

### 3.0 BASIS FOR CUMULATIVE ANALYSIS

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The California Environmental Quality Act (CEQA) requires that EIRs analyze cumulative impacts. As defined in *CEQA Guidelines* Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. *CEQA Guidelines* Section 15130(a) states that an EIR must discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in Section 15065(c)(a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. However, an EIR should not discuss impacts which do not result in part from the project evaluated in the EIR. Furthermore, when the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency must identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

In addition, *CEQA Guidelines* Section 15130(b) indicates that the analysis of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detailed as is provided for the effects attributable to the project alone. Instead, the discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of the other projects which do not contribute to the cumulative impact.

A project has "cumulatively considerable" impacts when its incremental effects "are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." Cal. Pub. Res. Code § 21083(b); see also *CEQA Guidelines* § 15355(b).

For an adequate discussion of significant cumulative impacts, the *CEQA Guidelines* (Section 15130(b)(1)(A) and (B)) allow an environmental impact report to determine cumulative impacts and reasonably foreseeable growth based on either of the following methods:

- A list of past, present, and probable future projects producing related or cumulative impacts; or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

For the purposes of the cumulative impacts analysis for the Project, the Town has opted to use the list approach for evaluating cumulative effects. Based on review of applications and Town records, as well as U.S. Forest Service records, the Town developed a list of past, present and probable future projects. The list of identified related projects is provided in **Table 3-1, Related Projects List**, with the locations of each of the related projects listed in **Figure 3-1, Related Projects**. Although the projects listed in Table 3-1 serve as the primary bases for evaluation of cumulative impacts, the approach to these analyses vary for certain environmental issues. The cumulative analysis of each environmental issue, are identified in the applicable environmental issue section in Chapter 4, *Environmental Impact Analysis*, of this EIR.

**Table 3-1**  
**Related Projects List**

Related Project No.	Project Name/Description	Address/Location	Acres	Residential Units	Hotel Units	Commercial square feet	Parking	Other amenities
1	Student Housing, Mammoth Lakes Foundation (UPA 2006-02)	1500 College Parkway	1.48	74	N/A	N/A	112	Lounge, reception area, exercise room, storage
2	Altis	880 Bridges Lane	3.21	24	N/A	N/A	TBD	Amenity building
3	Eagle Lodge (DZA 2005-03, ZCA 2005-01)	3256 Meridian Blvd.	8.67	106 (dwelling unit equivalents)	N/A	TBD	TBD	Ski lodge
4	Holiday Haus (VTM 36-237, UPA 2005-15)	3863 and 3905 Main Street	1.55	14 Workforce	77	N/A	138	2,605-square-foot conference space, 4,380-square-foot outdoor patio, snow play area, indoor pool, exercise area, hot tubs
5	Mammoth View (TTM 10-001)	41 Alpine Circle 11 Alpine Circle 3704 Main Street 3730 Viewpoint Road 3752 Viewpoint Road 3776 Viewpoint Road 3814 Viewpoint Road	5.51	52	54		173	Spa building, pool, picnic areas, lobby, restaurant
6	Old Mammoth Place (VTM 09-003)	164, 202 and 248 Old Mammoth Road	6.1	N/A	340	36,500 square feet, including retail and restaurant	619	Public plazas, 9,500-square-foot conference space, spa, pool
7	8050 C (TTM 36-229, UPA 2005-01)	50 Canyon Boulevard		21	N/A	None	76	None
8	Mammoth Crossing (DZA 2007-01, GPA 2009-02)	Northwest, southwest, and southeast corners Main Street/Lake Mary Road and Minaret Road	9.27	66 WH (bedrooms)	742	40,500 square feet commercial	720	9,000-square-foot conference and meeting space, pool, spa; restaurants/bars; public plaza, 100 public parking spaces in addition to those required for project

Table 3-1 (Continued)

