</i>. • Haul trucks entering or exiting public streets shall at all times yield to public traffic. • If hauling operations cause any damage to existing pavement, streets, curbs, and/or gutters along the haul route, the contractor shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the Town Engineer. 	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impact Statement	Mitigation Measure	Significance After Mitigation
	<ul style="list-style-type: none"> All constructed-related parking and staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site. This Construction Management Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as Town of Mammoth Lakes requirements. 	
<p><i>Project Traffic Generation</i></p> <p>TRA-2 Project implementation would not cause a significant increase in traffic when compared to the traffic capacity of the street system.</p>	<p>TRA-2 Prior to Issuance of any grading and/or demolition permits, whichever occurs first, final landscaping plans shall be submitted for review and approval by the Town Engineer to provide adequate drive sight distance at the site driveway.</p>	Less Than Significant Impact With Mitigation Incorporated.
<p><u>Cumulative Impacts</u></p> <ul style="list-style-type: none"> Construction of the proposed project, and other related cumulative projects, could increase traffic when compared to the traffic capacity of the existing street system. 	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
<ul style="list-style-type: none"> Implementation of the proposed project and other related cumulative projects, would not cause a significant increase in traffic for existing and future cumulative conditions when compared to the traffic capacity of the street system. 	Refer to Mitigation Measure TRA-2.	Less Than Significant Impact With Mitigation Incorporated.
<p>5.6 Air Quality</p>		
<p><i>Short-Term (Construction) Air Emissions</i></p> <p>AQ-1 Short-term construction activities associated with the proposed project could result in air pollutant emission impacts or expose sensitive receptors to substantial pollutant concentrations.</p>	<p>AQ-1 Prior to approval of the project plans and specifications, the Public Works Director, or designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUAPCD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUAPCD Rules and Regulations. In addition, GBUAPCD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> All active portions of the construction site shall be watered to prevent excessive amounts of dust; On-site vehicles' speed shall be limited to 15 miles per hour (mph); All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized; 	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
	<ul style="list-style-type: none"> • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. <p>AQ-2 Under GBUAPCD Rule 200-A and 200B, the Contractor shall apply for a Permit To Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution.</p> <p>AQ-3 Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the Contractor shall complete the necessary permitting approvals prior to commencement of construction activities.</p>	
<p><i>Long-Term (Operational) Air Emissions</i></p> <p>AQ-2 Implementation of the proposed project would result in increased impacts pertaining to operational air emissions.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Localized Emissions</i></p> <p>AQ-3 Development associated with implementation of the proposed project could result in localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Consistency With Regional Plans</i></p> <p>AQ-4 Implementation of the proposed project could conflict with or obstruct implementation of the applicable air quality plan.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><u>Cumulative Impacts</u></p> <p><i>Short-Term (Construction) Air Emissions</i></p> <ul style="list-style-type: none"> • Short-term construction activities associated with the proposed project and other related cumulative projects, would result in increased air pollutant emission impacts or expose sensitive receptors to increased pollutant concentrations. 	Refer to Mitigation Measures AQ-1 through AQ-3.	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
<p><i>Long-Term (Operational) Air Emissions</i></p> <ul style="list-style-type: none"> Implementation of the proposed project and other related cumulative projects, would not conflict with an applicable greenhouse gas reduction plan, policy, or regulation. 	No mitigation measures are required.	Less Than Significant Impact.
5.7 Greenhouse Gas Emissions		
<p><i>Greenhouse Gas Emissions</i></p> <p>GHG-1 Greenhouse gas emissions generated by the project could have a significant impact on global climate change.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Consistency with Applicable GHG Plans, Policies, or Regulations</i></p> <p>GHG-2 Implementation of the proposed project could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><u>Cumulative Impacts</u></p> <p><i>Greenhouse Gas Emissions</i></p> <ul style="list-style-type: none"> Greenhouse gas emissions generated by the proposed project and other related cumulative projects could have a significant impact on global climate change. 	No mitigation measures are required.	Less Than Significant Impact.
5.8 Noise		
