

**MAMMOTH COMMUNITY WATER DISTRICT
Initial Study/Mitigated Negative Declaration**

Pursuant to the California Environmental Quality Act and CEQA Guidelines, the Mammoth Community Water District proposes to adopt a Mitigated Negative Declaration for the following project:

1. Name of Project:

MCWD Equipment Storage Building (“Project”)

2. Lead agency name and address:

Mammoth Community Water District, 1315 Meridian Boulevard, P.O. Box 597, Mammoth Lakes, California 93546.

3. Contact person and phone number:

Irene Yamashita, 760-934-2596.

4. Project location

Mammoth Community Water District, 1315 Meridian Boulevard, Mammoth Lakes, Mono County, California.

5. Project sponsor’s name and address:

Same as lead agency.

6. General plan designation:

Industrial

7. Zoning

Public-quasi-Public

8. Project Description

The Mammoth Community Water District (MCWD) is proposing to construct a new equipment storage building and driveway area (Project) on the MCWD property, see Exhibit A. The proposed Project is necessary to protect equipment used to provide water and wastewater services to the community of Mammoth Lakes. The existing covered storage is not large enough to accommodate MCWD equipment during inclement weather. The proposed Project involves the construction of a pre-engineered metal building measuring 150 feet by 50 feet for a total square footage of 7,500 square feet. The building height will slope from 22 feet on the front to 18 feet on the back. The front of the building will face towards the southeast. The metal roof will have an 8% slope and a snow brake system. The outer surface will be covered with a 4 foot block facade on three sides with two large (40 x 15 foot) hanger style doors and three regular entry doors, see Exhibit B. The building floor will be a cement slab. The accompanying asphalt driveway on the east side of the proposed building will be about 10,000 square feet and will be accessed from existing paved service roads.

The MCWD property is 35.5 acres and is mostly developed and highly disturbed as an industrial use site. The property is accessed from Meridian Boulevard and interior paved roadways provide access to an administration building, an engineering building, a maintenance building, a vehicle storage building, a wastewater plant, a water laboratory, a 1 MW solar power array, and the Mono County Search and Rescue building.

The MCWD has an active program to reduce the potential for wildfire and the Project site is kept relatively clear of brush and debris. However, the proposed Project requires the removal of 11 Jeffery pine trees ranging in breast height diameters of 14 to 36 inches. Jeffery pines readily reseed on the MCWD property and require a low level of control. Therefore, to support the efforts of the fuel reduction program, the Project does not include replacing the Jeffery pines that are proposed to be removed. In addition, minimal grading will be required prior to constructing the proposed Project.

9. Surrounding land uses and setting:

The MCWD property is surrounded by United States Forest Service managed lands and is zoned public and quasi-public. The proposed 17,500 square foot Project site is on the western portion of the MCWD property. To the west, across Meridian Boulevard, is the Industrial Park for the Town of Mammoth Lakes. State Highway 203 runs northeast of the MCWD property. A paved multi-use path crosses beneath Meridian Boulevard and runs near the southwestern portion of the MCWD property. The Project will be visible to users of the path as are other MCWD facilities.

10. Other public agencies whose approval is required:

No other public agency approvals are required. Grading, building and tree removal permits are required by the Town of Mammoth Lakes.

Environmental factors potentially affected:

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

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural and Forestry Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

Determination:

On a 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 potentially 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.

Irene Yamashita
Signature

May 27, 2014
Date

Irene Yamashita, Environmental Specialist /
Printed Name and Title
Public Affairs

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS – WOULD THE PROJECT:				
a) Have a substantial adverse effect on a scenic vista?	_____	_____	_____	<u> X </u>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	<u> X </u>	_____
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	_____	<u> X </u>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	_____	<u> X </u>

The region surrounding the proposed Project is largely natural with conifers in the upper elevations and Great Basin shrublands on the lower elevations, see Exhibit A. The Sierra crest is visible to the west and the White Mountain range is to the east. The topography of the MCWD property is variable. The proposed building would be constructed in a low-lying site, adjacent to the MCWD covered storage building, and will not block views of the mountain ranges to the west or east.

