



MCWD Production Well 32  
Negative Declaration  
April 2018

**Lead Agency:** MAMMOTH COMMUNITY WATER DISTRICT (MCWD)  
1315 Meridian Blvd, PO Box 594, Mammoth Lakes, CA 93546

Contact: Irene Yamashita, (760) 934-2596 ext. 314

**Draft Production Well 32 Negative Declaration**

This Negative Declaration (ND) was developed to describe the potential for environmental impacts that may result from the proposed development and operation of a groundwater production well, designated Well 32, to augment Mammoth Community Water District's water resources.

Project Location:

The proposed project would be located on the Snowcreek Golf Course, adjacent to a housing development on Ranch Road in the Town of Mammoth Lakes, Mono County, California. Snowcreek Investment Company, LLC, owns the property and a Grant of Easement for the Project facilities has been obtained from the owner. The UTM coordinates for the project site are 11S 325440m E 4166048m N or can be located on the USGS 7.5' Old Mammoth quad, T4S, R27E, NW ¼ of NE ¼, Section 3, Exhibit A

Project Description:

The proposed project would develop an exploratory test well, which if it proves out, would be developed into a groundwater production well (Well 32) by equipping the well with a submersible pump and motor, constructing a small building to house the electrical components to control well operations, and installing underground pipeline/utility conduits to power the motor and convey the raw water from the new well to an existing raw water line located in the golf course leading to Water Treatment Plant #1 ("WTP 1").

Construction components include the installation of a down-hole pump and motor with a 3 foot high x 2 foot wide well head on a 6 x 6 foot concrete slab, an 8 x 8 x 10 foot structure to house electrical components that will be partially embedded in an existing landscape berm located on the golf course; and the installation of 50 feet of 8 inch diameter pipeline under the golf course that will connect the well to an existing raw water pipeline leading to WTP 1. The well may also require the installation of a Southern California Edison transformer box with dimensions of approximately 2 x 3 x 2.5 feet and 50 feet of utility conduit from existing SCE facilities to the building and well. In addition to existing vegetation, the District will install additional landscaping to both re-establish removed vegetation and to enhance the overall screening of the site.

## PURPOSE OF AND NEED FOR THE PROPOSED PROJECT

The purpose and need for the proposed project is to enhance the reliability of water supplies for existing demands and to increase water quality of existing groundwater supplies. After the 2013-2016 drought, it became evident that MCWD's ability to pump and provide groundwater supplies of sufficient quantity and quality becomes constrained in a multi-year drought because well capacity decreases and the quality of the water pumped declines. The decreases in well efficiency are due both to the increasing age of MCWD's wells and the decrease in groundwater levels as pumping must be sustained over time with no significant recharge of the aquifer due to lack of rain and snowfall. Water quality declines for similar reasons. As a result, it is necessary for MCWD to continue to develop new wells to ensure it has groundwater supplies of sufficient quantity and quality to serve existing and already planned demands.

