

**New Mammoth
Lakes Courthouse
At State Route 203
(Main St.)/Sierra
Park Rd. for Mono
County:
DRAFT Initial
Study And
Mitigated Negative
Declaration**

October 2007

**Administrative Office of the
Courts**

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Statutory Authority And Requirements	1
1.2	Purpose.....	2
2.0	PROJECT DESCRIPTION.....	3
2.1	Existing Facilities.....	3
2.2	Project Location	4
2.3	Proposed Project	4
2.4	Environmental Setting	6
2.4.1	Existing Land Uses	6
2.4.2	Existing Zoning And General Plan	6
2.5	Project Approvals.....	7
[This page is intentionally blank]	3.0 INITIAL STUDY CHECKLIST	12
3.0	INITIAL STUDY CHECKLIST.....	13
3.1	Project Information	13
3.2	Evaluation of Environmental Impacts	13
3.3	Determination	15
3.4	Certification	16
4.0	ENVIRONMENTAL ANALYSIS	25
4.01	Aesthetics/Visual Resources.....	25
4.02	Agricultural Resources.....	28
4.03	Air Quality	29
4.04	Biological Resources	32
4.05	Cultural Resources	35
4.06	Geology And Soils.....	37
4.07	Hazards And Hazardous Materials	41
4.08	Hydrology And Water Quality.....	44

4.09	Land Use And Planning.....	48
4.10	Mineral Resources	48
4.11	Noise	49
4.12	Population And Housing.....	52
4.13	Public Services.....	53
4.14	Recreation	55
4.15	Transportation/Traffic.....	55
4.16	Utilities/Service Systems	63
4.17	Mandatory Findings Of Significance.....	66
5.0	REFERENCES	69
6.0	REPORT PREPARATION PERSONNEL.....	71

LIST OF FIGURES

FIGURE	PAGE
Figure 1. Mammoth Lakes Vicinity	7
Figure 2. Location of Proposed Courthouse in Mammoth Lakes	8
Figure 3. Proposed Conceptual Project Site Plan	9

LIST OF TABLES

Table 1. Project Information	13
Table 2. Environmental Resources Analyzed in This Initial Study	14
Table 3. CEQA Checklist	17
Table 4. Construction Equipment Noise Emission Levels	51
Table 5. AM Traffic Counts at Meridian Blvd./Sierra Park Rd.	58
Table 6. Sept. 18, 2007 AM Counts of Pedestrians + Bicyclists at Meridian Blvd./Sierra Park Rd.	59
Table 7. Mid-Day Traffic Counts at Meridian Blvd./Sierra Park Rd.	60
Table 8. Sept. 18, 2007 AM Counts of Pedestrians + Bicyclists at Meridian Blvd./Sierra Park Rd.	62

LIST OF ABBREVIATIONS AND ACRONYMS

Acronym	Text
ADOC	Administrative Director of the Courts
AOC	Administrative Office of the Courts
AQMP	Air Quality Management Plan
CEQA	California Environmental Quality Act
County	County of Mono
DFG	California Department of Fish and Game
EIR	Environmental Impact Report
ESA	Environmental site assessment
FEIR	Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005 General Plan Update, Volume 1 (SCH 2003042155).
GBUAPCD	Great Basin Unified Air Pollution Control District
LOS	Level of Service
MCC	Mammoth Community Church
PM2.5	Particulate matter less than 2.5 micrometers in diameter
PM10	Particulate matter less than 10 micrometers in diameter
NPDES	National Pollutant Discharge Elimination System
NSAQMD	Northern Sierra Air Quality Management District
RWQCB	Regional Water Quality Control Board
Superior Court	Superior Court of California, County of Mono
Town	Town of Mammoth Lakes
SWPPP	Storm Water Pollution Prevention Plan
USFWS	U.S. Fish and Wildlife Service

1 **1.0 INTRODUCTION**

2 The Administrative Office of the Courts (AOC) is the staff agency of the Judicial Council
3 of California. The AOC is responsible for implementation of the Trial Court Facilities
4 Act of 2002, landmark legislation that shifts governance of California courthouses from
5 California counties to the State of California. The AOC began negotiations for transfer of
6 responsibility of all trial court facilities from the counties to the State in 2004.

7 The Superior Court of California, County of Mono (Superior Court) has a leased facility
8 in Mammoth Lakes; the County of Mono (County) transferred responsibility for the
9 leased facility to the State in 2005. The Judicial Council is now responsible for the
10 facility, and the AOC manages the facility for the Judicial Council.

11 The AOC proposes to acquire a parcel and construct a new courthouse facility in the
12 Town of Mammoth Lakes (Town) to replace the leased facility. The AOC is considering
13 multiple locations in Mammoth Lakes for the courthouse. This document describes the
14 AOC’s proposal for acquisition of a parcel on the southeast corner of the intersection of
15 Main Street (State Route 203) and Sierra Park Drive, construction of the new building,
16 and the proposed operation of the new courthouse for the Superior Court. The site
17 includes approximately 1.8 acres of land that has an Institutional/Public Use zoning
18 designation. In addition, the AOC intends to lease additional land from the Town and
19 County and construct parking spaces on the leased land.

20 **1.1 Statutory Authority And Requirements**

21 In accordance with the California Environmental Quality Act (CEQA) (Public Resources
22 Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California
23 Code of Regulations, the Judicial Council typically acts as the CEQA Lead Agency for
24 courthouse projects. The Judicial Council has delegated its project approval authority to
25 the Administrative Director of the Courts (ADOC). The ADOC considers a project’s
26 potential environmental impacts in his evaluation of the proposal project. If the ADOC
27 finds that there is no evidence that the project (either as proposed or modified to include
28 mitigation measures) may cause a significant effect on the environment, then the ADOC
29 will find that the proposed project will not have a significant effect on the environment
30 and will adopt a Negative Declaration for the project. Alternatively, if the ADOC finds
31 evidence that any aspect of the proposed project may cause a significant environmental
32 effect (after addition of mitigation measures), the ADOC will determine that an
33 Environmental Impact Report (EIR) is necessary to analyze project-related and
34 cumulative environmental impacts. The determination to prepare a Mitigated Negative
35 Declaration rather than an EIR can be made only if “there is no substantial evidence in

1 light of the whole record before the Lead Agency” that such impacts may occur (Public
2 Resources Code § 21080).

3 **1.2 Purpose**

4 The purposes of this Initial Study are to:

- 5 1. Facilitate environmental assessment early in the design of the project;
- 6 2. Provide the ADOC with information to use as the basis for deciding
7 whether to prepare an EIR or Negative Declaration;
- 8 3. Eliminate unnecessary EIRs;
- 9 4. Enable the AOC to modify the proposed project to mitigate significant
10 environmental impacts in order to avoid preparation of an EIR; and
- 11 5. Provide factual documentation for a finding in a Negative Declaration that
12 the proposed project will not have a significant environmental effect.

13 Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for
14 inclusion in an Initial Study; an Initial Study shall include:

- 15 1. A description of the project, including the location of the project;
- 16 2. An identification of the environmental setting;
- 17 3. An identification of environmental effects by use of a checklist, matrix, or
18 other method, provided that entries on a checklist or other form are briefly
19 explained to indicate that there is some evidence to support the entries;
- 20 4. A discussion of ways to mitigate any significant effects identified in the
21 Initial Study;
- 22 5. An examination of whether the project is compatible with existing zoning,
23 plans, and other applicable land-use controls; and
- 24 6. The name of the person or persons who prepared or participated in
25 preparation of the Initial Study.

1 **2.0 PROJECT DESCRIPTION**

2 The AOC proposes construction and operation of a new courthouse in Mammoth Lakes
3 for the Superior Court. The new facility will replace the Superior Court’s current use of a
4 leased facility.

5 **2.1 Existing Facilities**

6 The Superior Court has two locations: the historic courthouse in Bridgeport (North
7 County Branch) and leased space in Mammoth Lakes (South County Branch). The
8 Bridgeport courthouse is listed in the National Register of Historic Structures. It has two
9 courtrooms, is adjacent to the county jail, and houses other county functions such as the
10 district attorney and the Mono County Board of Supervisors.

11 The Superior Court operates its South County Branch with two judicial position
12 equivalents and two courtrooms and a conference room that the court occasionally uses
13 as a hearing room. The courthouse has approximately 11 judicial support and Central
14 Clerk staff. Two employees of the Mono County Sheriff’s Department currently perform
15 duties in the courthouse. Courthouse office hours are 8:30 AM to noon and 1:00 PM to
16 5:00 PM on Monday through Friday.

17 The Superior Court currently occupies approximately 7,300 rentable square feet on the
18 third floor of the Sierra Center Shopping Center on Old Mammoth Road in Mammoth
19 Lakes. The lease includes eleven reserved parking spaces in a below-ground parking
20 structure. Court staff and visitors also have unlimited access to unreserved parking spaces
21 in an adjacent surface lot, but the court shares the parking available in this lot with other
22 shopping center tenants. The lot has spaces for approximately 100 vehicles.

23 The court’s operations have significant problems in the building. The Superior Court’s
24 space is overcrowded and does not support efficient case processing. It has numerous
25 functional, physical, life safety, and security problems that include:

- 26 • The Superior Court is unsecured because it is located in a shopping mall;
- 27 • One of the courtrooms is significantly undersized and is located separate from
28 the remainder of the court space. The only access to this courtroom is through
29 the main public corridor; staff members and in-custody detainees do not have
30 separate access;
- 31 • The clerical area is undersized for current staffing;
- 32 • There are no interview rooms or waiting rooms in the facility;
- 33 • Jury deliberation occurs in the jury assembly room, which also functions as
34 the judicial library;

- 1 • There are no separate circulation corridors to the courtrooms for the
 - 2 movement of in-custody individuals, court staff, and the public. This places
 - 3 the public, witnesses, jurors, and the staff at risk;
 - 4 • The court facility does not have a sallyport or secure circulation to transport
 - 5 in-custody defendants to the courtroom. Sheriff’s deputies bring in-custody
 - 6 defendants into the courthouse from the public parking area through a service
 - 7 door;
 - 8 • Holding cells are inadequate for the volume of in-custody cases heard at the
 - 9 site and are located individually in each courtroom. This increases security
 - 10 costs and can put the court staff at additional risk;
 - 11 • Archive records are located in a different section of the shopping center; and
 - 12 • Most of the building does not meet current accessibility requirements.
- 13 Expansion at the existing site to provide adequate space is not a feasible option; there is
- 14 no available space contiguous to the existing court space.

15 **2.2 Project Location**

16 The Town and County acquired approximately ten acres of land, known as the McFlex

17 property, from the U.S. Forest Service in Mammoth Lakes in 2007. The parcel is

18 southeast of the intersection of State Route 203 (Main Street) and Sierra Park Road in

19 Mammoth Lakes (see Figures 1 and 2). The Town, County, and the AOC are considering

20 development of the McFlex parcel for a police facility, Town offices, County offices, and

21 the AOC’s proposed courthouse.

22 The AOC proposes acquisition and development of approximately two acres of the

23 proposed McFlex property for the courthouse and development of a parking area on an

24 additional approximately one acre of leased land. The AOC’s project site is in the

25 northwestern portion of the McFlex parcel (see Figure 2).

26 **2.3 Proposed Project**

27 The AOC’s proposed project includes acquisition of the parcel and leasing of additional

28 land, construction of a new courthouse on the acquired parcel, construction of a parking

29 area on leased land, and operation of the courthouse for the Superior Court’s judicial

30 activities. Recreational trails and undeveloped land occupy the site.

31

1 The courthouse will include two courtrooms, judicial chambers and support space, a jury
2 deliberation room, witness waiting areas, attorney conference rooms, evidence storage,
3 and equipment room. A restricted corridor will connect the judicial chamber suites with
4 staff offices and the secure parking area. There will be a secure courtroom holding area
5 for in-custody detainees with a secured circulation pathway adjacent to the courtrooms.
6 Site support will include sub-surface secured parking for some courthouse staff, surface
7 parking for court staff and visitors, and a secure sallyport for in-custody transport.

8 The courthouse will include several reserved parking spaces for the court's staff in a
9 below-ground parking structure. The structure will also have approximately 60 parking
10 spaces in a surface lot for public use. The driveway for the public parking will connect to
11 State Route 203 (Main St.).

12 The AOC will pursue land acquisition and preliminary planning during 2007 and early
13 January 2008, prepare construction documents in 2008 through early 2009, begin
14 construction in mid 2009, and complete construction in late 2010. After completion of the
15 new building, the Superior Court will move from the current leased location and operate
16 from the new courthouse.

17 The AOC's project design, contracting, and construction activities include several
18 measures to avoid environmental impacts. These measures include:

- 19 • Geotechnical studies to verify that the site can be developed as planned and to
20 support design recommendations for foundation type, grading, pavement
21 design, and other pertinent issues;
- 22 • Contract provisions that will require the AOC's contractor to verify to the
23 AOC's project manager or site representative that that contractor has
24 contracted with a qualified archaeologist to immediately evaluate new unique
25 archaeological resources discovered during construction.
- 26 • The AOC's contract provisions will state that if the contractor discovers
27 previously unknown resources during construction, then the construction
28 contractor's qualified archaeologist shall evaluate the new resources to
29 determine if the find is a unique historical or archaeological resource. If the
30 find is a unique historical or archaeological resource, the AOC will provide
31 contingency funding and a time allotment sufficient to allow for
32 implementation of avoidance measures or appropriate mitigation. Work may
33 continue on other parts of the building site while completing evaluation of
34 unique historical or archaeological resources.
- 35 • The project's design will include features to ensure compliance with Lahontan
36 Regional Water Quality Control Boards' National Pollution Discharge
37 Elimination System (NPDES) permit requirements; and
- 38 • Contract provisions will require the AOC's contractor to receive Lahontan
39 Regional Water Quality Control Board approval of a Storm Water Pollution
40 Prevention Plan (SWPPP) and include inspection, monitoring, and

1 maintenance of the SWPPP’s best management practices as outlined in the
2 contractor’s bid package.

3 **2.4 Environmental Setting**

4 The Town of Mammoth Lakes (Town) is at the east end of the Long Valley in
5 southwestern Mono County. State Route 395 is approximately three miles west of town
6 and extends westward from Highway 395 to Mammoth Lakes. The town is in a mountain
7 valley surrounded by spectacular peaks. The mountains provide views of distant vistas
8 from the city. The Town’s Final Environmental Impact Report for the 2005 General Plan
9 Update¹ (FEIR) notes that the Town’s municipal boundary encompasses approximately
10 24 square miles, but only approximately four square miles within the municipal boundary
11 are not public lands administered by the Inyo National Forest.

12 **2.4.1 Existing Land Uses**

13 The project site is approximately two acres. Tree and scrub vegetation, part of the MCC’s
14 parking area, and recreational trails occupy the site. The following land uses are
15 immediately adjacent to the project site:

- 16 • North: State Route 203 (Main Street) and Inyo National Forest’s New Shady
17 Rest Campground;
- 18 • East: additional undeveloped land with tree and scrub vegetation and
19 recreational trails
- 20 • South: Mammoth Community Church (MCC), additional undeveloped land
21 with tree and scrub vegetation, and hospital facilities of the Mono Health Care
22 District. In addition, the Town has proposed development of a new Police
23 Department headquarters; and
- 24 • West: Sierra Park Road and commercial buildings and parking areas.

25 **2.4.2 Existing Zoning And General Plan**

26 The Town’s FEIR has designated the project site for Institutional/Public (IP) use. The
27 FEIR described IP use as lands that the Town anticipates use for schools, hospitals,
28 governmental offices and facilities, museums, and related uses.

¹ Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005 General Plan Update, Volume 1 (SCH 2003042155). Available at <http://www.ci.mammoth-lakes.ca.us/General%20Plan/GP%20FPEIR/index.htm>. Accessed on June 11, 2007.