The MCWD property is located on the eastern edge of the Town of Mammoth Lakes' Urban Growth Boundary. The Town has designated this area as industrial. An industrial park is located across Meridian Boulevard to the west. Highway 203 is immediately north of the property and Highway 395 is about 1.5 miles east. This section of Highway 395 is a designated Scenic Highway. The proposed building will not be visible from Highway 395 or from Highway 203.

The current MCWD campus contains multiple buildings, a wastewater treatment plant and a solar power array. The proposed Project will be encompassed within the current industrial use and developments already on the MCWD property and will not create an adverse effect on scenic resources or degrade the existing visual character of the area. The proposed construction will require the removal of 11 Jeffery pine trees ranging in breast height diameters from 14 to 36 inches. Jeffery pines readily reseed on the MCWD property and require a low level of control. Therefore, to maintain the fire prevention measures, the proposed Project does not include replacing the Jeffery pines that are proposed to be removed for the proposed Project.

Exterior light fixtures will comply with the Town of Mammoth Lakes' light ordinance; lights will be directed downward and shielded to reduce glare and nighttime light pollution. Based on the location, existing land uses and night lighting considerations, the proposed Project will have a less than significant impact on aesthetic resources.

2. AGRICULTURE AND FOREST RESOURCES – WOULD THE PROJECT:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	<u> X </u>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u> X </u>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	_____	_____	_____	<u> X </u>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	_____	_____	_____	_____X_____

Soils at the proposed Project location are mapped by the Natural Resource Conservation Service as in the Chesaw family, with gravelly loamy sand to very gravelly loamy sand. The soil is identified as not Prime Farmland or Farmland of Statewide Importance (NRCS web accessed 4/24/14). The property has not been identified by the Town of Mammoth Lakes as subject to Williamson Act. The proposed Project is appropriate for the existing use and zone designations and will not result in loss of forest land because the current location is industrial in nature and maintained to reduce wildfire risk. Therefore, the proposed Project will have no impact on agriculture and forest resources.

3. AIR QUALITY – WOULD THE PROJECT:

a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	_____X_____
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	_____	_____X_____
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)?	_____	_____	_____	_____X_____
d) Expose sensitive receptors to substantial pollutant concentrations?	_____	_____	_____	_____X_____
e) Create objectionable odors affecting a substantial number of people?	_____	_____	_____	_____X_____

Air quality issues are governed by the Great Basin Unified Air Pollution Control District and the California Air Resources Board. The Town of Mammoth Lakes has an Air Quality Management Plan prepared for the PM10 State Implementation Plan. The proposed Project will not generate new PM10 particles or cause air quality violations because there will not be new heavy equipment brought to the site as a result of the proposed Project.

Construction crews will use water trucks to minimize dust as necessary. The proposed building will not result in new or increased vehicle traffic because the equipment to be housed in the proposed building is already owned by the MCWD. The proposed building will not affect air quality sensitive receptors because the MCWD property is located away from the residential portion of the Town. The proposed Project does not include wood burning stoves nor will the building contribute cinders to paved roadways, two major contributors to air quality problems in the region. Based on this information, the proposed Project will have no impacts to air quality.

4. BIOLOGICAL RESOURCES – 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 California Department of Fish	_____	_____	_____X_____	_____
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFW)?				
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 CDFW or USFWS?	_____	_____	_____	_____X_____
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	_____X_____
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?	_____	_____	_____X_____	_____
e) Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	_____	_____	_____	_____X_____
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved Local, regional, or stat habitat conservation plan?	_____	_____	_____	_____X_____

The MCWD property is surrounded by Jeffery pine forests, and Great Basin scrub. To reduce the risk of wildfire on the property, MCWD has implemented measures to reduce the wildfire fuel load. These measures include maintenance of brush and debris removal and removal of trees growing close to MCWD facilities. The MCWD safety officer consults with the Mammoth Lakes Fire Chief to identify specific actions to reduce the risk of wildfire on the property. These actions have reduced the habitat value of the MCWD property. However, to avoid adverse impacts to nesting raptors and resident and migratory birds, a mitigation measure, BIO-1, has been incorporated into the Project. A nesting bird survey will be conducted prior to tree removal and construction activities. Disturbance activities and tree removal will be conducted to avoid impacts to nesting raptors and migratory birds.

