

# DRAFT MITIGATED NEGATIVE DECLARATION



## CROWLEY LAKE FISH CAMP PROJECT

### LEAD AGENCY:

County of Mono Community Development Department  
437 Old Mammoth Road, Suite 220 ♦ P.O. Box 347 ♦ Mammoth Lakes, California 93546  
Contact: Gerry le Francois (760) 924-1810

### PROJECT APPLICANT:

John R. Frederickson  
1149 S. Landing Road ♦ Crowley Lake, California 93546  
Contact: Abbie Thomason, Fish Camp Manager (760) 935-4099

### MND PREPARED BY:

Bauer Planning & Environmental Services, Inc.  
525 Manzanita, Unit #7, Mammoth Lakes, CA 93546 ♦ 1271 Tropicana Lane, Santa Ana, California 92705  
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**MND ISSUED: 2 FEBRUARY 2018**

**COMMENTS DUE BY: 15 MARCH 2018**

## **A. INTRODUCTION**

The Crowley Lake Fish Camp and Marina has been in use as a recreational facility for over 70 years, beginning shortly after Crowley Lake was created. The Los Angeles Department of Water and Power (LADWP) created Crowley Lake in 1941 as part of the construction of the Long Valley Dam for flood control and water storage. The lake is popular for trout fishing, drawing anglers from a large area for a season that begins in April and ends in October each year. The Fish Camp is run in cooperation with LADWP, and access points at the main camp in Lake Crowley and outposts in Beaver Cove and North Landing are the primary ways to access the lake.

Numerous uses and improvements have been made on the site over the past decades. Some improvements were undertaken pursuant to various county permits and approvals. A number of improvements predate the county's permitting process; other uses have been undertaken informally and lack necessary permits and approvals. On-site uses include a tackle shop and office, a grill and dining deck, employee housing, a maintenance shed, fishing docks, a large storage/warehouse building, public bathrooms, a boat marina with fueling station, dry camping spaces, living quarters for two managers who live on-site year round, and other related and ancillary uses.

## **B. PROJECT PURPOSE, PROJECT BASELINE AND PROJECT DESCRIPTION**

The purposes of the proposed project are twofold:

- (1) Ensure that all required approvals and permits are identified and obtained as needed for existing uses that are currently under the jurisdiction of Mono County, or proposed for modification or new construction (please see MND Section "C" for a detailed discussion of required permits and approvals); and
- (2) Transfer jurisdiction over mobile home park uses to the Dept. of Housing and Community Development (HCD).<sup>1</sup>

Table 1 identifies the full range of onsite uses and the known status of each use. Exhibits 1a (for the southern half of site) and 1b (for the northern half of site) show the locations of existing and proposed onsite uses. Each of the uses listed in Table 1 is numbered and keyed to the numbers shown in Exhibits 1a and 1b.

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<sup>1</sup> California law governing mobilehome parks is entitled the "Mobilehome Parks Act" (see Div. 13, Part 2.1 of the Calif. Health & Safety Code, §18200. State Law governing Special Occupancy parks is entitled the "Special Occupancy Parks Act" (Div. 13, Part 2.3, §18860).

**Table 1. LAND USE & ENTITLEMENT STATUS OF EXISTING AND PROPOSED USES ON CROWLEY FISH CAMP SITE**

MAP NO.	FACILITIES DESCRIPTION	TYPE OF CONSTRUCTION	DESCRIPTIVE COMMENTS	PREVIOUSLY APPROVED PROJECTS (LADWP)	CURRENT PROJECT REVIEW	
					MONO COUNTY APPROVES, ENFORCES	COUNTY & HCD APPROVE; HCD ENFORCES
#1	Gatehouse and Camp Host Trailer	Wood-frame portable structure	Includes one 12'x6' deck		✓	
#2	Entry Gates and Fencing	12' wide tire spike strip at exit.	Main gates were replaced with steel swing gates in 2015		✓	
#3	Tackle Shop and Offices	Wood-frame, 2 stories, with deck	3,750 sf with 5 bedrooms, 2 baths and a kitchen		✓	
#4	Pelican Point Grill building and deck	Food concession in trailer-mounted RV	Recently refurbished with a permanent foundation		✓	
#5	Park Model Cabin Trailer #1	Modular construction steel frame with axles	Modular rental with 2 decks, added in 2012		✓	✓
#6	Park Model Cabin Trailer #2	Modular construction; steel frame with axles	10'x16' screened-in porch with 2 decks, built in 2012		✓	✓
#7	Park Model Cabin Trailer #3	DMV-registered Trailer Home	384 sf, no permanent foundation, relocated in 2013		✓	✓
#8	Ramadas (2)	Concrete columns with log canopies	Canopies are in poor condition; ramadas are not in active use	✓		
#9	Managers' Home	Wood-frame, 1 story with 2 decks	1,433 sf with 3 bedrooms, 2 baths, and a fence		✓	✓
#10	Existing Water Storage Tank	Galvanized Steel with coat-tar lining	Several plugs show erosion, will be replaced in 5-7 years		✓	
#11	<b>PROPOSED:</b> New Water Storage Tank	To be constructed of plastic materials	Construction anticipated 2022-2024		✓	
#12	Domestic Well House	Masonry block and wood-roof framing	Pump was replaced in 2006; 182' deep, static water at 42'	✓		
#13	Existing RV Camp Sites with hook-ups (19 total)	Well-graded level pad with hook-ups	15 guest sites and 4 staff sites; most are pull-thru design		✓	✓
#14	<b>PROPOSED:</b> New RV Camp Sites with hook-ups (2)	Well-graded level pad with hook-ups	To be used as guest sites, bringing the total number of guest RV sites to 21		✓	✓
#15	Existing Dry Camp Sites	Well-graded level pad overlooks marina	12 dry camp RV/tent camp-sites; old water lines not in use		✓	✓
#16	<b>PROPOSED:</b> New Water Line & Spigot to Serve Dry Camp Sites	1" PVC line extending ±880' from water storage tank to new spigot; 20 gpm flow. Sites now use Tackle Shop (#3) spigot	Old lines would be left in place; new water line and spigot would provide dry camp sites with easier access to water		✓	✓
#17	Fuel Facility and Fuel Tanks	8" CMU with 2 1,000-gal tanks and booster pump	684 cu. ft. total fluid containment volume		✓	
#18	Existing Propane Gas Service Tanks (6 tanks)	Steel tanks; Fish Camp owns, Amerigas maintains	Four 125-gallon and two 500-gallon tanks.		✓	
#19	<b>PROPOSED:</b> New Propane Tank (1 tank)	Same ownership & maintenance as existing tanks.	New tank would be 125-gal, to serve shower trailer (#32)		✓	
#20	Electrical Service Upgrade	18K electrical service upgrade in 2013 replaced older 12 KV system.	New 18 KV system serves 4 onsite panels (3 in RV park, 1 in warehouse)		✓	
#21	Boathouse (storage)	Wood-framed 1-story on wood piers	588 sf storage & meeting room with 140 sf deck	✓		
#22	Boat and Trailer	Expanded storage area	Refurbished in 2012		✓	

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MAP NO.	FACILITIES DESCRIPTION	TYPE OF CONSTRUCTION	DESCRIPTIVE COMMENTS	PREVIOUSLY APPROVED PROJECTS (LADWP)	CURRENT PROJECT REVIEW	
					MONO COUNTY APPROVES, ENFORCES	COUNTY & HCD APPROVE; HCD ENFORCES
	Storage Area	north of the RV sites				
#23	Maintenance Yard	Level area has screening berm, trees on 3 sides	Used for materials, storage, trailers etc.; refurbished 2012		✓	
#24	Boat Ramp and Launch Facility	Cast-in-place reinforced concrete pad	290 CY of concrete	✓		
#25	Boat and Marine Building	Nine 20'-wide bays in a rigid frame metal building	3 doors sized to load boats; 2 walk-thru doors. Elec. & Fire permits after CEQA review	✓		
#26	South Boat Docks	Steel & wood composite with floats		✓		
#27	North Boat Docks	Steel & wood composite with floats		✓		
#28	Landscape Pond	Adjacent to Pelican Grill; pond was added in 2013	All water recirculates (no drainage to lake; no fish)		✓	
#29	Fish Cleaning Station	Steel-framed with cast metal roof canopy	Conditional Use by Mono Co. Health and CDFW	✓		
#30	Main Public Restroom Facility	Cast metal with wood-frame roof	Women-3 sinks/3 toilets; Men-4 sinks/4 toilets	✓		
#31	Fixed Vault Latrines (3)	Modular concrete vaults (pumpable)	Mono County Health Dept. inspects the latrines annually	✓		
#32	<b>PROPOSED:</b> New Bathrooms & showers (up to 3 total)	Unisex units; all ADA <sup>2</sup> compliant; for use by Fish Camp guests only	To be installed by main public restroom (#29); permit pending MND completion		✓	
#33	Floating Restrooms (up to 5)	Modular wood/PVC/fiberglass construction	Conditional Use by permit only; routine inspections by LADWP	✓		
#34	Septic System Areas (2 existing)	Buried, pumpable tanks & county permits	Clean, covered, no visible leaks and well-maintained		✓	
#35	<b>PROPOSED:</b> New Septic System	The third system would serve the new bathroom/shower facility (#32)			✓	

As shown in Table 1, many of the onsite uses were developed under the approval authority of the City of Los Angeles Department of Water and Power (LADWP). Correspondence received from LADWP in April 2016 indicates that many of the land uses have been existence since the 1940s; in 1992, LADWP entered into a lease with Crowley Lake Fish Camp for operation of the Camp.<sup>3</sup> Following legal clarification for the 1993 Mono County General Plan, it was determined that uses not directly related to LADWP's water conveyance and public utility activities are under the jurisdiction of Mono County. Therefore, the review and approval of water and power utility projects continues to be the sole purview of the City of Los Angeles, but Mono County exercises approval authority over recreational and other uses (such as the Crowley Lake Fish Camp) that are not part of the City's utility programs.

**Status of Land Uses on Fish Camp Site.** The identification of land use status and entitlements for onsite uses will facilitate the review of approvals and permits for existing uses as well as the planning process to be followed for future land use modifications proposed on this site. Eleven of the site uses shown in Table 1 (the 'Previously Approved Projects') were approved by LADWP; all were developed prior to the 1993 General Plan, when Mono County clarified its

<sup>2</sup> Americans with Disabilities Act.

<sup>3</sup> Correspondence from James Yannotta, LADWP Aqueduct Manager, to John Frederickson, CLFC leaseholder; dated 15 April 2016.

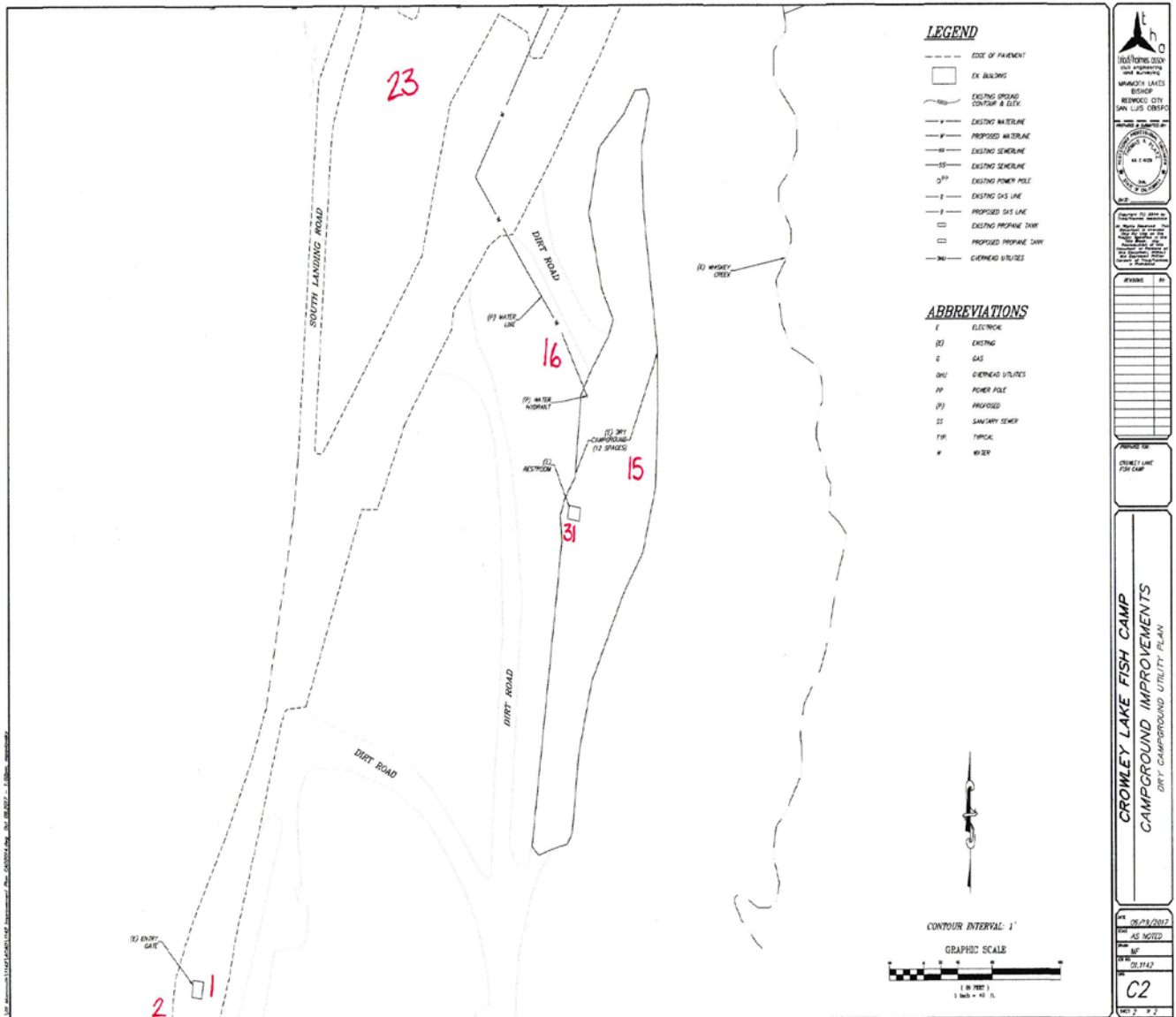


EXHIBIT 1a. Numbered Site Map for Crowley Fish Camp Existing & Proposed Uses, Southern Section

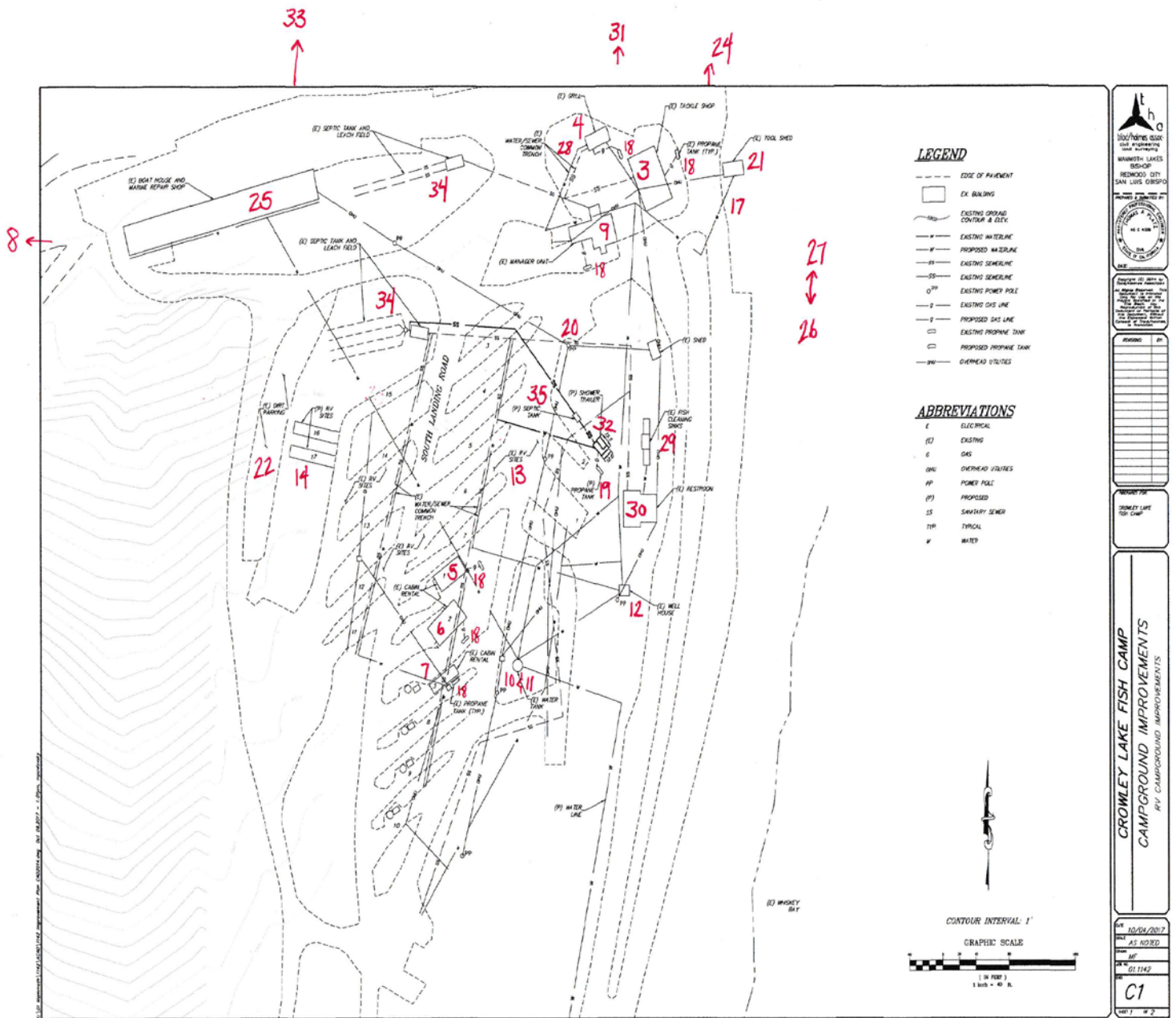


EXHIBIT 1b. Numbered Site Map for Crowley Fish Camp Existing & Proposed Uses, Northern Section

jurisdiction. These eleven uses (including use nos. 8, 12, 21, 24, 25, 26, 27, 29, 30, 31 and 33) do not require further review, approvals or permits.

The remaining twenty-four land uses all now require permits and/or approvals. These twenty-four uses (the ‘Current Projects’) include six uses that are proposed for new construction or modifications (use nos. 11, 14, 16, 19, 32 and 35), and eighteen uses (use nos. 1, 2, 3, 4, 5, 6, 7, 9, 10, 13, 15, 17, 18, 19, 22, 23, 28 and 34) that currently exist and for which no changes are proposed, but which now require permits and approvals as a result of the jurisdictional clarification noted above. The California Department of Housing and Community Development will assume co-jurisdiction over eight of the uses (use nos. 5, 6, 7, 9, 13, 14, 15, and 16) for the components related to mobile home park uses and facilities. All twenty-four of these uses are a part of the project proposal and evaluated in this environmental review. The project baseline comprises the environmental conditions and land uses present on the site when the Crowley Fish Camp application was filed in April of 2016.