### Findings:

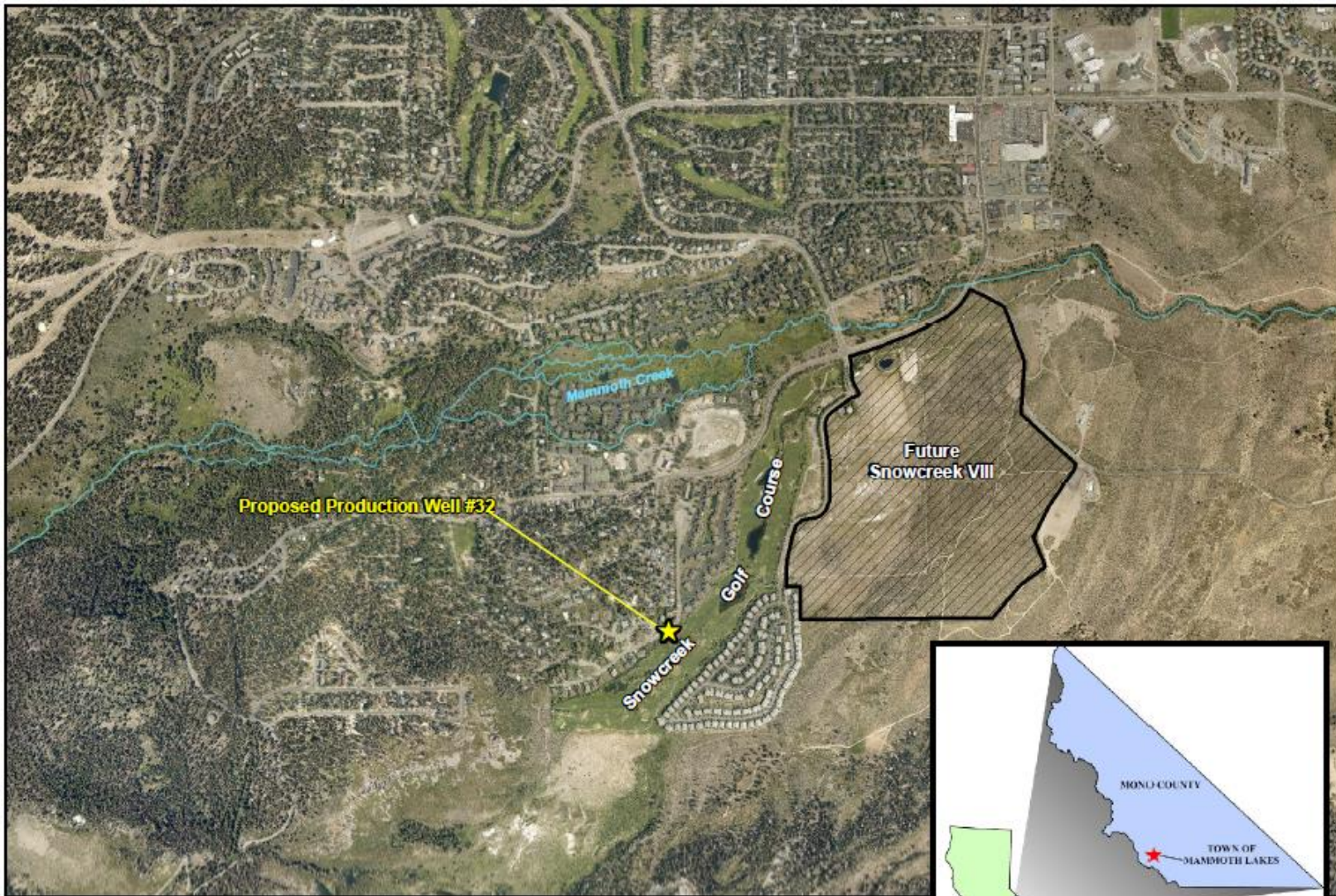
MCWD conducted an Initial Study, Exhibit B, in accordance with the requirements of the California Environmental Quality Act (CEQA) to assess the proposed project's potential effects on the environment and the significance of those potential effects. Based on the Initial Study and the findings below, MCWD staff has determined that there is no substantial evidence, in light of the whole record before the District, that the proposed project would cause a significant effect on the environment. This conclusion is supported by the following findings:

- The proposed project was carefully planned and would be carried out by MCWD in accordance with all applicable state and local laws, regulations, and policies encouraging local water supply reliability and quality enhancement.
- The proposed project planned and approved demands within the Town of Mammoth Lakes. The drilling, construction and operation of proposed Well 32 will not result in any significant long-term changes in the physical environment different from what would occur through the long-term management of other water resources in MCWD. The proposed Project would not result in any impact to the groundwater aquifer, surface streams or habitat for listed species, nor result in any growth-inducing impacts within the Town of Mammoth Lakes.
- There are no significant direct, indirect, or cumulative impacts from implementation of the proposed project.
- The impacts of construction-related activities related to the proposed project would be temporary and conducted in accordance with all applicable state and local laws and regulations, including those governing noise and air quality emissions.
- The project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of a special-status species, or eliminate important examples of California history or prehistory.
- The project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposed project would not have environmental effects that are individually limited but cumulatively considerable.