Jeffery pines readily reseed on the property and are occasionally removed to protect building foundations and to reduce fire risk. Therefore, the proposed Project will not involve the planting of Jeffery pines to replace removed trees unless required by the permitting office of the Town of Mammoth Lakes.

The soils at the MCWD property do not support riparian or wetland habitats. The regional office of the CDFW has conducted a search of the California Natural Diversity Database and concluded that the nesting bird survey is sufficient action for sensitive species of special concern (pers. comm. Ms. Banks, May 1, 2014 via e-mail). In addition, there are no Habitat Conservation Plans, a Department of Fish and Wildlife Community Conservation Plan or other recognized habitat conservation plan for the MCWD property.

BIO-1: To avoid adverse impacts to nesting migratory birds or raptors as a result of the proposed Project, a nesting bird survey shall be conducted prior to construction. If nesting birds are found on or in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the vicinity of the Project site, the MCWD will consult with the nesting bird expert to avoid adverse impacts. This mitigation measure shall be implemented by the Environmental Specialist at MCWD.

5. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	_____	_____	_____	_____X_____
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	_____	_____	_____X_____	_____
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____X_____	_____
d) Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____X_____	_____

No historical or cultural resources have been identified in the Town of Mammoth Lakes Urban Growth Boundary which includes the MCWD property (TOML 2007). To ensure the protection of any unknown or buried cultural resources during ground disturbance for the proposed Project, a mitigation measure, CURE-1, will be implemented. The implementation of CURE-1 will result in less than significant impacts to cultural resources as a result of the proposed Project.

CURE-1: Construction activities shall immediately cease in the vicinity of any findings of cultural items, materials or archaeological remains and a qualified archaeologist shall be retained to evaluate the significance of the resource(s) and recommend appropriate measures to preserve or protect the cultural resource(s). Treatment measures will be developed in consultation with the MCWD.

6. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____X_____	_____
ii) Strong seismic ground shaking?	_____	_____	_____X_____	_____
iii) Seismic-related ground failure, including liquefaction?	_____	_____	_____X_____	_____
iv) Landslides:	_____	_____	_____	_____X_____
b) Result in substantial soil erosion or the loss of topsoil?	_____	_____	_____	_____X_____
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?	_____	_____	_____X_____	_____
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	_____	_____X_____

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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?	_____	_____	_____	<u> X </u>

The Mammoth Lakes region is located on the eastern escarpment of the Sierra Nevada. The region is notable for its geologic features, including faults uplifting the Sierra Nevada range, geothermal springs and glacial moraines. No known active, or potentially active faults transect the Project site (Sierra Geotechnical Services, Inc. 2004), although a potentially active fault zone identified by the State Geologist (CDC 2007) is located about ½ mile northeast of the Project site. Therefore, engineering for the proposed Project will include design features to reduce the risk of building failure due to earthquake activity.

Soils on the Project site are well represented by soil data collected in 1997 for a construction project within 270-300 feet of the proposed Project (Sierra Geotechnical Services, Inc 1998). The test pit closest to the proposed Project location consisted of “very fine to medium grained sand with a slight amount of silt with few to many cobble to boulder size rock fragments.” Another soil pit found topsoil with high organic content and “very fine to medium grained sand with minor amounts of silt and many rock fragments.” The soil report findings indicate the lack of expansive soils or soil subject to expansion or liquefaction. In addition, the flat topography of the Project location eliminates the risk of landslides or soil erosion.

