Summary Form Attachment

• Aesthetics and Visual Resources – The EIR will identify and describe existing views of the Airport and environs as seen from Airport Road, US 395 and open space lands surrounding the Airport. The proposed project may result in short-term aesthetic impacts related to project construction and long-term effects from the addition of new terminal area buildings, lighting and other improvements. Potential effects of these changes on existing views from the affected public places and on the populations using these facilities will be evaluated in the EIR.

• Agriculture and Forestry Resources – The EIR will document the suitability of the project site for agriculture and forestry and the effects of proposed development on these onsite capabilities, if any. The EIR will consider the potential effects of proposed improvements on use of National Forest lands and any nearby areas used or zoned for timber production. 6

• Air Quality – Existing air quality conditions, and existing and projected future air emissions from airport operations will be described from existing available documentation. The EIR will document potential air quality impacts resulting from project construction, such as dust generation, construction vehicle and equipment emissions, and odors. The EIR will document any incremental increases in aircraft or vehicle emissions associated with passenger terminal improvement. The EIR will describe project consistency with regional air quality planning programs applicable to the Great Basin Valleys Air Basin.

• Biological Resources – The EIR will identify and describe existing biological conditions on and near the project site including special-status species, migratory birds, wetlands, and sensitive habitat areas. The EIR will consider the potential biological resource effects of project construction and operation, including potential effects on on-site resources as well as off-site impacts on special-status species nesting and foraging activities.

• Cultural Resources – The EIR will describe the cultural resource sensitivity of the project site and vicinity as documented in cultural resource technical studies prepared for the project. No cultural resources have yet been recorded on or in the immediate vicinity of the site. However, the EIR will analyze the potential for encountering undiscovered historical and archaeological resources during project construction and prescribe mitigation measures that would reduce potential for significant cultural resources effects to a less than significant level.

• Energy – The EIR will examine potential energy consumption associated with project construction and operations and will determine whether such consumption would be wasteful or inefficient.

• Geology and Soils – The Town and surrounding area is situated within a seismically active region, capable of producing surface rupture, ground motion, or soil settlement of sufficient magnitude to damage buildings or structures during an earthquake. The EIR will describe the seismicity, geologic hazards and soil conditions of the area from the Town of Mammoth Lakes 2005 General Plan Update Final Environmental Impact Report (General Plan EIR) and the potential exposure of proposed improvements and airport users to these conditions.

• Greenhouse Gas Emissions – Proposed terminal area improvements would involve increases in greenhouse gas emissions both during construction and operation of the proposed project. The EIR will quantify the greenhouse gas emissions from project construction and long-term operations, including building, and transportation emissions, the applicability of state and local “green” building standards and the consistency of the resulting emissions with applicable greenhouse gas reduction plans and standards.

 • Hazards and Hazardous Materials – The EIR will document existing hazardous materials and waste records on and in the vicinity of the Airport and consider the potential hazards and hazardous materials concerns related to construction and operation of the project. Concerns to be addressed would include storage and use of hazardous materials such as fuels, cleaning and degreasing solvents, and other materials used in the regular maintenance of buildings and landscaping. The EIR will consider potential hazards associated with the transport, use, or disposal of hazardous materials, and the potential for reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. The EIR will evaluate the potential for project interference with applicable emergency response or evacuation plans.

• Hydrology and Water Quality – The EIR will describe the surface and groundwater hydrology of the project site and vicinity. The EIR will analyze construction-related effects on hydrology and water quality; effects on or exposure to flooding; any potential long-term water quality effects, including potential effects of land disposal of treated wastewater effluent; permanent changes to stormwater drainage and/or flooding; project-related impacts to groundwater quantity and quality; and off-site hydrology and water quality impacts.

 • Land Use – The EIR will identify and describe applicable land use plan designations and zoning. The proposed project will be evaluated for consistency with the existing policies and standards of the Town General Plan, Mammoth Lakes Municipal Code (Municipal Code), the Mono County General Plan, the Inyo National Forest Land and Resource Management Plan and other applicable land use plans and standards. The EIR will consider potential adverse impacts on adjacent land uses.

• Noise – The EIR will document existing and projected future noise levels in the project area including aircraft operations and vehicular traffic. The EIR will describe the project’s short-term construction noise as well as any long-term changes in noise levels in the area that may result from project operations in comparison to applicable noise thresholds as set forth in the Town of Mammoth Lakes General Plan.

• Population and Housing – The project proposes improvements to an existing airport facility and would not construct or demolish housing or extend airport infrastructure in such a way that it could influence new housing development or population growth. As such, the project is not expected to have a substantial impact on population and housing.

• Public Services – The EIR will report on contacts with potentially affected public service agencies, such as fire protection and law enforcement, in order to describe relevant existing conditions, potential project impacts, and recommended mitigation measures, if needed. The EIR will document any potential increased demand for services and any potential need for the construction, alteration or expansion of service facilities 8 associated with the project. The Draft EIR will evaluate the ability of the project to receive adequate service based on applicable Town standards and, if adequate services are not available, recommended mitigation measures if necessary.

• Transportation – The EIR will describe existing transportation systems associated with the airport. The EIR will consider the potential impacts of project construction and operations and effects on local and regional transportation facilities, internal circulation, and emergency access to the project site. The EIR will consider traffic issues as well as potential effects on public transit and other alternative modes of transportation.

• Tribal Cultural Resources – The Draft EIR will analyze the potential impacts of the project on resources of importance to tribes with a geographical and cultural affiliation to the project site. The analysis will include the results of tribal notification as required by AB 52 and any tribal consultation that may be requested pursuant to AB 52.

• Utilities and Service Systems – The EIR will describe the existing utility systems on and near the project site, including existing systems serving the Airport. The EIR will consider increases in utility demand associated with the project as well as the potential for direct project impacts on existing utility facilities.

 • Wildfire – The EIR will document the existing wildfire hazards associated with the airport site and surroundings as well as on-site fire management facilities and services. The EIR will consider the wildfire risk to the project site, along with other potential hazards such as exposure of project occupants to pollutant concentrations from a wildfire, exacerbation of fire risks from project features, and exposure to downslope or downstream flooding or landslides arising from wildfires

. • Cumulative Impacts – Consistent with CEQA Guidelines Section 15130, the Draft EIR will discuss the cumulative impacts of the proposed project, addressing each topic covered in the environmental analysis.

• Project Alternatives – Under CEQA, environmental documentation must include an analysis of a reasonable range of alternatives to the project, including the “No Project” alternative. The Draft EIR will consider alternatives to the project, potentially including the alternatives considered in the NEPA EA, as applicable, along with other reasonable alternatives to the project. Each alternative will be contrasted with the proposed project in terms of the extent to which project’s objectives are met and a reduction in adverse impacts is achieved. The environmentally superior alternative will be identified.

 • Significant and Unavoidable Environmental Effects – The Draft EIR will describe, if any, environmental impacts that cannot be avoided or reduced to a level that would be less than significant with the application of mitigation measures.

 • Growth-Inducing Impacts – As required under CEQA Guidelines Section 15126.2(d), the 9 Draft EIR will include a discussion of growth-inducing effects as well as any secondary impacts that could result from projected growth. The Draft EIR will consider the project’s potential to foster economic or population growth and/or its potential to remove obstacles to population growth through extension of infrastructure.