<p><i>Short-Term Construction Noise Impacts</i></p> <p>N-1 Grading and construction within the area could result in significant temporary noise impacts to nearby noise sensitive receivers.</p>	<p>NOI-1 Prior to issuance of any Grading Permit or Building Permit for new construction, the Public Works Director, or designee, shall confirm that the Grading Plan, Building Plans, and specifications stipulate that:</p> <ul style="list-style-type: none"> All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State required noise attenuation devices. The Contractor shall provide a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the Town within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Public Works Director, or designee. The contact name and the telephone number for the Disturbance Coordinator shall be clearly posted on-site. When feasible, construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, schools, hospitals, etc.). 	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
	<ul style="list-style-type: none"> During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. Construction activities that produce noise shall not take place outside of the allowable hours specified by the Town's Municipal Code Section 8.16.090 (7:00 a.m. and 8:00 p.m. Monday through Saturday; construction is prohibited on Sundays and/or federal holidays). 	
<p><i>Vibration Impacts</i></p> <p>N-2 Project implementation would not result in significant vibration impacts to nearby sensitive receptors.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term (Mobile) Noise Impacts</i></p> <p>N-3 Traffic generated by the proposed project would not significantly contribute to existing traffic noise in the area or exceed the Town's established standards.</p>	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term (Stationary) Noise Impacts</i></p> <p>N-4 The proposed project would not result in a significant increase in long-term stationary ambient noise levels.</p>	<p>NOI-2 Prior to issuance of the certificate of occupancy for the new Community Multi-Use Facilities, the Town's Community Development and Economic Manager shall ensure that operational hours of ice hockey and hockey tournaments at the ice rink and the active outdoor recreational area do not occur past 10:00 p.m. This limitation shall be enforced by the Parks and Recreation Director.</p> <p>NOI-3 Prior to occupancy of the community center, the Town shall develop and implement a Noise Control Plan for event operations that have live or recorded amplified music. The Noise Control Plan shall contain the following elements:</p> <ul style="list-style-type: none"> Amplified noise sources (e.g., speakers, bandstands, etc.) shall be located more than 160 feet from the project's western and northern boundaries. Speaker systems shall also be directed away from the nearest sensitive receptors. Amplification systems that would be used after 10:00 p.m. shall include and utilize a processor to control the maximum output that the speakers can reach. Noise levels during this period shall not exceed 82 dBA at 20 feet from the source. The contact telephone number and email addresses of the appropriate Parks and Recreation Department representatives shall be posted at each facility entrance for 	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
	neighbors to lodge noise complaints or other concerns. Complaints shall be addressed in a diligent and responsive manner.	
<p><u>Cumulative Impacts</u></p> <p><i>Short-Term Construction Noise Impacts</i></p> <ul style="list-style-type: none"> Grading and construction within the area could result in significant short-term noise impacts to nearby noise sensitive receivers, following implementation of mitigation measures. 	Refer to Mitigation Measure NOI-1.	Less Than Significant Impact With Mitigation Incorporated.
<p><i>Vibration Impacts</i></p> <ul style="list-style-type: none"> Project implementation would not result in significant vibration impacts to nearby sensitive receptors. 	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term (Mobile) Noise Impacts</i></p> <ul style="list-style-type: none"> Traffic generated by the proposed project would not significantly contribute to existing traffic noise in the area or exceed the Town's established standards. 	No mitigation measures are required.	Less Than Significant Impact.
<p><i>Long-Term (Stationary) Noise Impacts</i></p> <ul style="list-style-type: none"> The proposed project would not result in a significant increase in long-term stationary ambient noise levels. 	Refer to Mitigation Measures NOI-2 and NOI-3.	Less Than Significant Impact With Mitigation Incorporated.
5.9 Hydrology and Water Quality		
<p><i>Water Quality – Short-Term Impacts</i></p> <p>HWQ-1 Grading, excavation, and construction activities associated with the proposed project could impact water quality.</p>	<p>HWQ-1 Prior to Grading Permit issuance and as part of the project's compliance with the National Pollution Discharge Elimination System (NPDES) requirements, a Notice of Intent (NOI) shall be prepared and submitted to the State Water Resources Quality Control Board (SWRCB), providing notification and intent to comply with the State of California General Permit.</p> <p>HWQ-2 The proposed project shall conform to the requirements of an approved Storm Water Pollution Prevention Plan (SWPPP) (to be applied for during the Grading Plan process) and the National Pollution Discharge Elimination System (NPDES) Construction General Permit No. CAS000002 (2009-0009-DWQ [as amended by 2010-0014-DWQ and 2012-006-DWQ]), including implementation of all recommended Best Management Practices (BMPs), and utilize the Town of Mammoth Lakes Memorandum of Understanding (MOU) Resolution No. 6-91-926 issued by the State Water Resources Control Board.</p> <p>HWQ-3 Upon completion of project construction, the Public Works Director shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board to indicate that construction is completed.</p>	Less Than Significant Impact With Mitigation Incorporated.