The proposed Project does not include any facilities that will require waste disposal or water service. Based on the information provided above, the proposed Project will have a less than significant impact on geology and soils.

7. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	_____	_____	_____	<u> X </u>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	_____	_____	_____	<u> X </u>

The proposed Project will not result in significantly increasing greenhouse gas emissions either directly or indirectly. The proposed building will be used to house equipment currently owned by MCWD. The proposed building will be constructed with current building code standards for energy efficiency and will not conflict the California Air Resources Board draft scoping plan measures to decrease greenhouse gasses. The Town of Mammoth Lakes does not have a greenhouse gas plan or policy. Based on this information, the proposed Project will no impact on greenhouse gas emissions.

8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	_____	_____	<u> X </u>	_____
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of	_____	_____	<u> X </u>	_____

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hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	_____	_____	_____	_____X_____
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	_____	_____X_____
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 result in a safety hazard for people residing or working in the project area?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____

The proposed Project will not change current transportation patterns or other operations at MCWD. The proposed building will house existing MCWD equipment and vehicles. Gasoline and other fluids normally used to operate and maintain equipment will continue to be used on site. The MCWD has an Emergency Operations Plan for responding to potential hazardous situations including hazardous materials accidents. The proposed Project will not cause an impediment to implementing the emergency responses, including evacuations, as described in the Plan. There are no schools or residences within a quarter mile of the proposed Project. Mono County does not have any hazardous materials site pursuant to Government Code Section 65962.5.

The proposed Project site is about 5.5 miles east of the local airport and is not included in Mono County's airport land use plan (Mono County 2013). No private airstrip exists near the proposed Project site. Based on this information, the proposed Project will have a less than significant impact regarding hazardous materials.

9. HYDROLOGY AND WATER QUALITY – Would the project:

a) Violate any water quality standards or waste discharge requirements?	_____	_____	_____	_____X_____
b) Substantially deplete groundwater 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 which would not support	_____	_____	_____	_____X_____

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 erosion or siltation on- or off-site?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
f) Otherwise substantially degrade water quality?	_____	_____	_____	_____X_____
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	_____X_____
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
j) Inundation by seiche, tsunami, or mudflow?	_____	_____	_____	_____X_____

The proposed Project will not cause a violation of water quality standards because no discharge of hazardous materials or significant runoff from the Project site will occur. The proposed building will be used only to house equipment. Therefore, there will be no impacts to groundwater depletion resulting from increased water demand. Soils at the Project location have high infiltration rates so that runoff from the proposed Project is expected to be absorbed by the surrounding unpaved surfaces as is currently practiced around current buildings and internal roads. There are no identified flood hazards, or risk of seiche, tsunami or mudflows as a result of the proposed Project location. No impacts will result from stormwater runoff, as all stormwater will be retained on site. The Project site is less than 1 acre. Therefore, a SWPP is not required. The proposed Project will implement a storm water management plan for the Town of Mammoth Lakes if required. Based on the information provided, the proposed Project will have no impacts on the hydrology and water quality of the area.

10. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____

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c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	_____X_____

The zoning designation for the MCWD property is Public-Quasi-Public and is designated for industrial use. There are no residential communities adjacent to the property. No Habitat Conservation or Natural Community Conservation plans have been adopted for the Mammoth Lakes area. Therefore, the proposed Project would have no impacts to land use and planning.

11. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____

There will be no impacts to mineral resources as a result of constructing the proposed Project. The Town of Mammoth Lakes General Plan (2007) did not identify significant mineral resources within the Urban Growth Boundary in which the MCWD property is located. Therefore, there would be no impacts to mineral resources as a result of Project approval.