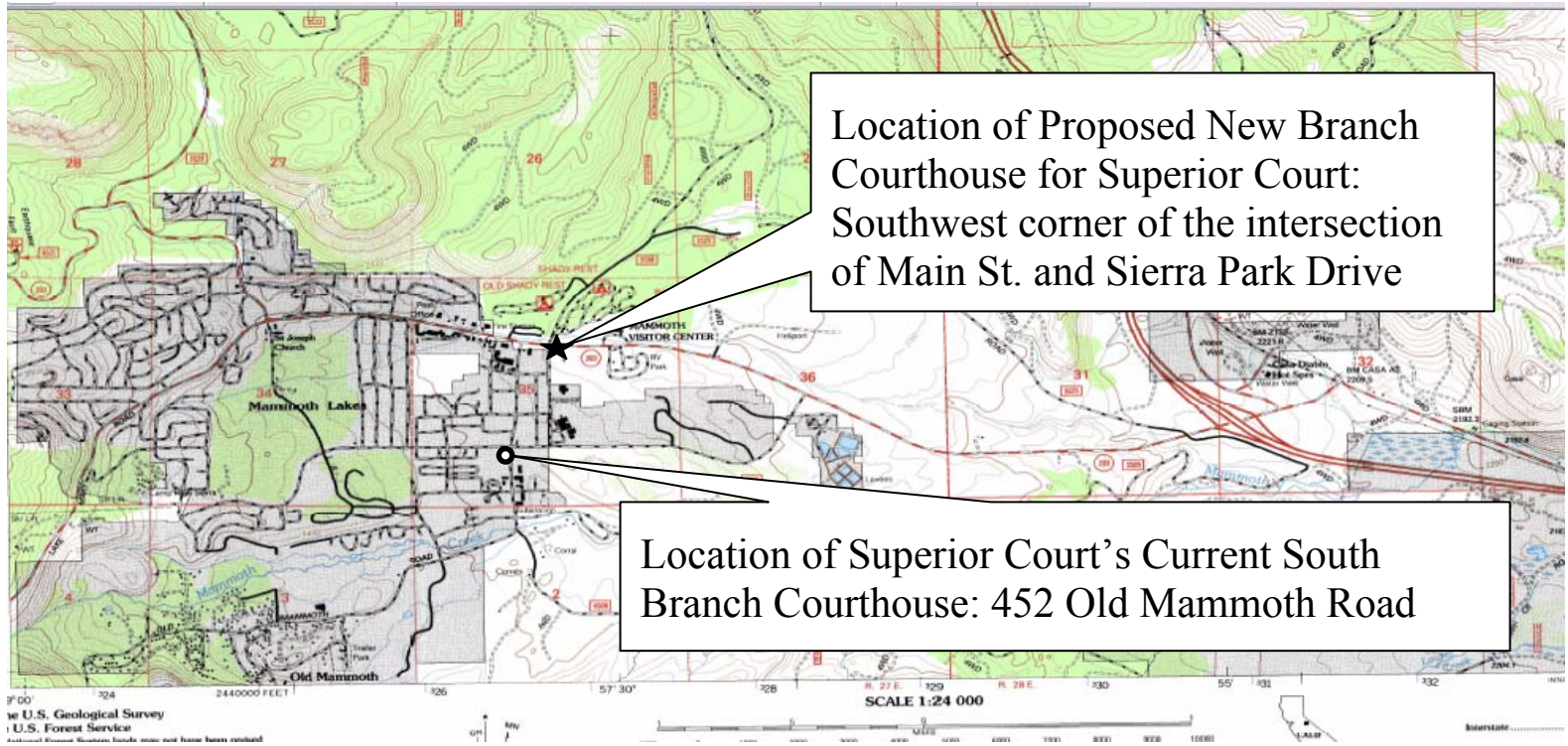
1 **2.5 Project Approvals**

2 As stated earlier in Section 1.1 the Administrative Director of the Courts is responsible
3 for approving the project. The State of California's Public Works Board must also
4 approve the selection and acquisition of real property for location or expansion of State of
5 California facilities, and it approves plans, allocates funds, and determines the timing of
6 major construction projects. In addition, the AOC will need an encroachment permit from
7 the California Department of Transportation. The AOC's construction contractor cannot
8 begin construction until the Lahontan RWQCB has approved the contractor's National
9 Pollutant Discharge Elimination permit application.

1 [This page is intentionally blank]

1
2
3

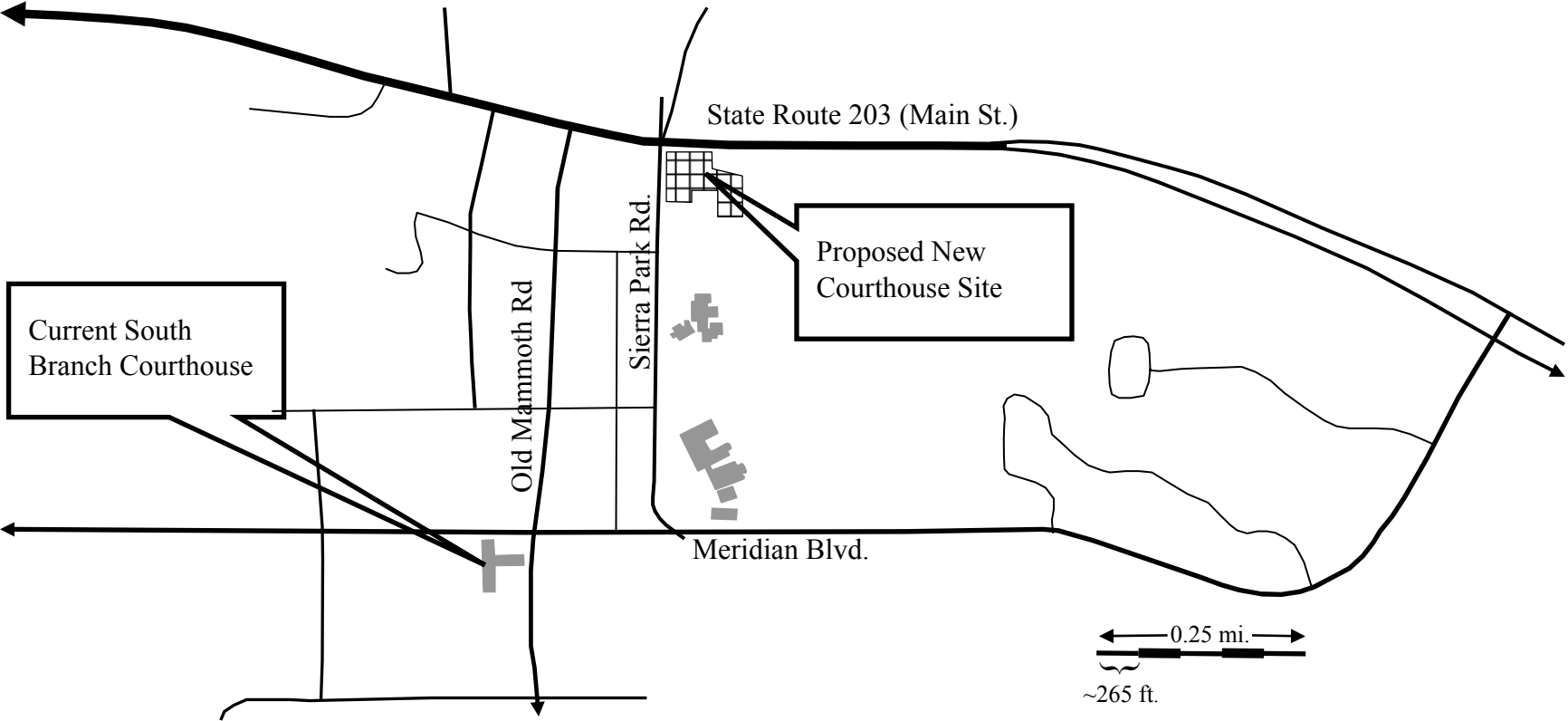
Figure 1. Mammoth Lakes Vicinity



4

1
2
3
4
5

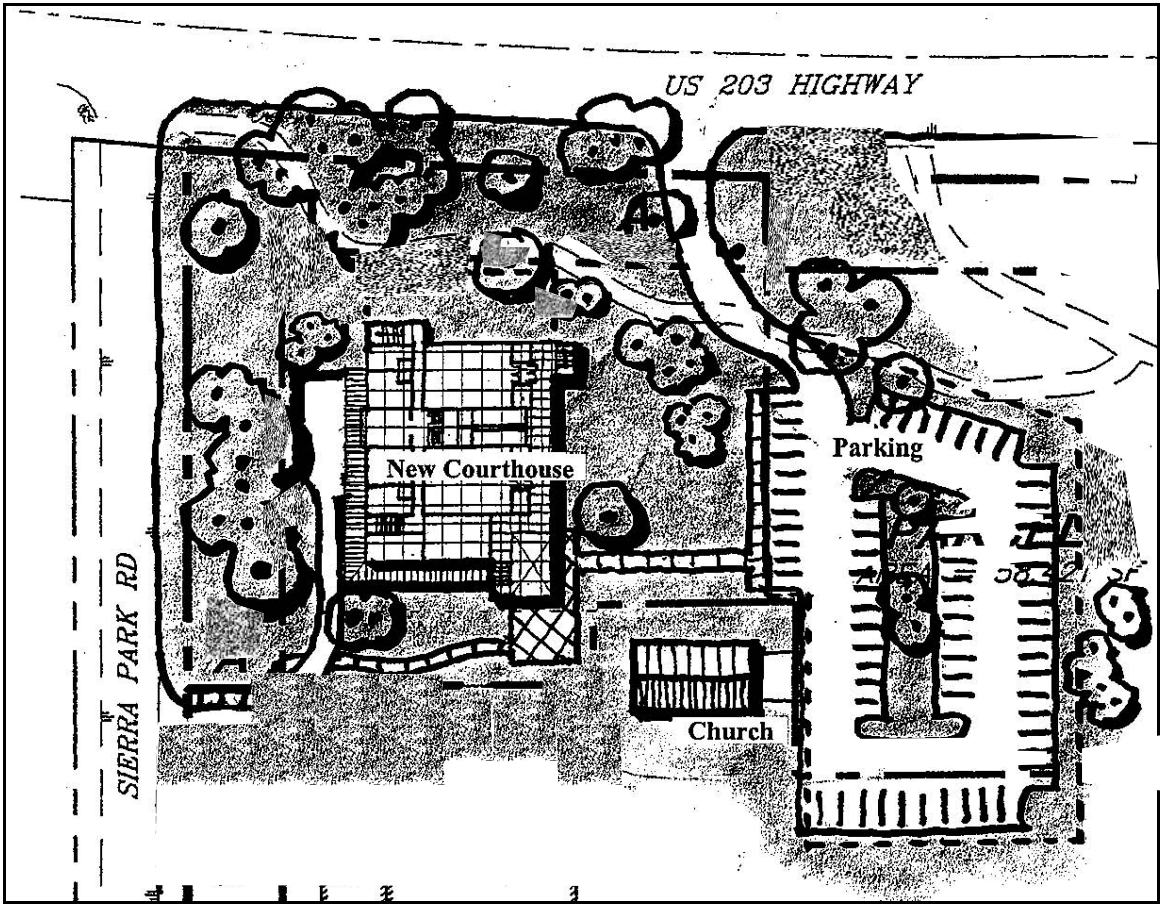
Figure 2. Location of Proposed New Courthouse in Mammoth Lakes



1

Figure 3. Proposed Conceptual Project Site Plan

2



3

4

1 [This page is intentionally blank]

1 **3.0 INITIAL STUDY CHECKLIST**

2 **3.1 Project Information**

Table 1. Project Information	
1.	Project title: New Mammoth Lakes Courthouse
2.	Lead agency name and address: Judicial Council of California Administrative Office of the Courts 455 Golden Gate Avenue San Francisco, CA 94102-3660
3.	Contact person and phone number: Jerome Ripperda, Environmental Analyst Administrative Office of the Courts Office of Court Construction and Management 2860 Gateway Oaks Drive, Suite 400 Sacramento, CA 95833-3509 Phone: (916) 263-8865 Fax: (916) 263-8140 Email: Jerry.Ripperda@jud.ca.gov
4.	Project location: The project is in Mammoth Lakes in Mono County. The project site is at the southwestern corner of the intersection of Main Street (State Route 203) and Sierra Park Drive (see Figures 1, 2, and 3).
5.	Assessor Parcel Number: Portions of parcel 3501048
6.	General plan designation: Institutional/Public
7.	Zoning: Public Space
8.	Description of project: Refer to Section 2.0, Project Description.
9.	Surrounding land uses and setting: Briefly describe the project’s surroundings: Refer to Section 2.4.1. Existing Zoning And General Plan
10.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): State of California Public Works Board and Lahontan Regional Water Quality Control Board (NPDES permit)

3 **3.2 Evaluation of Environmental Impacts**

4 This section analyzes the potential environmental impacts associated with the proposed
5 project. Table 2 lists the environmental resources evaluated in this Initial Study.

6 The environmental analysis in this section uses a slightly modified version of the CEQA
7 Guidelines’ checklist for the environmental review process.² As a preliminary

² The checklist is available at http://ceres.ca.gov/ceqa/guidelines/pdf/appendix_g-3.pdf.

1 environmental assessment, this Initial Study determines whether or not potentially
2 significant impacts exist that warrant additional analysis and comprehensive mitigation
3 measures to minimize the level of impact to environmental resources. The assessment
4 analyzes on-site, off-site, long-term, direct, indirect, and cumulative impacts for the
5 construction and operation of the proposed project. For each environmental resource, the
6 Initial Study poses questions with four possible responses for each question:

- 7 • **No Impact.** The environmental issue does not apply to the project, and the
8 project will therefore have no environmental impact;
- 9 • **Less Than Significant Impact.** The environmental issue does apply to the
10 project site, but the associated impact will be below thresholds that the
11 Judicial Council considers significant;
- 12 • **Potentially Significant Unless Mitigated.** The project will have the
13 potential to produce significant impacts to the environmental resource.
14 However, mitigation measures modifying the project will reduce
15 environmental impacts to a less-than-significant level; or
- 16 • **Potentially Significant Impact.** The project will produce significant
17 impacts, and further analysis is necessary.

18 Table 3 lists the AOC’s initial evaluation of the proposed project’s environmental effects.
19 Section 4 provides additional information on the AOC’s analyses.

20

Table 2. Environmental Resources Analyzed in This Initial Study	
• Aesthetics	• Land Use Planning
• Agricultural Resources	• Mineral Resources
• Air Quality	• Noise
• Biological Resources	• Population and Housing
• Cultural Resources	• Public Services
• Geology and Soils	• Recreation
• Hazards and Hazardous Materials	• Transportation/Traffic
• Hydrology and Water Quality	• Utilities and Service Systems

1 **3.3 Determination**

2 Based on the initial study checklist (Table 3) and related analyses included in Section 4:

3

I find that the proposed project will not have a significant effect on the environment, and the Judicial Council will prepare a Negative Declaration for the project.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on the environment because the

Administrative Office of the Courts has added mitigation measures that will reduce the project's impacts to a level that are not significant, and the Administrative Office of the Courts will prepare a Mitigated Negative Declaration for the project.

I find that the proposed project may have a significant impact on the environment, and the Administrative Office of the Courts will prepare an Environmental Impact Report for the project.

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, all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and all potentially significant effects 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. Therefore, nothing further is required.

4

1 **3.4 Certification**

2 I certify that the statements furnished above and in the attached sections present the data
3 and information required for this initial evaluation to the best of my ability, and that the
4 facts, statements, and information presented are true and correct to the best of my
5 knowledge and belief.