### **C. AGENCY JURISDICTION & APPROVALS**

Three agencies have authority over land uses (approved and now requiring approval) that are located on the project site. The three agencies are identified below along with their jurisdictional roles:

**City of Los Angeles:** The City of Los Angeles, operating through the Department of Water and Power, owns the land and water resources associated with the Crowley Lake Fish Camp. The City is the responsible agency and the sole operator of the fish camp and facilities. The City leases the facility to the Fish Camp operators.

**Mono County Community Development Department (CDD):** Mono County is Lead Agency for this project. Mono County has primary lead agency responsibilities for land use permits and approvals on the Crowley Lake Fish Camp site, with the exception of decisions pertaining to LADWP’s water conveyance and utility operations. Mono County permits and approvals for the Fish Camp project include adoption of this Mitigated Negative Declaration (MND), approval of proposed project elements, issuance of Conditional Use Permits (CUPs), and other approvals such as building permits and/or environmental health permits.

**California Department of Housing and Community Development:** HCD has approval authority over the existing and proposed RV campsites on the project site through the Mobile Home Parks Act and the Special Occupancy Parks Act, which are governed under the Mobile Home and Special Occupancy Parks Program. The program includes procedures for the development, administration and enforcement (through the HCD Division of Codes and Standards) of uniform statewide standards designed to protect park owners, residents, and users from risks to health and safety. HCD permits and approvals for the Fish Camp project include permits to construct and permits to operate the project elements under their jurisdiction. Under California Code of Regulations [CCR] §1004 (Local Enforcement),<sup>4</sup> local agencies have the right to assume enforcement responsibility for these regulations by adopting an ordinance with the required enforcement guidelines. Mono County has intentionally not adopted such an ordinance, and thus HCD retains all enforcement responsibilities.

Table 2 lists the 24 existing and proposed land uses that now require permits and approvals, identifies the agencies with authority over each approval and permit process, and notes whether the use is a proposed modification/new use or an existing use that requires approvals. Land uses under LADWP’s historic approval authority are not included on this table.

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<sup>4</sup>§1004. Local Enforcement. 25 CA ADC CCR; Title 25. HCD; Division 1, Chapter 2, Mobilehome Parks and Installations; Article 1. Administration and Enforcement, 25 CCR §1004. Local Enforcement.

**TABLE 2. Uses Now Requiring Approval,  
Permits Required, and Responsible Agencies**

FACILITY AND MAP NUMBER	APPROVAL REQUIRED	AGENCY WITH APPROVAL/ ENFORCEMENT AUTHORITY	EXISTING USE or PROPOSED NEW USE
Entry Building and Gatehouse (#1)	CUP	Mono County	Existing
Entry Gates and Fencing (#2)	CUP	Mono County	Existing
Tackle Shop and Offices (#3)	CUP	Mono County	Existing
Pelican Point Grill building & deck (#4)	Env. Health CUP	Mono County	Existing
Park Cabin #1 (#5)	Permit to Construct, and Permit to Operate	HCD <sup>5</sup>	Existing
	CUP	Mono County	
Park Cabin #2 (#6)	Permit to Construct, and Permit to Operate	HCD	Existing
	CUP	Mono County	
Park Cabin #3 (#7)	Permit to Construct, and Permit to Operate	HCD	Existing
	CUP	Mono County	
Managers' Home (#9)	Permit to Construct & Permit to Operate	HCD	Existing
	CUP	Mono County	
Existing Water Storage Tank (#10)	Env. Health CUP	Mono County	Existing
Proposed Water Storage Tank (#11)	Env. Health CUP	Mono County	Proposed
Existing 19 RV Camp Sites with hook-ups (#13)	Permit to Construct, and Permit to Operate	HCD	Existing
	CUP	Mono County <sup>6</sup>	
Proposed 2 new RV Camp Sites with hook-ups (#14)	Permit to Construct, and Permit to Operate	HCD	Proposed
	CUP	Mono County	
Existing Dry Camp Sites (#15)	CUP	Mono County	Existing
Proposed Water Service to Dry Camp Sites (#16)	Permit to Construct, and Permit to Operate	HCD	Proposed
	Env. Health CUP	Mono County	
Fuel Facility and Fuel Tanks (#17)	Env. Health CUP	Mono County	Existing
Propane Gas Service Tanks (#18)	Env. Health CUP	Mono County	Existing
Proposed Propane Tank (#19)	CUPA Permit & CUP	Mono County	Proposed
Electrical Service Upgrade (#20)	Env. Health CUP	Mono County	Existing
Boat & Trailer Storage Area (#22)	CUP	Mono County	Existing
Maintenance Yard (#23)	CUP	Mono County	Existing
Landscape Pond (#28)	CUP	Mono County	Existing
Proposed bathrooms/showers (#32)	CUP	Mono County	Proposed
Septic System Areas (#34)	Env. Health CUP	Mono County	Existing
Proposed New Septic System (#35)	Env. Health CUP	Mono County	Proposed

<sup>5</sup> Note that Mono County will recognize the HCD approvals as part of the County's CUP process.

<sup>6</sup> Mono County will recognize all HCD approvals as part of the CUP process.

**D. MND CONTENTS**

This MND contains 15 sections and 5 attachments addressing the proposed project, as identified in Table 3 below.

<b>Table 3. INITIAL STUDY TABLE OF CONTENTS</b>			
<b>SECTION AND TITLE</b>	<b>PAGE</b>	<b>SECTION AND TITLE</b>	<b>PAGE</b>
A Introduction	1	I Checklist Overview	10
B Project Purpose, Baseline and Description	1	J Environmental Checklist	11
C Agency Jurisdiction and Approvals	6	K Discussion of Checklist Responses	15
D MND Contents	8	L Reference Materials	44
E Comment Procedures	8	M MND Contributors	46
F Project Schedule	8	N Acronyms	47
G Project Location and Surrounding Land Uses	9	O Mitigation Monitoring/Reporting Program	49
H Incorporation by Reference, Related Actions	9		
<b>MND ATTACHMENTS:</b>			
1 CUPA Procedures for Crowley Lake Fish Camp			
2 Noise Assessment			
3 Assessment of Biological Resources			
4 Air Quality and Greenhouse Gases			
5 Cultural Resource Analysis			

**E. COMMENT PROCEDURES**

Mono County, as Lead Agency, has completed this Initial Study and Environmental Checklist to examine potential environmental effects of the project proposal. Findings of the Initial Study indicate that no significant and unavoidable adverse impacts would result, provided mitigation measures are implemented. A Mitigated Negative Declaration (MND) is proposed for this project. The County invites you to review and comment on the scope and adequacy of environmental information herein including the project description, discussion of potential project impacts, recommended mitigations, and proposed approval of this MND. The County also seeks to know of any applicable permit and review requirements of your agency for the project. Due to time limits mandated by state law, **your comments on this MND must be returned at the earliest possible date, and no later than 15 March 2018.** Comments may be submitted by mail, fax, hand-delivery or e-mail to the addresses shown below. Please provide the name, telephone number and address of a contact person, and do not hesitate to call if you have any questions.

**Send Comments by:** 15 March 2018

**Send Comments to:** Gerry LeFrancois  
437 Old Mammoth Road, Suite 220  
P.O. Box 347 ♦ Mammoth Lakes, California 93546  
(760) 924-1810 ♦glefrancois@mono.ca.gov

**F. PROJECT SCHEDULE**

The Mono County Planning Commission is anticipated to consider the approvals required of Mono County during the spring of 2018, and HCD is anticipated to consider approvals required of the State of California thereafter. The project applicant plans to implement the new project elements following necessary approvals.





**EXHIBIT 2: Crowley Lake Fish Camp Location within Mono County (not to scale)**

**G. PROJECT LOCATION & SURROUNDING LAND USES**

All project elements are located on and around Crowley Lake Reservoir in the community of Crowley Lake. The project site is in the County of Mono, about 10 miles southeast of the Town of Mammoth Lakes, and directly northeast of U.S. 395 off South Landing Road. Exhibit 1 depicts the Regional Location of the project area. The project site, Crowley Lake, and lands surrounding the Fish Camp are owned by LADWP. The Assessor’s Parcels Numbers (APN) of properties involved in this project include 060-110-004-000 and 060-100-010-000.

**H. INCORPORATION BY REFERENCE AND RELATED ACTIONS**

The Mono County RTP and General Plan, the associated RTP/General Plan EIR, and all supporting technical documents, are incorporated by reference into this MND. No other applicable documents have been identified for incorporation by reference in this MND, and no related actions have been identified other than the actions that are under consideration in this MND.

The Mono County General Plan EIR concluded that implementation of the General Plan may potentially result in a wide range of significant and unavoidable adverse environmental effects including:

- *Impacts to Candidate, Sensitive & Special Status Species*
- *Impacts to Riparian Habitat*
- *Impacts to Federally Protected §404 Wetlands*
- *Interference with Fish or Wildlife Movement or Migration*
- *Conflict with Local Biological Protection Ordinances*
- *Exposure to Seismic Effects and Unstable Geology*
- *Substantial Soil Erosion*
- *Loss of Mineral Resources*
- *Potential for Release of Hazardous Materials*
- *Inadequate Emergency Response*
- *Exposure to Wildland Fire Risks*
- *Exposure to avalanche, rockfall, storms, volcanism*
- *Impacts to Prehistoric or Historic Resources*
- *Impacts to Paleontological Resources*
- *Impacts to Sacred Lands*
- *Violation of Water Quality Objectives*
- *Violation of Waste Discharge Requirements*
- *Uncertain Availability of Adequate Water Supplies*
- *Erosion and Siltation from Altered Drainage*
- *Impacts on Recreational Facilities*
- *Impacts to Scenic Resources in a State Scenic Highway*
- *Degraded Visual Character or Quality*
- *Create new sources of Light and Glare*
- *Impacts on public fire and utility services*

To minimize or avoid these significant impacts, the *General Plan* contain numerous goals, objectives, policies and actions that will be monitored by the county. The mitigations address a range of issues including air quality/greenhouse gases, biological resources, hydrology/water quality, and geologic conditions. Applicable policies and policy recommendations are identified and discussed throughout the CEQA Checklist analyses.

**I. CHECKLIST OVERVIEW**

Project Title: Proposed Improvements to Crowley Lake Fish Camp

Lead Agency Name & Address: Mono County Community Development Dept., P.O. Box 347, Mammoth Lakes, CA 93546

Contact Persons/Numbers: Gerry le Francois, County Staff, 760.924.1810; Sandra Bauer, Environmental Analyst 714.508.2522

Project Location: Community of Crowley Lake, California

Project Sponsor's Name and Address: John Frederickson, 1149 S. Landing Road, Crowley Lake, CA 93546

General Plan/Zoning Designation: OS (Open Space)



Project Description: (1) Identify the land use and entitlement status of all site improvements; (2) obtain approvals and permits as needed for existing uses that are under Mono County jurisdiction or proposed for new construction or modification; (3) transfer jurisdiction over mobile home park uses to HCD (Housing & Community Development Dept.)

Surrounding Land Uses and Setting: Please refer to MND Section G, Project Location and Surrounding Uses.

Other Agencies with Approval Authority: Please refer to MND Section C, Agency Jurisdiction and Approvals.

<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b> The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation".					
<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology / Water Quality
<input checked="" type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise
<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation / Traffic	<input type="checkbox"/>	Utilities / Service Systems	<input checked="" type="checkbox"/>	Mandatory Significance Findings

<b>LEAD AGENCY DETERMINATION.</b> On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION (ND) will be prepared.
<input checked="" type="checkbox"/>	I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions have been made by the proponent. An MND will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant" 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, & 2) has been addressed by mitigations based on the earlier analysis. An EIR is required but it must analyze only effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 LEAD AGENCY SIGNATURE	<u>2/2/2018</u> DATE
 LEAD AGENCY SIGNATURE	<u>Feb 2, 2018</u> DATE

**J. ENVIRONMENTAL CHECKLIST**

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>II. AGRICULTURE AND FORESTRY -- Would the project:</b>				
a) Convert Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with zoning of forest land, timberland or timberland production area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes that could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY -- Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>				
a) Have a substantial adverse effect directly or through habitat changes on a candidate, sensitive, or special status species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on a riparian habitat or other sensitive natural community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of a native resident or migratory fish or wildlife species, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e) Conflict with local policies or ordinances protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with provisions of an adopted Habitat or Natural Community Conservation Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects involving:				
i) Rupture of a known earthquake fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure or liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on an unstable geologic unit or soil or have potential to cause a landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of supporting septic tanks or alternative waste water disposal systems where sewers are not available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VII. GREENHOUSE GAS EMISSIONS -- Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted to reduce greenhouse gases emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>				
a) Create a significant hazard through the transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard through reasonably foreseeable upset & accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause hazardous emissions within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a listed hazardous materials site or (per Code §65962.5) and create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For sites in an airport land use plan or within two miles of a public or private airport, would the project pose a safety hazard to residents or workers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) For a project in the vicinity of a private airstrip, would the project pose a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of wild land fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>IX. HYDROLOGY/WATER QUALITY - Would the project:</b>				
a) Violate water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere with groundwater recharge?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Alter existing drainage patterns in a manner that would result in substantial erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter existing drainage in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Contribute runoff that would exceed the capacity of stormwater drainage systems or pollute runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing in a 100-year flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of flooding or failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. LAND USE AND PLANNING -- Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with a land use plan, policy, or regulation of an agency with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. MINERAL RESOURCES -- Would the project:</b>				
a) Reduce availability of a valuable mineral resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the availability of a locally-important mineral resource recovery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XII. NOISE -- Would the project:</b>				
a) Expose people to or generate noise levels in excess of adopted standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose people to or generate excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase ambient noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantial temporary or periodic increases in ambient noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) If in an airport land use plan or within two miles of a public airport or private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

airport, would the project expose residents or workers to excessive noise levels?				
f) For a project near a private airstrip, expose residents or workers to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. POPULATION AND HOUSING -- Would the project:</b>				
a) Induce substantial population growth?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of housing units?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XIV. PUBLIC SERVICES -- Would the project cause impacts associated with the provision of new or modified governmental facilities needed to maintain acceptable service levels for:</b>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XV. RECREATION – Would the project:</b>				
a) Increase the use of existing parks or recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include or require construction or expansion of recreational facilities that could adversely impact the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</b>				
a) Conflict with a plan to measure circulation performance, or cause a substantial increase in traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed a level of service standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change air traffic patterns?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase hazards due to a design feature or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies or plans supporting alternative transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. UTILITIES/SERVICE SYSTEMS -- Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require new or expanded water or wastewater treatment facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require new or expanded stormwater drainage facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies to serve the project from existing entitlements and resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have sufficient wastewater treatment capacity to serve the project in addition to existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or range of a rare or endangered plant or animal or eliminate important examples of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**K. DISCUSSION OF RESPONSES TO CHECKLIST ITEMS**

**I. AESTHETICS. Would the project:**

*a-c) Have a substantial effect on a scenic vista? Damage scenic resources? Degrade the visual character of the surroundings?*

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** Existing land uses comprise 29 of the 35 land uses evaluated in this MND. Of the 29 existing uses, 13 are subject to the planning authority of LADWP, have been approved by LADWP, and are not a part of the current environmental impact analysis.

Sixteen (16) of the 29 existing uses are subject to retroactive discretionary approval by the County of Mono as part of the current review. The 16 existing uses that now require discretionary approvals include:

- Entry Building and Gatehouse (#1)
- Entry Gates and Fencing (#2)
- Tackle Shop and Offices (#3)
- Pelican Point Grill building and deck (#4)
- Three Park Model Cabins (map #5, #6, #7)
- Managers’ Home (map #9)
- Water Storage Tank (#10)
- Domestic Well House (#12)
- 19 Existing RV campsites with hook-ups (#13)
- Dry Camp Sites (#15)
- Boat and Trailer Storage Area (#22)
- Maintenance Yard (#23)
- Landscape Pond (#28)
- The north and south Septic System Areas (#34)

While most of the sixteen existing uses listed above have been present on the Fish Camp site for many years, several have been recently constructed or upgraded. Two of the three Park Model Cabins (map #5 and #6) were built in 2012, and the older cabin shown as map #7 was relocated to its current site in 2013. The domestic well house (map #12) was upgraded with a new pump in 2006, and the electrical service upgrade (#20) occurred in 2013. The boat and trailer storage area (#22) was refurbished in 2012, and received an occupancy certificate from Mono County in 2016. The maintenance yard (#23) was refurbished in 2012, and the landscape pond (shown as map #28) was newly added in 2013.

Though the Camp is clearly visible from portions of US 395, onsite uses are not prominent visual elements along this designated Scenic Highway. Factors that minimize the visual profile of structures at Crowley Fish Camp include low profile (the tallest structure on the Camp is the two-story tackle shop, about 34' high), distance from the highway (the gatehouse, closest of all structures to US 395, is about 350' away from the highway at the closest point); and topography that slopes downward from US 395 to the lake (the elevation of US 395 at South Landing Road is about 6,890'; the lake elevation is about 6,780').

Based on Caltrans and County criteria (described in greater detail below), all 29 of the existing uses would be considered to have a MINOR level of impact on visual resources: (1) the structures on this site are widely dispersed; (2) the visual field is dominated by the larger landscape (including the White Mountains, Casa Diablo Mountain, and the broad expanse of Long Valley); (3) buildings are well set back from the highway, and largely screened by topographic conditions; and (4) the Crowley Fish Camp is itself a feature of recognized historical significance (see discussion in MND Checklist Section V, Cultural Resources). Moreover, all 29 of the existing uses are part of the baseline setting for this project, as outlined in MND Section B (Project

Description). Based on all of the considerations above, the 29 existing uses are considered to have a less than significant impact on the scenic vistas and resources and visual character of the surrounding area. The discussion below focuses on visual and scenic impacts associated with the new uses proposed for development as part of the current review.

Six of the 35 land uses evaluated herein do not currently exist on the Fish Camp site, and are now proposed for development approvals. The six uses proposed for future development include:

- Two (2) New RV Camp Sites with hook-ups (map #14)
- Water Storage Tank (map #11)
- Propane Tank (#9)
- Portable bathrooms and showers (#32)
- Water Line and Spigot to serve the dry camp sites (#16)
- New 750-gallon Septic System (#35) to serve the three proposed bathroom and shower facilities (#32)

Construction of five of the six newly proposed uses (including the 2 RV camp sites, the water storage tank, the propane tank, the new water line and spigot for the dry camp sites, and the three new bathroom and shower facilities) would have potential to alter the aesthetic environment; the new septic system would be a subsurface feature with no substantive impact on aesthetic values. Relevant characteristics of the six newly proposed uses are summarized below, followed by a consideration of potential impacts on scenic resources based on guidelines established by Caltrans and by Mono County.