12. NOISE – Would the project:

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?	_____	_____	_____X_____	_____
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	_____	_____	_____	_____X_____
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____	_____X_____
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____

The proposed Project will house heavy equipment that may cause excessive noise; however, the equipment is already owned by the MCWD and stored on the property. Employees are subject to excessive noise on occasion when heavy equipment is moved from the property to where it is needed to conduct MCWD business. As stated previously, the Project site is removed from residential areas and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment is only deployed during normal business hours unless there is an emergency when equipment may be deployed outside of normal business hours. The equipment to be housed is necessary to carry out water and wastewater services provided by MCWD. No new heavy machinery is being purchased as a result of the proposed Project. The MCWD property is not included in an airport land use plan and no private airstrips are in the vicinity. Therefore, Project approval would have a less than significant impact on noise.

13. POPULATION AND HOUSING – 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)?	_____	_____	_____	_____X_____
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	_____X_____
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	_____X_____

The proposed Project will not provide any residential housing or commercial units. The proposed Project will be constructed on a portion of the MCWD property that is currently vacant. Therefore, approval of the proposed Project will have no impacts on population and housing.

14. PUBLIC SERVICES – Would the project:

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:	_____	_____	_____	_____X_____
Fire protection?	_____	_____	_____	_____X_____
Police protection	_____	_____	_____	_____X_____
Schools?	_____	_____	_____	_____X_____
Parks?	_____	_____	_____	_____X_____
Other public facilities?	_____	_____	_____	_____X_____

The proposed Project is relatively small in scope and will not cause an increased need for public services. The proposed building will facilitate the MCWD’s ability to protect costly equipment from inclement weather and maintain machinery in a ready state for deployment. Therefore, approval of the proposed Project will have no impacts to public services.

15. RECREATION – Would the project:

a) Would the project increase the use of existing	_____	_____	_____	_____X_____
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
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?				X

The proposed Project will have no effect on population growth or changing patterns of land use. Therefore, no impacts to the use of or need for recreational facilities will result from Project approval.

16. 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, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
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?				X
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
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?				X

Traffic to and from the Project location will utilize Meridian Boulevard for access to MCWD property and existing MCWD paved roads will access the proposed Project. Equipment to be housed in the proposed building is already kept on the MCWD property; therefore, no changes to traffic patterns or traffic hazards will result due to the proposed Project. No changes will occur to Meridian Blvd., Hwy, 203 or internal MCWD roadways as a result of the proposed Project. A Town multi-use path is located about 200 feet to the west of the Project location; however, the location and use will not interfere with the use of the path. The proposed Project will have no impacts on air traffic patterns. Based on the information provided, approval of the proposed Project will have no impact on traffic or transportation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	_____	_____X_____
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?	_____	_____	_____	_____X_____
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	_____	_____X_____
g) Comply with federal, state, and local statutes and regulations related to solid waste?	_____	_____	_____	_____X_____

The proposed Project does not include any facilities that require wastewater or water service. The proposed building will not produce any additional waste than is currently being produced by the MCWD. Runoff from the building and the driveway/parking area will drain onto barren or sparsely treed areas with sandy to gravelly soils. Therefore, based on the design features and functions for the proposed Project, there will be no impacts to utilities and service systems resulting from Project approval.

18. MANDATORY FINDINGS OF SIGNIFICANCE:

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 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?	_____	_____	_____X_____	_____
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	_____	_____	_____	_____X_____

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

As stated in Project Description, the proposed Project will occur on a relatively disturbed parcel of land owned and used by the MCWD for the purposes of providing water and wastewater services to the community. The parcel currently has a wastewater treatment plant, a storage building, equipment maintenance building, gasoline tanks, a water quality laboratory, a search and rescue facility, and an engineering and administrative building. Heavy equipment, vehicle traffic and employees regularly traverse the property in the normal course of business. The proposed Project will only be used to house heavy equipment already owned and used by the MCWD. Construction of the proposed Project does have the potential to interrupt or disturb nesting birds and to uncover cultural resources. Mitigation measures for both of these potential impacts are addressed through mitigation measures BIO-1 and CURE-1. Implementation of these mitigation measures will result in less than significant impacts from approval of the proposed Project.