6

7



Signature

October 4, 2007

Date

Jerome J. Ripperda

Printed Name

Administrative Office of the Courts

For

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
I. AESTHETICS/VISUAL RESOURCES–Will the project:				
a) Substantially degrade the existing visual character or quality of the site and its surroundings? (See Section 4.01.1)			✓	
b) Have a substantial adverse effect on a scenic vista? (See Section 4.01.2)				✓
c) Substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway? (See Section 4.01.3)				
d) Create a new source of substantial light or glare that will adversely affect day or nighttime views? (See Section 4.01.4)			✓	
II. AGRICULTURAL RESOURCES–Will the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? (See Section 4.02.1)				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (See Section 4.02.2)				✓
c) Involve other changes in the existing environment, which could result in conversion of Farmland, to non-agricultural use? (See Section 4.02.3)				✓
III. AIR QUALITY–Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (See Section 4.03.1)		✓		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (See Section 4.03.2)			✓	
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 that exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations? (See Section 4.03.4)			✓	
e) Create objectionable odors affecting a substantial number of people? (See Section 4.03.5)			✓	

³ Pot. Sig. Impact.=Potentially Significant Impact; Pot. Sig. Impact Unless Mitig.=Potentially Significant Impact Unless Mitigated

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES–Will 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 and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)? (See Section 4.04.2)				✓
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 DFG or USFWS? (See Section 4.04.2)				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act? (See Section 4.04.3)				✓
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? (See Section 4.04.4)				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (See Section 4.04.5)				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (See Section 4.04.6)				✓
V. CULTURAL RESOURCES–Will the project:				
a) Cause a substantial adverse change in the significance of a historic resource as defined in § 15064.5? (See Section 4.05.1)				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (See Section 4.05.2)				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (See Section 4.05.3)				✓
d) Disturb any human remains, including those interred outside of formal cemeteries? (See Section 4.05.4)				✓
VI. GEOLOGY AND SOILS–Will 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 ⁴ , 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? (See Section 4.06.1.1)			✓	
ii) Strong seismic ground-shaking? (See Section 4.06.1.1)			✓	
iii) Seismic-related ground failure, including liquefaction? (See Section 4.06.1.1)			✓	

⁴ 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

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
iv) Landslides? (See Section 4.06.1.1)				✓
b) Result in substantial soil erosion or the loss of topsoil? (See Section 4.06.2)			✓	
c) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (See Section 4.06.3)				✓
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? (See Section 4.06.4)				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (See Section 4.06.5)				✓
VII. HAZARDS AND HAZARDOUS MATERIALS—Will the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (See Section 4.07.1)				✓
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? (See Section 4.07.2)				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (See Section 4.07.3)				✓
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment? (See Section 4.07.4)				✓
e) Result in a safety hazard for people residing or working in the project area, for a project located within an airport land-use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport? (See Section 4.07.5)				✓
f) Result in a safety hazard for people residing or working in the project area, for a project within the vicinity of a private airstrip? (See Section 4.07.6)				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (See Section 4.07.7)				✓
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? (See Section 4.07.8)		✓		
VIII. HYDROLOGY AND WATER QUALITY—Will the project:				
a) Violate any water quality standards or waste discharge requirements? (See Section 4.08.1)			✓	

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level? (See Section 4.08.2)			✓	
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 that will result in substantial erosion or siltation on-site or off-site? (See Section 4.08.3)			✓	
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 that would result in flooding on-site or off-site? (See Section 4.08.4)			✓	
e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (See Section 4.08.5)			✓	
f) Otherwise substantially degrade water quality? (See Section 4.08.6)				✓
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? (See Section 4.08.7)				✓
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (See Section 4.08.8)				✓
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? (See Section 4.08.9)				✓
j) Cause inundation by seiche, tsunami, or mudflow? (See Section 4.08.10)				✓
IX. LAND USE AND PLANNING—Will the project:				
a) Physically divide an established community? (See Section 4.09.1)				✓
b) Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect? (See Section 4.09.2)				✓
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (See Section 4.09.3)				✓
X. MINERAL RESOURCES—Will 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? (See Section 4.10.1)				✓
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? (See Section 4.10.1)				✓
XI. NOISE—Will the project result in:				

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (See Section 4.11.1)			✓	
b) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (See Section 4.11.2)			✓	
c) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (See Section 4.11.3)		✓		
d) Generation of excessive ground-borne vibration or ground-borne noise levels? (See Section 4.11.4)			✓	
XII. POPULATION AND HOUSING – Will 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)? (See Section 4.11.1)				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (See Section 4.12.2)				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (See Section 4.12.3)				✓
XIII. PUBLIC SERVICES				
a) Will 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 public services including: i) Fire protection? (See Section 4.13.1)				✓
ii) police protection?, (See Section 4.13.2)			✓	
iii) schools, iv) Parks, or v) other public facilities? (See Sections 4.13.3, 4.13.4, & 4.13.5)				✓
XIV. RECREATION				
a) Will 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? (See Section 4.14.1)				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (See Section 4.14.2)				✓
XV. TRANSPORTATION/TRAFFIC–Will the project:				

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in the number of vehicle trips, a road's volume-to-capacity ratio, or intersection congestion)? (See Section 4.15.1)			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (See Section 4.15.2)				✓
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (See Section 4.15.3)				✓
d) Result in inadequate emergency access? (See Section 4.15.4)				✓
e) Result in inadequate parking capacity? (See Section 4.15.5)			✓	
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (See Section 4.15.6)				✓
XVI. UTILITIES AND SERVICE SYSTEMS—Will the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (See Section 4.16.1)			✓	
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? (See Section 4.16.2)			✓	
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? (See Section 4.16.3)				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (See Section 4.16.4)				✓
e) Result in a determination by the wastewater treatment provider that 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? (See Section 4.16.5)			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (See Section 4.16.1)			✓	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE—Does the project:				

Table 3. CEQA Checklist

Environmental Resource	Pot. Sig. Impact³	Pot. Sig. Impact Unless Mitig.	Less Than Significant Impact	No Impact
a) 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? (See Section 4.17.1)				✓
b) 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.) (See Section 4.17.2)				✓
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (See Section 4.17.3)		✓		

[This page is intentionally blank]

1 **4.0 ENVIRONMENTAL ANALYSIS**

2 **4.01 Aesthetics/Visual Resources**

3 **Environmental Setting**

4 The Town of Mammoth Lakes’ General Plan Update Final Environmental Impact
5 Report⁵ (FEIR) noted that the town is situated in a dramatic mountain valley surrounded
6 by majestic peaks, and that the surrounding forest weaves through the town to create a
7 unique, forested, rustic environment. The forests, mountains, and meadows of the area
8 define the town’s character.

9 The proposed project’s site is adjacent to State Route 203 and Sierra Park Drive.
10 Highway 203 (Main St.) borders the site is on the north, recreational trails are east of the
11 site, the MCC and undeveloped open forest is south of the site, and Sierra Park Road
12 borders the site on the west. The U.S. Forest Service’s New Shady Rest Campground of
13 the Inyo National Forest is north of the project site on the north side of Highway 203, and
14 commercial businesses are west of the site on the west side of Sierra Park Road. The
15 AOC understands that Mammoth Lakes plans to construct a police department
16 headquarters in the undeveloped open forest area south of the AOC’s project site.

17 The Town’s EIR states that State Route 203 is eligible for designation as a scenic
18 highway, but the highway does not have a formal designation as a scenic highway. Along
19 the northern edge of the proposed project site, State Route 203’s southern right-of-way
20 extends approximately 50 feet southward; this right-of-way area contains numerous trees
21 and acts as a visual buffer between the highway and the project site.

22 The FEIR notes that State Route 203 is not a designated scenic highway, but it is
23 obviously a scenic route. The section of State Route 203 between the State Route 203
24 (Main St.)/Meridian Boulevard intersection and the State Route 203 (Main St.)/Sierra
25 Park Drive intersection is approximately one mile long; most of the southern side of this
26 area is adjacent to tree vegetation communities. The project site at the State Route
27 203/Sierra Park Drive intersection is the westward end of the tree vegetation; in the area
28 west of Sierra Park Drive, urban development borders both sides of State Route 203
29 (Main Street).

30 The site is generally flat. Many trees (approximately 30 Jeffery pines), many shrubs, and
31 herbaceous vegetation cover the majority of site, but the Mammoth Community Church

⁵ Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005 General Plan Update, Volumes 1 and 2 (SCH 2003042155).

1 and portions of its parking lot cover the eastern portion of the site. There are also
2 pedestrian trails along the northern edge of the parcel. However, the site currently
3 includes the MCC’s wood-sided and stone-sided church building and associated parking
4 area at the southeast corner of the proposed project site. The western edge of the parcel is
5 near an open drainage ditch along Sierra Park Road; the ditch connects to large culvert
6 pipes that extend under State Route 203.

7 The trees along the south side of State Route 203 severely restrict southward views of
8 Sherwin Ridge for viewers traveling on State Route 203. Although Mammoth Knolls is
9 visible to the north from Sierra Park Road, the trees along the south side of State Route
10 203 block northward views from the site, and the site’s trees block northward views from
11 the area south of the proposed courthouse site. For viewers at the Mammoth Community
12 Church, the site’s trees block westward views of Mammoth Mountain. The site’s trees
13 also block eastward views on Sierra Park Road.

14 Mammoth Lake’s General Plan provides goals and policies for the preservation and
15 enhancement of scenic resources within the Town of Mammoth Lakes. The proposed
16 development will permanently change the existing character of the site and affect the
17 visual quality of the area.

18 **4.01.1 Will the project substantially degrade the existing visual character or**
19 **quality of the site and its surroundings?**

20 **Less Than Significant Impact**— Construction of the proposed courthouse will remove
21 most of the existing vegetation and change the visual character of the site from primarily
22 open forest to an office-like development (including a parking lot) with fewer trees.
23 However, the surrounding sites include: (1) Numerous commercial buildings along Sierra
24 Park Drive adjacent to the project site; (2) Several buildings immediately northeast of the
25 Highway 203 (Main Street)/Sierra Park Drive intersection; (3) Parking, camping, and
26 service facilities at the New Shady Rest Campground (Inyo National Forest) immediately
27 north of the project site; and (4) the Town’s proposed Police Department Headquarters
28 immediately south of the project site. The two-story courthouse will be adjacent to other
29 buildings on lots surrounded by trees, and the project design will be harmonious with the
30 surrounding area. Although the project’s courthouse will change the existing visual
31 character of the site, the courthouse will provide attractive architectural elements and
32 features on the site. Since the project will not substantially degrade the visual quality of
33 the site and the courthouse will be harmonious with the surrounding parcels, the AOC
34 concludes that the project’s impact will be less than significant.

35 Mitigation Measures: **No mitigation measures are required.**

1 **4.01.2 Will the Project Have A Substantial Adverse Effect On A Scenic Vista?**

2 **No Impact**— As stated above, trees along the south side of State Route 203 and on the
3 project site block views of the Sherwin Ridge peaks from the highway; since construction
4 of the courthouse will not affect these trees, the project will not affect southward views
5 from State Route 203. Trees on the site block southerly views of the Sherwin Mountain
6 Range from the site; removal of some trees for construction of the courthouse will
7 therefore improve the scenic vista from the project site. The project’s tree removals may
8 improve the northward scenic vista for the proposed Town of Mammoth Lakes police
9 headquarters and the westward scenic vista for adjacent property that is east of the project
10 site.

11 **Mitigation Measures:** No mitigation measures are required.
12

13 **4.01.3 Will the project substantially damage scenic resources, including, but**
14 **not limited to, trees, rock outcroppings, and historic buildings within a**
15 **state scenic highway?**

16 **Less Than Significant Impact**— There are no rock outcroppings or historic buildings on
17 the project site. Therefore, the project will have no effect on these scenic resources.
18 Since the project will construct a new courthouse and remove some trees on the parcel
19 site, the project will shorten the approximately one-mile-long length of tree vegetation
20 along the southern side of State Route 203 by approximately 300 feet. Since the reduction
21 in tree cover is minor, the reduction occurs at the boundary of the tree cover/urban
22 development boundary, and the project will minimize removal of trees on the project site,
23 the AOC concludes that the project will have a less than significant impact on scenic
24 resources.

25 **Mitigation Measures:** No mitigation measures are required.

26 **4.01.4 Will the project create a new source of substantial light or glare that will**
27 **adversely affect day or nighttime views in the area?**

28 **Less Than Significant Impact**— Although the proposed project will add new light
29 sources for exterior and interior building lighting and security lighting on courthouse
30 grounds, the project’s lighting will not be substantial because the lighting will only
31 provide safety and security lighting for one building, the project site is next to illuminated
32 commercial buildings and an illuminated intersection, and the site is next to State Route
33 203 so that night-time traffic already illuminates the project site. In addition, the project
34 will retain some of the site’s existing trees and add new trees, and the trees will attenuate
35 the view of the site’s lighting. The duration of lighting will be limited to the evening until

1 early morning hours, and the project’s design will shield all light sources to minimize
2 glare impacts on surrounding properties, and landscaping will also block light from these
3 properties. Furthermore, light sources are currently present on the project site from
4 adjacent buildings and the CCCC parking lot. Therefore, light or glare impacts from the
5 proposed project will be less than significant.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.02 Agricultural Resources**

8 **4.02.1 Will the project convert Prime Farmland, Unique Farmland, or Farmland**
9 **of Statewide Importance (Farmland), as shown on the maps prepared**
10 **pursuant to the Farmland Mapping and Monitoring Program of the**
11 **California Resources Agency, to non-agricultural use?**

12 **No Impact**—The site of the proposed project is not designated as Prime Farmland,
13 Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project
14 will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of
15 Statewide Importance.

16 **Mitigation Measures:** No mitigation measures are required.

17 **4.02.2 Will the project conflict with existing zoning for agricultural use, or a**
18 **Williamson Act contract?**

19 **No Impact**—The project site has no agricultural zone designation or agricultural use, or
20 Williamson Act contract. Therefore, there is no impact on these resources.

21 **Mitigation Measures:** No mitigation measures are required.

22 **4.01.3 Will the project involve other changes in the existing environment that,**
23 **due to their location or nature, could result in conversion of Farmland to**
24 **non-agricultural use?**

25 **No Impact**—The proposed project does not involve any changes to the existing
26 environment that could affect the conversion of farmland to non-agricultural use.

27 **Mitigation Measures:** No mitigation measures are required.

1 **4.03 Air Quality**

2 **Environmental Setting**

3 The project site is located within the Great Basin Valley Air Basin, which includes Mono,
4 Inyo, and Alpine Counties. The Great Basin Unified Air Pollution Control District
5 (GBUAPCD) is responsible for enforcing compliance with applicable air quality
6 regulations and federal and state standards. Since 2005, Mono County has had a non-
7 attainment designation for the State ozone 1-hour standard of 180 micrograms per cubic
8 meter ($\mu\text{gm}/\text{m}^3$) and the State PM₁₀⁶ 24-hour standard of 50 $\mu\text{gm}/\text{m}^3$. The Mammoth
9 Lakes area and Mono County are classified as in attainment or are unclassified for all
10 other federal and State standards.

11 Mammoth Lakes has high PM₁₀ levels in the winter due to a combination of wood
12 smoke and cinders that the Town puts on icy roads for traction during the winter.⁷ In
13 cooperation with the GBUAPCD, the Town adopted an Air Quality Management Plan⁸
14 (AQMP) in 1990 to satisfy the U.S. Clean Air Act requirements to develop a State
15 Implementation Plan to demonstrate how the Mammoth Lakes area will attain and
16 maintain ambient air quality standards for PM₁₀. The AQMP includes analyses of PM₁₀
17 sources and summarizes the effectiveness of control measures to improve PM₁₀ levels.
18 The AQMP concludes that wood smoke and road cinders the primary sources of PM₁₀
19 emissions for the area. The AQMP's control measures in include vacuum street sweepers
20 for cinders and road dust, reduction in vehicle traffic, wood stove replacement, opacity
21 limits, fees, and penalties. The AQMP's road dust reduction measure limits peak day
22 traffic loads to 106,600 vehicle miles traveled; the Town incorporated this reduction
23 measure into the Mammoth Lakes Municipal Code Chapter 8.30 (the Particulate Matter
24 Ordinance). The Particulate Matter Ordinance largely implements the mitigation
25 measures identified in the AQMP.

26 Sensitive receptors are more susceptible to the effects of air pollution than are the general
27 population. Land uses that are sensitive receptors include residences, schools, and health
28 care facilities. Sensitive receptors in the project area include the multiple dwelling
29 residences located southwest of the project site and the campground east of the project
30 site (see Figure 2).

31

⁶ PM₁₀= particulate matter less than 10 micrometers in diameter

⁷ Great Basin Unified Air Pollution Control District. Available at <http://www.gbuapcd.org/>. Accessed on February 21, 2007.

⁸ Ono, Duanne, William Taylor, and Debra Lawhorn. 1990. Air Quality Management Plan for the Town of Mammoth Lakes. Great Basin Unified Air Pollution Control District and Town of Mammoth Lakes. 208 p. Available at <http://www.gbuapcd.org/mlaqmp.htm>. Accessed on May 24, 2007.

1 **4.03.1 Will the project obstruct implementation of the applicable air quality**
2 **plan?**

3 **Potentially Significant Impact**—The Town’s FEIR concludes that development
4 associated with the Updated General Plan area could cause conflicts or obstruction of the
5 ACMP. The AOC’s proposed project will disturb approximately two acres, and the
6 disturbance will generate some fugitive dust that may contribute to road dust. The
7 project’s construction operations will disturb only approximately two acres so that the
8 area of disturbance will be small, and the construction ground-clearing and grading
9 disturbance activities will occur for less than one month. However, the AOC concludes
10 that the construction-related air quality impacts could be significant.