- The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Based on a review of project impacts above, it is anticipated that there will be no significant environmental impacts as a result of this proposed project. Therefore, no mitigation is required, and the project is hereby approved.

Exhibit A – Project Location



Mammoth Community Water District  
Proposed Production Well #32





### Initial Study for MCWD Production Well 32

1. **Project title:** MCWD Production Well 32 (Project)
2. **Lead agency name and address:** Mammoth Community Water District, 1315 Meridian Blvd, P.O. Box 597, Mammoth Lakes, CA 93546
3. **Contact person and phone number:** Mr. Pat Hayes, General Manager (760) 934-2596
4. **Project location:** Please refer to the Negative Declaration (ND) for the Project and Exhibit A.
5. **Project sponsor's name and address:** Mammoth Community Water District, 1315 Meridian Blvd, P.O. Box 597, Mammoth Lakes, CA 93546
6. **General plan designation:** Resort **Zoning:** Resort
7. **Description of project:** Please refer to the ND for the Project.
8. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project site is between a housing development and a golf course. The existing housing development is slowly filling-in and a Master Plan and Development Agreement for a new mixed residential and commercial resort near the Project, Snowcreek VIII, was adopted by the Town of Mammoth Lakes (TOML) City Council. The future resort will cover about 220 acres to the east and include doubling the capacity of the existing golf course, a luxury hotel with an outdoor event venue and private residence area, and an additional mix of 790 non-club residential units.

9. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

A well permit from Mono County is required and has been obtained.

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

MCWD has not received a request for consultation from a California Native American tribe pursuant to Public Resources Code section 21080.3.

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality               |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils            |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                     |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Tribal Cultural Resources          | <input type="checkbox"/> Utilities/Service Systems |

Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Environmental Checklist**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>I. AESTHETICS.</u> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Mammoth Lakes region contains visually striking features of a high sierra landscape. However, artificial features in the natural landscape, a golf course and a single-family housing development, already exist and are adjacent to the project site. Other MCWD production and monitoring wells and other aboveground utility facilities are also located near the project site. The addition of a visible well head for a new production well and small building to house the well’s electrical components will not substantially degrade the scenic landscape. In addition, the Town has approved a Snowcreek Development Agreement that includes about 220 acres to the east, Snowcreek VIII (TOML 2010). This development plan will greatly increase the commercial and urban aesthetics surrounding the well location as it expands the golf course to 18-holes, adds a luxury hotel with an outdoor event venue and private residence area, and a mix of 790 residential units. Along with the existing vegetation, MCWD has developed landscape plans to screen the well and equipment building from the view of the adjacent residents.

**No Impact:** No mitigation measures are required; the project facilities are consistent with existing aesthetics and uses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the <a href="#">California Agricultural Land Evaluation and Site Assessment Model (1997)</a> prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the <a href="#">Forest and Range Assessment Project</a> and the <a href="#">Forest Legacy Assessment project</a>; and forest carbon measurement methodology provided in <a href="#">Forest Protocols</a> adopted by the California Air Resources Board.</p> <p>Would the project:</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on <a href="#">the maps prepared pursuant to the Farmland Mapping and Monitoring Program</a> of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a <a href="#">Williamson Act</a> contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in <a href="#">Public Resources Code section 12220(g)</a> ), timberland (as defined by <a href="#">Public Resources Code section 4526</a> ), or timberland zoned Timberland Production (as defined by <a href="#">Government Code section 51104(g)</a> )?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project location is on soil that has been mapped by the Natural Resources Conservation Service as Unit 166 – Chesaw-Hagga-Wursten families association and is described as “Not Prime Farmland.” The well site has been previously disturbed by placement of an underground utility line, construction of an adjacent asphalt road, and development of a golf course and single-family homes. The land is privately owned and is zoned Resort.

