



3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

1. Project Title:	Holiday Haus Project
2. Lead Agency Name and Address:	Town of Mammoth Lakes P.O. Box 1609 437 Old Mammoth Road, Suite R Mammoth Lakes, California 9354
3. Contact Person and Phone Number:	Ms. Jen Daugherty Associate Planner 760.934.8989, X-260
4. Project Location:	The project site is located east of the intersection of Minaret Road and State Route 203 (SR-203)/Main Street; refer to <u>Exhibit 2, Local Vicinity</u> .
5. Project Sponsor's Name and Address:	Ward Jones Holiday Haus, LLC P.O. Box 100 PMB 610 Mammoth Lakes, CA 93546
6. 1987 General Plan Designation:	The project site is designated Commercial (C).
7. Zoning Designation:	The project site is zoned Commercial Lodging (CL).
8. Description of the Project:	Refer to <u>Section 2.4, Project Characteristics</u> .
9. Surrounding Land Uses and Setting:	Refer to <u>Section 2.1 and 2.3.1, Project Location</u> and <u>Existing Land Uses and Land Use Designations</u>
10. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):	Refer to <u>Section 2.7, Agreements, Permits, and Approvals</u> .



3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact With Mitigation Incorporated," as indicated by the checklist on the following pages.

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

3.3 LEAD AGENCY DETERMINATION

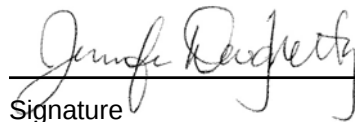
On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0, Inventory of Mitigation Measures, have been added. A NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "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.


Signature

Jen Daugherty

Printed Name

Town of Mammoth Lakes

Agency

August 14, 2008

Date



3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the Town of Mammoth Lakes in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant With Mitigation Incorporated.** The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.



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