11 Post-construction operation of the courthouse also has the potential to cause air quality
12 impacts. The courthouse will not contain wood-burning stoves, and the courthouse staff
13 will not burn debris; therefore the courthouse will not generate PM10 or PM 2.5
14 ⁹pollutants. However, courthouse users’ vehicles will produce exhaust that could cause
15 air quality impacts, and courthouse users’ vehicles may also entrain dust that will
16 increase PM10 and PM2.5 pollutant levels from local streets, roads, and highways.
17 However, since the courthouse will replace the current nearby Superior Court facility, the
18 new courthouse will produce very minor changes in courthouse trips (see Section 4.15.1
19 for further analysis of the project’s traffic effects), and the AOC concludes that vehicle-
20 related air quality impacts from courthouse operations will be less-than-significant.

21 **Mitigation Measures:**

- 22 • Air Quality 1—During conditions when substantial dust is present in construction
23 areas, parking areas, and staging areas, water all exposed soil (or apply soil
24 stabilizers) to eliminate substantial dust generation;
- 25 • Air Quality 2—Cover any trucks hauling soil, sand, and other loose materials or
26 require any trucks to maintain at least 2 feet of freeboard; and
- 27 • Air Quality 3—If construction operations carry visible soil materials to paved
28 areas or adjacent streets, sweep the affected paved areas at least once per day.

29 **4.03.2 Will the project violate any air quality standard or contribute**
30 **substantially to an existing or projected air quality violation?**

31 **Less Than Significant Impact**— Since the proposed project will construct a new 20,000
32 square foot courthouse to replace the Superior Court’s current use of a leased facility, the
33 project will not require substantial amounts of pollutant-generating construction
34 equipment for grading and excavation, the duration of the project’s grading and
35 excavation will be only a few weeks, the project does not involve an increase in

⁹ PM2.5= particulate matter less than 2.5 micrometers in diameter

1 population, and the building will not generate substantial amounts of air pollutants. In
2 addition, since the proposed project is replacing an existing courthouse facility, the
3 project does not involve a substantial increase in traffic and traffic-related generation of
4 ozone or other traffic-related pollutants. Therefore, the project will not violate any air
5 quality standards.

6 Construction activities may result in a temporary small increase in localized
7 concentrations of PM10 and PM2.5, and the activities will therefore contribute to existing
8 and potential projected air quality violations. However, as noted above, this construction-
9 related increase will be very minor and occur for only a few months. The AOC concludes
10 that the air quality impacts will not be a substantial contribution to existing and potential
11 projected air quality violations

12 The AOC concludes that the project's contribution to air quality impacts will not be
13 substantial, and the impacts will be less than significant.

14 **Mitigation Measures:** No mitigation measures are required.

15 **4.03.3 Will the project result in a cumulative considerable net increase of any**
16 **criteria pollutant for which the project region is in non-attainment**
17 **under an applicable federal or state ambient air quality standard**
18 **(including releasing emissions which exceed quantitative thresholds for**
19 **ozone precursors)?**

20 **Less Than Significant Impact**— As noted in the previous analysis, the project will not
21 require substantial amounts of pollutant-generating construction equipment for grading
22 and excavation, the duration of the project's grading and excavation will be only a few
23 weeks, the project does not involve an increase in population, and the building will not
24 generate substantial amounts of air pollutants. In addition, since the proposed project is
25 replacing an existing courthouse facility, the project does not involve a substantial
26 increase in traffic and a considerable increase traffic-related generation of ozone or other
27 traffic-related pollutants.

28 In addition, as noted above, construction activities may result in a temporary small
29 increase in localized concentrations of PM10 and PM2.5, and the activities will therefore
30 contribute to existing and potential projected air quality violations. However, this
31 construction-related increase will be very minor and occur for only a few months. The
32 AOC concludes that the air quality impacts will not be a considerable contribution to
33 existing and potential projected air quality violations.

34 The AOC concludes that the project's air quality impacts will be less than significant.

35 **Mitigation Measures:** No mitigation measures are required.

1 **4.03.4 Will the project expose sensitive receptors to substantial pollutant**
2 **concentrations?**

3 **Less Than Significant Impact**— As discussed in Section 4.03.1, the project’s air quality
4 impacts will be minor since the proposed courthouse is relatively small and will not
5 require substantial numbers of pollutant-generating construction equipment for grading
6 and excavation, the duration of the project’s grading and excavation will be only a few
7 weeks, and the courthouse site will be over three hundred feet from the nearest sensitive
8 receptors. Therefore, the AOC concludes that the air quality impacts will be less than
9 significant.

10 **Mitigation Measures:** No mitigation measures are required.

11 **4.03.5 Will the project create objectionable odors affecting a substantial**
12 **number of people?**

13 **Less Than Significant Impact**— During construction, diesel-powered construction
14 equipment may generate exhaust that has an objectionable odor. However the
15 construction-related generation of diesel exhaust odors will occur for only a limited time,
16 and the site’s limited size limits the need for substantial use of diesel-powered equipment.
17 In addition, the construction site will be over 600 feet from adjacent school buildings, and
18 the separation of the construction site from the nearby buildings and public areas will
19 dilute the odors. Once the AOC completes the proposed project, the project will generate
20 no new odors. The AOC believes the construction-related odors will occur for only a
21 short period of time, will be limited in magnitude due to the small size of the construction
22 operation, and will be sufficiently separated from potential nearby receptors to allow
23 dissipation of the odors to a non-objectionable level. Therefore, the AOC concludes that
24 odor impacts will be less than significant.

25 **Mitigation Measures:** No mitigation measures are required.

26 **4.04 Biological Resources**

27 **Environmental Setting**

28 The proposed site is located on the margin of Mammoth Lakes’ urban area, covers
29 approximately two acres, and is adjacent to commercial buildings, State Route 203, and
30 Inyo National Forest’s New Shady Rest Campground (See Figure 2). The project site has
31 recreational trails, the MCC’s parking lot, several footpaths, scrub vegetation, large
32 rocks, and approximately 30 Jeffrey pine (*Pinus jefferyi*) trees.

1 The Town’s FEIR discusses several codes and measures designed to protect biological
2 resources. These measures include: (1) Making every feasible effort to save large
3 specimen trees and pursuing aggressive replanting with native trees, (2) Use of native
4 plant species and compatible non-native species (especially drought-resistant species) for
5 landscaping and preservation of trees and other vegetation, and (3) Limits on the use of
6 turf to avoid or minimize impacts on native trees.

7 **4.04.1 Will the project have a substantial adverse effect, either directly or**
8 **through habitat modifications, on any species identified as a candidate,**
9 **sensitive, or special status species in local or regional plans, policies, or**
10 **regulations, or by the California Department of Fish and Game or U.S.**
11 **Fish and Wildlife Service?**

12 **No Impact**—The project site is near State Route 203, and recreational and commercial
13 land uses surround the project site. As noted above, recreational trails and a parking lot
14 are on the site, and urban development borders the site. However, the Forest Service’s
15 EA concluded that no species identified as candidate, sensitive, or special status species
16 are known to occur in on the project site. Also, there is no riparian habitat, sensitive
17 natural community, or wetland in the vicinity. Furthermore, the proposed site is not
18 suitable to support any candidate, sensitive, or special status species; therefore, the
19 proposed project would have no impact on special status species.

20 **Mitigation Measures:** No mitigation measures are required.

21 **4.04.2 Will the project have a substantial adverse effect on any riparian habitat**
22 **or other sensitive natural community identified in local or regional**
23 **plans, policies, and regulations or by the California Department of Fish**
24 **and Game or US Fish and Wildlife Service?**

25 **No Impact**—No riparian habitat or other sensitive natural community identified in local
26 or regional plans is present on the project site or within the vicinity of the proposed
27 project site. Therefore the proposed project will not have an impact on riparian or
28 sensitive species.

29 **Mitigation Measures:** No mitigation measures are required.

1 **4.04.3 Will the project have a substantial adverse effect on federally protected**
2 **wetlands as defined by Section 404 of the Clean Water Act (including,**
3 **but not limited to, marsh, vernal pool, coastal, etc.) through direct**
4 **removal, filling, hydrological interruption, or other means?**

5 **No Impact**— As previously mentioned, the proposed project site consists of open Jeffrey
6 pine forest and does not contain any wetlands. Therefore the project will not have any
7 wetland impacts.

8 **Mitigation Measures:** No mitigation measures are required.

9 **4.04.4 Will the project interfere substantially with the movement of any native**
10 **resident or migratory fish or wildlife species or with established native**
11 **resident or migratory wildlife corridors, or impede the use of native**
12 **wildlife nursery sites?**

13 **No Impact**—The parcels proposed for development contain recreational trails and
14 footpaths, parking lots, and landscaped areas. Adjacent areas contain commercial
15 buildings, campgrounds, and streets and highways. No wildlife corridors or wildlife
16 nursery sites exist on the site. Therefore the proposed project would not interfere with the
17 movement of any wildlife species.

18 **Mitigation Measures:** No mitigation measures are required.

19 **4.04.5 Will the project conflict with any local policies or ordinances protecting**
20 **biological resources, such as a tree preservation policy or ordinance?**

21 **Less Than Significant Impact**—The AOC is siting the proposed courthouse to avoid or
22 minimize impacts to the site's trees, but the will plant additional native trees as part of the
23 project's landscaping, and will use native plant species and compatible non-native species
24 in the project's landscaping. The proposed project will therefore not conflict with any
25 local policies or ordinances, the AOC believes that proposed project will no an impact on
26 local policies or ordinances.

27 **Mitigation Measures:** No mitigation measures are required.

1 **4.04.6 Will the project conflict with the provisions of an adopted Habitat**
2 **Conservation Plan, or other approved local, regional, or state habitat**
3 **conservation plan?**

4 **No Impact**—There is no adopted Habitat Conservation Plan or other approved plan that
5 apply to the proposed site. The proposed project will therefore not conflict with Habitat
6 Conservation Plan provisions.

7 **Mitigation Measures:** No mitigation measures are required.

8 **4.05 Cultural Resources**

9 The project site is within Mammoth Lake and consists of tree vegetation, recreational
10 trails, and the MCC’s parking lot. Several informal foot paths cross the site. The U.S.
11 Forest Service Environmental Assessment¹⁰ (EA) evaluated the potential presence of
12 cultural resources on the site and concluded that there are no heritage resources on the
13 site.

14 The Town’s FEIR reviewed pre-historic and historic cultural resources. It stated that four
15 historic sites are within the Town’s planning area, but all of the sites are outside the
16 Town’s Urban Growth Boundary.

17 **4.05.1 Will the project cause a substantial adverse change in the significance of**
18 **a historic resource as defined in § 15064.5?**

19 **No Impact**—As noted above, construction of recreational trails and the MCC’s parking
20 lot have disturbed the site, and urban areas typically have high disturbance have low
21 potential for the discovery of additional cultural resources. In addition, the EA concluded
22 that the site has no cultural resources. Therefore, the AOC concludes that the project will
23 have no impact on historic resources.

24 **Mitigation Measures:** No mitigation measures are required.

¹⁰ USDA Forest Service. 2006. Environmental Assessment, Mammoth Community Facilities Land Exchange. 39p.

1 **4.05.2 Will the project cause a substantial adverse change in the significance of**
2 **an archaeological resource pursuant to §15064.5?**

3 **No Impact**—As noted in Section 4.05.1, the project site is already disturbed and the EA
4 concluded that no cultural resources are present. Therefore, the AOC concludes that the
5 project will have no impact on archaeological resources.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.05.3 Will the project directly or indirectly destroy a unique paleontological**
8 **resource or site or unique geologic feature?**

9 **No Impact**—The site is flat and consists of glacial moraine materials. There are no
10 unique geological features present. Since the site consists of glacial moraine materials,
11 there is a low probability that undisturbed strata are present that contain paleontological
12 resources. In addition, the AOC’s proposed courthouse will only be one story tall;
13 therefore, the AOC will be making only shallow excavations for the building’s
14 foundation, and the material excavated will be glacial moraine materials that have a very
15 low probability of containing paleontological resources. Therefore, the AOC concludes
16 that the project will have no impact on unique paleontological resource or site or unique
17 geologic feature resources.

18 **Mitigation Measures:** No mitigation measures are required.

19 **4.05.4 Will the project disturb any human remains, including those interred**
20 **outside of formal cemeteries?**

21 **Less Than Significant Impact**— As noted in Section 4.05.1, the project site is already
22 disturbed and the EA concluded that no cultural resources (including human remains) are
23 present. The AOC recognizes that there is a remote chance that human remains exist on
24 the site. In accordance with California Health and Safety Code section 7505.5, if the
25 AOC’s contractor encounters human remains, the contractor shall halt work in the area of
26 the discovery and prevent any further disturbance to the area until the Mono County
27 Coroner determines the origin and disposition of the remains (pursuant to Public
28 Resources Code 5097.98) and conducts appropriate consultation and treatment. The AOC
29 believes this cultural resource impact is less than significant.

30 **Mitigation Measures:** No mitigation measures are required.

1 **4.06 Geology And Soils**

2 **Environmental Setting**

3 The Town’s FEIR notes that the town is located near the southwest edge of the Long
4 Valley Caldera, and that persistent earthquake and volcanic activity over the past four
5 million years have formed the eastern Sierra landscape in the vicinity of Long Valley
6 Caldera and the Mono Basin. The high mountains around Mammoth Lakes constitute the
7 caldera walls, and the caldera and other geologic features are evidence that the region
8 around the Town of Mammoth Lakes is geologically young with an active recent history.

9 In 1982, The U.S. Geological Survey began a Volcano Hazards Program to monitor and
10 study geologic activity in the Long Valley caldera. The program’s goal is to provide
11 residents and the area’s civil authorities with reliable information on the potential hazards
12 of the geologic activities and timely warning of a potential impending volcanic eruption.
13 The program evaluates seismicity, ground deformation, and variations in gas emissions as
14 indicators of volcanic activity.

15 The Long Valley caldera may be a center of volcanically-related seismic activity. The
16 FEIR noted that earthquake swarms, surface rupturing in the caldera, uplift, and
17 deformation have increased concerns about the possibility of renewed eruptive activity.

18 The Mono Lake-Long Valley region is a very active seismic region. The Town’s FEIR
19 concluded that there could be considerable seismic activity in the future due to: (1) a high
20 degree of crustal faulting in the Mono Lake and Long Valley area, which may lead to the
21 release of tectonic strain by frequent small or moderate earthquakes; (2) the current
22 frequent moderate earthquakes and earthquake swarms along the Sierra Front fault, which
23 indicate the potential for a large earthquake; and (3) movement of magma beneath the
24 caldera. Seismic activities may cause geotechnical hazards such as surface rupture,
25 ground shaking, landslides, liquefaction, and seiche inundation. The FEIR’s summary of
26 these hazards concluded:

- 27 • Surface rupture—damage is limited to the actual location of the fault line break.
28 The FEIR identified the Hilton Creek Fault as the active fault closest to the
29 Town, and stated that the fault was approximately ten miles east of Town. Since
30 no known faults extend into the Town, the potential for surface rupture in the
31 Town is low;
- 32 • Ground-shaking— the severity of ground-shaking increases with proximity to
33 the earthquake epicenter. The FEIR concluded that the Town has primarily very
34 low to moderate instability, and that there is a low possibility of ground-
35 shaking;

- 1 • Landslides—the type of earth materials, internal friction of the slide mass, and
2 the topographic slope of the slide area affect landslides. Earthquakes, heavy
3 precipitation, natural erosion, and earthwork/grading trigger landslides;
- 4 • Liquefaction—in areas with loose soils, shallow groundwater, and finer grained
5 sands in the near-surface soil section, severe ground-shaking can cause
6 liquefaction. The FEIR identified some parts of Mammoth Lakes as subject to
7 liquefaction, but concluded that there was little potential for liquefaction in the
8 other areas of the Town; and
- 9 • Seiche inundation—seiche inundation is not a seismic concern in Mammoth
10 Lakes because there are no large bodies of water in the Town or adjacent to the
11 Town.