- **RV Camp Sites:** The Crowley Lake Fish Camp fishing season lasts from late April through October each year; the camp is closed to the public the rest of the year. The highest use occurs from late April through July, and the months of August through October are comparatively slow months. During the fishing season, the RV Camp Sites are occupied by RVs that are transported to the site by their owners. The mix of RVs varies from year to year, but most of the Fish Camp sites are able to accommodate RVs of all classes (Class A, B and C).<sup>1</sup> Only 2 of the existing 19 camp sites are limited in space to Class A and B RVs and unable to accommodate the Class C vehicles. Both of the 2 new RV sites would be sized to accommodate Class B RVs. Class B is the smallest class of RVs, comprised of camper van-type vehicles. The 2 new pads would be located directly adjacent to and west of the existing RV sites.
- **Water Storage Tank (#11):** The new water storage tank is proposed to replace the existing water storage tank. The existing tank, made of galvanized steel with a coal-tar lining, has been on the site for many years. Several of its plugs show signs of erosion. The existing tank is about 7-feet tall with a 12-foot diameter and a capacity of 10,000 gallons. It will be replaced by a new plastic tank with the same capacity (diameter and width are not yet known, but the tank is expected to be no higher than the existing tank). The new tank is scheduled for installation between 2022-2024.
- **Propane Tank (#19):** Fish Camp propane needs are currently met through 6 steel propane tanks (owned by the Camp and maintained by AmeriGas) including four 125-gallon tanks and two 500-gallon tanks that provide a combined capacity for 1,500 gallons of propane. The proposal is to add one additional propane tank (same ownership and maintenance) with a capacity of 230-gallons. The new tank would be located by and serve propane to the proposed new portable bathrooms and showers. The new tank would increase overall propane capacity on the Fish Camp site by about 15%. AmeriGas indicates that a 250-gallon tank is about 7'10" in length and about 30" in diameter (compared to a length of about 10' and diameter of about 37" for a 500-gallon tank).<sup>2</sup>
- **Portable bathrooms & showers (#32):** The applicant proposes to provide up to 3 new bathroom and shower facilities in a location near the fish cleaning station (#29) and the main public restroom (#30). All 3 facilities would be ADA compliant, with a unisex design. The Fish Camp plans to seek permits for this facility directly following the MND review, if approved.
- **Water Spigot for the Dry Camp Sites (#16):** The dry camp sites that overlook Whiskey Bay were at one time connected to a series of potable water lines that served each site. Over time, the water lines deteriorated to a point where water service was terminated, and the camp sites were converted to fully dry status; campers in this location are required to bring their own water or use a spigot located next to the Tackle Shop (about 0.3 mile away). If approved, the new spigot would likely be installed at the same time as the new water tank. The spigot would be above-grade, while the new water

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<sup>1</sup> Class A RVs are largest, with heights up to 10-feet, lengths that average 32-feet but can be as long as 45-feet, and expandable slideouts that can create widths exceeding 14-feet. Class C RVs are the second largest, with heights up to 10-feet and lengths up to 35-feet; slideouts (relatively uncommon in Class C) can extend widths to 14-feet. Class B RVs are smallest, generally camper vans with lengths up to 23-feet, heights up to 10-feet, and widths up to 8-feet (sources include [rvnetlinx.com/wprvtypes.php?cat=ca](http://rvnetlinx.com/wprvtypes.php?cat=ca); [https://rv-roadtrips.thefuntimesguide.com/rv\\_class/](https://rv-roadtrips.thefuntimesguide.com/rv_class/); and Abbie Thomason of Crowley Lake Fish Camp).

<sup>2</sup>Source: <https://www.amerigas.com/amerigas-blog/2016/april/tanks-101-propane-tank-sizes>



lines would be below ground. The spigot would be a narrow, linear feature with a low vertical profile and no substantive impact on scenic views.

- **New Septic System (#35):** The Camp is currently served by north and south septic systems. Although both systems are operating under capacity at present, they will not have sufficient capacity to serve the proposed new bathroom and shower facilities. To accommodate the new uses, Crowley Fish Camp proposes to install a third septic system, with an estimated treatment capacity of 750 gallons per day. The third septic system would be dedicated for exclusive use by the new bathroom and shower facilities. The two new RV spaces would be served by the existing southern septic system, which also serves the existing RV spaces. All elements of the new septic system would be below grade, as is true for the existing north and south septic systems.

**Caltrans Visual Assessment Guidelines:** Caltrans has developed criteria to be used when assessing impacts to the aesthetic value of scenic highways. Impacts are characterized as minor, moderate, or major, based on definitions provided in Table 4.

TABLE 4. Caltrans Visual Assessment Criteria for Scenic Highways		
COLOR	LEVEL OF IMPACT	IMPACT DEFINITION
	Minor	Minor intrusions are those that are somewhat but not entirely compatible with the landscape or are of recognized cultural or historical significance.
	Moderate	Moderate intrusions are those that are not well integrated into the landscape and yet do not dominate the landscape or obstruct scenic views.
	Major	Major intrusions are those that dominate the landscape, degrade or obstruct scenic views.

Caltrans identifies three terms to be used when describing impacts on visual quality:

- Vividness - The extent to which the landscape is memorable, associated with the distinctiveness, diversity and contrast of visual elements. A vivid landscape makes an immediate and lasting impression on the viewer.™
- Intactness - The integrity of visual order in the landscape and the extent to which the natural landscape is free from visual intrusions.™
- Unity - The extent to which visual intrusions are sensitive to and in visual harmony with the natural landscape.

Additionally, Caltrans provides specific examples to illustrate minor, moderate and major impacts for various types of land uses. Table 5 below shows the impact examples provided by Caltrans for commercial, residential and industrial uses, the category most applicable to Crowley Fish Camp.

TABLE 5. Characteristics of Minor, Moderate and Major Impacts to Scenic Highways	
IMPACT	DESCRIPTIVE CHARACTERISTICS
<b>Minor</b>	Widely dispersed buildings. Natural landscape dominates. Wide setbacks and buildings screened from roadway. Forms, exterior colors and materials are compatible with landscape. Buildings have cultural or historical significance.
<b>Moderate</b>	Increased numbers of buildings, not well integrated into the landscape. Smaller setbacks and lack of roadway screening. Buildings do not dominate the landscape or obstruct scenic view.
<b>Major</b>	Dense and continuous development. Highly reflective surfaces. Buildings poorly maintained. Visible blight. Development along ridgelines. Buildings dominate the landscape or obstruct scenic view.

Structures on the Crowley Fish Camp site have a low profile, are widely dispersed, and well set back from US 395 (US 395 passes to the south and west of Crowley Lake). There are no readily accessible locations to the east from which the site can be seen, and topography and elevation screen views of the site from most locations to the north. The overall visual field is dominated by the dramatic backdrop of the White Mountains, the expansive breadth of 5,300-acre Crowley Lake and the Long Valley, and intervening natural features such as Casa Diablo Mountain.

Most of the existing and proposed camp features are incompatible with the landscape due to contrasting materials, colors and/or forms. All are fabricated of non-native materials and feature rectilinear forms that contrast with the undulant character of the natural setting. However, most of these incompatible elements are visible solely or primarily inside the camp, with only limited offsite views. Moreover, as noted above, the Fish Camp itself and many of the onsite structures have recognized cultural and historical significance. Based on these criteria, the Crowley Fish Camp project (as a whole, as well as the proposed new elements) has a minor impact on scenic and Scenic Highway values based on Caltrans' criteria.

Mono County Scenic Combining Element Guidelines: To protect scenic resources, Mono County has created a 'Scenic Combining Element'<sup>3</sup> that regulates development activity in scenic areas outside of established communities, with an added layer of requirements for areas (such as the Fish Camp) that are visible from State Scenic Highway 395.

The basic Scenic Combining Element Guidelines require:

- (1) Screening of visually offensive land uses through landscaping, fencing or contour grading;
- (2) Minimizing earthwork, grading and vegetation removal;
- (3) Revegetation of disturbed areas with compatible landscaping based on a formal landscape plan as approved by the county;
- (4) Use of existing access roads where possible;
- (5) Strict limits on the number, type, size, height and design of on-site signs;
- (6) Use of design, colors and materials for buildings, fences and accessory structures that are compatible with the natural setting;
- (7) Placement of all new utilities underground; and
- (8) Use of exterior lighting that is shielded and indirect and minimized to that necessary for security and safety.

The additional restrictions for areas visible from the Scenic Highway include:

- (1) Preservation of natural topography to the maximum possible extent;
- (2) Siting of structures in areas least visible from the scenic highway;
- (3) Avoidance of ridgeline development;
- (4) Use of dull finish and muted dark colors on rooftops visible from the Scenic Highway;
- (5) Design of vertical building surfaces to minimize contrast, and use of dark or neutral colors found in the immediate surroundings;
- (6) Use of exterior light fixtures that are shielded, down-directed and not visible from the Scenic Highway;
- (7) Fencing and screening (color, shape and materials) that do not contrast with the natural surroundings; and
- (8) Signs that are small, compatible in color and shape with the natural surroundings, and placed in a manner that does not silhouette against the sky above the ridgeline or block a scenic viewshed.

All of the requirements above will apply to the proposed Fish Camp improvements. Most are already reflected in the proposed plan elements (including topographic screening, minimal earthwork, use of existing roads, limited signage, avoidance of ridgeline development and siting in areas least visible from US 395). Provided below is a mitigation measure requiring preparation of a formal landscape plan to guide site revegetation following development improvements.

#### **MITIGATION MEASURES FOR AESTHETIC RESOURCES**

**Mitigation AES-1:** A formal landscape plan shall be prepared to guide revegetation of the Fish Camp site following all new project improvements that disturb topsoil and vegetation. The plan shall include maps, a list of plant and seed materials to be used and proposed locations, identification of plant and seed sources, irrigation protocols for initial establishment, and identification of long-term maintenance requirements (if any). All plant materials and seed stock used in revegetation and any mulch applications shall be native to the eastern Sierra bioregion (which extends from Lake Tahoe on the north to Bishop on the south and east to Fallon, Nevada). Plant materials suitable for deer forage shall be used to the maximum possible extent. No long-term irrigation shall be permitted. The landscape plan shall be certified as complete by the County of Mono, Community Development Dept., prior to the start of ground-disturbing project improvements, and may subsequently be modified as appropriate if agreed upon by the project proponent and the County of Mono. All biological mitigation requirements (Measures BIO-1 through BIO-7) will be detailed in the landscape plan required by Mitigation AES-1.

#### **d) *Create new light sources or glare that would affect views?***

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** Lighting on the Fish Camp site consists of LED lights on each side of the front gate, and one LED light on the gatehouse building; all are covered or down-focused. Personal lighting (including camp lights, headlamps, lanterns etc.) is limited to that provided by individual guests and by resident staff. There are no street lights, no floodlights, and no tower lights on the Camp site at present, and none are proposed for future use.

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<sup>3</sup> Mono County *General Plan Land Use Element*, Chapter 8 – Scenic Combining District & State Scenic Highway. 2015.

Existing onsite lighting, as described above, will not fully comply with the stringent requirements of the Scenic Combining District (described above), or with the detailed and exacting requirements of Mono County General Plan (Chapter 23) Dark Sky Regulations, which are briefly summarized below.

**Mono County Dark Sky Ordinance Requirements:** The provisions of Mono County General Plan Chapter 23 are intended to protect night-sky views, provide a pleasant nighttime environment, improve safe travel, and prevent nuisance lighting. The requirements of Chapter 23 are briefly summarized below:

1. Nuisance prevention. Lighting design shall prevent glare, light trespass, and light pollution.
2. Maintenance. Lighting shall be maintained in good working order.
3. Lighting Levels. Harsh lighting contrasts between the project site and adjacent properties shall be avoided.
4. Lamp Types. Metal halide or high-pressure sodium lamps are preferred for all street lights and new commercial and industrial area lights (parking lot and yard lights; LEDs are preferred for energy efficiency. Low-pressure sodium lamps and mercury vapor lamps are not permitted.
5. Fixture Types. New outdoor lighting shall use full cutoff luminaires, fully shielded and with downcast light source, with the following exceptions:
  - Fixtures with a maximum output of 100 lumens or less may be left unshielded provided the bulb surfaces are obscured from off-site visibility;
  - Fixtures with a maximum output of 600 lumens or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up;
  - Floodlights that do not meet the definition of “full cutoff” may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited.
5. Accent Lighting. Residential accent lighting shall be limited.
6. An outdoor lighting plan shall be submitted with applications for design review approval; a CUP or building permit or new or modified exterior light fixtures (and other application types), including at least the following:
  - Manufacturer specification sheets, cut-sheets, or other manufacturer-provided information for all proposed outdoor lighting fixtures to show fixture diagrams and light output levels;
  - The proposed location, mounting height, and aiming point of all outdoor lighting fixtures; and
  - If building elevations are proposed for illumination, drawings for all relevant elevations showing the fixtures, elevations to be illuminated, illuminance levels, and the aiming point for any remote lights.

#### **MITIGATION MEASURE FOR LIGHT AND GLARE**

**Mitigation AES-2:** All onsite exterior lighting (including existing and proposed exterior light sources) shall comply fully with requirements of the Mono County Scenic Combining Element (General Plan *Land Use Element* Chapter 8) and with requirements of the Mono County Dark Sky Regulations (General Plan Chapter 23). All required elements shall be outlined in an outdoor lighting plan to be submitted prior to formal approval of any discretionary permits or actions under review by Mono County.

## **II. AGRICULTURAL AND FORESTRY RESOURCES. Would the project:**

***a-c) Convert Farmland? Conflict with existing agricultural zoning or a Williamson Act contract? Conflict with zoning of forest or timberland? Involve other changes to the environment that could result in the loss or conversion of forest or farmland?***

**NO IMPACT.** The Mono County General Plan Land Use Element states that agriculture is a permitted use within Open Space (the land use designation applied to the Crowley Lake Fish Camp site).<sup>4</sup> However, none of the project acreage is currently

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<sup>4</sup> Mono County General Plan, *Land Use Element*, 2015. [http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/2015\\_land\\_use\\_final.08.15\\_o.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/2015_land_use_final.08.15_o.pdf)

used for agriculture or intended for future agricultural purposes, and no part of the project site is subject to a Williamson Act contract.

On-site vegetation consists of fragmented patches of Great Basin Mixed Scrub and Big Sagebrush Scrub. There is no forest cover on the site. Due to the absence of these uses, the project would not result in conversion of farmland or forest land to other uses. No impact would occur, and no mitigation is required.

**III. AIR QUALITY. Would the project:**

*a-d) Conflict with or obstruct implementation of an air quality plan? Violate any air quality standard or contribute to an existing or projected air quality violation? Result in a cumulatively considerable increase of any criteria pollutant? Expose sensitive receptors to pollutants? Create objectionable odors?*

This section is based on findings of a detailed air quality and greenhouse gas assessment prepared by Giroux & Associates for the Crowley Fish Camp project. The full report is provided as Attachment 4, and key results are summarized herein.

**LESS THAN SIGNIFICANT IMPACT.** The project is located in the Great Basin Unified Air Pollution Control District (GBUAPCD), which has not developed numerical thresholds to define a “substantial” increase in air pollution emissions. In such instances, CEQA allows the use of standards or thresholds promulgated by other agencies; this assessment is based on the significance thresholds used by South Coast Air Quality Management District (SCAQMD). Projects with daily emissions that exceed any of the following emission thresholds are considered significant:

<b>Pollutant</b>	<b>Construction</b>	<b>Operations</b>
ROG (reactive organic gases)	75	55
NOx (nitrogen oxides)	100	55
CO (carbon monoxide)	550	550
PM-10 (large particulates)	150	150
PM-2.5 (small particulates)	55	55
Sox (sulfur oxides)	150	150
Lead	3	3

Construction Emissions: Although exhaust emissions will result from on and off-site construction equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. However, estimated construction emissions were modeled using CalEEMod2016.3.1 to identify maximum daily emissions for each pollutant during project construction using equipment fleets for typical project activities. The resulting peak daily construction activity emissions estimates are well below SCAQMD CEQA thresholds, without the need for added mitigation even if all activities occurred simultaneously. No additional adjustments were used or required.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. Air pollution agencies do not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

Operational Emissions: Operational emissions are primarily attributed to mobile sources. The proposed new RV spaces will increase use of electricity and water, but the increase will be minimal. Based on an earlier proposal to add 7 new RV spaces, it was estimated that peak season (April thru mid-July) the new spaces would generate about 100 additional vehicle trips per day as a result of this project; low season (mid-July thru October) would increase about 30 trips per day as a result of project implementation. The increased operational trips were associated with the RV uses in the CalEEMod modeling. A one-way distance of 50 miles was used, or 100 miles round trip. The results are provided in Table 7.

TABLE 7. Daily Operational Emissions (pounds per day) <sup>5</sup>						
Source	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
Mobile	1.7	12.0	33.2	0.0	7.9	2.2
Significance Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod2016.3.1 Output in Appendix

The project would not cause operational emissions to exceed their respective adopted CEQA significance thresholds. Operational emission impacts are judged to be less than significant. No impact mitigation for operational activity emissions is considered necessary to support this finding. None of the existing and proposed project elements are associated with noxious or objectionable odors. Although mitigation measures are not required for air quality (due to the absence of potentially significant impacts), the measures below are recommended to enhance dust control measures and minimize vehicle emissions. Compliance with landscape plan requirements (see Mitigation Measure AES-1 above), and with mandatory GBUAPCD permits and regulations, will reduce long-term dust on the project site to less than significant levels.

#### **MITIGATION RECOMMENDATIONS FOR AIR QUALITY (Optional)**

##### **Mitigation AQ-1: Fugitive Dust Control**

- Apply soil stabilizers or moisten inactive areas.
- Prepare a high wind dust control plan.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed (2-3 times/day) to avoid visible dust leaving the construction site.
- Cover all stockpiles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
- Sweep streets daily if visible soil material is carried out from the construction site

##### **Mitigation AQ-2: Exhaust Emission Controls**

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

#### **IV. BIOLOGICAL RESOURCES. Would the project:**

*a,b) Have a substantial effect on any candidate, sensitive or special status species or their habitats (plants, fish, insects, animals, birds)? Have an adverse effect on any riparian habitat or other sensitive community?*

A detailed biological assessment was prepared for the Crowley Lake Fish Camp project by James Paulus, Ph.D. The report is provided in its entirety as MND Attachment 3. Key findings are summarized herein.