**No Impact:** No prime farmland is affected by this project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable <a href="#">air quality management or air pollution control district</a> may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project consists of temporary and minor construction activities, including the drilling of a test well and, if it proves out, the completion of a production well including the installation of a submersible pump and motor and 50 feet of pipeline and conduit, an 8 x 8 x 10 foot building for electrical components, and potentially a small 2 x 3 x 3 foot structure for a Southern California Edison electrical transformer. In addition, drought tolerant or indigenous landscaping will be installed around the well head and electrical structure(s). Operation of equipment for construction and landscaping activities may cause an increase in exhaust and dust emissions in the immediate area for about five months. But the contractor for the test/production well and for landscaping will be required to implement all requirements for meeting applicable federal, state, and local laws and regulations governing emissions and dust from all such activities.

**No Impact:** Contractors will be required to implement all applicable federal, state, and local laws and regulations to ensure compliance with air quality and emissions impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>IV. BIOLOGICAL RESOURCES:</u> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the <a href="#">California Department of Fish and Game</a> or <a href="#">U.S. Fish and Wildlife Service</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the <a href="#">California Department of Fish and Game</a> or <a href="#">US Fish and Wildlife Service</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by <a href="#">Section 404 of the Clean Water Act</a> (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted <a href="#">Habitat Conservation Plan</a> , <a href="#">Natural Community Conservation Plan</a> , or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a small area of out-of-play golf course property. This area consists of previously disturbed land about 150 x 60 feet in area. The parcel has been disturbed by significant activity, including a buried utility duct bank, an asphalt road with continuing traffic, and residential development on the northwest boundary and a golf course along the southeast boundary. The vegetation cover is a mix of native and non-native vegetation, which indicates that it was previously disturbed and revegetated with a hydro-seed mix one or more times following previous construction activities. In addition, the subdivisions immediately to the north of the well site are experiencing continuing construction as new homes are built or work is done to existing developed properties.

The Snowcreek VIII, Snowcreek Master Plan Update – 2007 (TOML 2008) mapped the project site as non-native, ornamental grassland. As a result, no special-status species plants are known or expected to occur in the project area. The proposed Well 32 project disturbances will be narrowly focused within the defined project area and any disturbed areas from which vegetation was previously removed are planned to be revegetated will be re-landscaped and maintained by MCWD upon completion of the well. MCWD has reviewed all previous environmental documents and relevant records pertaining to the existence of any special-status species in the project area and has determined that there are no known special-status species in the vicinity. In addition, there is not any basis to anticipate that the project area, given its extremely small size, lack of habitat values, and location supports or is used by any such species.

**No Impact:** Due to the previously disturbed nature of the project location, surrounding development and small size, no flora or fauna are expected to be affected by the Project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a <u>historical resource</u> as defined in <u>§ 15064.5</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to <u>§ 15064.5</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Surveys for cultural and historical resources in the project location are described in the Snowcreek VIII Master Plan Update FEIR (TOML 2008). Surveys and reports for the Snowcreek VIII project include 1) a 1990 Archaeological Test Excavation at the Snowcreek Site, 2) a 2006 excavation at the Snowcreek Site, 3) a 2006 preliminary report of survey and testing for the Snowcreek Phase VIII Development, 4) a 2006 Cultural Resources Study for the Snowcreek VIII Master Plan EIR, and 5) a 2006 peer review of the Cultural Resources Studies. Based on the conclusions from the surveys and reports, the project site has not been identified as containing cultural and historical resources.

**No Impact:** The proposed project is located on the edge of a golf course that has been disturbed previously by housing development, which is continuing, construction and operation of an asphalt road, and the installation of underground utility lines. Previous archeology surveys have reported that the area does not contain cultural or historical resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Geologist for the area or based on other substantial evidence of a known fault? Refer to <a href="#">Division of Mines and Geology Special Publication 42</a> .				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on <a href="#">expansive soil</a> , as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project, the drilling, completion, and operation of a groundwater production well with a small building to house electronic equipment, would not expose people to risks greater than existing ambient conditions from seismic events. The ground surface at the project location is not expected to rupture because of an earthquake fault based on the Division of Mines and Geology Special Publication 42 (Dept. of Conservation 2018) nor is it located on expansive soils. The Natural Resources Conservation Service Soils Map describe the project location soils as gravelly loamy sand to very gravelly loamy sand.