12 ERM. prepared a Phase I Environmental Site Assessment (ESA) for the AOC’s proposed
13 project.¹¹ The ESA reported that the project site has Quaternary felsic volcanic rocks
14 and Martis sandy loam soil. The Martis soil has moderate infiltration rates, is well-
15 drained, and the depth to water table is more than six feet.

16 **4.06.1.1 Will the project expose people or structures to potential substantial**
17 **adverse effects involving rupture of a known earthquake fault, as**
18 **delineated on the most recent Alquist-Priolo Earthquake Fault Zoning**
19 **Map issued by the State Geologist for the area or based on other**
20 **substantial evidence of a known fault?**

21 **Less Than Significant Impact**—The AOC will prepare a geotechnical report for the
22 project, and the project’s design will comply with the geotechnical report’s
23 recommendations, the *Guidelines For Evaluating And Mitigating Seismic Hazards In*
24 *California*,¹² and the California Building Code. Since the nearest active fault is
25 approximately ten miles from the project site and the building design will incorporate
26 appropriate seismic design features, the probability of seismic rupture-related impacts for
27 the proposed project site is highly unlikely. Therefore the impact is less than significant.

28 **Mitigation Measures:** No mitigation measures are required.

¹¹ ERM, Inc. February 2007. Phase I Environmental Site Assessment, Mammoth Lakes Courthouse Site, Mammoth Lakes, California 93546. Available from the Administrative Office of the Courts, contact Jerome Ripperda @ Jerry.Ripperda@jud.ca.gov. or 916-263-8865.

¹² California Department of Conservation, California Geologic Survey. 1997. Special Publication 117, Guidelines For Evaluating And Mitigating Seismic Hazards In California. 81 p. Available at: <http://gmw.consrv.ca.gov/shmp/webdocs/sp117.pdf>. Accessed on February 15, 2007.

1 **4.06.1.2 Will the project expose people or structures to potential substantial**
2 **adverse effects involving strong seismic ground-shaking?**

3 **Less Than Significant Impact**—The Hilton Creek Fault or other faults could induce
4 significant ground-shaking if a moderate-sized (or larger) earthquake occurred in the
5 vicinity. However, as noted in section 4.06.1.1, the project’s design will comply with the
6 geotechnical report’s recommendations, the *Guidelines For Evaluating And Mitigating*
7 *Seismic Hazards In California*, and the California Building Code. Since the building
8 design will incorporate appropriate seismic design features and the nearest active fault is
9 approximately ten miles from the project site, the probability of substantial seismic
10 ground-shaking impacts for the proposed project site is highly unlikely. Therefore the
11 impact is less than significant.

12 **Mitigation Measures:** No mitigation measures are required.

13 **4.06.1.3 Will the project expose people or structures to potential substantial**
14 **adverse effects involving seismic-related ground failure, including**
15 **liquefaction?**

16 **Less Than Significant Impact**—Liquefaction occurs when saturated, loose, fine-grained
17 sediment temporarily transforms to a fluid-like state due to earthquake ground-shaking.
18 Since the project’s ESA concluded that the site’s soils are well-drained loamy sand with
19 high infiltration rates and somewhat excessive soil drainage, the potential for seismic-
20 related ground failure or liquefaction hazard is highly unlikely. Therefore the impact is
21 less than significant.

22 **Mitigation Measures:** No mitigation measures are required.

23 **4.06.1.4 Will the project expose people or structures to potential substantial**
24 **adverse effects involving landslides?**

25 **No Impact**—Since the site is flat and is distant from steep slopes, there is no potential
26 substantial landslide effect.

27 **Mitigation Measures:** No mitigation measures are required.

28 **4.06.2 Will the project result in substantial soil erosion or the loss of topsoil?**

29 **Less Than Significant Impact**—The proposed project site is more than one acre in area;
30 therefore, the Lahontan RWQCB and the AOC will require the AOC’s contractor to
31 comply with General Permit for Discharges of Storm Water Associated with
32 Construction Activity. The permitting process requires the contractor to develop and

1 implement a SWPPP. Although the AOC’s contractor will clear, excavate, stockpile, and
2 grade soil, the site’s relatively flat terrain and the contractor’s compliance with the
3 SWPPP will ensure that the potential for substantial soil erosion is low. Therefore the
4 impact is less than significant.

5 **Mitigation Measures:** No mitigation measures are required.

6 **4.06.3 Will the project be located on a geologic unit or soil that is unstable, or**
7 **that will become unstable as a result of the project, and potentially**
8 **result in on- or off-site landslide, lateral spreading, subsidence,**
9 **liquefaction, or collapse?**

10 **No Impact**— As noted above, the project site has coarsely graded and heterogeneous
11 glacial till, and the project site is part of a low, relatively flat knoll. Since the proposed
12 project site is not within a potential liquefaction zone or on a geologic unit or soil that is
13 unstable, the project will prepare a geotechnical report, and the project design will
14 incorporate geotechnical recommendations, there is very minor potential of landslide,
15 lateral spreading, subsidence, liquefaction, or soil collapse. Therefore the impact is less
16 than significant.

17 **Mitigation Measures:** No mitigation measures are required.

18 **4.06.4 Will the project be located on expansive soil, as defined in Table 18-1-B**
19 **of the California Building Code (2001), creating substantial risks to life**
20 **or property?**

21 **No Impact**—As noted above, the project site has coarsely graded and heterogeneous
22 glacial till and, and the project site is flat, it is unlikely that the site’s soils will expand
23 due to high moisture levels. Since the project will prepare a geotechnical report and the
24 project design will incorporate geotechnical recommendations, there is very minor
25 potential of risk due to expansive soils. The AOC concludes that the impact is less than
26 significant.

27 **Mitigation Measures:** No mitigation measures are required.

28 **4.06.5 Will the project have soils incapable of adequately supporting the use of**
29 **septic tanks or alternative wastewater disposal systems where sewers**
30 **are not available for the disposal of wastewater?**

31 **No Impact**—Sanitary sewer service is available along College Parkway from the
32 Mammoth Community Water District. No further analysis is required.

1 **Mitigation Measures:** No mitigation measures are required.

2 **4.07 Hazards And Hazardous Materials**

3 The site is undeveloped. CCCC has developed portions of its campus, and the Mammoth
4 Ski Museum is near the project site. Extensive chaparral, scrub, and forest areas occur in
5 the project's vicinity.

6 The project's ESA reviewed and evaluated existing environmental data, made site
7 observations, and reviewed historical and agency records. The ESA identified no
8 recognized environmental conditions.

9 The Town's FEIR states that the Town's proximity to National Forest lands and the large
10 areas of urban interface with forest vegetation increase the Town's susceptibility to
11 wildland fire. The FEIR noted that the California Department of Forestry (CDF) has
12 concluded that the Town's Planning Area has a very high fire potential, while other CDF
13 data indicates that the Town's fire threat is moderate to high.¹³ The Town's FEIR
14 concluded that additional development in the Town's Planning Area will increase the
15 number and variety of potential ignition sources for wildland fires including illegal or
16 inappropriate burning, fires started by recreational vehicles, improper disposal of
17 cigarettes, barbecues, and other sources. The FEIR concluded that the potential impact
18 associated with this exposure was significant, and adopted site-specific mitigation
19 measures that included:

- 20 • Requiring all new construction to comply with minimum wildland fire safety
21 standards (including emergency access, signing and building numbering,
22 private water supply reserves for fire use, and vegetation modification);
- 23 • Regular Fire District inspections and voluntary residential inspections;
- 24 • Requiring adequate structural fire protection; and
- 25 • Promotion of the creation and maintenance of natural and artificially
26 constructed firebreaks between development and open space areas through the
27 use of fire resistive landscaping, weed abatement, and other methods.

¹³ Fire Threat map, available at http://frap.cdf.ca.gov/webdata/maps/statewide/ftthreat_map.pdf. Accessed on July 17, 2007.

1 **4.07.1 Will the project create a significant hazard to the public or the**
2 **environment through routine transport, use, or disposal of hazardous**
3 **materials?**

4 **No Impact**—The project proposes the construction and operation of a new courthouse
5 facility that will not require the routine transport, use, or disposal of hazardous materials.
6 The use of potentially hazardous materials will be limited to small amounts of commonly
7 available, routinely used cleaning products and infrequent applications of pesticides and
8 herbicides to landscaped areas. Use of these materials will be similar to maintenance
9 operations at typical office facilities. Therefore, there is no impact.

10 **Mitigation Measures:** No mitigation measures are required.

11 **4.07.2 Will the project create a significant hazard to the public or the**
12 **environment through reasonably foreseeable upset and accident**
13 **conditions involving the release of hazardous materials into the**
14 **environment?**

15 **No Impact**—As explained in Section 4.07.01, the project does not involve the transport,
16 use, or disposal of hazardous materials. The use of materials will be limited to small
17 amounts of commonly available, routinely used cleaning products and infrequent
18 applications of pesticides and herbicides to landscaped areas. Use of these materials will
19 be similar to maintenance operations at typical office facilities. Therefore, the project has
20 no impact.

21 **Mitigation Measures:** No mitigation measures are required.

22 **4.07.3 Will the project emit hazardous emissions or handle hazardous or**
23 **acutely hazardous materials, substances, or waste within one-quarter**
24 **mile of an existing or proposed school?**

25 **No Impact**—As stated in Response 4.07.01, the construction and operation of the new
26 courthouse facility will not involve the use, storage, transport, or disposal of hazardous
27 materials other than commonly available, routinely used maintenance products. Use of
28 these materials will be similar to maintenance operations at typical office facilities.
29 Therefore, there will be no impacts related to hazardous materials, substances, or waste.

30 **Mitigation Measures:** No mitigation measures are required.

31 **4.07.4 Will the project be located on a site that is included on a list of**
32 **hazardous materials sites compiled pursuant to Government Code**

1 **Section 65962.5 and, as a result, will it create a significant hazard to the**
2 **public or the environment?**

3 **No Impact**—The project site is not on a list of hazardous materials sites. Therefore, the
4 construction or operation of the proposed courthouse facility will not create any impact
5 related to hazardous sites.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.07.5 For a project located within an airport land-use plan or, where such a**
8 **plan has not been adopted, within 2 miles of a public airport or public**
9 **use airport, Will the project result in a safety hazard for people residing**
10 **or working in the project area?**

11 **No Impact**—The project site is not located within an airport land-use plan area or within
12 two miles of an airport. Therefore, the project will not create an airport-related safety
13 hazard.

14 **Mitigation Measures:** No mitigation measures are required.

15 **4.07.6. For a project within the vicinity of a private airstrip, Will the project**
16 **result in a safety hazard for people residing or working in the project**
17 **area?**

18 **No Impact**—The project site is not in the vicinity of a private airstrip. Therefore, the
19 project will have no impact on safety levels with respect to private airstrips.

20 **Mitigation Measures:** No mitigation measures are required.

21 **4.07.7 Will the project impair implementation of or physically interfere with**
22 **an adopted emergency response plan or emergency evacuation plan?**

23 **No Impact**—The AOC’s proposed project will not create barriers, access limits, or dead-
24 end roadways that interfere with emergency response efforts or evacuation plans.
25 Therefore, the project will have no impact.

26 **Mitigation Measures:** No mitigation measures are required.

1 **4.07.8 Will the project expose people or structures to a significant risk of loss,**
2 **injury, or death involving wildland fires, including where wildlands**
3 **are adjacent to urbanized areas or where residences are intermixed with**
4 **wildlands?**

5 **Potentially Significant Impact**—The AOC recognizes that the risk of wildland fires in
6 the area is significant, and the project increases the exposure of people and structures to
7 wildland fires. The AOC concludes that the impacts related to wildland fires could
8 potentially be significant.

9 **Mitigation Measures:** The following mitigation measure will reduce the courthouse’s
10 wildland fire-related hazard impacts to a level that is not significant:

- 11 • Hazards 1—The AOC’s design and construction shall conform to standards of
12 California Building Code Part 2 Chapter 6 Section 606 for Type V One-hour
13 buildings and
- 14 • Hazards 2—The AOC’s design and maintenance will include a landscaping
15 design that emphasizes a defensible space approach to slow the advance of a
16 potential wildland fire through use of fire-resistant plants and other features.

17 **4.08 Hydrology And Water Quality**

18 **Environmental Setting**

19 The site has no watercourse or water body. As noted in Section 4.06, the site’s soils are
20 Martis sandy loam, and it has moderate infiltration rates, is well-drained, and the depth to
21 water table is more than six feet. The site is not in the 100-Year FEMA flood zone.

22 The California Water Resources Control Board, through the Lahontan RWQCB,
23 regulates waste discharges into waters of the State through the NPDES permit system. As
24 noted in section 2.5, the AOC’s construction contractor cannot begin construction until
25 the Lahontan RWQCB has approved the contractor’s National Pollutant Discharge
26 Elimination permit application (including the contractor’s SWPPP).

27 **4.08.01 Will the project violate any water quality standards or waste discharge**
28 **requirements?**

29 **Less Than Significant Impact**—During construction, the AOC’s contractor will clear
30 the site, excavate and stockpile soil, and grade the site. Site preparation and excavation
31 may expose loose soil to potential erosion, which could potentially move offsite. Since

1 the proposed site is larger than one acre, the contractor must prepare a SWPPP to identify
2 sources of sediments and pollution that could potentially affect storm water quality. The
3 SWPPP will also identify storm water prevention measures to reduce pollution, and the
4 contractor must implement and maintain the SWPPP measures. Therefore, the AOC
5 expects potential water quality and waste discharge impacts from the proposed project to
6 be less than significant.

7 **Mitigation Measures:** No mitigation measures are required.

8 **4.08.02 Will the project substantially deplete groundwater supplies or interfere**
9 **substantially with groundwater recharge such that there would be a net**
10 **deficit in aquifer volume or a lowering of the local groundwater table**
11 **level (e.g., the production rate of pre-existing nearby wells would drop**
12 **to a level that would not support existing land uses or planned uses for**
13 **which permits have been granted)?**

14 **Less Than Significant Impact**—The proposed project site replaces the existing leased
15 courtroom space, and it will create a very minor increase in water use. The site’s
16 approximately two acres currently provide groundwater recharge, but this recharge area is
17 very minor compared to the surrounding valley’s area. Therefore, the project’s potential
18 groundwater impacts are less than significant.

19 **Mitigation Measures:** No mitigation measures are required.

20 **4.08.03 Will the project substantially alter the existing drainage pattern of the**
21 **site or area, including through the alteration of the course of a stream or**
22 **river, in a manner that will result in substantial erosion or siltation on-**
23 **site or off-site?**

24 **Less Than Significant Impact**— There are no streams or rivers on the site or adjacent to
25 the proposed project site. The proposed project will not alter existing drainage patterns at
26 the site.

27 The project covers approximately two acres, and the AOC’s project will include
28 requirements that the contractor will prepare a SWPPP and provide measures to minimize
29 runoff concerns, erosion, siltation, and water quality impacts (see Section 2.3). The
30 project will include measures to prevent substantial erosion or siltation, the AOC
31 concludes that the project’s impacts on erosion and siltation will be less than significant.

32 **Mitigation Measures:** No mitigation measures are required.

1 **4.08.04 Will the project substantially alter the existing drainage pattern of the**
2 **site or area, including through the alteration of the course of a stream or**
3 **river, or substantially increase the rate or amount of surface runoff in a**
4 **manner that will result in flooding on-site or off-site?**

5 **Less Than Significant Impact**—As explained in Section 4.08.3, there are no streams or
6 rivers on or within the vicinity of the proposed project site. The project covers
7 approximately two acres, and the AOC’s project will include requirements that the
8 contractor will prepare a SWPPP and provide measures to minimize runoff concerns,
9 erosion, siltation, and water quality impacts (see Section 2.3). Since the project will
10 construct some impervious areas, the project will increase runoff. However, since the
11 total site is only two acres and the project’s impervious area will cover approximately one
12 acre, the project’s runoff will not be a substantial increase in runoff. Since the project site
13 is small and the project will include measures to prevent substantial runoff, the AOC
14 concludes that the project’s impacts on runoff-induced flooding will be less than
15 significant

16 **Mitigation Measures:** No mitigation measures are required.