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** Three sensitive wildlife species were identified as potentially occurring on this property, including the greater sage grouse, the western white-tailed jackrabbit and the Sierra Nevada red fox. The nearest known sage grouse lek is 3.9 miles to the northwest. Although onsite habitat is not suitable for nesting or breeding, it is possible that grouse enter the project site to access sagebrush habitat south of Whiskey Creek and for winter foraging. Proposed site improvements will create at least some increased risk of potentially significant vehicle-grouse collisions near the entry gate during the April through October season, and may have other impacts include increased numbers of avian and mammalian sage grouse predators, and unleashed dogs. Mitigation measures provided at the end of this section would reduce these potential impacts to less than significant levels. The project-related loss of up to 0.5 acres of Great Basin Mixed Scrub and Big Sagebrush Scrub habitat would not significantly affect the availability of sagebrush for sage grouse foraging in the region.

<sup>5</sup> Note: following preparation of the air quality report, the number of proposed new RV spaces was reduced from seven (7) to two (2), which would further minimize emissions associated with added vehicle trips from the new RV spaces.

Western white-tailed jackrabbits are thought to inhabit a variety of habitats in the Eastern Sierra, and are mainly nocturnal when foraging. Sightings regionally appear to be very uncommon, but their presence can be detected during winter months by searching for forms in the snow. No evidence of western white-tailed jackrabbit use was found during the May-June 2017 survey. As with the greater sage grouse, the project would increase the risk of vehicle-hare collisions due to increased traffic volume, and may create new attractants for avian and mammalian predators of small mammals including jackrabbits. The loss of up to 0.5 acres of this scrub habitat would not have a significant effect on highly mobile hares that may travel through the area.

Like western white-tailed jackrabbit, Sierra Nevada red fox are very elusive and highly mobile. No dens attributable to fox or any other mammal larger than California ground squirrel were seen during the May-June 2017 survey. Small rodent burrows, which were sparsely occupied within scrub fragments throughout the study area, had not been recently excavated by predators. It is unlikely that project activities will impact the Sierra Nevada red fox, and very unlikely that the removal of up to 0.5 acres of potential foraging habitat will significantly affect any Sierra Nevada red fox.

Twelve sensitive plant species were identified as potentially occurring on this property. However, none of the twelve species was found in subsequent literature searches or during onsite field surveys conducted in May and June of 2017. Only common plant species occur in areas that would be disturbed by new construction. Findings indicate that it is unlikely the project will have a significant adverse impact on any riparian habitat, sensitive plant populations, special status species or other sensitive communities.

***c) Have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means?***

**NO IMPACT.** No indications of wetland habitats or vegetation shifts indicating locally elevated water tables were found within the 28.8 acre study area. Rather, shrub canopies are uniformly distributed in the fragmented patches where Great Basin Mixed Scrub or Big Sagebrush Scrub remain unaffected by recent mechanical disturbance. No other potentially flooded or seasonally mesic habitats (e.g., wetland swales, ephemeral streambeds) were found within the study area.

***d) Interfere with movement of any native resident or migratory species or established wildlife migration corridors?***

**LESS THAN SIGNIFICANT WITH MITIGATION.** Mule deer are considered an important harvest species by the CDFW. Scrub habitats in Mono County, especially those supporting browse habitat, provide crucial resources for adult and fawn survival in late spring through early fall. Migrating does in early spring rely on the availability of high quality bitterbrush to maintain good health and reproductive success. Crowley Fish Camp is partly within or at the northern margin of the corridor that is used for the annual migration of the Round Valley herd. The Round Valley Herd size has decreased in recent years, and is now at about 1200 deer. Great Basin Mixed Scrub and Big Sagebrush Scrub vegetation in the study area seasonally meet habitat requirements for mule deer. Bitterbrush is dominant or co-dominant in the shrub layer, and deer may enter the study area to forage, migrate, or suspend migration during late October to late April (when the Fish Camp is closed). Up to 0.5 acres of bitterbrush will be displaced by project-related construction; however, this bitterbrush is isolated from the extensive off-site scrub that is most widely used for foraging, migrating and holding. There was no evidence of mule deer use in recent months, and none of the nearby vegetated areas would be suitable for substantial deer use during the fishing season due to the constant presence of humans, domestic dogs, noise, and night lighting.

Migrating mule deer may however enter the southernmost, least developed part of the study area during the fishing season: spring migration (east to west across the study area) generally occurs from early April through late May, and fall migration (west to east) begins in late September and extends into late November. Thus the latter part of the spring migration (when Camp activity levels are highest), as well as the early part of the fall migration, occur when the Fish Camp facility is operating. The roadway that is used for all Fish Camp vehicular entry and exit passes through a relatively open corridor that likely is also used by migrating mule deer; the unpaved campsite group near Whisky Creek also encroaches slightly into this corridor. Migratory deer movements may be significantly impacted if this access corridor is compromised by new barriers to movement and/or unleashed dogs (both of which could direct deer onto US395, and/or by night lighting (which reduces deer concealment and increases predator access). Any of these impacts would potentially reduce deer access to crucial resources, further compromising an already encumbered migration corridor. Mitigations are provided herein to reduce potential impacts to less than significant levels.

***e,f) Conflict with local policies concerning tree preservation? Conflict with an adopted Habitat Conservation Plan?***

**NO IMPACT.** There are no applicable local policies concerning tree preservation, and there are no adopted Habitat Conservation Plans in the project region or in Mono County as a whole.

However, the Mono County General Plan identifies non-native species as a significant impact to environmental resources and the biological assessment included a review of weeds on the project site. Six non-native species were identified onsite including the annual cheat grass, which was found throughout the entire project area. An invasive noxious weed, cheat grass is considered to be among the most invasive of pest plants, and it is thought to increase the risk and frequency of wildfire. Other nonnative species on this site include Russian thistle, tansy mustard, and tumble mustard (all of which have invaded into relatively undisturbed stands of Great Basin Mixed Scrub and Big Sagebrush Scrub), and smaller on-site populations of knotweed and redstem filaree that appear to be currently limited to roadside and maintenance yard areas.

Further disturbances to project area plant communities may encourage the local spread of all nonnative plants on the site. Spread of Russian thistle, tansy mustard, tumble mustard, knotweed, and redstem filaree is considered negative but not significant in the context of the larger historically disturbed lake access area. Cheat grass is of greater concern. The USDA identifies cheatgrass as an aggressive invader of rangeland and forest communities that alters normal fire patterns, out-competes native species during fire succession, diminishes recreational opportunities, reduces forage, degrades wildlife diversity and decreases land values. Although the likelihood of eradication is very low, mitigation is recommended in this section to slow the spread of non-native species.<sup>6</sup> All biological mitigation requirements, as listed in Measures BIO-1 through BIO-7, will be detailed in the landscape plan required by Mitigation AES-1.

### **MITIGATION MEASURES FOR BIOLOGICAL RESOURCES**

**Mitigation BIO-1:** Bitterbrush shall be seeded into all areas within the likely mule deer migration corridor where it intersects the Crowley Fish Camp approach road and entry gate. Seed of locally derived (Mono County or Eastern Sierra Nevada south of Lake Tahoe) shall be applied at the rate of four pounds per acre treated. This measure will reduce to less than significant levels the potentially significant loss of a crucial resource for migrating mule deer that pass through the project site.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-2:** To reduce the potential for vehicle-sage grouse collisions near the entry gate, vehicle speeds on the Fish Camp property shall be set at or below 25 miles per hour, with strict enforcement. Signs shall be posted to ensure that drivers are aware of the risk of collision if speeds exceed the posted limits greater.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-3:** A 15 mph speed limit and signage indicating “Wildlife Crossing – 15 mph” shall be posted and strictly enforced between the entry gate and existing campground facilities. This speed will allow drivers to avoid wildlife and minimize mortality rates. Drivers shall be informed of the potential presence of wildlife on the roadway when arriving at the entry gate.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-4:** To reduce potential impacts on deer migration to less than significant levels, no barriers (such as fences) shall be permitted in the southern, less developed portion of the Crowley Fish Camp site. All onsite exterior lighting shall comply fully with requirements of General Plan Chapter 8 (Scenic Combining Element) and Chapter 23 (Dark Sky Regulations), as detailed in the Outdoor Lighting Plan required by Mitigation Measure AES-2.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-5:** To reduce potentially significant impacts associated with unleashed dogs, all Fish Camp visitors and staff shall be required to comply with full-time leashing of dogs as an advertised and enforced condition of use.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

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<sup>6</sup> U.S. Department of Agriculture, Field Guide for Managing Cheatgrass in the Southwest, Sept. 2014: [https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb5410110.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5410110.pdf)

**Mitigation BIO-6:** To reduce the potentially significant impacts associated with a potential increase in predators of locally occurring sensitive wildlife, all onsite food and trash shall be secured in a manner that prevents access by bears and ravens.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation Recommendation BIO-7:** To reduce fire hazards associated with cheat grass and other non-native invasive species, control measures (including mowing and/or tillage) will be performed in the occupied campground area every two weeks during the months of April through June (or as outlined in the approved Landscape Plan); mowing shall be sufficient to maintain total non-native grasses standing crop below 5% absolute cover.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

## V. CULTURAL RESOURCES. Would the project:

Trans-Sierran Archaeological Resources prepared a detailed cultural resources report for the Crowley Fish Camp project. The report is provided in its entirety as MND Attachment 5. Key findings are summarized herein.

*a-d) Impact the significance of a historical resource? Cause substantial change in the significance of an archaeological resource? Destroy a paleontological resource or unique geological feature? Disturb human remains?*

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** At the time of the California gold rush in the late 1840s, a number of ethnic Paiute tribes were using Long Valley where they had access to varied food sources and materials. The tribal food sources were sharply reduced in the 1860s, when cattle herds were brought in to supply the mining camps. Battles ensued, and most of the Paiute were removed to a reservation at Fort Tejon. By 1866, hostilities had largely ended and most of the Paiute had returned to Long Valley.

Mining declined and by 1881 only a few prospectors were left in the area. The City of Los Angeles soon recognized the value of Long Valley for water storage and by 1905 had begun plans for construction of a reservoir. The Long Valley Dam was completed in 1941, but the current name (Crowley Lake) was not shown on official California road maps until 2005.

Two historic sites (CLFC#1 and CLFC #5) and two prehistoric sites (CLFC #2 and CLFC #3) have been recorded in the lease area, and a third prehistoric site (CLFC #4) was noted just west of the lease area boundary. One of the historic sites (CLFC #5) is thought to consist of the remains of an abandoned segment of a road that was built and used for reservoir construction. Additionally, three prehistoric isolates and 17 historic isolates were noted and plotted.

Because it has been in use for over 70 years, the Crowley Lake Fish Camp itself merits evaluation as a potential historic property, both as a whole (as a district or site), and in part (individual buildings). Several of the structures evaluated in this MND were present when the current operator acquired the lease in 1992; these structures were assessed to determine if they were close to 50 years old or older and, if so, whether they meet the criteria for listing on the California Register of Historical Resources: two ramadas (Site map #8); the domestic well house (#12); the fuel facility and fuel tanks (#17), the boathouse and storage (#21), and the main public restroom facility (#30). Two small adjacent storage sheds are located near the public restroom (#30): one is used by CLFC to store trash cans during winter; the other is not used at all; both are owned by LADWP and both were installed under LADWP jurisdiction.

CEQA requires consideration of 3 cultural resource categories: properties listed on (or eligible for listing on) the California Register of Historical Resources; unique archaeological resources; and Tribal cultural resources. The three prehistoric archaeological sites (CLFC-2, -3, and -4) were found to have the potential to yield information important in the prehistory of Long Valley and the eastern Sierra. All three sites contain flaked obsidian (which can provide data about when the site was created and occupied and help define trade and travel routes, and tool manufacturing trends). CLFC-4 also includes ground stone, and may therefore provide information about food gathering and subsistence. However, all three sites are small and sparse, and it is unknown whether they contain additional cultural material subsurface. Archaeological testing would be necessary to determine whether they have sufficient data potential to meet listing criteria, but guidelines allow for potentially eligible sites to be treated as eligible for the purposes of CEQA compliance.

One of the historic sites, CLFC-1, may also be eligible for the California Register of Historical resources under criterion 4. CLFC-5, the abandoned road, does not appear to be eligible under any of the criteria.



After analysis, it was determined that the Fish Camp as a whole does not have sufficient integrity to convey the period of significance, which covers the 1940s and 1950s (when it was converted from a construction site to an area repurposed for recreational fishing). Similarly, it was determined that most of the structures that may be 50 or more years old (the public restroom, the boathouse, the DWP buildings, the ramadas, and the storage garages) would not be considered eligible as historic structures under the CEQA criterion. The only building that may embody the distinctive characteristics of a type or method of construction (criterion 3) is the larger LADWP shed; however, further research would be needed to determine the original function and "type" of that building, and to determine whether it has potential to yield information important in history. None of the archaeological sites or other cultural resources at the Crowley Lake Fish Camp was found to meet the criteria established for unique archaeological resources.

The definition of Tribal cultural resources overlaps with the definitions of cultural resources eligible for the state or national historic registers and with the definition of unique archaeological resources, but differs in that Tribal resources are identified by the lead agency in consultation with Tribes. Assembly Bill 52 requires that Tribal cultural resources be considered in CEQA analyses, where requested. The County has not received an AB 52 request from any Tribe that covers the geographic area of which the Crowley Fish Camp is a part. As a result, the AB 52 Tribal consultation requirements do not apply to this project.

The report concludes that 4 of the 5 archaeological sites (CLFC-1 through CLFC-4) should be treated as eligible for the California Register of Historical Resources. However, none of the 4 sites would be impacted by the proposed project: CLFC-1, -3, -4, and -5 are well away from the areas of proposed development, and away from existing uses that are being reviewed by Mono County for proper permitting. CLFC-2 is located close to the boat and trailer storage area, but no ground disturbance or modifications are proposed for that area. The archaeological sites therefore require no further consideration under CEQA for this MND, but all four sites should be considered in future planning.

Likewise, the proposed project would have no effect on historic buildings. The only building potentially eligible for the California Register is the larger of the two cabins owned by LADWP, which is not subject to Mono County approval unless modified, and thus not included in the project. Because of previous disturbance, it is not likely that archaeological, paleontological, or historical features would be encountered during trenching for the new water lines or grading for the new RV camp sites. The mitigation measures provided below will reduce potential impacts to cultural resources to less than significant levels.

#### **MITIGATION MEASURES FOR CULTURAL RESOURCES**

**Mitigation CR-1:** If future development plans include any of the identified historic and/or prehistoric site areas (CLFC #1-5), a formal evaluation of the sites, including subsurface testing, shall be performed by a qualified individual and recommendations followed.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation CR-2:** Mono County (as Lead Agency) shall be notified in the event that archaeological, paleontological, or historical features are uncovered during construction of proposed project elements.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation CR-3:** If human remains or burial sites are encountered during project earthwork, work in that area shall be terminated, the immediate area secured, and the Community Development Department (CDD) notified; the CDD shall then contact the County coroner and (if appropriate) interested Tribes and the Native American Heritage Commission.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

#### **VI. GEOLOGY AND SOILS. Would the project expose people to potential impacts involving:**

*a-d) Rupture of a known earthquake fault? Strong seismic ground shaking? Seismic related ground failure or liquefaction? Landslides? Substantial soil erosion? Location on an unstable geologic unit, or expansive soils?*

**LESS THAN SIGNIFICANT IMPACT.** Virtually all of Mono County is subject to seismic ground shaking from earthquakes and volcanoes, due to its location at a tectonic stress point. The Mono County *Safety Element* indicates that strong to severe ground shaking is the primary seismic hazard.<sup>7</sup>

Probabilistic Seismic Hazard Assessment (PSHA) maps prepared by the California Geological Survey (CGS) and the US Geological Survey (USGS) show that the Long Valley Caldera is one of the areas with the greatest earthquake shaking hazard (the caldera boundary encompasses roughly the northwestern half of Crowley Lake). The caldera region has experienced numerous earthquakes caused by the subsurface movement of magma. The Crowley Lake Fish Camp site is not located within a fault rupture hazard zone as shown on the most recent Alquist-Priolo maps, but the "Tom's Place/Casa Diablo Mountain" fault hazard zone runs northwest-southeast about one-half mile south of the lake.<sup>8</sup>

Earthquake-induced ground failure (including liquefaction, lateral spreading, lurching and differential settlement) is another hazard observed in the project region, particularly along the northwest margins of Lake Crowley as well as Little Antelope Valley and the upper Long Valley. Mono County is designated as Seismic Zone D, which is the zone of greatest hazard defined by the California Building Code. Engineering and construction requirements are stringent, and include compulsory compliance with requirements of the unreinforced masonry building law (Government Code §8875).

Seiches are earthquake-generated waves within closed bodies of water; the resulting waves can overtop dams and threaten nearby property and structures. Although Crowley Lake is an enclosed and dammed reservoir, the Mono County *Safety Element* states that there is no available evidence of seiching in any Mono County lakes or reservoirs.<sup>9</sup> The project area does not have any designated landslide zones.<sup>10</sup>

Soils in the project area are mixed. The US Department of Agriculture (USDA) in 1996 compiled the *Soil Survey of Benton-Owens Valley Area, California, Parts of Inyo and Mono Counties*.<sup>11</sup> According to that report, Long Valley (including the area of Crowley Lake) is thought to have contained a large freshwater lake during the Pleistocene era. Geophysical studies indicate that the valley is a structural graben (i.e., a valley bounded by displaced slopes indicating tensional forces and crustal stretching) in which volcanic and alluvial materials have accumulated to a depth of more than 10,000 feet. Surface soils consist of rhyolitic ash (high in silica), glacial outwash, and stream alluvium. These soil types are not highly silty, and thus not expected to be highly erosive. However, site improvements (to accommodate the new RV sites, the water storage and propane tanks, the portable bathrooms and showers, and the new water spigot) will expose soil in these areas with a resulting potential for erosion. Additionally, fill mounds are evident in some areas of the Camp; these mounds may be highly erosive unless stabilized or covered. A more detailed discussion of soil erosion is provided, along with mitigation recommendations, in MND Checklist Section IX (Hydrology and Water Quality).

Compliance with mandatory building code regulations will reduce to less than significant levels the potentially significant impacts associated with regional geology and seismicity. No additional mitigation measures are required.

***e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems?***

**LESS THAN SIGNIFICANT IMPACT.** The Crowley Fish Camp site is served by two sewage disposal systems that are fully permitted by the Lahontan Regional Water Quality Control Board (LRWQCB). A third system is now proposed, to serve the three new ADA-compliant Shower and Bathroom facilities. The existing and proposed septic systems are discussed in detail as part of MND Checklist Section XVII (Utilities and Service Systems).

**VII. GREENHOUSE GAS EMISSIONS. Would the project:**

***a-b) Generate greenhouse gas emissions, directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy or regulation adopted to reduce the emissions of greenhouse gases?***

This section is based on findings of a detailed air quality and greenhouse gas assessment that was conducted by Giroux & Associates for the Crowley Fish Camp project. The full report is provided as MND Attachment 4, and key results are summarized herein.