References cited

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Proposed Equipment Storage Building
Exhibit A

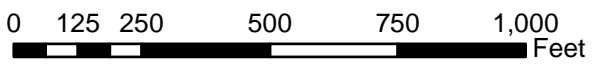


EXHIBIT B

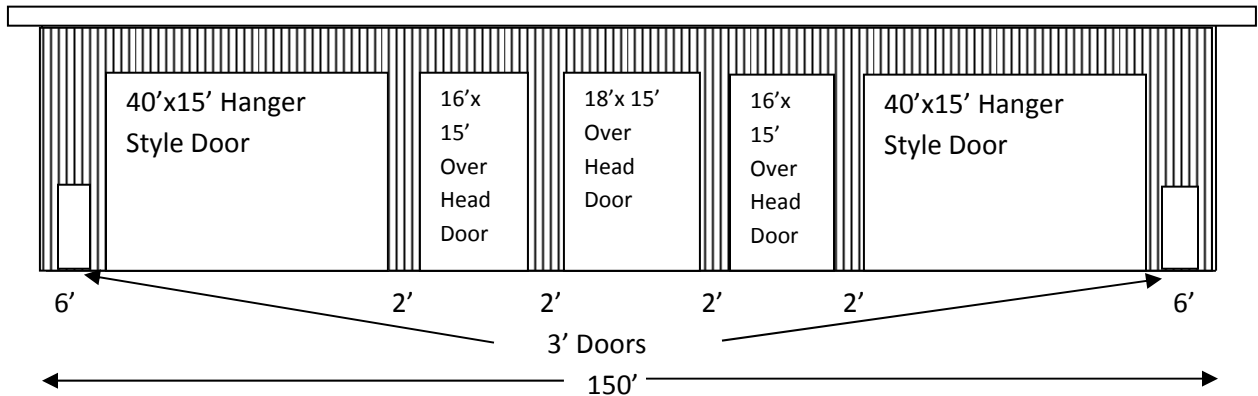
MCWD Proposed Equipment Storage Building Conceptual Design

The proposed equipment storage building will be a pre-engineered metal building with a 4' block facade on three sides. The building measurements are 150' long by 50' deep by 22' tall with a cement slab floor.

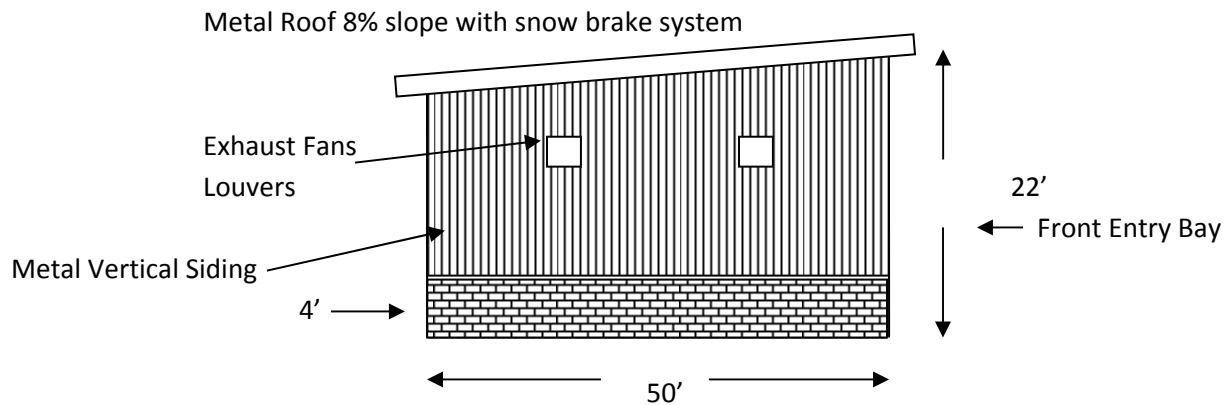
Building Dimensions 150' long x 50' wide x 22' high

7,500 square feet

Front View



Side View



Windows 4'x5'

2' Over-hang eaves

Rear View