17 **4.08.05 Will the project create or contribute runoff water that will exceed the**
18 **capacity of existing or planned storm water drainage systems or provide**
19 **substantial additional sources of polluted runoff?**

20 **Less Than Significant Impact**—As stated in section 4.08.04, the proposed project does
21 not propose sufficient impervious surfaces to substantially increase the amount of runoff
22 from the site and the increased runoff will not exceed the capacity of storm water
23 drainage systems. In addition, the proposed project’s SWPPP requirements will ensure
24 that the AOC’s contractor will adopt best management practices to incorporate inlet
25 filtration devices to capture potential pollutants from the storm drain runoff and utilize
26 landscape areas for filtration of runoff. Therefore, the project’s impacts are less than
27 significant.

28 **Mitigation Measures:** No mitigation measures are required.

29 **4.08.06 Will the project otherwise substantially degrade water quality?**

30 **Less Than Significant Impact**—The AOC will require the project’s construction
31 contractor to secure the Lahontan RWQCB’s approval of a SWPPP to avoid degradation
32 of water quality; in addition, the AOC will require inspection, monitoring, and
33 maintenance of the SWPPP’s best management provisions in the contractor’s bid
34 package. Therefore, the project’s impacts are less than significant.

35 **Mitigation Measures:** No further mitigation measures are required.

1 **4.08.07 Will the project place housing within a 100-year flood hazard area as**
2 **mapped on a federal Flood Hazard Boundary or Flood Insurance Rate**
3 **Map or other flood hazard delineation map?**

4 **No Impact**—The proposed project does not include housing. Therefore, the project has
5 no impact.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.08.08 Will the project place within a 100-year flood hazard area structures**
8 **that will impede or redirect flood flows?**

9 **No Impact**—As discussed above, the site is not within a designated flood zone.
10 Therefore, the proposed project has no impact.

11 **Mitigation Measures:** No mitigation measures are required.

12 **4.08.09 Will the project expose people or structures to a significant risk**
13 **involving flooding, including flooding as a result of the failure of a**
14 **levee or dam?**

15 **No Impact**—As previously discussed, the proposed project is not within a designated
16 flood area and is not downstream from a dam or levee; therefore, the project will not
17 expose people or structures to significant risks related to the failure of a dam or levee.
18 Therefore, the project has no impact.

19 **Mitigation Measures:** No mitigation measures are required.

20 **4.08.10 Will the project expose people or structures to a significant risk**
21 **involving inundation by seiche, tsunami, or mudflow?**

22 **No Impact**—As stated in section 4.07, there is no water body near the project site;
23 therefore, there is no risk of seiche or tsunami. Since the project site is relatively flat and
24 distant from slopes, there is no risk of mudflows. Therefore, the project has no impact.

25 **Mitigation Measures:** No mitigation is required.

1 **4.09 Land Use And Planning**

2 **4.09.1 Will the project physically divide an established community?**

3 **No Impact**— The project site is only two acres and is consistent with the Town’s
4 General Plan, and the project will not physically divide the community. Therefore, the
5 project has no impact.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.09.2 Will the project conflict with any applicable land use plan, policy, or**
8 **regulation of an agency with jurisdiction over the project (including,**
9 **but not limited to the general plan, specific plan, local coastal program,**
10 **or zoning ordinance) adopted for the purpose of avoiding or mitigating**
11 **an environmental effect?**

12 **No Impact**— The proposed project is consistent with the General Plan Designation for
13 the site. Therefore, the project has no impact.

14 **Mitigation Measures:** No mitigation measures are required.

15 **4.09.3 Will the project conflict with any applicable habitat conservation plan or**
16 **natural community conservation plan?**

17 **No Impact**—There is no applicable habitat conservation plan or natural community
18 conservation plan that includes the project site. Therefore, the project has no impact.

19 **Mitigation Measures:** No mitigation measures are required.

20 **4.10 Mineral Resources**

21 **4.10.1 Result in the loss of availability of a known mineral resource that would**
22 **be of value to the region and the residents of the state?**

23 **No Impact**—There are no mineral resources of regional value at the project site.
24 Therefore, the project has no impact.

25 **Mitigation Measures:** No mitigation measures are required.

1 **4.010.2 Result in the loss of availability of a locally important mineral resource**
2 **recovery site delineated on a local general plan, specific plan, or other**
3 **land-use plan?**

4 **No Impact**—The site is not a delineated mineral resource recovery site. Therefore, the
5 project has no impact.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.11 Noise**

8 **Environmental Setting**

9 The project site is approximately 500 feet from residences on Sierra Park Rd. and 400
10 feet from the Inyo National Forest’s New Shady Rest Campground. In addition, the
11 building will be approximately 200 feet from the nearest commercial building.

12 The Town’s FEIR states that the Town has established maximum exterior noise levels for
13 land use zones. For multiple dwelling residential areas, the 7 AM to 10 PM maximum
14 exterior noise levels are 60 dBA L_{50} .¹⁴ The FEIR states that vehicular traffic is the
15 Town’s major long-term noise source, and the FEIR’s Table 4.8-6 lists 2005 traffic noise
16 levels on State Route 203 between Meridian Blvd. and Sierra Park Rd. as 59 dB L_{dn} ¹⁵ at
17 100 feet. The table includes a future (2024) projection that noise levels on Meridian
18 Boulevard east of Minaret St. will be 63 dB L_{dn} at 100 feet.

19 For construction noise in multiple dwelling residential areas, the Town’s daily (except
20 Sundays and legal holidays) noise limit for 7 AM to 8 PM is 75 dBA L_{50} for mobile
21 equipment and 60 dBA L_{eq} ¹⁶ for stationary equipment. Table 5 lists typical noise
22 emission levels of various types of construction equipment.

14 L_{50} = the noise level exceeded 50% of the time during a sample interval

15 L_{dn} =day-night noise level—the 24-hour equivalent noise level (L_{eq} [See following footnote for a definition of L_{eq}]) with an added 10 dBA “penalty” for the noise-sensitive hours between 10 PM and 7 AM. The L_{dn} ’s “penalty” is a factor added to account for the effect of potential disruption of normal sleep hours.

16 L_{eq} = equivalent noise level; the average noise level—the sound level containing the same total energy as a time-varying signal over a given sample period. L_{eq} is typically computed over 1-, 8-, and 24-hour sample periods.

1 **4.11.1 Will the project result in generation of noise levels in excess of**
2 **standards established in the local general plan or noise ordinance, or**
3 **applicable standards of other agencies?**

4 **Less Than Significant Impact**—The courthouse will generate some noise from heating,
5 ventilating, air conditioning mechanical equipment. Since the mechanical equipment will
6 be typical for office buildings, the AOC does not expect the equipment’s noise generation
7 to exceed 50 dBA at a distance of 100 feet. The completed courthouse will be
8 approximately 400 feet from the adjacent campground and 500 feet from the nearest
9 residence building. Therefore, the building’s mechanical equipment will have a less than
10 significant noise effect.

11 After completion of the courthouse, vehicles of the court’s staff and vehicles of court
12 visitors will cause a very minor change to State Route 203 traffic. The increased traffic
13 will primarily be passenger vehicles that do not generate as much noise as large transport
14 trucks. Also, these vehicles will likely travel to the site and from the site during limited
15 times of the day. Most of the new arriving vehicles will come during the peak morning
16 traffic hour, and these vehicles will leave gradually throughout the late morning and
17 afternoon. Since the court’s traffic will be a very minor change to the highway traffic, the
18 AOC concludes that the project’s traffic-related noise will be a less than significant
19 effect.

20 **Mitigation Measures:** No mitigation measures are required.

21 **4.11.2 Will the project result in a substantial permanent increase in ambient**
22 **noise levels in the project vicinity above levels existing without the**
23 **project?**

- 24 • **Less Than Significant Impact**—As explained in Section 4.11.1, the AOC does
25 not expect the building’s mechanical equipment to generate substantial noise.
26 Therefore, the project’s mechanical sound will therefore not produce a
27 substantial increase in ambient noise levels. As also explained in Section
28 4.11.1, the AOC does not expect the project’s traffic to generate substantial
29 traffic or traffic-related noise. Therefore, the AOC believes the project’s traffic-
30 related noise impacts on traffic-related ambient noise levels will be less than
31 significant.

32 **Mitigation Measures:** No mitigation measures are required.

Equipment	Typical Noise Level (dBA)*		
	50 ft from Source	100 ft from Source ¹⁸	200 ft from Source
Air Compressor	81	75	69
Backhoe	80	74	68
Compactor	82	76	70
Concrete Mixer	85	79	73
Concrete Pump	82	76	70
Concrete Vibrator	76	70	64
Crane (Mobile)	83	77	71
Dozer	85	79	73
Generator	81	75	69
Grader	85	79	73
Loader	85	79	73
Paver	89	83	77
Scraper	89	83	77
Shovel	82	76	70
Truck	88	82	76

1 **4.11.3 Will the project result in a substantial temporary or periodic increase in**
2 **ambient noise levels in the project vicinity above levels existing**
3 **without the project?**

4 **Potentially Significant Impact**— During construction, workers’ operation of
5 construction equipment will generate noise. While the noise contribution from worker
6 vehicles will be temporary and small, the noise from construction equipment may be
7 appreciable for short periods of time. The operation of construction equipment can result
8 in maximum short-term noise levels ranging from 80 dB to 95 dB (see Table 5).
9 However, since the proposed project includes measures to control noise (see Section 2.3),
10 the project site is approximately 400 feet from the nearest sensitive receptor location
11 (campgrounds east of the project site), construction operations will disturb only
12 approximately two acres (and therefore will not require large amounts of noise-
13 generating ground-clearing equipment or large excavations), and the construction ground-
14 clearing and grading disturbance activities will occur for less than two or three weeks.
15 Therefore, the AOC considers the construction-related noise increase to be a less than
16 significant effect.

¹⁷ Source: U.S. Department of Interior, Federal Highway Administration. 2006. FHWA Highway Construction Noise Handbook. Available at: <http://www.fhwa.dot.gov/environment/noise/handbook/index.htm>. Accessed on July 19, 2007.

¹⁸ Data for 100 feet from source is based on inverse-square law’s predicted attenuation of 6 dBA per doubling of distance. For example, data for 100-feet from source = 50-foot from source data minus 6 dBA. Likewise, data for 200-feet from source = 100-foot from source data minus 6 dBA.

1 **Mitigation Measures:** The following mitigation measures will reduce construction noise
2 impacts to less than significant levels:

- 3 • NOISE 1—Limit generation of loud noises to normal business hours between
4 7 AM and 6 PM,
- 5 • NOISE 2—Locate staging area and stationary equipment as far as possible
6 from sensitive receptors (such as the new CCCC residence buildings and
7 residences of the Trails subdivision), and
- 8 • NOISE 3—Ensure that combustion-powered equipment is equipped with
9 mufflers and that the construction contractor properly maintains and operates
10 all construction equipment.

11 **4.11.4 Will the project result in generation of excessive ground-borne vibration**
12 **or ground-borne noise levels?**

13 **Less Than Significant Impact**—During construction, heavy construction equipment
14 may generate ground-borne vibration and noise during grading and construction of the
15 courthouse. However, the building is only one story tall with approximately 20,000
16 square foot of space, and it will therefore not require an extensive foundation. In addition,
17 the project site is approximately 400 feet from the nearest sensitive receptor (the adjacent
18 campground), and the ground-borne vibration will occur for only a limited duration of
19 time—probably two or three weeks. Therefore, the construction-related vibration levels
20 will cause a less than significant impact.

21 **Mitigation Measures:** No mitigation measures are required.

22 **4.12 Population And Housing**

23 **4.12.1 Will the project induce substantial population growth in an area, either**
24 **directly (for example, by proposing new homes and businesses) or**
25 **indirectly (for example, through extension of roads or other**
26 **infrastructure)?**

27 **No Impact**—The project proposes to construct a new courthouse on an approximately
28 two-acre site. The proposed project will not induce substantial population growth or
29 result in a significant increase in employment. Therefore, the project will have no impact.

30 **Mitigation Measures:** No mitigation measures are required.

1 **4.12.2 Will the project displace substantial numbers of existing housing,**
2 **necessitating the construction of replacement housing elsewhere?**

3 **No Impact**—The proposed project involves construction of a replacement courthouse
4 and will not displace any existing housing. Therefore, the project will have no impact on
5 existing housing.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.12.3 Will the project displace substantial numbers of people, necessitating**
8 **the construction of replacement housing elsewhere?**

9 **No Impact**— The proposed project involves construction of a replacement courthouse
10 and will not displace any people. Therefore, the project will have no impact on
11 replacement housing.

12 **Mitigation Measures:** No mitigation measures are required.

13

14 **4.13 Public Services**

15 **4.13.1. Will the project result in substantial adverse physical impacts**
16 **associated with the provision of new or physically altered governmental**
17 **facilities, need for new or physically altered governmental facilities, the**
18 **construction of which could cause significant environmental impacts, in**
19 **order to maintain acceptable service ratios, response times, or other**
20 **performance objectives for fire protection?**

21 **No Impact**—The proposed project will construct and operate a new courthouse facility to
22 replace a leased facility. Residential development is not a part of the project. Therefore,
23 the project will not create a substantially greater need for fire protection than already
24 exists, and the project will have no impact on fire protection and emergency services.

25 **Mitigation Measures:** No mitigation measures are required.

26 **4.13.2 Will the project result in substantial adverse physical impacts associated**
27 **with the provision of new or physically altered governmental facilities,**
28 **need for new or physically altered governmental facilities, the**
29 **construction of which could cause significant environmental impacts, in**

1 **order to maintain acceptable service ratios, response times, or other**
2 **performance objectives for police protection?**

3 **Less Than Significant Impact**— The proposed project will construct and operate a new
4 courthouse facility to replace a leased facility. Residential development is not a part of
5 the project. Therefore, the project will not create a substantially greater need for police
6 protection than already exists, and the project will have no impact on police services.
7 Therefore, the AOC concludes that project will have a less than significant impact with
8 on police services.

9 **Mitigation Measures:** No mitigation measures are required.

10 **4.13.3 Will the project result in substantial adverse physical impacts associated**
11 **with the provision of new or physically altered governmental facilities,**
12 **need for new or physically altered governmental facilities, the**
13 **construction of which could cause significant environmental impacts, in**
14 **order to maintain acceptable service ratios or other performance**
15 **objectives for schools?**

16 **No Impact**—The proposed project will construct and operate a new courthouse facility.
17 Residential development is not a part of the project. Therefore, the project will not create
18 a substantially greater need for schools than already exists.

19 **Mitigation Measures:** No mitigation measures are required.

20 **4.13.4 Will the project result in substantial adverse physical impacts associated**
21 **with the provision of new or physically altered governmental facilities,**
22 **need for new or physically altered governmental facilities, the**
23 **construction of which could cause significant environmental impacts, in**
24 **order to maintain acceptable service ratios, response times or other**
25 **performance objectives for parks?**

26 **No Impact**—The proposed project does not involve residential development and will not
27 cause an increase in residential housing and the need for related additional parks in the
28 surrounding area. Therefore, the project will have no impact.

29 **Mitigation Measures:** No mitigation measures are required.

30 **4.13.5 Will the project result in substantial adverse physical impacts associated**
31 **with the provision of new or physically altered governmental facilities,**
32 **need for new or physically altered governmental facilities, the**
33 **construction of which could cause significant environmental impacts, in**

1 **order to maintain acceptable service ratios, response times or other**
2 **performance objectives for other public facilities?**

3 **No Impact**— The proposed project does not involve residential development, and it will
4 not cause an increase in residential housing and the need for related additional public
5 facilities. Therefore, the project will have no impact.

6 **Mitigation Measures:** No mitigation measures are required.

7 **4.14 Recreation**

8 **4.14.1 Will the project increase the use of existing neighborhood and regional**
9 **parks or other recreational facilities such that substantial physical**
10 **deterioration of the facility would occur or be accelerated?**

11 **No Impact**—The proposed project does not involve residential development, and it will
12 not cause an increase in residential housing or an increase in the use of neighborhood and
13 regional parks or other recreational facilities. Therefore, the project will have no impact.

14 **Mitigation Measures:** No mitigation measures are required.

15 **4.14.2 Will the project include recreational facilities or require the construction**
16 **or expansion of recreational facilities that might have an adverse**
17 **physical effect on the environment?**

18 **No Impact**—The proposed project does not involve residential development or
19 recreational facilities, and it will not require related construction or expansion or cause an
20 increase in residential housing or an increase in the use of neighborhood and regional
21 parks or other recreational facilities. Therefore, the project will have no impact.