<sup>7</sup> Source: [www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/safety\\_element\\_final\\_12.08.15.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/safety_element_final_12.08.15.pdf)

<sup>8</sup> Source: [http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/CASADIABLOMTN\\_SW.PDF](http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/CASADIABLOMTN_SW.PDF)

<sup>9</sup> Source: [www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/safety\\_element\\_final\\_12.08.15.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/safety_element_final_12.08.15.pdf)

<sup>10</sup> Source: <http://maps.conservation.ca.gov/cgs/informationwarehouse/>

<sup>11</sup> Source: [https://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/california/CA802/0/Benton\\_OwensValley\\_CA.pdf](https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA802/0/Benton_OwensValley_CA.pdf)

**LESS THAN SIGNIFICANT IMPACT.** The GBUAPCD has no thresholds for GHG emissions. However, CEQA allows reliance on thresholds adopted by other qualifying agencies. The analysis herein is based on an Interim quantitative GHG Significance Threshold of 3,000 Metric Tons (MT) of CO<sub>2</sub> equivalent per year (for industrial projects), that was adopted by SCAQMD in September 2010. Project related GHG emissions are presumed to trigger a mitigation requirement if they exceed the threshold of 3,000 MT CO<sub>2</sub>e.

Construction: This assessment assumes that proposed project elements will be built within one year. As a worst case, all construction was assumed to occur within the same calendar year. During project construction, the CalEEMod2016.3.1 computer model predicts that the construction activities will generate the annual CO<sub>2</sub>e emissions identified in Table 8.

<b>TABLE 8. 2018 Construction Emissions (Metric Tons CO<sub>2</sub>e)</b>	
<b>EMISSION SOURCE</b>	<b>CO<sub>2</sub>e</b>
New Water Tank	3.8
New Propane Tank	3.8
RV Campsites	7.0
Water Service to Dry Camp	1.5
Portable Bathrooms	2.1
Septic System	5.9
<b>Total 2018</b>	<b>24.1</b>

Air quality agencies typically recommend that construction activity GHG emissions be amortized over the useful life of a project. Assuming a 30-year life for the proposed improvements, the annual average GHG emissions would be less than 1.0 MT/year. Such emissions would have a less-than-significant local, national or global GHG emissions impact, and no mitigation is required.

Operations: Table 9 identifies total operational and annualized operational and construction emissions for the project.

<b>TABLE 9. Annual Operational Emissions</b>	
<b>Consumption Source</b>	<b>MT(CO<sub>2</sub>e)</b>
Mobile Source	820.4
Annualized Construction	0.8
<b>Total</b>	<b>821.2</b>
Guideline Threshold	3,000
Exceeds Threshold?	No

As shown, total project operational GHG emissions are estimated at 832.2 MT(CO<sub>2</sub>e), which is well below the significance threshold of 3,000 MT(CO<sub>2</sub>e). GHG Impacts would thus be less than significant, and no mitigation measures are required.

**VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

*a,b,h) Create a significant health hazard through the transportation of hazardous materials? Create a significant hazard due to accidental release of hazardous materials? Expose people or structures to risk of wildland fires?*

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** The Fish Camp has an approved Certified Unified Program Agency (CUPA) permit issued by the Mono County Environmental Health Department during March of 2014. All facilities that handle hazardous materials or generate hazardous wastes require a CUPA permit; the Crowley Lake Fish Camp CUPA is provided as MND Attachment 1. CUPA is a statewide program designed to protect public health and safety, protect the environment and sustain economic diversity through the consolidation and uniform administration of permits, inspections and enforcement activities involving hazardous materials. The Fish Camp CUPA indicates that management and employees have specific procedures outlined in writing and on-site training programs for Hazard Assessment Control. Inspections and reporting are regularly required to monitor and correct safety concerns. The business has an Emergency Action Plan in place should a release of hazardous materials occur.

Hazardous materials used on the Fish Camp site include regular unleaded gasoline, motor oil and propane. The gasoline is stored onsite (see Site Map #17) in two 1,000-gallon tanks with a total 684 cubic feet fluid containment volume. The fuel vendor (Thomas Petroleum) delivers fuel to the site once or twice monthly during the regular season. The CUPA notes that fuel is dispensed at Crowley Lake Fish Camp only by trained employees.

Motor oil is stored on the site only when removed from boat engines; the oil is stored temporarily in an approved drum and periodically taken to the dump for disposal.

Propane is currently stored onsite in six tanks, including four 125-gallon and two 500-gallon tanks (see Site Map #18). As part of the proposed project, one new propane tank would be provided onsite (Site Map #19), bringing the total to seven tanks. The new tank would have a capacity of 230-gallons, and would be used for the proposed new shower trailer (Map #23). The propane tanks are not included in the current CUPA; mitigation is provided in this section to incorporate specific CUPA measures for the six existing and proposed seventh propane tank.

The Town of Mammoth Lakes holds a community fireworks show on the Crowley Fish Camp site every Fourth of July. The show is a special event that requires a burn permit from Long Valley Fire Department, and a use permit from Mono County with approvals from LADWP and LADWP lessees (including the Crowley Lake Fish Camp and a rancher that leases adjacent property). The Fish Camp serves as host and provides courtesy staff for this event; the Town is responsible for obtaining all permits and coordinating with the professional fireworks display company (Pyrospectaculars). Meetings are held with law enforcement prior to the event to coordinate public safety and event management.

***e) Result in a safety hazard result for people working with two miles of a public or private airport?***

**LESS THAN SIGNIFICANT IMPACT.** The easternmost terminus of the Mammoth/Yosemite Airport runway is located a little more than 2 miles west-northwest of the Fish Camp. However, it is noted that the Mammoth/Yosemite Airport *Layout Plan Update*<sup>22</sup> identifies a number of airport obstructions based on Federal Aviation Regulation (FAR) Part 77. The major obstructions identified therein include the mountains to the south, west, and northwest, all of which penetrate the horizontal surface and the conical surface and pose flight hazards, various power and lighting poles, and several of the east hangars. To address obstructions on the south, the *Plan* recommends installation of a row of obstruction lights at the top of the power and telephone poles located south of the runway. Both Crowley Lake and the Fish Camp are sited at elevations below the obstruction surfaces identified in the *Airport Layout Plan Update*, and no potential impacts to airport safety or to Fish Camp guest are foreseen. No mitigation measures are required.

***c,d,f) Emit hazardous emissions within a quarter mile of a school? For a project in the vicinity of a private airstrip, would the project pose a safety hazard for people residing or working in the project area? Be located on a site that is listed as a hazardous materials site?***

**NO IMPACT.** The project area is not located within a quarter mile of any school or private airport. The California Department of Toxic Substances Control maintains a list (the 'Cortese List') of identified hazardous waste and substances sites throughout the state. The Cortese List includes no sites in Mono County.<sup>23</sup>

***g) Impair implementation of an adopted emergency response plan or emergency evacuation plan?***

**NO IMPACT.** Uninterrupted access between the Fish Camp and US 395 is now and will continue to be maintained at all times. No adverse effects are foreseen and no mitigation is required.

## **MITIGATION MEASURES FOR HAZARDS**

**Mitigation HAZ-1:** Following county review of the current project, the Crowley Lake Fish Camp CUPA shall be updated to describe onsite propane tanks (including the seventh tank, if approved, as well as motor oil facilities if subject to CUPA regulation) and provide information about applicable prevention, mitigation and abatement programs used onsite.

**➔ Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

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<sup>22</sup>Town of Mammoth Lakes, *Mammoth Yosemite Airport Layout Plan Update Airport Layout Plan Update Narrative*, prepared by Reinard Brandley, May 2012: <http://www.ci.mammoth-lakes.ca.us/DocumentCenter/Home/View/2890>.

<sup>23</sup> Source: Dept. of Toxic Substances Control website: [www.envirostor.dtsc.ca.gov/](http://www.envirostor.dtsc.ca.gov/).

## IX. HYDROLOGY AND WATER QUALITY. Would the project:

*a,b,d-f) Violate water quality standards or waste discharge requirements? Substantially deplete groundwater supplies or interfere with groundwater recharge? Substantially alter existing drainage patterns causing substantial erosion, siltation or flooding? Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems? Otherwise substantially impair or degrade water quality?*

**LESS THAN SIGNIFICANT IMPACT.** According to the State Water Resources Control Board-Lahontan Region *Basin Plan*,<sup>14</sup> Crowley Lake Fish Camp is located in the 380-square mile Long Valley Hydrologic Area, which comprises the upper reaches of the larger Owens River watershed. Within the Long Hydrologic Area, the project is part of the Crowley Lake watershed (hydrologic unit HUC8 18090102). As a whole, the Owens River watershed is designated as a 'Category 1' priority watershed (and the Long Hydrologic Area as a target subwatershed) because of the high resource value of its waters. These designations allow the LRWQCB to apply special watershed management strategies.

Crowley Reservoir (which is owned and managed by LADWP) is the natural low point for the entire Long Hydrologic Area.<sup>15</sup> LADWP has implemented a number of management strategies intended to address Crowley Lake water quality issues, including riparian setback fencing projects and the installation of equipment to increase dissolved oxygen levels in the hydroelectric power plants that release water from Crowley Reservoir into Pleasant Valley Reservoir. Water quality issues have also been identified at Hilton Creek, which flows into Crowley Lake, including potential exceedances for total dissolved solids, low levels of dissolved oxygen and fecal coliform.<sup>16</sup>

The US Forest Service (USFS) designates the watershed as a non-priority Class 1 properly functioning watershed in the *Forest Service Watershed Condition Framework* (USFS 2013). Watershed management prescriptions are outlined in the *Inyo National Forest Land and Resource Management Plan* (USFS 1988). Named surface waters along or near the project corridor include Convict Creek and Convict Lake.

Project implementation has potential to impact water quality in Crowley Lake. Site grading and ground cover removal will create potential for a short-term increase in runoff sediment levels, which can contribute to increased total dissolved solids and reduced levels of dissolved oxygen (both are identified issues in the lake). New paving for the proposed project improvements will increase total impervious surface area and thus reduce groundwater recharge; however, most of the Fish Camp site will continue to provide pervious ground surfaces, as at present, and the loss of surface area is estimated to be less than one-half acre. These impacts would be reduced to less than significant levels through implementation of the mitigations recommended below.

Since the area of direct earthwork disturbance will be less than 1 acre, the project will not be subject to NPDES requirements for construction projects (NPDES requirements focus on identification of Best Management Practices (BMPs) to reduce potential erosion and sedimentation to less than significant levels). However, the mitigations recommended herein incorporate many of the practices that comprise a BMP program, and focus primarily on protecting receiving waters and water sources in areas of construction activity.

*c) Alter drainage patterns in a manner that would result in substantial erosion or siltation?*

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** As noted in MND Checklist Section VI (Geology and Soils), surface soils consist of rhyolitic ash (high in silica), glacial outwash, and stream alluvium. These soil types are not highly silty, and thus not expected to be highly erosive. However, site improvements (to accommodate the new RV sites, the water storage and propane tanks, the portable bathrooms and showers, and the new water line and spigot to serve the dry camp) will expose soil in all of these areas, with a resulting potential for erosion and siltation. Additionally, fill mounds are evident in some areas of the Camp; these mounds may be highly erosive unless stabilized or covered. Mitigation measures provided at the end of this section will reduce the potential for erosion and siltation to less than significant levels.

<sup>14</sup> Source: [http://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.shtml](http://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.shtml).

<sup>15</sup> Source: Surface Water Ambient Monitoring Program (SWAMP) at the Lahontan Region: Summary of Results for Years 2000–2005, July 2007: [http://www.waterboards.ca.gov/lahontan/water\\_issues/programs/watershed\\_management/docs/final\\_02\\_or24.pdf](http://www.waterboards.ca.gov/lahontan/water_issues/programs/watershed_management/docs/final_02_or24.pdf).

<sup>16</sup> [http://www.waterboards.ca.gov/lahontan/water\\_issues/programs/swamp/docs/report2000\\_05\\_final.pdf](http://www.waterboards.ca.gov/lahontan/water_issues/programs/swamp/docs/report2000_05_final.pdf).

- g-i) Place housing within a 100-year flood hazard area? Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? Expose people or property to risk of loss, injury or death involving dam failure or flooding?*

**NO IMPACT.** The Crowley Lake project area is not located within a 100-year flood zone as identified on the Mono County General Plan map.<sup>17</sup> Project implementation would therefore not impede or redirect flood flows or expose people or property to significant flood risk. The Fish Camp site is located upgradient of the Crowley Lake Dam and thus not subject to risk or injury or death from dam failure.

- j) Result in inundation by seiche, tsunami or mudflow?*

**NO IMPACT.** As noted in MND Checklist Section VI (Geology and Soils), the Mono County *Safety Element* states that there is no known evidence of seiching in Mono County lakes or reservoirs.<sup>18</sup>

#### **MITIGATION MEASURES FOR WATER QUALITY**

Mitigation measures for erosion control and water quality (as listed below in Measures WQ-1 through WQ-3), will be detailed in the landscape plan required by Mitigation AES-1.

**Mitigation WQ-1:** Erosion controls (including erosion control blankets, fiber rolls, filter barriers and/or settling structures) shall be used during the construction of any project elements that require ground disturbance, and shall remain in place until the disturbed surfaces have fully stabilized.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation WQ-2:** Directly following construction, disturbed areas shall be reseeded as outlined in Mitigation Measure AES-1.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation WQ-3:** All existing fill mounds (including those comprised of dirt, asphalt or other materials) shall be removed or stabilized or covered within 6 months of project approval, and no new fill mounds shall be created unless they are stabilized or covered from the outset.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

#### **X. LAND USE AND PLANNING. Would the project:**

- a,c) Physically divide an established community? Conflict with a habitat conservation plan or a natural community conservation plan?*

**NO IMPACT.** Although the Crowley Fish Camp is located less than 1 mile from the community of Crowley Lake, the Camp and community areas are physically separated from one another by US395. US 395 off- and on-ramps to the south serve the Crowley community, while off- and on-ramps to the north serve the Fish Camp. Neither the existing uses nor the proposed uses on Crowley Fish Camp will divide the established Crowley community. No habitat conservation plan or natural community conservation plan has been adopted for lands within the project area, and the project has no potential to conflict with such a plan.

- b) Conflict with an applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?*

**LESS THAN SIGNIFICANT IMPACT.** The Mono County General Plan designates the Crowley Fish Camp for Open Space (OS) uses. Uses and standards for the OS designation are summarized in Table 10 below.

<sup>17</sup> Mono County maps: <http://monomammoth.maps.arcgis.com/apps/Viewer/index.html?appid=8670c63cda0540b39c3ae388cdd7db78>

<sup>18</sup> Mono County *Safety Element*: [www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/safety\\_element\\_final\\_12.08.15.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/safety_element_final_12.08.15.pdf)

<b>TABLE 10. Land Uses and Development Standards for the Open Space (OS) Land Use Designation</b>	
<b>INTENT:</b> The "OS" designation is intended to protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.	
<b>PERMITTED USES</b>	<ul style="list-style-type: none"> <li>• Crop and Tree Farming</li> <li>• Bikeway, pedestrian ways, equestrian trails, cross-country ski touring, ski back trails</li> <li>• Wildlife preserves, botanical preserves and similar uses</li> <li>• Single-family dwelling</li> </ul>
<b>USES PERMITTED SUBJECT TO DIRECTOR REVIEW</b>	None stated
<b>USES PERMITTED SUBJECT TO USE PERMIT</b>	<ul style="list-style-type: none"> <li>• Recreation areas requiring significant modification of natural landscape (e.g., golf courses, tennis courts, commercial stables, alpine ski runs)</li> <li>• Accessory buildings and uses, including barns, stables and farm buildings</li> <li>• Water storage tanks</li> <li>• Mineral exploration activities (including geothermal exploration activities)</li> </ul>
<b>DEVELOPMENT STANDARDS</b>	<p><b>Minimum Parcel Size:</b> None</p> <p><b>Minimum District Area:</b> None</p> <p><b>Maximum Site Disturbance:</b> 10% (includes lot coverage)</p> <p><b>Density:</b> 1 dwelling unit/80 acres &amp; a secondary unit. No unit allowed if parcel is &lt;80 acres.</p> <p><b>Population Density:</b> Approximately 0.6 persons per acre.</p>
<b>NOTES</b>	Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. (See the explanation of 'uses not listed as permitted,' directly below)
<p><b>Uses not listed as permitted</b> (Land Use Element §04.030): A. It is recognized that in the development of comprehensive land use development standards that: 1. Not all uses can be listed nor can future uses be anticipated; and 2. Uses may have been omitted from the list of those specified as permissible in each of the various Land Use Designations described in this Land Use Element, hence the phrase, "plus such other uses as the Commission finds to be similar and not more obnoxious or detrimental to the public health, safety and welfare." B. Interpretation of "similar uses." Where the term "and such other uses as the Director or Commission finds to be similar and not more obnoxious ..." is mentioned, it shall be deemed to mean other uses that, in the judgment of the Director or the Planning Commission, as evidenced by a written decision, are similar to and not more obnoxious to the general welfare than the uses listed for the same designation. If a use is found similar to a permitted use or similar to a use requiring a Director Review or Use Permit, it shall also be permitted subject to the same requirements as its most similar listed use. The Director shall make the interpretation concerning uses permitted or uses permitted subject to director review; the Planning Commission shall make the interpretation for uses permitted subject to use permit. For interpretation of uses of a potentially controversial or sensitive nature, the Director may submit the matter to the Commission for an interpretation.</p>	

The General Plan *Land Use Element* identifies several policy and planning goals with potential to impact and by impacted by the Fish Camp. The discussion of 'Countywide Issues/Opportunities/Constraints' addresses lands owned by LADWP, noting that the County has planning authority over LADWP lands and that development on those lands must comply with CEQA. Development on LADWP lands is identified as a key issue due to the environmentally sensitive nature of much of the LADWP-owned land, particularly with regard to wetlands and critical wildlife habitat.

The discussion of 'Issues/Opportunities/Constraints for Community Areas' notes that there is interest in establishing a regional trail network, including a multi-use trail that would extend from Long Valley to Mammoth Lakes and around Crowley Lake. The goal of an enhanced trail system is also addressed in the discussion of objectives for community areas. Objective 23.E calls for the provision of recreational and open-space uses in and around the Long Valley planning area, as supported by Policy 23.E.2 (discourage the extension of public and private facilities, especially roads, into open space or agricultural land). Two relevant actions under this policy include (i) Action 23.E.3.b (to consider the feasibility and desirability of a regional trail network, including a multi-use trail from Long Valley to Mammoth Lakes and around Crowley Lake), and (ii) Action 23.E.3.d (in cooperation with the LADWP, encourage recreational development at Crowley Lake, including development of winter use ski trails, a winter campground/trailer park, water-skiing, sailing, and concessions).