**No Impact:** The location is not subject to unstable or expansive soils. The proposed project would not raise the risk of exposure to seismic activity to people above normal conditions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:				

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or <a href="#">regulation</a> adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Equipment used during construction activities will generate an insignificant amount of greenhouse gas emissions because the construction activities are small in scope and of limited duration. In addition, while all equipment is temporarily on site and employed on well construction and completion, the contractors will be required to ensure that all such equipment is operated to comply with all applicable federal, state and local air-pollution control laws and regulations. The high-efficiency electric pump that will be installed to operate the well will not contribute significant greenhouse gas emissions and also would be operated in compliance with all applicable laws and regulations.

**No Impact:** Construction and landscaping, if necessary, will require the operation of equipment that will generate greenhouse gasses. However, these activities will occur over a period of about five months and be similar to construction or landscaping of a home and therefore will not result in any substantial effects or significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section <a href="#">65962.5</a> and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
airport, would the project result in a safety hazard for people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Construction, well development and landscaping equipment used to complete the project will use gasoline engines, diesel fuel and hydraulic fluids. Contractors are required to implement methods meeting federal, state, and local regulations to prevent spills and to contain and clean up any spill of these fluids. All spills and cleanup activities will be reported to the MCWD Engineering Department and any regulatory authority entitled to notification.

The equipment building will have a composite roof, an internal electric space heater and electrical components. Construction of the building will meet the Town of Mammoth Lakes' building codes.

**No Impact:** No accidents or exposure to hazardous materials is anticipated in normal operations to implement the project. If a spill or exposure occurs, the contractor is responsible for implementing hazardous spill cleanup methods meeting federal, state, and local regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a) Violate any <a href="#">water quality standards or waste discharge requirements</a> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete <a href="#">groundwater</a> supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a <a href="#">federal Flood Hazard Boundary</a> or <a href="#">Flood Insurance Rate Map</a> or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The intent of the proposed project is to produce groundwater that will be treated and distributed for a municipal drinking water supply. As a municipal supply well, all water quality standards and waste discharge requirements must be approved and permitted by the State Water Board’s Division of Drinking Water, the Lahontan Regional Water Quality Control Board, and the Mono County Department of Environmental Health and complied with by the District. The project will not result in substantially depleted groundwater supplies or interfere with groundwater recharge; instead, an additional groundwater production well will improve MCWD’s ability to manage the aquifer sustainably by increasing the number of available pumps for rotational pumping. Rotational pumping also will assist MCWD in maintaining the quality of the community water supply. In addition, MCWD monitors water level in monitoring wells and

produces an annual report on pumping impacts to the local aquifer and springs. MCWD’s aquifer is responsive to snowpack from the previous one to two years and is one of three water resources utilized to meet community water demand. In addition, MCWD uses surface water conjunctively with groundwater to reduce reliance on groundwater resources and to permit recharge of the local aquifer from which it pumps.

**No impact:** The proposed project would not cause any adverse impacts to the quality or quantity of water in the groundwater aquifer, nor would it impede MCWD’s purpose to serve the community with water. The location of the project on the edge of a golf course will not cause erosion or increase exposure to floods for people or other structures.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>X. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not divide an established community and comports with the Town of Mammoth Lakes zoning code (TOML 2007). There are no land use plans that would conflict with the development of the project nor is there a habitat conservation plan overlying the project location.