22 **Mitigation Measures:** No mitigation measures are required.

23 **4.15 Transportation/Traffic**

24 **Environmental Setting**

25 The proposed new two-courtroom courthouse will replace the current leased two-
26 courtroom courthouse that is located approximately 0.5 miles northeast of the project site

1 (see Figure 2). The AOC does not expect the proposed new courthouse to have
2 substantially more visitor and staff traffic trips than the existing courthouse's trips, but
3 the AOC recognizes that the proposed courthouse will redirect traffic from the current
4 courthouse location near the Meridian Boulevard/Old Mammoth Road intersection to the
5 State Route 203 (Main St.)/Sierra Park Rd. area.

6 State Route 203 (Main St.) runs along the north side of the proposed courthouse site, and
7 the site's western edge is along Sierra Park Rd. The Town's FEIR states that the Town
8 classifies State Route 203 (Main St.) as an arterial street and Sierra Park Rd. as a
9 collector street. At the project site, State Route 203 has two lanes in each direction and a
10 center turn lane, the MCC's parking lot access connects to State Route 203's eastbound
11 lanes.

12 The Superior Court's Mammoth Lakes court proceeding's calendar is variable, but the
13 Superior Court opens at 8:30 AM. The court's Mammoth Lakes weekly calendar includes
14 days with no court proceedings before 9:30 AM, days with no scheduled court proceeds
15 starting after 1:30 PM, and days with no schedule court proceedings. Therefore, the AOC
16 believes that daily visitor trips to the courthouse will be variable, many days will have
17 few visitor trips to the courthouse, and the proposed courthouse will also have a variable
18 pattern of visitor trips with many days of few visitor trips to the new courthouse. The
19 AOC estimates that up to sixty persons may visit the court during the 8:30 AM to 10:00
20 AM period during busy days, but the typical number of visitors is much lower.

21 For the State's Superior Courts, the AOC understands that the highest visitor numbers
22 occur during the first hours of the morning after a court opens. Visitor numbers decline
23 throughout the morning as courts conclude proceedings, courts release jurors, and visitors
24 conclude their business; therefore, pre-noon hour visitor counts are substantially below
25 opening hour's visitor counts. Likewise, post-noon hour visitor counts are substantially
26 higher than late afternoon visitor counts, and almost all courthouse visitors have departed
27 by 4:30 PM. Opening hour's visitor counts are higher than post-noon hour visitor counts.
28 Therefore, for this Initial Study, the AOC's traffic analysis will focus on the morning
29 "rush-hour" traffic, briefly consider noon-hour traffic, and not consider the evening
30 "rush-hour" traffic.

31 The AOC understands that approximately 25 per cent of the visitor and staff trips to the
32 Superior Court originate from non-Town locations.¹⁹ Drivers from these non-Town
33 locations traveling to the current courthouse location presumably turn from State Route
34 203 onto Meridian Blvd. and then turn left on to southbound Old Mammoth Road to
35 reach the courthouse. The AOC estimates that approximately 30 percent of courthouse
36 users reach the courthouse from northbound Old Mammoth Road, 20 percent of
37 courthouse users reach the courthouse by taking eastbound Meridian Blvd. and making a
38 right turn onto Old Mammoth Rd. to enter the current courthouse's parking lot, 20

¹⁹ Personal communication, Bob Dennis, Court Executive Officer, Superior Court of California, County of Mono to Jerry Ripperda, Environmental Analyst, Administrative Office of the Courts. October, 2006

1 percent of courthouse users reach the courthouse by taking southbound Old Mammoth
2 Rd. and proceeding through the Old Mammoth Rd./Meridian Blvd. intersection, and
3 approximately 5 percent of courthouse users reach the courthouse via other routes.

4 The Town's FEIR discussion of traffic issues emphasizes that the Town's primary traffic
5 concerns are related to weekend traffic congestion and capacity, but the FEIR notes that
6 the Town's Meridian Boulevard/Sierra Park Drive intersection and Meridian
7 Boulevard/Old Mammoth Road intersection have weekday traffic concerns due to
8 congested traffic around Mammoth Elementary School, Mammoth Middle School,
9 Mammoth High School, and Mammoth Hospital. Traffic signals control the Meridian
10 Boulevard/Old Mammoth Road intersection; the intersection has two lanes (one lane is
11 left turn-only) for Old Mammoth Rd. and two lanes plus a center turn lane for Meridian
12 Blvd. The State Route 203 (Main St.)/Sierra Park Rd. intersection's traffic controls
13 consist of stop signs on Sierra Park Rd; State Route 203 has two lanes in each direction
14 plus a center turn lane, while Sierra Park Rd. has only one lane in each direction.

15 The FEIR²⁰ notes that the Town's Capital Improvement program includes the future
16 construction of a signal or roundabout at the Meridian Boulevard/Sierra Park Road
17 intersection to provide adequate traffic operations at the intersection during weekday
18 peak hours.

19 AOC staff evaluated traffic congestion at the Meridian Boulevard /Sierra Park Road
20 intersection (see Tables 5, 6, 7, and 8). There was some traffic congestion at the
21 intersection during the 7:30 AM to 8:00 AM period, but AOC staff observed queue
22 lengths of only two or three cars in the lanes of eastbound Meridian Blvd., westbound
23 Meridian Blvd. and southbound Sierra Park Rd. Vehicles generally moved through the
24 intersection in less than twenty seconds when no pedestrians or bicyclists were present in
25 the crosswalks. Vehicle movement through the intersection slowed greatly when
26 pedestrians or bicyclists passed through the intersection's crosswalks. As shown in Table
27 6, the intersection's vehicle and pedestrian traffic declined substantially after 8:00 AM.
28 By 8:10, there were essentially no vehicle delays at the intersection.

29

30

31

32

33

²⁰ Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005 General Plan Update, Volume 2 (SCH 2003042155). Available at <http://www.ci.mammoth-lakes.ca.us/General%20Plan/GP%20FEIR/index.htm>. Accessed on June 11, 2007.

Table 5. AM Traffic Counts at Meridian Blvd./Sierra Park Rd.

Time Period	EB Meridian			Southbound Sierra Park Rd.			WB Meridian			Northbound Sierra Park Rd.			TOTAL
	LT	Thr	RT	RT	Thr	LT	RT	Thr	LT	RT	Thr	LT	
07:00-07:05	1	10	1	0	0	2	2	9	0	0	0	0	25
07:05-07:10	2	3	1	1	0	2	2	10	1	0	0	0	22
07:10-07:15	9	10	1	1	0	2	3	11	2	0	0	0	39
07:15-07:20	10	17	1	6	2	6	3	12	0	0	1	0	58
07:20-07:25	6	23	0	2	1	7	6	20	0	0	0	0	65
07:25-07:30	7	28	5	4	0	16	9	17	0	0	0	0	86
07:30-07:35	13	30	1	1	4	11	13	24	0	0	0	0	97
07:35-07:40	10	15	2	0	4	12	5	22	1	0	0	2	73
07:40-07:45	8	35	3	2	1	12	8	29	1	2	0	7	108
07:45-07:50	2	25	5	0	0	9	5	16	1	0	0	0	63
07:50-07:55	6	35	3	3	0	13	3	28	1	0	0	2	94
07:55-08:00	3	27	4	3	0	6	11	36	2	0	0	1	93
08:00-08:05	9	13	1	8	0	2	15	31	2	0	3	1	85
08:05-08:10	0	4	1	2	0	1	6	9	0	0	1	1	25
08:10-08:15	1	12	0	2	2	1	6	14	1	0	0	1	40
08:15-08:20	6	14	1	2	1	1	2	13	1	0	0	0	41
08:20-08:25	2	12	0	2	1	3	0	17	2	0	0	1	10
08:25-08:30	2	15	0	1	0	2	1	10	0	0	0	0	31
08:30-08:35	3	16	0	0	0	1	4	11	1	0	0	0	36
08:35-08:40	6	6	0	4	0	1	3	13	0	0	0	1	34
08:40-08:45	2	5	0	1	0	2	1	8	0	0	0	0	19
08:45-08:50	3	9	0	0	0	2	4	8	0	0	0	0	26
08:50-08:55	6	15	0	1	1	0	3	12	0	0	0	0	38
08:55-09:00	5	8	0	1	0	3	1	15	0	0	0	0	33
SUBTOTALS													
07:00-07:15	12	23	3	2	0	6	7	30	3	0	0	0	86
07:15-07:30	23	68	6	12	3	29	18	49	0	0	1	0	209
07:30-07:45	31	80	6	3	9	35	26	75	2	2	0	9	278
07:45-08:00	11	87	12	6	0	28	19	80	4	0	0	3	250
08:00-08:15	10	29	2	12	2	4	27	54	3	0	4	3	150
08:15-08:30	10	41	1	5	2	6	3	40	3	0	0	1	112
08:30-08:45	11	27	0	5	0	4	8	32	1	0	0	1	89
08:45-09:00	14	32	0	2	1	5	8	35	0	0	0	0	97
TOTAL	122	387	30	47	17	117	116	395	16	2	5	17	
		539			181			527				24	

**Table 6. Sept. 18, 2007 AM Counts of Pedestrians + Bicyclists
at Meridian Blvd./Sierra Park Rd.**

Time Period	Crossings of Sierra Park Rd.		Crossings of Meridian Blvd.		Total
	North Crossing	South Crossing	West Crossing	East Crossing	
07:00-07:05	0	0	0	0	0
07:05-07:10	1	0	0	1	2
07:10-07:15	3	0	2	0	5
07:15-07:20	1	0	3	0	4
07:20-07:25	0	5	0	5	10
07:25-07:30	0	10	0	11	11
07:30-07:35	2	3	0	10	15
07:35-07:40	0	0	1	11	12
07:40-07:45	0	0	0	0	0
07:45-07:50	0	0	1	0	1
07:50-07:55	0	0	0	0	0
07:55-08:00	0	0	0	0	0
08:00-08:05	1	0	0	0	1
08:05-08:10	0	0	0	0	0
08:10-08:15	0	0	0	1	1
08:15-08:20	0	0	0	0	0
08:20-08:25	0	0	0	0	0
08:25-08:30	0	0	0	2	2
08:30-08:35	0	0	0	1	1
08:35-08:40	0	0	0	0	0
08:40-08:45	0	0	0	0	0
08:45-08:50	0	0	0	0	0
08:50-08:55	0	0	0	0	0
08:55-09:00	0	0	0	0	0
SUBTOTALS					
07:00-07:15	4	0	2	1	7
07:15-07:30	1	0	8	16	25
07:30-07:45	2	0	4	21	27
07:45-08:00	0	0	1	0	1
08:00-08:15	1	0	0	1	1
08:15-08:30	0	0	0	2	2
08:30-08:45	0	0	0	1	1
08:45-09:00	0	0	0	0	0
TOTAL	8	0	15	42	65

2 Tables 9 and 10 show mid-day traffic counts at the Meridian Blvd./Sierra Park Rd.
3 intersection. There was substantial pedestrian traffic through the intersection during the
4 12:30 to 12:35 time period, and the pedestrian traffic again slowed vehicle movement
5 through the intersection. Since pedestrian traffic was very low after 12:35 and vehicle
6 traffic was relatively low during the mid-day counting period, there were essentially no
7 mid-day traffic delays at the intersection.

Table 7. Mid-Day Traffic Counts at Meridian Blvd./Sierra Park Rd.

Time Period	EB Meridian			Southbound Sierra Park Rd.			WB Meridian			Northbound Sierra Park Rd.			TOTAL
	LT	Thr	RT	RT	Thr	LT	RT	Thr	LT	RT	Thr	LT	
12:30-12:35	5	11	1	7	1	1	2	13	0	0	1	2	44
12:35-12:40	3	13	2	3	1	2	1	13	0	1	0	1	40
12:40-12:45	9	17	0	7	0	2	1	15	1	0	0	1	53
12:45-12:50	0	13	2	1	0	5	0	10	2	0	0	0	33
12:50-12:55	5	14	1	3	1	5	2	23	0	1	0	0	55
12:55-13:00	4	16	0	5	0	0	2	12	0	0	1	0	40
13:00-13:05	5	15	0	4	0	1	3	10	0	0	0	1	39
13:05-13:10	4	13	2	4	0	3	3	9	0	0	1	1	40
13:10-13:15	5	15	0	4	0	3	2	7	0	0	0	1	35
13:15-13:20	4	19	2	4	0	5	1	10	1	0	1	2	49
13:20-13:25	7	18	4	5	1	3	3	13	0	0	0	1	55
13:25-13:30	6	19	2	4	1	9	2	6	0	0	0	2	51
SUBTOTALS													
12:30-12:45	17	41	3	17	2	5	4	41	1	1	1	4	137
		61			24			46			6		
12:45-08:00	9	43	3	9	1	10	4	45	2	1	1	0	128
		55			20			51			2		
13:00-13:15	14	43	2	12	0	7	8	26	0	0	1	3	116
		59			19			34			4		
13:15-13:30	17	56	8	13	2	17	6	29	1	0	1	5	155
		81			32			36			6		
TOTAL	57	183	16	51	5	39	22	141	4	2	4	12	536
		256			95			167			18		

1 **4.15.1 Will the project cause an increase in traffic that is substantial in relation**
2 **to the existing traffic load and capacity of the street system (i.e., result in**
3 **a substantial increase in either the number of vehicle trips, the volume-**
4 **to-capacity ratio on roads, or congestion at intersections)?**

5 **Less Than Significant Impact**—Since the project is changing the location of the
6 Superior Court but not increasing the courtroom capacity of the courthouse, the AOC
7 believes that the project will not increase the court’s traffic. The project will change
8 traffic patterns at the Old Mammoth Rd./Meridian Blvd. intersection and the Meridian
9 Blvd./Sierra Park Rd. intersection.

10 For the Old Mammoth Rd./Meridian Blvd. intersection, the project will divert drivers to
11 new routes. The AOC estimates the following changes in courthouse user’s routes:

- 12 1. Approximately 25 percent of courthouse users currently taking westbound
13 Meridian Blvd. Meridian Blvd. and southbound Old Mammoth Road to

- 1 reach the courthouse will remain on State Route 203 to reach the new
2 courthouse;
- 3 2. Approximately 30 percent of courthouse users taking northbound Old
4 Mammoth Rd. (and making left turns on Old Mammoth Rd. into the
5 courthouse parking lot) to the Old Mammoth Rd./Meridian Blvd.
6 intersection; the AOC presumes that approximately 75 percent of these
7 drivers will continue on Old Mammoth Rd. to State Route 203 (Main St.)
8 and then proceed eastbound on State Route 203 to the courthouse. The
9 remaining drivers will change to a route that includes eastbound Meridian
10 Blvd., northbound Sierra Park Rd., and eastbound State Route 203 to the
11 new courthouse’s driveway;
 - 12 3. Approximately 20 percent of courthouse users currently taking eastbound
13 Meridian Blvd. and southbound Old Mammoth Rd. to enter the Town and
14 the highway into the proposed courthouse. These users will continue on
15 Meridian Blvd. to the Meridian Blvd./Sierra Park Rd. intersection and take
16 northbound Sierra Park Rd., and eastbound State Route 203 to the new
17 courthouse’s driveway;
 - 18 4. Approximately 20 percent of courthouse users reach the courthouse by
19 taking southbound Old Mammoth Rd. and proceeding through the Old
20 Mammoth Rd./Meridian Blvd. intersection. These courthouse users will
21 shift to eastbound State Route 203 to reach the courthouse’s driveway; and
 - 22 5. Approximately 5 percent of courthouse users reach the courthouse via
23 other routes. The AOC presumes that half of these users will move
24 through the Meridian Blvd./Sierra Park Rd. intersection and half will
25 continue through other modified routes.

26 The AOC notes that the Town’s FEIR rates the Old Mammoth Rd./Meridian Blvd.
27 intersection as currently having a Saturday P.M. peak-hour “B” level-of-service²¹ (LOS)
28 and projecting a “D” LOS for 2024. The Town’s weekday traffic is very much lower than
29 the Town’s Saturday P.M. peak-hour traffic, and AOC staff observed smooth traffic flow
30 through the intersection during the 8:00-9:00 time period; therefore, the AOC believes
31 the morning LOS for the intersection is “A” or “B.” Since the new courthouse will not
32 increase total traffic and the courthouse will cause minor changes in traffic flow through
33 the intersection the AOC believes that the project’s traffic impacts for this intersection
34 will be less than significant.