County goals for LADWP-owned lands are also addressed in Objective 1.G (protect open space and agricultural lands from conversion to and encroachment of developed community uses), as supported by Policy 1.G.2 (preserve and protect open space in order to protect natural and cultural resources and to provide for a variety of recreational opportunities), and Action 1.G.2.b (designate undeveloped lands owned by out-of-county agencies such as the LADWP, and the Walker River Irrigation District (WRID), or by utility entities such as Sierra Pacific Power Company, and Southern California Edison (SCE) as "Open Space" ("OS") or "Agriculture" ("AG") in this Element. Exceptions to this policy may include lands adjacent to community areas needed for community uses, or lands outside community areas needed for public purposes).

Scenic resources in the project area are addressed in General Plan Chapter 8 (Scenic Combining District) and Chapter 23 (Dark Sky Ordinance), as discussed previously in MND Checklist Section 1 (Aesthetics). Additional relevant guidelines are provided in Mammoth Vicinity Goal 21 and Objective 21.A (to maintain and enhance the scenic, recreational, and environmental integrity of the Mammoth vicinity), as supported by Policy 21.A.2 (future development shall be sited and designed in a manner that preserves the scenic vistas presently viewed from US 395) and Action 21.A.2.b (continue to enforce the designation of "Open Space" for LADWP lands in order to protect the scenic resources on those lands).

The *Land Use Element* discussion of objectives for community areas also identifies a broad goal to preserve and enhance natural resources in the Mammoth vicinity (Objective 21.C), supported by a policy to preserve, maintain and enhance surface and groundwater resources (Policy 21.C.3) and an action to work with the appropriate agencies to develop and implement a comprehensive management plan for Crowley Lake and areas downstream. This broad goal is also evident in Objective 22.B (to protect the water resources of the Upper Owens Area), as supported by Policy 22.B.2 (to preserve the Upper Owens River water resources and riparian corridor) and by Action 22.B.2.a (to work with local landowners to develop coordinated strategies for preserving the Upper Owens River corridor, including the riparian corridor, downstream to Crowley Lake).

Natural resources in the project area are also addressed in Long Valley Goal 23 (maintain the rural residential character of the Long Valley communities (i.e., Long Valley, McGee Creek, Crowley Lake/Hilton Creek, Aspen Springs, and Sunny Slopes) in a manner that provides for commercial uses to serve community needs, and that protects the area's visual, recreational, and natural resources). Goal 23 is supported by Objective 23.E, to provide for recreational and open-space uses in and around the Long Valley planning area, is supported by Policy 23.E.1 (to ensure the preservation of open space in the planning area), and Action 23.E.1.b, which seeks to designate lands owned by the LADWP for open space or public facilities use (the Fish Camp is designated for Open Space land uses). Goal 23 is also supported by two relevant actions mentioned above, including Action 23.E.3.b (regarding the regional trail network), and Action 23.E.3.d (to expand the range of recreational uses).

Implementation of the planning goals and policies described in this section would be the responsibility of Mono County, and many would require the cooperation of LADWP as well.<sup>19</sup> It is noted herein that several of the above policies (particularly those calling for an expanded trail network and winter activities) would be in conflict with environmental concerns raised in MND Checklist Section IV (Biological Resources) pertaining to potential impacts on sensitive wildlife resources. However, no significant land use impacts have been identified that are directly associated with the current project proposal.

## XI. MINERAL RESOURCES. Would the project:

**a,b) Reduce the availability of a known mineral resource? Reduce the availability of a locally important mineral resource recovery site?**

**LESS THAN SIGNIFICANT IMPACT.** The *Mono County Conservation Element* indicates that significant mineral resources are present in Mono County. In accordance with the Surface Mining and Reclamation Act of 1975 (SMARA), the *Conservation Element* provides for the conservation and development of identified significant mineral resource deposits, and for the reclamation of mined lands. SMARA identifies a number of mineral resource classifications: MRZ-1 (areas with little likelihood for the presence of resources), MRZ-2a (areas with significant resources), MRZ-2b (areas where geologic information indicates that significant resources are present), MRZ-3a (areas likely to contain deposits similar to other known deposits in the area), MRZ-3v (areas favorable for mineral resources but where discoveries have not been made), and MRZ-4 (areas where geologic information neither confirms nor disproves the presence of resources).<sup>20</sup>

<sup>19</sup> Communication with Gerry le Francois, Mono County Community Development Department, July 2017.

<sup>20</sup> Calif. Dept. of Conservation, Division of Mines & Geology, *Mineral Land Classification of the Eureka-Saline Valley Area, Inyo and Mono Counties*. 1993. Special Report 166. Accessed at [https://archive.org/stream/minerallandclass166tayl/minerallandclass166tayl\\_djvu.txt](https://archive.org/stream/minerallandclass166tayl/minerallandclass166tayl_djvu.txt).



According to a 1949 report prepared by the California Division of Mines,<sup>21</sup> mineral production in Mono County since 1880 includes both metals and nonmetals. Gold and silver represented more than 75% of recorded production over that time, primarily in the Bodie and Masonic districts, but also in areas west of Mono Lake, in Mammoth Lakes, and in the southern part of the Benton Range. Other minerals found and/or mined in Mono County include complex lead, copper, deposits of argentite, cerargyrite (a silver ore), pyrite and gold, zinc, molybdenum, tungsten, andalusite, and pyrophyllite. Extensive beds of pumice have been mined, along with perlite and vermiculite, quicksilver, barite, clay, travertine, tuff, sand and gravel, and medicinal salts obtained from springs in Mono Lake. Water is also bottled in Mono County locations. There are presently 6 active surface mining operations in the county (mostly sand and gravel); one active mine is located in Long Valley near Mammoth-Yosemite Airport.<sup>22</sup> The stone columns located on the east side of Crowley Lake (and not a part of the Fish Camp) are believed to have been created by cold water percolating down into (and steam rising up out of) hot volcanic ash that was spewed out of the long valley during the massive caldera volcanic event about 760,000 years ago.<sup>23</sup>

As indicated previously in Table 10 (OS land use standards), mineral exploration activities are permitted on open space lands, subject to a use permit. Although allowed with a use permit, there are no resource extraction operations on or adjacent to the Fish Camp site and no mineral extraction operations are planned or proposed herein. The County has received a complaint that the onsite maintenance yard may have been used to store aggregate for offsite commercial use, but has not been able to confirm any illegal activity on the site.<sup>24</sup> Commercial aggregate activities would not be allowed on this site without a Use Permit; the County has received no Use Permit applications from the Crowley Lake Fish Camp for this purpose. Based on the foregoing considerations, no impacts are foreseen and no mitigation measures are required.

**XII. NOISE. Would the project:**

This section is based on findings of a detailed noise assessment that was conducted by Giroux & Associates for the Crowley Fish Camp project. The full report is provided as MND Attachment 2, and key results are summarized herein.

*a-d) Exposure of people to noise levels in excess of local standards or ordinances? Excessive ground borne vibration or ground borne noise levels? Substantial permanent or temporary increases in existing ambient noise levels? Substantial increases in temporary or periodic noise levels?*

**LESS THAN SIGNIFICANT IMPACT.** Ambient noise levels in the project vicinity are low, as indicated by the baseline measurements taken in October 2016. In order to establish an ambient noise level, short-term area noise measurements were conducted on Tuesday October 18, 2016 from 3:00 p.m. – 4:30 p.m. at three locations. Measurement locations are shown in Attachment 2 and the monitoring results are summarized in Table 11.

TABLE 11. Baseline Noise Levels in the Project Area.							
	Leq	Lmax	Lmin	L10	L33	L50	L90
Meter 1	45	56	39	45	42	41	40
Meter 2	47	49	40	45	43	42	41
Meter 3	48	55	43	50	48	46	44

Meter 1 was located adjacent to Dry Camp, just north of the gate. Meter 2 was placed about half way into the site and Meter 3 was placed in the RV lot close to the marina (meter locations are shown in Attachment 2). Readings are lowest on the southern portion of the site. They increase slightly traveling north on South Landing Rd. However, these readings demonstrate that existing ambient noise levels in the project vicinity are low. The low baseline levels suggest that the proposed project area is sensitive to even a moderate increase in noise that could result from project implementation.

<sup>21</sup> Calif. Dept. of Natural Resources, Division of Mines, *Mineral Resources and Mineral Production during 1947*, Bulletin 142, 1949 (from [http://archive.org/stream/countiesofca19470ocalirich/countiesofca19470ocalirich\\_djvu.txt](http://archive.org/stream/countiesofca19470ocalirich/countiesofca19470ocalirich_djvu.txt)).

<sup>22</sup> Source: Nick Criss, Mono County Enforcement.

<sup>23</sup> Los Angeles Times, <http://www.latimes.com/science/la-me-adv-volcanic-columns-mystery-20151115-story.html>.

<sup>24</sup> Communication with Wendy Sugimura, Mono County Community Development Dept., January 2018.

Noise impacts are significant if they create a substantial temporary or permanent increase in noise levels, or if they cause a violation of adopted noise/land use compatibility standards in general plans or noise ordinances. The following noise limits, contained in §0.16.060 of the Mono County Code, establish the threshold levels for determining whether noise impacts are significant.

<b>Land Use Category</b>	<b>Allowable Time</b>	<b>Noise Level (dBA)</b>
<b>Residential Single Family</b>	Daytime (7 a.m.-10 p.m.)	55
	Nighttime (10 p.m.-7 a.m.)	50
<b>Residential Multi-Family</b>	Daytime (7 a.m.-10 p.m.)	55
	Nighttime (10 p.m.-7 a.m.)	50
<b>Public Uses-Schools, Libraries, Hospitals</b>	Daytime (7 a.m.-10 p.m.)	55
	Nighttime (10 p.m.-7 a.m.)	50
<b>Passive Recreational Areas</b>	Daytime (7 a.m.-10 p.m.)	55
	Nighttime (10 p.m.-7 a.m.)	50
<b>Community Parks and Athletic Fields</b>	Daytime (7 a.m.-10 p.m.)	55
	Nighttime (10 p.m.-7 a.m.)	50

Construction Noise: Based on calculations provided in Attachment 2, it was determined that noise thresholds will not be exceeded for any construction activity on the project site; the less-than-significant noise levels are a result of the distance between the noise sources and the closest receptors. The more stringent thresholds for stationary source equipment will also be met because no stationary equipment is anticipated for use. As required by the Mono County Code, all construction work shall be conducted during daytime construction hours. Although no mitigation is required, a measure is recommended below to conduct noise-generating activities during times of reduced noise sensitivity.

Traffic Noise: During peak-season weekends, project-related activities are expected to generate 100 additional vehicular trips over current levels (lower project-related traffic is anticipated on weekdays). Vehicles access the site via US 395 and then travel north on South Landing Road. South Landing Road into the Fish Camp is north of US 395, and traffic from the highway would dominate the noise environment. Traffic volumes along US 395 in the project area as of 2015 were approximately 6,900 vehicles per day (Caltrans District 9, Average Annual Daily Traffic Count Data for US 395, 2015). The difference between the noise level associated with 6,900 vehicles (baseline) and 7,000 vehicles (with future project traffic) is +0.1 dB. Therefore, the additional vehicles would not alter the traffic noise environment and would not create a perceptible change in noise levels.

Boat Dock Operational Noise. Noise will also be generated by additional boat movements in the area of the boat dock. Because the dock area is a “no wake” zone, boat travel speeds will be less than 5 mph. The number of arrivals or departures in any given hour for either of the two boat launch areas will be very low. There are no adopted thresholds of significance for boating noise except that moving boats may not create pass-by noise exceeding 55 dB, as measured at the closest sensitive use (this value is under full power). Within the harbor boats will be near idle maneuvering, the onshore noise level will be much lower. The closest home outside the main harbor area is 0.8 miles away. Given that only a few boats will arrive or depart per hour, the hourly Leq will be far below any Mono Country residential standards at homes south of US 395.

The public docks will include boat launching in addition to arrival/departure activities. The launch or retrieval process is somewhat time-consuming (i.e., to back the trailer into the water, fasten or unfasten the boat and perform other tasks). The number of boats launched or retrieved per hour is limited. Noise measurements made at a ski boat launch in Plaster City, California, found a noise level of 53 dB Leq for a launch sequence at 30 feet from the ramp. Ramp activity noise levels at the homes closest to the marina will be imperceptible (less than 15 dB Leq) due to distance-spreading losses.

Based on experience around public docks and launch areas, the potential for nuisance noise is more related to onshore social activities than to boating. The proposed RV park spaces will include camping and will likely have ongoing social activities (sometimes well after dark). The potential for excessive noise will increase if these activities are fueled by alcohol consumption, boisterous behavior and/or loud music.

- e,f) *If within two miles of an airport, expose residents or workers to excessive noise levels? If within two miles of a private airstrip, expose residents or workers to excessive noise levels?*

**LESS THAN SIGNIFICANT IMPACT.** The easternmost terminus of the Mammoth/Yosemite Airport runway is located a little more than 2 miles west-northwest of the Fish Camp, and thus outside the limits associated with this checklist question. It is noted, however, that a March 2001 Environmental Assessment and Finding of No Significant Effect prepared by the Federal Aviation Administration for the Mammoth Yosemite Airport Expansion Project<sup>25</sup> determined that the cumulative noise level about 1 mile east of the easternmost terminus would be CNEL 38 by the year 2022; the assessment also calculated worst-case conditions (Lmax) for single aircraft overflights and found that the highest exposure (overflight by a Lear 35 business jet) would result in a maximum 74 decibel sound event. Since the decay rate of noise due to spreading sound waves is 6 dB per doubling of distance, the worst case single-event noise level at Fish Camp would be 68 db, while the cumulative noise level would be about CNEL 32. These noise levels would be within acceptable outdoor exposure limits for recreational uses, as set forth in the Mono County Noise Element.<sup>26</sup>

### **MITIGATION RECOMMENDATION FOR NOISE**

**Mitigation N-1:** It is recommended that construction activities be conducted during daytime hours when noise sensitivity is lower.



**Significance Following Mitigation:** LESS THAN SIGNIFICANT IMPACT

### **XIII. POPULATION AND HOUSING. Would the project:**

- a-c) *Induce substantial growth either directly or indirectly? Displace existing housing, especially affordable housing, or substantial populations?*

**LESS THAN SIGNIFICANT IMPACT.** There are two full-time managers on the Crowley Fish Camp site; the managers live in onsite housing (see Site Plan #9), and are responsible for planning and management of all camp facilities, operations and maintenance. Up to eight additional employees live onsite during the operating season (April to October). These seasonal employees live in a portion of the existing RV sites (see Site Map #13). The remaining RV sites, and all 12 of the dry camp TV/tent campsites (see Site Map #15) are for guest rental during the operating season. All of the existing and proposed RV and tent campsites are vacant of guests and structures (tents and RVs) during the off-season.

The 2015 Mono County *Regional Transportation Plan* provides population projections by 'Census Designated Place' (CDP).<sup>27</sup> The RTP projections for Crowley Lake show a 2010 population of 875, increasing to 926 by 2020, to 1001 residents by 2030, and to 1085 residents by 2040 (a total increase of 126 over the 30-year timeframe studied). The projections do not include seasonal visitation.

As part of the current project, the Fish Camp is proposing to add 2 additional RV sites with hookups that would be located adjacent to and northwest of the 19 existing guest RV campsites with hookups. This would result in a total of 21 guest RV/tent spaces. Guest occupancy rates vary through each season; assuming six people per site, the current guest population would be about 114 during the peak season; the proposed two additional RV sites would increase the peak-season guest population by roughly 12, for a future peak-season guest population up to 126 people. Full time year-round occupancy would continue to be limited to the 2 full-time camp managers; all other resident employees (including 1 employee living in each of the three park model cabins (#5, #6 and #7), and two employees living at the Gatehouse Camp Host Trailer (#1)), live onsite only during the operating season.

Based on the foregoing considerations, it is concluded that the project would not have potential to induce substantial growth, or to displace any housing or resident populations. As part of the CUP for this project, the County intends to note the existing

<sup>25</sup> FAA, *Environmental Assessment and Finding of No Significant Effect*, prepared by the Town of Mammoth Lakes for the proposed Mammoth Yosemite Airport Expansion Project, March 2001.

<sup>26</sup> Mono County *Noise Element*, [https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/noise\\_element\\_final\\_12.08.15.pdf](https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/noise_element_final_12.08.15.pdf)

<sup>27</sup> CDP is a Census designation meaning Census Designated Place and defined as a populated area that lacks separate municipal government but physically resembles incorporated places.

provisions for onsite employee housing, with a requirement that housing be provided for two permanent onsite managers in the future, as is done at present.<sup>28</sup> No impacts are foreseen, and no mitigation is required.

#### **XIV. PUBLIC SERVICES. Would the project impact or create need for new services:**

**a) *Fire protection? Police Protection? Schools? Other public facilities?***

**LESS THAN SIGNIFICANT IMPACT.** The Fish Camp site is served by a full range of public services, as outlined below:

- **Fire Protection:** Fire protection services are provided by the Long Valley Fire Protection District. The district has 4 full-time paid firefighters, and 29 volunteer firefighters operating out of two stations. The firefighters are supported by one paid support staff member. The District's main station is located at 3605 Crowley Lake Drive in the community of Crowley Lake, which is about 1 mile by road from the Crowley Fish Camp.<sup>29</sup> Correspondence received from ISO in May 2017 indicates that as of September 2017, the District's Public Protection Classification will be 04/4Y (where a 10 indicates the worst and a 1 the best protection).<sup>30</sup>
- **Police Protection:** Police protection services are provided by the Mono County Sheriff's Department. The project site is located in the south county section of the department service area, and patrolled by deputies that are stationed out of the Crowley Lake substation located at 3605 Crowley Lake Drive. The Department provides a wide range of services including an AFN registry (for residents with special access and function need requirements in an emergency), online crime reporting tools, a code-red emergency alert service and many others.<sup>31</sup>
- **Schools:** Mono County is served by 21 school facilities ranging from Early Start through continuing education programs. Public schools serving Crowley Lake include Mammoth Elementary School and Mammoth High Schools (there are no public schools in Crowley proper). One private school is located in Crowley Lake: the Eastern Sierra Christian Academy, operated by Church on the Mountain, provides K-8 classes for an estimated 20 students.<sup>32</sup>
- **Power:** SCE maintains facilities on the Fish Camp site including an 18K electrical service upgrade and electric panel that were added in 2013 (see Site Map #20), with a second transformer near the Park Model Cabins (Site Plan #5, 6, 7). Overhead and underground power lines provide electricity to the boat house/repair shop and to the several of the RV pads; most of the RV pads are served through underground power lines.
- **Propane:** Fish Camp propane needs are currently met through 6 steel propane tanks (owned by the Camp and maintained by AmeriGas) including four 125-gallon tanks and two 500-gallon tanks that provide a combined capacity for 1,500 gallons of propane. The proposal is to add one additional propane tank (same ownership and maintenance) with a capacity of 230-gallons. The new tank would be located by and serve propane to the proposed new portable bathrooms and showers. The new tank would increase overall propane capacity on the Fish Camp site by about 15%. AmeriGas indicates that a 250-gallon tank is about 7'10" in length and about 30" in diameter (compared to a length of about 10' and diameter of about 37" for a 500-gallon tank).<sup>33</sup>
- **Water:** Water supply is obtained through an onsite transient non-community well (transient non-community public water systems are public water facilities that provide water where people do not remain for long periods). Non-community facilities are required to provide a safe and adequate supply of water under the federal Safe Drinking Water Act.<sup>34</sup> Onsite supplies are routinely tested with no evidence to date of contamination.<sup>35</sup>
- **Sanitation:** Please see the discussion provided in MND Checklist Section XVII(a) (Utilities and Service Systems) for a detailed review of the existing and proposed on-site sanitation facilities.