**No Impact:** The location of the project does not conflict with land use or habitat conservation plans.

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>XI. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known <a href="#">mineral resource</a> that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact:** No mineral resources have been identified in the project location.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE</b> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will consist of drilling an exploratory test well, which if it proves out, will be constructed as a production well by placing a pump and motor into the existing well borehole, constructing a 3 x 2 ft. wellhead and an 8 x 8 x10 foot structure for the electrical equipment, and burying about 50 feet of pipeline and conduit to connect the well to an existing raw water line and electrical power. In addition, new landscaping will be installed. Noise from construction and landscaping will be temporary, about five months. The location of the well is adjacent to a partially filled in single-family residential area that experiences temporary, periodic construction noise as new homes are built. MCWD will comply with the TOML’s construction and noise ordinances.

**No impact:** Some noise will occur during construction and landscaping activities. However, these activities will conform with the TOML’s noise and construction ordinance noise levels for short-term activities and will be similar in scope and levels as those from periodic, on-going construction activities in the adjacent developing residential subdivisions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not provide new residential or commercial structures or displace housing. The project is being carried out to serve existing uses and those uses that have been analyzed and planned for in the most recent Town of Mammoth Lakes General Plan (TOML 2007) and the Master Plan for the development of the Snowcreek VIII project.

**No impacts:** The project will not induce growth beyond the Town of Mammoth Lakes 2007 General Plan, nor will the project provide new homes or businesses or cause people to be displaced.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES.</b>				
a) 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 any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would enhance public services by developing a new production well to serve as a redundant supply that will expand MCWD’s rotational pumping flexibility. As such, the well will increase the reliability of water supplies for the community.

**No impact:** The project will improve the community’s water supply reliability and will not create a need for additional public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not increase the need for or use of recreational facilities. Although the well is located on an existing golf course, the well location will not interfere with use of the course.

**No impact:** The project will not affect recreation in the Mammoth Lakes area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Transportation facilities, traffic circulation and transportation management plans would not be directly or indirectly affected by the proposed project.

**No impact:** The project would not impact on transportation issues in the area.



Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES

a ) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

As described in Section V. Cultural Resources, information searches and surveys conducted for the Snowcreek Master Plan have not discovered any cultural resources or historical resources in the project location. In addition, no Native American tribes have requested consultations under AB 52’s requirements or previously identified any areas of concern within the vicinity of the project site.

**No impact:** Previous cultural resource investigations for the projects covering the site where the well will be located have not identified cultural and historical resources at the project site. In addition, the land has been previous disturbed by construction of the golf course, the single-family housing development and buried utility lines.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable <a href="#">Regional Water Quality Control Board</a> ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with <a href="#">federal</a> , <a href="#">state</a> , and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not increase storm water flows, result in a need to increase capacity of the existing wastewater treatment plant or create solid waste. MCWD, the Lead Agency, provides water and wastewater services to the TOML. To serve the community, MCWD identified a need for an additional well to improve groundwater production well rotation capability, redundancy, and water quality within existing and existing planned demands.

**No impact:** The wastewater treatment plant, storm-water drainage system, and landfill will not be impacted by this project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Authority cited: Sections [21083](#) and [21083.05](#), [21083.09](#) Public Resources Code. Reference: [Section 65088.4](#), Gov. Code; Sections [21073](#), [21074](#) [21080\(c\)](#), [21080.1](#), [21080.3](#), [21083](#), [21083.05](#), [21083.3](#), [21080.3.1](#), [21080.3.2](#), [21082.3](#), [21084.2](#), [21084.3](#), [21093](#), [21094](#), [21095](#), and [21151](#), Public Resources Code; [Sundstrom v. County of Mendocino, \(1988\) 202 Cal.App.3d 296](#); [Leonoff v. Monterey Board of Supervisors, \(1990\) 222 Cal.App.3d 1337](#); [Eureka Citizens for Responsible Govt. v. City of Eureka \(2007\) 147 Cal.App.4th 357](#); [Protect the Historic Amador Waterways v. Amador Water Agency \(2004\) 116 Cal.App.4th at 1109](#); [San Franciscans Upholding the Downtown Plan v. City and County of San Francisco \(2002\) 102 Cal.App.4th 656](#).

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