35 As noted above, the Town has weekday traffic concerns for the Meridian
36 Boulevard/Sierra Park Drive intersection due to congested traffic around Mammoth
37 Elementary School, Mammoth Middle School, Mammoth High School, and Mammoth
38 Hospital. As noted above, AOC staff counted and observed traffic at the intersection (see
39 Tables 7 and 8) and concluded that the intersection’s traffic flow problems were related
40 to pedestrian and bicyclist movements through the intersection. The traffic flow problems

²¹ “Level-of-service” is traffic analyst’s qualitative description of intersection operation based on ratings of traffic movement and delay. An “A” rating is equivalent to freely flowing traffic through an intersection with no delays, while an “F” rating signifies a severely congested condition with extensive delays.

1 disappeared after approximately 8:05. Since the Superior Court does not open until 8:30,
 2 few court users will be driving through the intersection during the 7:30 to 8:05 time
 3 period. Therefore, the AOC concludes that the project’s traffic increase at the Meridian
 4 Blvd./Sierra Park Rd. intersection will be minor and less than significant.

5 **Mitigation Measures:** No mitigation measures are required.
 6

**Table 8. Sept. 18, 2007 AM Counts of Pedestrians + Bicyclists
 at Meridian Blvd./Sierra Park Rd.**

Time Period	Crossings of Sierra Park Rd.		Crossings of Meridian Blvd.		Total
	North Crossing	South Crossing	West Crossing	East Crossing	
12:30-12:35	7	1	1	9	18
12:35-12:40	0	1	0	0	1
12:40-12:45	1	0	0	0	1
12:45-12:50	0	0	1	0	1
12:50-12:55	0	0	0	0	0
12:55-13:00	1	0	1	1	3
13:00-13:05	3	0	0	2	5
13:05-13:10	0	0	0	0	0
13:10-13:15	1	0	0	4	5
13:15-13:20	0	0	0	0	0
13:20-13:25	1	0	0	3	4
13:25-13:30	0	0	0	0	0
SUBTOTALS					
12:30-12:45	8	2	1	9	20
12:45-13:00	1	0	2	1	4
13:00-13:15	4	0	0	6	10
13:15-13:30	1	0	0	3	4
TOTAL	14	2	3	19	38

7

8 **4.15.2 Will the project exceed, either individually or cumulatively, a level of**
 9 **service standard established by the county congestion management**
 10 **agency for designated roads or highways?**

11 **No Impact**—The Town’s FEIR does not identify congested weekday traffic areas in
 12 Mammoth Lakes. As noted in the previous analysis, the AOC believes the proposed
 13 project’s intersection impacts will be less than significant.

14 **Mitigation Measures:** No mitigation measures are required.

1 **4.15.3 Will the project substantially increase hazards due to a design feature**
2 **(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g.,**
3 **farm equipment)?**

4 **No Impact**— The AOC’s development of the project site will not have design features
5 that increases hazards. Therefore, the AOC concludes that the project will not affect
6 hazards.

7 **Mitigation Measures:** No mitigation measures are required.

8 **4.15.4 Will the project result in inadequate emergency access?**

9 **No Impact**—The AOC’s development of the project site will not have design features
10 that restrict emergency access. Therefore, the AOC concludes that the project will not
11 affect emergency access.

12 **Mitigation Measures:** No mitigation measures are required.

13 **4.15.5 Will the project result in inadequate parking capacity?**

14 **Less Than Significant Impact**—The proposed project will provide approximately sixty
15 parking spaces for public visitors. The AOC expects the project’s parking lot to be
16 sufficient for the courthouse’s needs. Therefore parking impacts will be less than
17 significant.

18 **Mitigation Measure:** No mitigation measures are required.

19 **4.15.6 Will the project conflict with adopted policies, plans, or programs**
20 **supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

21 **No Impact**—The proposed project does not locate the proposed courthouse in a locale
22 that cannot be accessed with alternative transportation nor does the project include
23 construction that will preclude alternative transportation. Therefore, the AOC concludes
24 that the project will not conflict with adopted policies, plans, or programs supporting
25 alternative transportation.

26 **Mitigation Measures:** No mitigation measures are required.

27 **4.16 Utilities/Service Systems**

28 The Town’s FEIR indicates that Mammoth Community Water District provides water
29 and wastewater service for the Town, and Mammoth Disposal, Inc. has a contract to

1 provide waste collection, treatment, and disposal service for all residents, schools,
2 commercial and industrial establishments within the Town.

3 **4.16.1 Will the project exceed wastewater treatment requirements of the**
4 **applicable RWQCB?**

5 **Less Than Significant Impact**— Mammoth Community Water District already provides
6 a sewer main to the project site, and the system is adequate for the existing population,
7 and the proposed project will not provide housing that will increase the City’s population.
8 The proposed courthouse project will only have two courtrooms and will replace the
9 existing court facility. Since the AOC’s proposed project will add only one building that
10 replaces the existing facility and the Town’s wastewater system is adequate for the
11 existing population, the building’s new wastewater treatment demand is very minor
12 compared to the city’s existing and planned build-out of wastewater facilities. Therefore,
13 the AOC concludes that the project will not exceed wastewater treatment requirements of
14 the applicable RWQCB.

15 **Mitigation Measures:** No mitigation measures are required.

16 **4.16.2 Will the project require or result in the construction of new water or**
17 **wastewater treatment facilities or expansion of existing facilities, the**
18 **construction of which could cause significant environmental effects?**

19 **Less Than Significant Impact**—As explained for issue 4.16.1, the AOC’s proposed
20 project will add only one building, and the building’s new water and wastewater
21 treatment demand is very minor compared to the city’s planned build-out. However, the
22 Town’s FEIR²² indicates that the Mammoth Community Water District contemplates
23 sewer pipeline improvements along Meridian Blvd. from Sierra Park Road to Commerce
24 Drive. Therefore, the AOC concludes that the project will not require or result in the
25 construction of new water or wastewater treatment facilities or expansion of existing
26 facilities.

27 **Mitigation Measures:** No mitigation measures are required.

²² Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005 General Plan Update, Volume 2 (SCH 2003042155). Available at <http://www.ci.mammoth-lakes.ca.us/General%20Plan/GP%20FEIR/index.htm>. Accessed on June 11, 2007.

1 **4.16.3 Will the project require or result in the construction of new storm water**
2 **drainage facilities or expansion of existing facilities, the construction of**
3 **which would cause significant environmental effects?**

4 **No Impact**—The AOC’s new courthouse is adjacent to existing storm water drainage
5 facilities. Since the project adds only one building, the effect on existing facilities will be
6 very minor. Since the AOC’s proposed project is only approximately two acres, the
7 project will not cause expansion of the City’s planned facilities, and the facilities impacts
8 will not be significant.

9 **Mitigation Measures:** No mitigation measures are required.

10 **4.16.4 Will the project have sufficient water supplies available to serve the**
11 **project from existing entitlements and resources, or are new or**
12 **expanded entitlements needed?**

13 **No Impact**—The proposed courthouse project will only have two courtrooms and it
14 includes no housing. Since the AOC’s proposed project will add only one building, the
15 AOC concludes that the project will cause a very minor change in the Town’s water
16 supply demand and that the City will not require new or expanded water entitlements for
17 the proposed new courthouse. Therefore, the project will have no impacts on water
18 supply entitlements.

19 **Mitigation Measures:** No mitigation measures are required.

20 **4.16.5 Will the project result in a determination by the wastewater treatment**
21 **provider that serves or may serve the project that it has adequate**
22 **capacity to serve the project’s projected demand in addition to the**
23 **provider’s existing commitments?**

24 **Less Than Significant Impact**—As noted in section 4.16.1, the AOC’s proposed project
25 will only have two courtrooms that will replace the existing court facility, and it includes
26 no housing. The building’s new wastewater treatment demand will be very minor
27 compared to the Town’s existing and planned build-out of wastewater facilities.
28 Therefore, the AOC concludes that the project will not have significant wastewater
29 treatment capacity impacts.

30 **Mitigation Measures:** No mitigation measures are required.

31 **4.16.6 Will the project be served by a landfill with sufficient permitted**
32 **capacity to accommodate the project’s solid waste disposal needs?**

33 **Less Than Significant Impact**—Since the AOC’s proposed project will only have two
34 courtrooms that will replace the existing court facility and it includes no housing, the

1 project’s solid waste disposal needs will be very minor compared to the Town’s existing
2 and planned build-out of solid waste facilities. Therefore, the AOC concludes that the
3 project will not have significant solid waste disposal impacts.

4 **Mitigation Measures:** No mitigation measures are required.

5 **4.17 Mandatory Findings Of Significance**

6 **4.17.1 Does the project have the potential to degrade the quality of the**
7 **environment, substantially reduce the habitat of a fish or wildlife**
8 **species, cause a fish or wildlife population to drop below self-**
9 **sustaining levels, threaten to eliminate a plant or animal community,**
10 **reduce the number or restrict the range of a rare or endangered plant or**
11 **animal, or eliminate important examples of the major periods of**
12 **California history or prehistory?**

13 **No Impact**—The proposed project site does not contain any endangered plant or animal
14 species or cultural resources. Therefore, the proposed project does not have the potential
15 to degrade the quality of the environment, substantially reduce the habitat of a fish or
16 wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,
17 threaten to eliminate a plant or animal community, reduce the number or restrict the
18 range of a rare or endangered plant or animal, or eliminate important examples of the
19 major periods of California history or prehistory.

20 **Mitigation Measures:** No mitigation measures are required.

21 **4.17.2 Does the project have impacts that are individually limited, but**
22 **cumulatively considerable?²³**

23 **No Impact**—The proposed project is consistent with the Town’s General Plan, and the
24 AOC’s analysis did not identify any project-related cumulatively considerable impacts.
25 The proposed project will not cause any impact.

26 **Mitigation Measures:** No mitigation measures are required.

²³ “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.

1 **4.17.3 Does the project have environmental effects that will cause substantial**
2 **adverse effects on human beings, either directly or indirectly?**

3 **Potentially Significant Impact**—The AOC identified potentially significant impacts in
4 Section 4.01.1 (Aesthetics/Visual Resources), Section 4.03.1 (Air Quality), Section
5 4.07.08 (Hazards), Section 4.11.3 (Noise), and Section 4.15.5 (Transportation/Traffic),
6 and the AOC proposed mitigation measures to reduce these potential significant impacts
7 to a level that will not be significant. There are no other foreseeable substantial effects on
8 human beings.

9 **Mitigation Measures:** Sections 4.01.1, 4.03.1, 4.07.08, 4.11.3, and 4.15.5 already
10 provide sufficient mitigation measures to reduce the impacts to levels that are not
11 significant. No additional mitigation measures are required.

1 [This page is intentionally blank]

2

1 **5.0 REFERENCES**

- 2 California Department of Conservation, California Geologic Survey. 1997. Special Publication 117,
3 Guidelines For Evaluating And Mitigating Seismic Hazards In California. 81 p. Available at:
4 <http://gmw.consrv.ca.gov/shmp/webdocs/sp117.pdf>. Accessed on February 15, 2007.
- 5 ERM, Inc. February 2007. Phase I Environmental Site Assessment, Mammoth Lakes Courthouse Site,
6 Mammoth Lakes, California 93546. Available from the Administrative Office of the Courts, contact
7 Jerome Ripperda @ Jerry.Ripperda@jud.ca.gov. or 916-263-8865.
- 8 Fire Threat map, available at http://frap.cdf.ca.gov/webdata/maps/statewide/ftthreat_map.pdf. Accessed on
9 July 17, 2007.
- 10 Great Basin Unified Air Pollution Control District. Available at <http://www.gbuapcd.org/>. Accessed on
11 February 21, 2007.
- 12 Ono, Duanne, William Taylor, and Debra Lawhorn. 1990. Air Quality Management Plan for the Town of
13 Mammoth Lakes. Great Basin Unified Air Pollution Control District and Town of Mammoth Lakes. 208 p.
14 Available at <http://www.gbuapcd.org/mlaqmp.htm>. Accessed on May 24, 2007.
- 15 USDA Forest Service. 2006. Environmental Assessment, Mammoth Community Facilities Land Exchange.
16 39p.
- 17 Town of Mammoth Lakes 2007. Final Environmental Impact Report, Town of Mammoth Lakes 2005
18 General Plan Update, Volme 1 (SCH 2003042155). Available at [http://www.ci.mammoth-](http://www.ci.mammoth-lakes.ca.us/General%20Plan/GP%20FPEIR/index.htm)
19 [lakes.ca.us/General%20Plan/GP%20FPEIR/index.htm](http://www.ci.mammoth-lakes.ca.us/General%20Plan/GP%20FPEIR/index.htm). Accessed on June 11, 2007.

1 [This page is intentionally blank]

1 **6.0 REPORT PREPARATION PERSONNEL**

2 Jerome Ripperda, Environmental Analyst
3 Office of Court Construction and Management
4 Administrative Office of the Courts
5 2860 Gateway Oaks Drive
6 Sacramento, CA 95833-3509

[This page is intentionally blank]

APPENDIX A



NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION AND
NOTICE OF PUBLIC COMMENT PERIOD:

October 4, 2007 Through November 2, 2007

ADMINISTRATIVE OFFICE
OF THE COURTS
455 Golden Gate Avenue
San Francisco, CA
94102-3688
Tel 415-865-4200
TDD 415-865-4272
Fax 415-865-4205
www.courtinfo.ca.gov

**New Mammoth Lakes Courthouse At State Route 203
(Main St.) & Sierra Park Rd. For Mono County**

The purpose of this notice is to inform interested parties that the Administrative Office of the Courts (AOC), the staff agency of the Judicial Council of California, has prepared a mitigated negative declaration for compliance with the California Environmental Quality Act (CEQA) for a new courthouse in Mammoth Lakes, CA on State Route 203 (Main St.). The AOC proposes to acquire a parcel in Mammoth Lakes, construct a new courthouse facility, and operate the facility for use by the Superior Court of California, County of Mono. The new courthouse will improve access to judicial facilities for residents of Mono County, provide courthouse facilities that meet current building standards for public use; provide facilities to support new judicial services and additional judges; and provide improved security for public visitors, judges, and courthouse staff. The AOC has prepared a Draft Initial Study and Mitigated Negative Declaration to comply with requirements of CEQA; the Initial Study and Mitigated Negative Declaration disclose and evaluate the project's environmental impacts.

WHY THIS NOTICE?

The purpose of this notice is to provide you with the opportunity to learn more about the proposed project and to provide comments to the AOC concerning the proposed project. The deadline for submitting comments is November 2, 2007.

HOW DO YOU PARTICIPATE?

The AOC encourages your participation. You may submit comments concerning the Initial Study and Mitigated Negative Declaration to:

Mr. Jerry Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
E-mail: Jerry.Ripperda@jud.ca.gov or FAX: 916-263-8140.

All mail must be postmarked by 5 PM on November 2, 2007. The deadline for e-mailed comments or faxed comments is 5 PM on November 2, 2007.

(over)

The AOC will hold a public meeting at the location listed below on October 24, 2007 from 6:30 PM to 8:30 PM to discuss the CEQA documents and receive public comments:

Holiday Inn
3236 Main Street
Mammoth Lakes, CA

Persons needing special accommodation should contact Mr. Jerry Ripperda (see contact information below).

WHERE DO I GET MORE INFORMATION?

You may request a copy of the document by sending a request for the document to:

Mr. Jerry Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
E-mail: Jerry.Ripperda@jud.ca.gov or FAX: 916-263-8140.

Alternatively, you may download a copy of the document from the following website:

["http://www.courtinfo.ca.gov/programs/occm/projects_mammoth.htm"](http://www.courtinfo.ca.gov/programs/occm/projects_mammoth.htm)

In addition, copies of the CEQA document will be available for review in the government document repositories of the following library:

Mono County Library
960 Forest Trail
Mammoth Lakes, CA

The full administrative record for the project is available at: Administrative Office Of The Courts, Office of Court Construction and Management, 455 Golden Gate Avenue, San Francisco, CA 94102-3668. Please call 415-865-4017 for an appointment.

CONTACT

If you have questions about the project or wish to discuss the project, please contact Mr. Jerry Ripperda, at 916-263-8865 or by e-mail at the address listed above.