No deficiencies have been identified with respect to existing or proposed public systems serving the existing or proposed land uses on the Crowley Lake Fish Camp site. No adverse impacts on service systems are foreseen in conjunction with approval

<sup>28</sup> Note: though only one managers' residence is currently provided, the two managers are married and require only one residence. In the future, the two managers mar

<sup>29</sup> Long Valley Fire Protection District: [http://www.firefightingnews.com.wehostwebsites.com/fdDetails-US.cfm?fdd\\_id=12693](http://www.firefightingnews.com.wehostwebsites.com/fdDetails-US.cfm?fdd_id=12693)

<sup>30</sup> Long Valley Fire Protection District: <http://www.longvalleyfire.com/~lvf/wp/wp-content/uploads/2014/04/ISO-Letter-Long-Valley-Fire-Protection-District-1.pdf>

<sup>31</sup> Mono County Sheriffs Department: <http://www.monocounty.ca.gov/sheriff/page/about-sheriffs-department>

<sup>32</sup> Eastern Sierra Christian Academy: <https://www.greatschools.org/california/crowley-lake/9655-Eastern-Sierra-Christian-Academy/>; <https://www.redfin.com/school/193173/CA/Crowley-Lake/Eastern-Sierra-Christian-Academy/>.

<sup>33</sup> AmeriGas: <https://www.amerigas.com/amerigas-blog/2016/april/tanks-101-propane-tank-sizes>

<sup>34</sup> <https://www.epa.gov/dwreginfo/information-about-public-water-systems>

<sup>35</sup> Communication with Abbie Thompson, Fish Camp Manager, July 2017.

of the land uses now proposed for development. Four of the proposed improvements (the new water storage tank, the new propane tank, the new water line and spigot, and the new septic system) would have a beneficial impact on service delivery within the project. No mitigation is required.

## **XV. RECREATION. Would the project:**

### ***a,b) Increase the use of parks or recreational facilities? Require construction or expansion of recreational facilities?***

**LESS THAN SIGNIFICANT IMPACT.** LADWP identifies Crowley Lake Fish Camp as a leased recreational area. The Long Valley Reservoir was dedicated as Crowley Lake and opened during the 1940s for recreational uses including public fishing and other water sports with LADWP providing administrative oversight. The Camp has been in continuous operation as a public fishing area since that time and the current leaseholder, John Frederickson, has been operating the site since 1992.

Crowley Lake is considered to be among the finest fishing areas in the Eastern Sierra, noted for the size of its rainbow and brown trout population, the number of bays, the broad stretches of water, and the narrow inlet and outlet of the Owens River.<sup>36</sup> The Lake is also recognized by fishing enthusiasts for the 'Crowley Steelhead' that migrate upstream from Crowley Lake in the fall to the Upper Owens where these rainbow trout can reach 18-26" in length.<sup>37</sup> To prevent invasive species, all motorized vessels are inspected prior to launch into Crowley Lake.<sup>38</sup>

The Mono County General Plan *Open Space/Conservation Element* identifies one issue/opportunity and several objectives that apply to this project. With respect to area issues and opportunities, the Element states (under Water Resources and Water Quality): "Water is a highly valued resource in Mono County. Rivers, streams, lakes, and aquifers supply water for domestic, agricultural and recreational uses, support abundant wildlife and fisheries, and are an important aesthetic component of the local landscape. As an example, Crowley Lake serves as a reservoir for the city of Los Angeles, provides habitat for fish and wildlife, and provides a variety of recreational opportunities. Water resources in Mono County have been heavily impacted over the years by the export of large volumes of water for use outside the county, a practice that has been detrimental to local water users and the natural environment within the county. The potential for future export, particularly of groundwater, is a continuing concern." This issue/opportunity is reflected in Water Resources and Water Quality Goal 3: "Ensure the availability of adequate surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County." In turn, Goal 3 is supported by three objectives, each of which is to be achieved through implementation of specific policy and action items as listed below. None of the project elements is in conflict with the Open Space/Conservation Element goals and objectives.

- "Objective 3.F. Promote the restoration and maintenance of Mono Lake, tributary streams, and downstream areas of the aqueduct system in Mono County, including Grant Lake, the Upper Owens River, Crowley Lake, and the Owens River Gorge.
  - Policy 3.F.1. Work with the appropriate agencies to develop and implement a comprehensive water management plan for Mono Basin and the downstream areas of the aqueduct system. The water management plan should ensure that Mono Lake and the local aqueduct system are managed in a manner that protects the ecological and fisheries values of the Mono Basin and downstream areas of the aqueduct system.
    - Action 3.F.1.a. Support the State Water Resources Control Board Decision 1631 requiring minimum flows to Mono Lake to maintain the lake level over 6,391 feet above mean sea level.
    - Action 3.F.1.b. Support management of the aqueduct system that avoids drastic fluctuations in stream flows.
    - Action 3.F.1.c. Ensure that any comprehensive water management plan developed as per Policy 1, above, is consistent with the USFS's existing Comprehensive Management Plan for the Mono Basin National Forest Scenic Area.
    - Action 3.F.1.d. Manage Crowley Reservoir to protect its fishery and recreational opportunities.
    - Action 3.F.1.e. Manage the Upper Owens River to protect the quality of the fishery.
- Objective 3.G. Reestablish streams impacted by diversions in the Mono Basin and Long Valley hydrologic units with flows adequate to support fish populations, riparian habitat, and associated recreational and scenic values.
  - Policy 3.G.1. Support minimum flows in all streams impacted by water diversions.

<sup>36</sup>2014 Eastern Sierra Fishing Guide 2014, A publication of The Inyo Register, <https://www.theothersideofcalifornia.com/wp-content/uploads/pdfs/inyofishingguide2014.pdf>

<sup>37</sup> Sierra Drifters Guide Service, <http://sierradrifters.com/upper-owens-river/>

<sup>38</sup> Caltrout, Crowley Lake Archives 2011, <http://caltrout.org/tag/crowley-lake/>.



A 10% increase in peak daily traffic at the Fish Camp (i.e., from 100 to 110 trips per day) would exceed on a proportional basis the overall 4.9% increase RTP forecast for Long Valley as a whole. However, peak traffic levels at the Fish Camp occur for limited periods of time (primarily during the Season Opener in April). Traffic during the remaining fishing season months will continue to be substantially lower, and traffic outside of the fishing season is limited to trips associated with the two resident managers. Additionally, the peak traffic levels associated with the April Fishing Season Opener (considered a 'shoulder season') do not coincide with peak traffic levels on US 395, which occur during the summer and winter seasons. Based on these considerations, it is concluded that the forecast increase in peak daily onsite trips (limited to April each year) would not conflict with the RTP projections for Long Valley as a whole.

Mono County does not have Level of Service data for South Landing Road. However, the RTP does not raise concerns over traffic on this road, nor does it point to existing or potential future congestion, or improvements that would be needed to enhance traffic flow. Given the projection that the Crowley Fish Camp project would add 10 trips to South Landing Road during the peak fishing season (which again does not coincide with peak traffic from other sources), it is concluded that this project will not result in traffic congestion or other substantive impacts to South Landing Road.

The RTP points to the unique safety concerns associated with recreational travel, noting that recreational vehicles (RVs) travel slowly and disrupt traffic flow on the many steep routes in the area, particularly where the road is only two lanes. In community areas, RVs often have difficulty parking or use more than their share of limited parking spaces. The RTP notes that RVs accounted for 3.2% of 2000 traffic in Mono County on US 395, a decline from a high of 13.4% in 1989.

Section 4.2 of the General Plan EIR (RTP and Circulation) notes that the RTP recommends use of the current adopted State Transportation Improvement Program (STIP) to guide short-range highway improvements and maximize funding opportunities in Mono County, and indicates that the regional funding can be applied to a wide range of projects including peak-season recreational travel demands (such as highway safety concerns from slow-moving vehicles). In Mono County, 75% of STIP funding is set aside to fund regional transportation improvements. Implementation of the RTP-recommended actions will allow Mono County to implement plans and programs that minimize congestion and meet future demands. The RTP anticipates that these programs will ultimately reduce congestion in Mono County, and concludes that the impacts of added growth and recreational demand will be less than significant.

The foregoing considerations indicate that project approval would not significantly impact circulation system performance, or cause a substantial increase in traffic relative to existing traffic, or exceed the level of service along South Landing Road. The project will have no impact on air traffic patterns nor will it conflict with any plan for measuring system performance. The proposed improvements (particularly the 7 new RV sites) would increase the number of slow-moving vehicles, but the increase in slow-moving traffic was considered in the RTP and the General Plan EIR and found to be less than significant given implementation of adopted goals, policies and objectives.

- d) ***Increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** A primary hazard in the project vicinity pertains to wildlife collisions. The 2015 Mono County General Plan EIR states (in §4.4, Biology) that "*Concentrated deer use and the inflexibility of their migratory behavior in these areas [i.e., Paradise, Swall Meadows, Tom's Place, Little Round Valley, Crowley Lake, McGee Creek, and Long Valley] can combine to exacerbate browse depletion to below what is needed to sustain the current population and maintain doe health for successful fawning. US 395 and many other roads intersect these high use areas, leading to a substantial number of collisions.*" In the discussion of impacts in the Crowley Lake area, the General Plan EIR states "*Due to increased noise, night lighting, presence of domestic dogs, fencing, collisions with vehicles, and loss of browse and cover for movement, future development could cumulatively impair mule deer use of the available browse, or their access to surface water or fawning habitat. Such development could block the local migration route that passes through and around Crowley Lake, or redirect animals onto US 395, or limit greater sage grouse access to sagebrush resources and available chick-rearing habitat.*" The General Plan EIR concludes that General Plan implementation will have significant unavoidable impacts on wildlife.

These conclusions are evident in the Crowley Lake Fish Camp Biological Assessment (see the discussion in MND Checklist Section IV and Attachment 3), which identifies the increased risk of vehicle-wildlife collisions and threats posed by

unleashed dogs and unsecured trash contained as potentially significant project impacts on mule-deer as well as greater sage grouse, western white-tailed jackrabbit, and Sierra Red Fox. Mitigation measures provided in Checklist Section IV, Biological Resources (see measures BIO-1 through BIO-6) would reduce potential for wildlife collisions within the boundaries of the project site to less than significant levels. No supplemental mitigation measures are required herein.

**e) Result in inadequate emergency access or access to nearby uses?**

**NO IMPACT.** Uninterrupted access (including emergency access) between the Fish Camp and US 395 is now and will continue to be maintained at all times. No adverse effects are foreseen and no mitigation is required.

**f) Conflict with adopted policies or programs supporting alternative transportation or result in inadequate parking?**

**NO IMPACT.** The RTP sets forth one formal policy relevant to the project site: "*Policy 8.R. Provide community bike paths in Crowley Lake as follows: 1. Widen shoulders along Crowley Lake Drive from Tom's Place to Long Valley, to provide for bicycle safety (tie to resurfacing of Crowley Lake Drive); (Note: Sections of this route should be prioritized) 2. Widen shoulders along South Landing Road, from Crowley Lake Drive to Crowley Lake, to provide for bicycle safety (this requires acquiring the right-of-way from Lakeview Subdivision north).*" The 2-mile segment along South Landing Road (from Crowley Lake Drive to Crowley Lake) would be a class II trail. The project purpose is to increase public safety, and improvements would include expanded shoulders, addition of shoulder stripes or bike lanes, signage, and a crosswalk. The RTP assigns this trail a "High" priority for implementation. The RTP also identifies interest in the creation of a multi-use trail circumnavigating Crowley Lake, with access points at South Landing (near the Fish Camp) as well as Layton Springs and North Landing. Development of such a trail would require an agreement with LADWP.<sup>40</sup>

**XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:**

**a,b,e) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Require construction of new water or wastewater treatment facilities? Have adequate wastewater treatment capacity available to serve the project?**

**LESS THAN SIGNIFICANT IMPACT.** The Crowley Fish Camp site is currently served by two sewage disposal systems. The south system was permitted by LRWQCB in 1986; new permits were issued by the Mono County Health Department for both the north and the south system in June of 2016. The north disposal system is sized to receive up to 750 gallons per day, and currently receives about 470 gallons of effluent per day from the managers' residence (#9) and the tackle shop (#3) and the Pelican Point Grill (#4). None of the proposed project elements would flow into the northern septic system, and thus flows will remain at about 470 gallons per day.

The south system is sized to receive up to 2,250 gallons per day (gpd). This system currently receives a daily total of about 2,070 gallons from the employee-occupied Park Model Cabins (#5, #6, #7), the 15 existing guest RV spaces and 4 existing employee RV spaces (all RV spaces are shown as map #13), the Fish Cleaning Station (#29), and the main Public Restroom (#30). The addition of 2 new RV spaces, as proposed, would increase flows into the south system by about 100 gallons per day, to a total of 2,170 gallons per day, which is within the 2,250-gallon design capacity.

The north and south septic systems, the pit toilets, the floating restrooms and the portable bathrooms are all serviced by Preferred Septic on a regular basis. In addition, 2 employees live in a camp host trailer located by the main entry gate. Sewage from the camp host trailer is pumped weekly by Preferred Septic, and disposed offsite; Preferred Septic also services the fixed-vault latrines and the floating restrooms.

The proposal to provide up to 3 new ADA-compliant bathroom and shower stalls would increase guest-related flows into the southern system by an estimated 225 gallons per day, which would exceed the capacity of the southern system. To gain added capacity, the project applicant is proposing construction of a third septic system, with a capacity of 750 gallons per day. If approved, the third system will be devoted to exclusive use by the new bathroom and shower facility, leaving an estimated 525 gallons of excess system capacity. The new system would be serviced and pumped by Preferred Septic, in the same manner as the existing septic systems.

Table 13 lists daily flow rates for all onsite uses that generate septic wastes (existing and proposed), and indicates the septic system that provides treatment for each applicable use. Uses that do not generate wastes are denoted by "NA."

<sup>40</sup> Mono County, *Regional Transportation Plan 2015 Update*: [http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/812/rtp\\_w-appdx\\_2015\\_final.pdf](http://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/812/rtp_w-appdx_2015_final.pdf)



**TABLE 13. Septic Waste Flows into the existing North Septic System, the existing South Septic System, and the Proposed New 3<sup>rd</sup> Septic System**

MAP #	FACILITIES DESCRIPTION	FLOW RATES TO 750-GALLON NORTH SEPTIC SYSTEM	FLOW RATES TO 2,250-GALLON SOUTH SEPTIC SYSTEM	FLOW RATES INTO PROPOSED 3 <sup>rd</sup> SEPTIC SYSTEM	OTHER NOTES
#1	Gatehouse & Camp Host Trailer (home to 2 Camp employees)	NA (Preferred Septic pumps weekly, disposes offsite)			
#2	Entry Gates and Fencing	NA			
#3	Tackle Shop and Offices	150 gpd			
#4	Pelican Pt Grill bldg. & deck	20 gpd			
#5	Park Model Cabin Trailer #1 (employee residence)		50 gpd		
#6	Park Model Cabin Trailer #2 (employee residence)		50 gpd		
#7	Park Model Cabin Trailer #3 (employee residence)		50 gpd		
#	Ramadas (2)	NA			
#9	Managers' Home	300 gpd			
#10	Existing Water Storage Tank	NA			
#11	New Water Storage Tank	NA			
#12	Domestic Well House	NA			
#13	Existing 19 RV Sites w/ hookups		950 gpd		
#14	2 New RV Camp Sites/Hookups		100 gpd		
#15	Existing Dry Camp Sites	NA			
#16	New Water Line for Dry Camp	NA			
#17	Fuel Facility and Fuel Tanks	NA			
#18	Existing Propane Tanks (6)	NA			
#19	New Propane Tank	NA			
#20	Electrical Service Upgrade	NA			
#21	Boathouse (storage)	NA			
#22	Boat & Trailer Storage Area	NA			
#23	Maintenance Yard	NA			
#24	Boat Ramp/Launch Facility	NA			
#25	Boat and Marine Building	NA			
#26	South Boat Docks	NA			
#27	North Boat Docks	NA			
#28	Landscape Pond	NA			
#29	Fish Cleaning Station		720 gpd		
#30	Main Public Restroom Facility		250 gpd		
#31	Fixed Vault Latrines (3)	NA			
#32	3 New bathrooms & showers			225 gpd	
#33	Floating Restrooms (up to 5)	NA			
<b>TOTAL FLOWS</b>		470 gpd daily	2,170 gpd daily	225 gpd daily total	

<b>IS DISPOSAL SYSTEM ADEQUATE?</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NA</b>
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There is no history of failure in any of the onsite waste systems, and correspondence from Triad/Holmes Associates to the County found that the existing systems are in good working order.<sup>41</sup> No adverse impacts involving the septic system tanks or alternative waste disposal systems would occur, and no mitigation is required.

**c) *Require construction of new storm water drainage facilities?***

**LESS THAN SIGNIFICANT IMPACT.** The Fish Camp property slopes downhill into Crowley Lake from all directions. Flows from onsite project activities (including all sanitary flows and flows from the fish cleaning sinks) are currently directed into one of two onsite septic systems as described above. All precipitation flows directly into Crowley Lake, or into Whiskey Creek (which flows through the Fish Camp site roughly parallel to and east of South Landing Road) and thence into Crowley Lake. None of the onsite flows enter onto adjacent lands, and there are no drainage easements on the project site. Project improvements will not impact runoff volumes or alter the Whiskey Creek drainage. No new storm drain facilities are required, and no mitigation measures are required to address storm water drainage other than those proposed above in MND Checklist Section IX, Hydrology and Water Quality, for containment of construction-related erosion.

**d) *Are there sufficient water supplies available to serve the project?***

**LESS THAN SIGNIFICANT IMPACT.** Fish Camp water supplies are drawn from on an onsite non-community well (owned by LADWP). The well is 182 feet deep; the static water level as of June 2012 was at 42 feet. Well water is drawn with use of a 3 horsepower pump (30 amps) with a pumping capacity of 25-40 gallons per minute. Well water is delivered to site uses in water lines that vary from ½" to 1" diameter.

CLFC is defined as a Transient Non-community (TNC) Water System. Water quality requirements for this type of water system include the collection of a bacteriological water quality sample (presence/absence) on a quarterly basis during the operating period. Samples are submitted to the Mono County Health Department. The County indicates that the Fish Camp is current with its water quality sampling requirements.<sup>42</sup> Fish Camp personnel indicate that water supplies from the well will be adequate to serve the proposed new uses. No adverse effects are foreseen, and no mitigation measures are proposed.

