



1.0 INTRODUCTION

The proposed Holiday Haus Project involves an approximate 182,431 square foot Hotel Condominium building that includes on-site workforce housing and an underground parking structure. Access to the project site is proposed via State Route 203 (SR-203)/Main Street. Following a preliminary review of the proposed Holiday Haus Project, the Town of Mammoth Lakes determined that it is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*. This Initial Study addresses the direct, indirect, and cumulative environmental effects of the Holiday Haus Project (project), as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with the *California Environmental Quality Act (CEQA)* (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the Town of Mammoth Lakes, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine whether the proposed project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration (or Mitigated Negative Declaration) for that project. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately approved and/or certified by the Town of Mammoth Lakes in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. However, the resulting documentation is not a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1.2 PURPOSE

Section 15063 of the *CEQA Guidelines* identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project;
- Identification of the environmental setting;
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;



- Discussion of ways to mitigate significant effects identified, if any;
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study.

1.3 INCORPORATION BY REFERENCE

The references outlined below were utilized during preparation of this Initial Study. The documents are available for review at the Town of Mammoth Lakes Community Development Department, located at 437 Old Mammoth Road, Suite R, Mammoth Lakes, California 93546.

- *Town of Mammoth Lakes General Plan (1987)*. The Holiday Haus project application was first submitted to the Town on September 30, 2005. On April 18, 2007, the Applicant submitted a revised site plan for the project in response to Town comments on the previous plans. The Town currently has an updated *2007 General Plan*, as of August 15, 2007. However, this project is being evaluated by the Town under the rules and regulations in effect on April 18, 2007. Therefore, since the *2007 General Plan* was not adopted until August 15, 2007, the project application is being processed under the *1987 General Plan*.

The *1987 General Plan* contains the State-mandated elements governing all development on private property, including residential, commercial, and industrial uses. As discussed above, the Holiday Haus Project must be consistent with the *1987 General Plan*. The *1987 General Plan* sets general goals and objectives for future development within the Town. The *1987 General Plan* is divided into the following elements:

- Land Use;
- Transportation and Circulation;
- Housing;
- Conservation and Open Space;
- Safety;
- Noise; and
- Parks and Recreation.

The goals and policies of the *1987 General Plan* set the overall tone for development and land use in Mammoth Lakes.

- *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report (2005 General Plan Update FPEIR) (May 2007)*. The *2005 General Plan Update FPEIR* involves the update of the Town's *1987 General Plan*, which provides the Town's long-range comprehensive direction to guide future development and identifies the community's environmental, social and economic goals. This document was prepared as a Program EIR, which is intended to facilitate consideration of broad policy directions, program-level alternatives and mitigation measures consistent with the level of detail available



for the General Plan. The 2005 *General Plan Update FPEIR* concluded significant and unavoidable impacts regarding aesthetics, air quality, biological resources, public safety and hazards, noise, public services and utilities, and recreation.

- *Town of Mammoth Lakes Municipal Code (Municipal Code)*. The *Municipal Code* consists of regulatory, penal, and administrative ordinances of the Town of Mammoth Lakes. It is the method the Town uses to implement control of land uses, in accordance with *General Plan* goals and policies. The Town of Mammoth Lakes Zoning Ordinance, Title 17, of the *Municipal Code*, identifies land uses permitted and prohibited according to the zoning category of particular parcels. The Buildings and Construction Ordinance (Title 15) specifies rules and regulations for construction, alteration, and building for uses of human habitation. Subdivisions are regulated under separate ordinances not contained within the *Municipal Code*.
- *Sierra Star Master Plan Project Draft Subsequent Environmental Impact Report (April 2007)*. The Town of Mammoth Lakes prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Sierra Star Master Plan Project, located at the Sierra Star Golf Course. This site is located to the north of Meridian Boulevard and is bisected by Minaret Road. The 1991 “*Lodestar Master Plan*” (LMP) encompasses 226 acres; the Sierra Star Master Plan proposes to modify the density and nature of development that would occur within the approximately 42 acres remaining undeveloped acres in the LMP. The Sierra Star Master Plan Project would result in the replacement of the LMP with a new master plan that would change the name, land area, and land uses set forth in the 1991 LMP. The Draft SEIR included the following environmental topical areas:
 - Aesthetics;
 - Air Quality;
 - Biological Resources;
 - Cultural Resources;
 - Geology/Soils;
 - Hazards and Hazardous Materials;
 - Hydrology/Water Quality;
 - Land Use/Planning;
 - Noise;
 - Population/Housing;
 - Public Services;
 - Transportation/Traffic; and
 - Utilities/Service Systems.



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