Impact Statement	Mitigation Measure	Significance After Mitigation
<p><i>Long-Term Operational Impacts</i></p> <p>HWQ-2 Implementation of the proposed project could potentially result in increased run-off amounts and degraded water quality.</p>	<p>HWQ-4 Prior to submittal of Grading Plans, the Town shall identify and implement a suite of storm drainage routing and conveyance infrastructure components designed to retain additional surface water flows prior to discharge. The design, sizing, and location of these drainage components shall be subject to review and approval by the Town. Implementation of this storm drainage infrastructure shall be approved by the Public Works Director and Town Engineer prior to the issuance of Grading or Building Permits.</p> <p>HWQ-5 A Storm Drain Facilities Maintenance Plan (Maintenance Plan) shall be prepared by the Town prior to issuance of a Certificate of Occupancy in order to ensure continued efficiency of proposed storm drain facilities. Implementation of the Maintenance Plan shall be overseen by the Public Works Director. Particular items requiring maintenance include, but are not limited to, cleaning of the grates, removal of foreign materials from storm drainage pipes, maintenance, as necessary, to outlet facilities, and repairs, as necessary, to damaged facilities. Any storm drain pipe with a slope of less than 0.5 percent shall be identified and more frequent maintenance shall be performed to ensure efficiency of these low-incline facilities. Further, the Maintenance Plan shall ensure that snow removal activities conducted near proposed storm drain facilities do not restrict drainage collection in gutters, inlets, and flow paths.</p> <p>HWQ-6 Prior to submittal of grading plans, the Public Works Director shall identify and implement a suite of stormwater quality Best Management Practices (BMP) and Low Impact Development (LID) features to address the most likely sources of stormwater pollutants resulting from operation of the proposed project. Pollutant sources and pathways to be addressed by these BMPs include, but are not necessarily limited to, parking lots, maintenance areas, trash storage locations, rooftops, interior public and private roadways, and storm drain inlets. The design and location of these BMPs shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program. Implementation of these BMPs shall be assured by the Community & Economic Development Manager and Town Engineer prior to the issuance of Grading or Building Permits.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
<p><i>Flooding</i></p> <p>HWQ-3 The project site is subject to flooding within the 100-year flood zone and could expose people or structures to flooding.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>