**f,g) *Be served by a landfill with sufficient capacity to accommodate the project's solid waste disposal needs? Comply with federal, state and local statutes related to solid waste?***

**LESS THAN SIGNIFICANT IMPACT.** Landfill facilities that serve the southern region of Mono County include Benton Crossing Landfill and Pumice Valley Landfill. As of 2015 the County estimated the combined remaining capacity of these facilities to be about 1,050,000 cubic yards, and Benton Crossing is scheduled for closure in 2023. The county has outlined a process for future planning that prioritizes a reduction in waste loads through increased diversion and recycling; these efforts have potential to extend permitted capacity beyond the estimated 15 years (as of 2015). The County is also considering long-haul waste transfer options, as well as expansion of existing landfills. The County has established criteria (environmental, socio-economic and legal) to guide the review of potential options, which is still in progress at this time.<sup>43</sup>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

**(a) *Does the project have 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 major periods of state history or prehistory?***

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** Although the project has potential to cause significant adverse impact to biological resources; the impacts would be reduced to less than significant levels with adoption and implementation of Mitigation Measures BIO-1 through Bio-6.

<sup>41</sup> Triad/Holmes Associates, Correspondence to Mono County Dept. of Environmental Health dated 12 February 2016 and 15 March 2016.

<sup>42</sup> Communication with Louis Molina, Environmental Health Director, Mono County Health Dept., January 2018.

<sup>43</sup> Mono County, *Countywide Siting Element of the Integrated Waste Management Plan*, January 2015; [https://monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/4265/integrated\\_waste\\_management\\_plan\\_pc\\_11.12.15.pdf](https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/4265/integrated_waste_management_plan_pc_11.12.15.pdf)

(b) **Does the project have impacts that are individually limited but cumulatively considerable?**

**LESS THAN SIGNIFICANT IMPACT.** A number of past, present, and reasonably foreseeable actions within Mono County, the Mammoth vicinity and the upper Owens Valley, have impacted or have the potential to impact affect natural and cultural resources to varying degrees. Adverse impacts of the Crowley Lake Fish Camp project are primarily limited to the temporary and short-term effects of construction, with long-term effects thereafter including less-than-significant impacts on biological resources and increases in demands for utilities, traffic volumes, noise levels and air emissions, as well as long-term benefits pertaining to recreation. The proposed changes are consistent with long-established historic uses, and consistent with county land use designations and regional goals for the property and planning area, as set forth in the 2015 General Plan and evaluated in the associated 2015 General Plan EIR. The proposed action would not result in impacts that are individually limited but cumulatively considerable.

(c) **Does the project have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly?**

**LESS THAN SIGNIFICANT IMPACT WITH MITIGATION.** None of the existing uses or proposed project improvements has potential to cause significant adverse impacts, directly or indirectly, on human beings. All potential impacts have been found to be less than significant, provided the recommended mitigations are implemented as outlined herein.

**DETERMINATION.** On the basis of this initial evaluation, the following determination has been made:

- The proposed project COULD NOT have a significant effect on the environment, a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment; an ENVIRONMENTAL IMPACT REPORT is required
- The project MAY have a significant effect on the environment, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigations for effects identified as "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Mono County Community Development Dept. \_\_\_\_\_

Lead Agency Name

  
Signature

Feb. 2, 2018  
Date

Interim Director  
Title

L. **REFERENCE MATERIALS**

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**M. MND CONTRIBUTORS**

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Principal Investigator ..... Mary Farrell

**Biological Resources**

Principal Investigator ..... James Paulus, Ph.D.

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## **N. ACRONYMS, TERMS AND CONVERSION FACTORS**

A number of abbreviations and acronyms are used throughout this MND. To facilitate understanding of these terms, a glossary of definitions is provided below along with a table of conversion factors to relate volumetric data.

<b>ADT</b>	A measurement of 'average daily traffic' levels.
<b>BMP</b>	Best Management Practices, designed to avoid erosion and eliminate discharges of sediments, trash and other pollutants associated with construction and urban land uses.
<b>CDFG</b>	California Department of Fish and Game, a state agency responsible for management and protection of biological resources in California
<b>CDP</b>	Census Designated Place, a statistical counterpart to incorporated towns and cities that provides data for populated communities that are identifiable by name but are not legally incorporated.
<b>CEQA</b>	California Environmental Quality Act of 1970. CEQA established the requirement for environmental review of project proposals in California
<b>cfs</b>	Cubic feet per second, a measure of flow (see conversion chart below)
<b>CGS</b>	California Geological Survey, a scientific agency of the state of California.
<b>CLFC</b>	Crowley Lake Fish Camp
<b>CNEL</b>	Community Noise Equivalent Level, a weighted average of noise level over time, used to compare the noisiness of differing land uses.
<b>CO<sub>2</sub>e</b>	Carbon Dioxide and equivalents (greenhouse gases)
<b>CUP</b>	Conditional Use Permit.
<b>CUPA</b>	Certified Unified Program Agencies, California agencies responsible for coordinated standards, review, protection and surveillance of hazardous materials and wastes.
<b>cy</b>	Cubic Yards
<b>dB</b>	Decibels, a measure of sound. Decibels are measured according to various scales, including the (A) scale referred to in this report.
<b>EDU</b>	Equivalent Dwelling Unit, a way to compare service demands for different types of customers
<b>GBUAPCD</b>	Great Basin Unified Air Pollution Control District, the air management district responsible for Mono County and the larger Great Basin planning area.
<b>GHG</b>	Green House Gases
<b>gpd/gpm</b>	Gallons per day and gallons per minute, rates of flow (see conversion chart below)
<b>HCD</b>	California Department of Housing and Community Development, an agency with permit authority over some elements of the Crowley Fish Camp project.
<b>LADWP</b>	City of Los Angeles Department of Water and Power (also referred to as 'DWP'), owner of Crowley Lake and the Fish Camp property.
<b>LED</b>	Light-Emitting Diode, a 2-lead semiconductor light source that emits light when activated; LED is currently the most energy-efficient lighting technology according to the U.S Department of Energy.
<b>LRWQCB</b>	Lahontan Regional Water Quality Control Board (the project is in the southern region of LRWQCB, which is managed out of the Victorville office)
<b>mg</b>	Million Gallons
<b>MND</b>	Mitigated Negative Declaration, a CEQA document for projects where all environmental impacts can be mitigated to less than significant levels

<b>MRZ</b>	Mineral Resource Zone, as defined by the State Mining and Geology Board
<b>MT</b>	Metric Tons, used in regard to greenhouse gas emissions
<b>NPDES</b>	National Pollution Discharge Elimination System, a program administered by the California Water Quality Control Board to regulate point sources that discharge pollutants to waters of the United States; LRWQCB manages NPDES permits in Mono County.
<b>OS</b>	Open Space, the land use designation applied to the project site in the Mono County General Plan.
<b>PSHA</b>	Probabilistic Seismic Hazard Assessments, prepared by CGS to show earthquake shaking hazards.
<b>RV</b>	Recreational Vehicle
<b>RTP</b>	Regional Transportation Plan, a long-term blueprint for regional transportation planning.
<b>SCAQMD</b>	South Coast Air Quality Management District, which sets and enforces air quality standards & regulations in the South Coast Air Basin (SCAB).
<b>sf</b>	Square Feet, a measure of area.
<b>SMARA</b>	Surface Mining and Reclamation Act, which regulates surface mining operations to ensure that environmental impacts are minimized and mined lands are reclaimed to usable condition.
<b>TDH</b>	Total dynamic head, a measure of pressure in a pipeline
<b>TT</b>	Tentative Tract Map 31896, the proposed land use plan for the lift station site.
<b>USDA</b>	United States Department of Agriculture, responsible for overseeing farming operations.
<b>USFS</b>	United States Forest Service, responsible for administration of US national forests and grasslands.
<b>USGS</b>	United States Geological Survey, a scientific agency of the U.S. government.
<b>WWTP</b>	Wastewater Treatment Plant

**CONVERSION FACTORS**

1 million gallons per day (mgd) = 1.547 cubic feet per second (cfs)  
 1 mgd = 3.07 Acre-Feet per Year (AFY)  
 1 acre-foot (AF) = 43,560 cubic feet = 324,900 gallons  
 1 cfs = 450 gallons per minute = 1.983 AF per 24 hours = .646 mgd  
 AF ~ the amount of water needed to supply a family of 4 for 1 year



## O. MITIGATION MONITORING AND REPORTING PLAN

**REGULATORY AND CODE COMPLIANCE STANDARDS.** If approved, the Crowley Lake Fish Camp project will be subject to a wide range of California Building Standards, Code requirements, and other standard conditions of approval. These requirements would be imposed by the County and by other agencies that have jurisdiction by law over activities conducted on the Fish Camp property, or over the resources that may be affected by those activities. Many of these standards have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives.

If the project is approved, compliance with these regulatory and code compliance requirements will be mandatory. As such, the measures do not conform to the CEQA definition of mitigation measures, and they are not listed here.<sup>44</sup> Although regulatory standards and codes are not incorporated into this mitigation program, the applicant would be required to comply fully with all relevant requirements before the necessary permits and approvals are obtained.

**ADOPTION OF MITIGATION MEASURES.** During deliberations concerning the Crowley Lake Fish Camp MND, the Mono County Planning Commission will be required to consider the adoption of mitigation measures. Thirteen mitigation measures are proposed to reduce potentially significant impacts, and 3 additional measures are recommended to minimize impacts that are less than significant but can benefit from the added measures. The measures cover a variety of subjects ranging from biological resources to water quality. If the project is approved, it will be necessary for the County to specify which of these measures have been adopted and formally incorporated into the project as conditions of approval.

**MONITORING AND REPORTING.** Upon project approval, the County would become responsible for ensuring that the mitigation measures adopted and incorporated into the project are in fact implemented during subsequent project design, construction, operation and maintenance. County staff would be responsible for ensuring that mitigation measures are satisfactorily monitored. County staff would also be responsible for reporting to the Planning Commission, as needed, regarding progress in implementing the measures.

The Planning Commission will in turn be responsible for considering whether the measures are being implemented as intended in this mitigation program, and for determining whether modifications are required to assure that project impacts remain below a level of environmental significance.

**MITIGATION MEASURES.** Presented below is the full set of mitigation measures outlined in this MND. Implementation of the mitigation measures herein would reduce all of the potentially significant impacts of the proposed Crowley Lake Fish Camp project to less than significant levels. Note that three of the measures (AQ-1, AQ-2, and LU-1) are advisory recommendations that would further minimize impacts found to be less than significant.

### I. **AESTHETIC AND VISUAL RESOURCES:** No mitigation measures are required or proposed.

**Mitigation AES-1:** A formal landscape plan shall be prepared to guide revegetation of the Fish Camp site following all new project improvements that disturb topsoil and vegetation. The plan shall include maps, a list of plant and seed materials to be used and proposed locations, identification of plant and seed sources, irrigation protocols for initial establishment, and identification of long-term maintenance requirements (if any). All plant materials and seed stock used in revegetation and any mulch applications shall be native to the eastern Sierra bioregion (which extends from Lake Tahoe on the north to Bishop on the south and east to Fallon, Nevada). Plant materials suitable for deer forage shall be used to the maximum possible extent. No long-term irrigation shall be permitted. The landscape plan shall be certified as complete by the County of Mono, Community Development Dept., prior to the start of ground-disturbing project improvements, and may subsequently be modified as appropriate if agreed upon by the project proponent and the County of Mono. All biological mitigation requirements (Measures BIO-1 through BIO-7) will be detailed in the landscape plan required by Mitigation AES-1.



**Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

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<sup>44</sup> CEQA defines mitigation as the avoidance, reduction, or rectification of adverse impacts by not taking an action, limiting the magnitude of an action, repairing an impacted environment, undertaking enhanced preservation operations, and/or replacing or providing substitute resources or environments.

**Mitigation AES-2:** All onsite exterior lighting (including existing and proposed exterior light sources) shall comply fully with requirements of the Mono County Scenic Combining Element (General Plan *Land Use Element* Chapter 8) and with requirements of the Mono County Dark Sky Regulations (General Plan Chapter 23). All required elements shall be outlined in an outdoor lighting plan to be submitted prior to formal approval of any discretionary permits or actions under review by Mono County.



**Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**II. AGRICULTURE AND FORESTRY:** No mitigation measures are required or proposed.

**III. AIR QUALITY:** No mitigation measures are required. However, the following mitigations are recommended to further reduce dust and vehicle exhaust emissions during the construction of proposed new project elements.

**Recommended Mitigation AQ-1, Fugitive Dust Control:**

- Apply soil stabilizers or moisten inactive areas.
- Prepare a high wind dust control plan.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed (2-3 times each day) to avoid visible dust leaving the construction site.
- Cover all stockpiles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone
- Cover trucks hauling dirt, sand or loose material and require trucks to maintain at least two feet of freeboard
- Sweep streets daily if visible soil material is carried out from the construction site



**Significance Before and Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Recommended Mitigation AQ-2, Exhaust Emission Controls:**

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.



**Significance Before and Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**IV. BIOLOGICAL RESOURCES:** The measures provided below would mitigate biological impacts to less than significant levels.

**Mitigation BIO-1:** Bitterbrush shall be seeded into all areas within the likely mule deer migration corridor where it intersects the Crowley Fish Camp approach road and entry gate. Seed of locally derived (Mono County or Eastern Sierra Nevada south of Lake Tahoe) shall be applied at the rate of four pounds per acre treated. This measure will reduce to less than significant levels the potentially significant loss of a crucial resource for migrating mule deer that pass through the project site.



**Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-2:** To reduce the potential for vehicle-sage grouse collisions near the entry gate, vehicle speeds on the Fish Camp property (except as specified in Measure BIO-3 below) shall be set at or below 25 miles per hour, with strict enforcement. Signs shall be posted to ensure that drivers are aware of the risk of collision if speeds exceed the posted limits greater.



**Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-3:** A 15 mph speed limit and signage indicating “Wildlife Crossing – 15 mph” shall be posted and strictly enforced between the entry gate and existing campground facilities. This speed will allow drivers to avoid wildlife and minimize mortality rates. Drivers shall be informed of the potential presence of wildlife on the roadway when arriving at the entry gate.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-4:** To reduce potential impacts on deer migration to less than significant levels, no barriers (such as fences) shall be permitted in the southern, less developed portion of the Crowley Fish Camp site. All onsite exterior lighting shall comply fully with requirements of General Plan Chapter 8 (Scenic Combining Element) and Chapter 23 (Dark Sky Regulations), as detailed in the Outdoor Lighting Plan required by Measure AES-2.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-5:** To reduce potentially significant impacts associated with unleashed dogs, all Fish Camp visitors and staff shall be required to comply with full-time leashing of dogs as an advertised and enforced condition of use.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation BIO-6:** To reduce the potentially significant impacts associated with a potential increase in predators of locally occurring sensitive wildlife, all onsite food and trash shall be secured in a manner that prevents access by bears and ravens.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation Recommendation BIO-7:** To reduce fire hazards associated with cheat grass and other non-native invasive species, control measures (mowing and/or tillage) will be performed in the occupied campground area every two weeks during the months of April through June (or as outlined in the approved Landscape Plan); mowing shall be sufficient to maintain total non-native grasses standing crop below 5% absolute cover.

➔ **Significance Before and Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

V. **CULTURAL RESOURCES:** The measures below would mitigate cultural resource impacts to less than significant levels.

**Mitigation CR-1, Site Evaluation of Historic Sites:** If future development plans include any of the identified historic and/or prehistoric site areas (CLFC #1-5), a formal evaluation of the sites, including subsurface testing, shall be performed by a qualified individual, and recommendations followed.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation CR-2, Notification if Resources are Uncovered:** Mono County (as Lead Agency) shall be notified in the event that archaeological, paleontological, or historical features are uncovered during construction of proposed project elements.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation CR-3, Stop Work if Human Remains Encountered:** If human remains or burial sites are encountered during project earthwork, work in that area shall be terminated, the immediate area secured, and the Community Development Department (CDD) notified; the CDD shall then contact the County coroner and (if appropriate) interested Tribes and the Native American Heritage Commission.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

VI. **GEOLOGY AND SOILS.** No mitigation measures are required or proposed.

VII. **GREENHOUSE GAS EMISSIONS.** No mitigation measures are required or proposed.

VIII. **HAZARDS AND HAZARDOUS MATERIALS.** The measure below would mitigate potential hazards to less than significant levels.

**Mitigation HAZ-1, CUPA to include Propane Tanks:** Following county review of the current project, the Crowley Lake Fish Camp CUPA shall be updated to describe onsite propane tanks (including the 7<sup>th</sup> tank, if approved, as well

as motor oil facilities if subject to CUPA regulation) and provide information about applicable prevention, mitigation and abatement programs used onsite.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**IX. HYDROLOGY AND WATER QUALITY.** The measures below would mitigate water quality impacts to less than significant levels.

**Mitigation WQ-1, Erosion Controls:** Erosion controls (including erosion control blankets, fiber rolls, filter barriers and/or settling structures) shall be used during the construction of any project elements that require ground disturbance, and shall remain in place until the disturbed surfaces have fully stabilized.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation WQ-2, Reseeding of Disturbed Areas:** Directly following construction, disturbed areas shall be reseeded with a certified weed-free seed mix comprised of locally sourced native plant materials. Seeded areas shall be watered as needed until fully established.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**Mitigation WQ-3, Stabilization of Fill Mounds:** All existing fill mounds (including those comprised of dirt, asphalt or other materials) shall be removed or stabilized or covered within 6 months of project approval, and no new fill mounds shall be created unless they are stabilized or covered from the outset.

➔ **Significance Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**X. LAND USE & PLANNING.** No mitigation measures are required or proposed.

**XI. MINERAL RESOURCES.** No mitigation measures are required or proposed.

**XII. NOISE.** No mitigation is required; the measure below is recommended further reduce construction noise.

**Mitigation Recommendation N-1, Construction:** It is recommended that construction activities be conducted during daytime hours when noise sensitivity is lower.

➔ **Significance Before and Following Mitigation: LESS THAN SIGNIFICANT IMPACT**

**XIII. POPULATION AND HOUSING.** No mitigation measures are required or proposed.

**XIV. PUBLIC SERVICES.** No mitigation measures are required or proposed.

**XV. RECREATION.** No mitigation measures are required or proposed.

**XVI. TRANSPORTATION AND TRAFFIC.** No mitigation measures are required or proposed.

**XVII. UTILITIES AND SERVICES.** No mitigation measures are required or proposed.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.** Based on analyses contained in this MND, it has been determined that the project does have potential to degrade the quality of the environment, and does have potential for environmental effects that will cause substantial effects on human beings. However, all potentially significant impacts would be reduced to less than significant levels through the adoption and implementation of the mitigation measures provided in MND Section O.