Impact Statement	Mitigation Measure	Significance After Mitigation
<u>Cumulative Impacts</u> <ul style="list-style-type: none"> Grading, excavation, and construction activities associated with the proposed project and other related cumulative projects could potentially impact water quality. 	Refer to Mitigation Measures HWQ-1 through HWQ-6.	Less Than Significant Impact With Mitigation Incorporated.
<ul style="list-style-type: none"> Implementation of the proposed project and other related cumulative projects could potentially result in increased run-off amounts and degraded water quality. 	Refer to Mitigation Measures HWQ-1 through HWQ-6.	Less Than Significant Impact With Mitigation Incorporated.

1.5 SUMMARY OF PROJECT ALTERNATIVES

In accordance with *CEQA Guidelines* Section 15126.6, this section describes a range of reasonable alternatives to the proposed project, which could feasibly attain most of the proposed project’s basic objectives, but would avoid or substantially lessen significant effects of the proposed project. The evaluation considers the comparative merits of each alternative. The analysis focuses on alternatives capable of avoiding or substantially lessening the project’s significant environmental effects, even if the alternative would impede, to some degree, the attainment of the proposed project objectives. Potential environmental impacts associated with four separate alternatives are compared to impacts of the proposed project. The following is a description of each of the alternatives evaluated in Section 7.0, *Alternatives to the Proposed Project*.

“NO PROJECT” ALTERNATIVE

The No Project Alternative would retain the project site in its current condition. The operations of the existing community center and Mammoth Ice Rink would continue similar to existing conditions, and would not be relocated to the project site. Under the No Project Alternative, a new covered ice rink, support facilities, and community multi-use facilities would not be constructed at Mammoth Creek Park West. No landscape or hardscape improvements would be provided at Mammoth Creek Park West.

“CIVIC CENTER PARCEL ALTERNATIVE SITE” ALTERNATIVE

Under the Civic Center Parcel Alternative Site Alternative, the proposed new ice rink/recreation/event area (RecZone) would be developed at the Civic Center Parcel. This Alternative would encompass an ice rink (winter)/RecZone covered by a roof structure and additional storage and support space would be similar to the proposed project. However, based on available space upon completion of the proposed Police Station at this site, a complementary community center or active outdoor recreational area would not be constructed. Appropriate surface parking and utility connections would be required to be installed. Similar to the proposed project, upon project completion of construction, 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.

“BELL SHAPED PARCEL ALTERNATIVE SITE” ALTERNATIVE

Under the Bell Shaped Parcel Alternative Site Alternative, the proposed community multi-use facilities would be developed at the Bell Shaped Parcel. This Alternative would encompass an ice rink (winter)/RecZone covered by a roof structure, complimentary community center, additional storage and support space, as well as an outdoor active area, similar to the proposed project. Appropriate surface parking and utility connections would be required to be installed. Similar to the proposed project, upon project completion of construction, 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.

“RECONFIGURATION” ALTERNATIVE

The Reconfiguration Alternative would reconfigure the proposed structures, resulting in less building square-footage for the proposed community facility. Under the Reconfiguration Alternative, the proposed new community multi-use facilities would be developed at the project site, but shifted slightly west (compared to the proposed project). The new community multi-use facilities would encompass an ice rink (winter)/RecZone covered by a roof structure, similar to the proposed project. However, additional support space and community center square-footage would be reduced by approximately 3,000 square feet. Surface parking and utility connections would be constructed, similar to the proposed project. Under this Alternative, an active outdoor recreation area would also be constructed. Similar to the proposed project, upon project completion of construction, 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.

“ENVIRONMENTALLY SUPERIOR” ALTERNATIVE

The environmentally superior alternative is the Civic Center Parcel Alternative Site Alternative, as impacts are less than the proposed project. The Civic Center Parcel Alternative Site Alternative would meet some of the project's basic objectives as the existing ice rink would be relocated closer to public corridors/trails and a covered roof structure over the Town's ice rink facility would also be provided. However, a complimentary community center and new active outdoor recreational opportunities for all seasons would not be created. Further, implementation of this Alternative would preclude the Town from placing future government facilities at this property. The proposed project would not meet the Town's goals and objectives for a government facilities at this location.



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