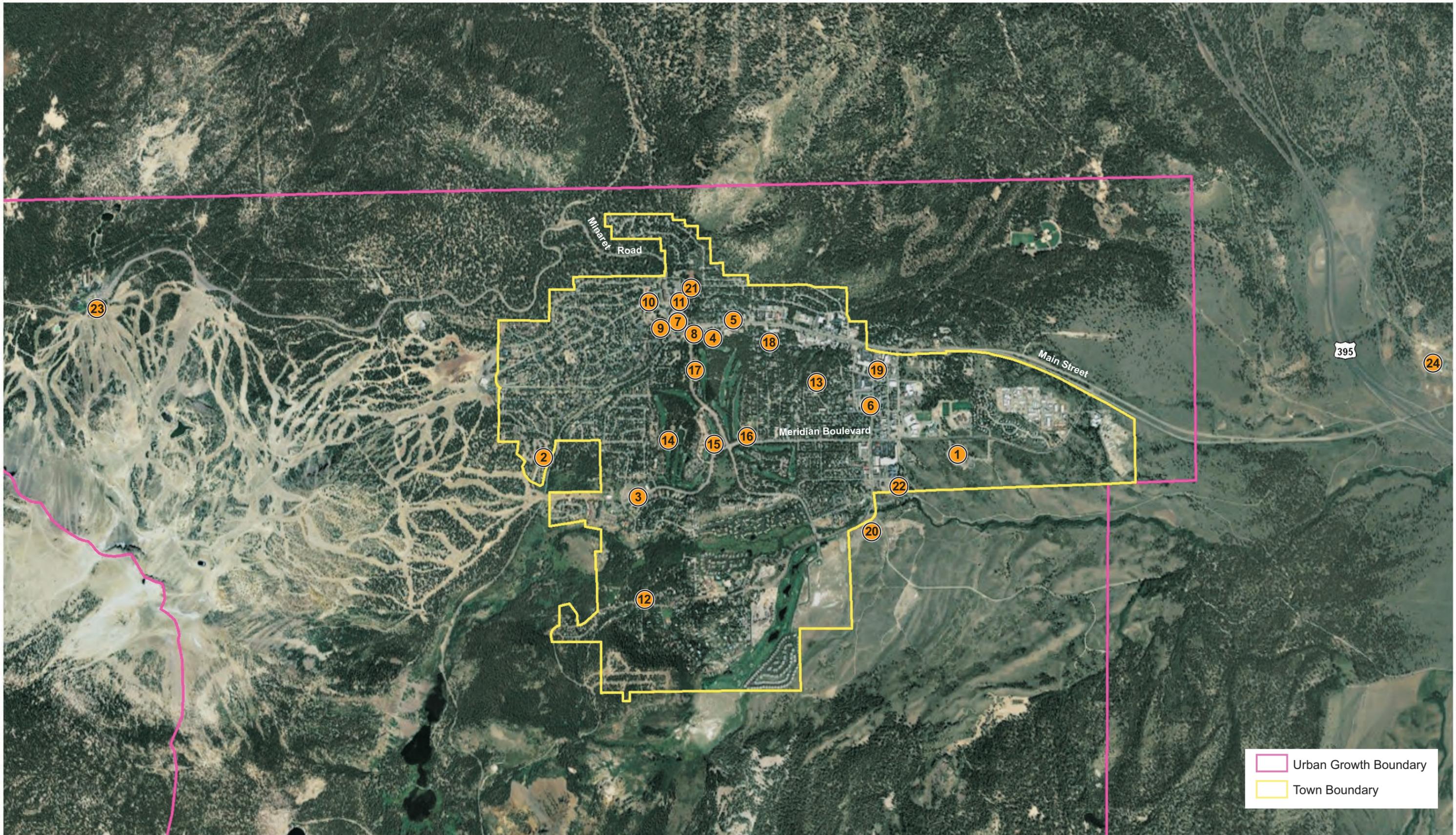
## Related Projects List

Related Project No.	Project Name/Description	Address/Location	Acres	Residential Units	Hotel Units	Commercial square feet	Parking	Other amenities
9	Mammoth Hillside Phase I (TTM 36-235)	107 Lakeview Boulevard 106 Lake Mary Road 80 Lake Mary Road 17 Canyon Boulevard 49 Canyon Boulevard	4.6	24 WH	225	5,000-square-foot restaurant	259	Spa/fitness area, 6,300-square-foot conference space, pool
10	Parking Structure NVSP (UPA 2007-02, TPM 36-226)	99 Canyon Boulevard		N/A	N/A	N/A	300	None
11	South Hotel (TTM 36-234)	6180 Minaret Road	2.53	N/A	251	5,300-square-foot restaurant, 1,000 square feet of commercial	292	4,100-square-foot conference space, spa, lobby bar
12	Ettinger Condominiums (TTM 244, UPA 2006-15)	2144 Old Mammoth Road	1.09	10	N/A	N/A	25	None
13	Hidden Creek Crossing (Shady Rest Tract)	no address assigned yet.	24.5	172	N/A	N/A		None
14	Bungalows (TTM 36-242, UPA 2006-12)		1.37	10	N/A	N/A	20	None
15	Solstice (TTM 36-212, UPA 2004-07)	2004 Sierra Star Parkway	4.6	58	N/A	None	135	None
16	Tallus (TTM 36-216)	525 Obsidian Place	7.67	19	N/A	N/A	TBD	Clubhouse
17	Tanavista (TTM 36-240, UPA 2006-08)	5208 Minaret Road	1.36	45	N/A	N/A	TBD	None
18	Tihana Townhomes (TTM 36-243, UPA 2006-13)	48 Lupin Street	0.54	9	N/A	N/A	TBD	None
19	Snowcreek VII (TTM 36-236, UPA 2005-11)	85 Old Mammoth Road 1254 Old Mammoth Road		118	N/A	N/A	TBD	Recreation room
20	Snowcreek VIII	Various	237	790	200	10,000 square feet hotel associated retail, 10,000 square feet restaurants, bars/lounges	TBD	25,000-square-foot conference and meeting space, 12,900-square-foot spa/wellness center, 3,500-square-foot market
21	Vista Point (VTTM 09-001)	94 and 151 Berner Street	2.1	N/A	28	N/A	60	Owners' lounge, a rooftop pool and terrace, locker rooms, and a pedestrian plaza

Table 3-1 (Continued)

## Related Projects List

Related Project No.	Project Name/Description	Address/Location	Acres	Residential Units	Hotel Units	Commercial square feet	Parking	Other amenities
22	Mammoth Rock N' Bowl	3029 Chateau Road		N/A	N/A	25,000	37	12 lane bowling center, with restaurant/bar
23	Mammoth Mountain Base Area Land Exchange	Mammoth Mountain Ski Area (MMSA) Main Lodge	21	N/A	N/A	N/A	TBD	None
24	Casa Diablo IV Geothermal Project	Near the intersection of CA State Route 203 and U.S. Highway 395, approximately 3 miles east of Mammoth Lakes, CA.	100	N/A	N/A	N/A	N/A	33 net MegaWatt (MW) geothermal power plant that includes 2 energy converters, underground transmission line, water treatment plant, and recycled water pipeline. Up to 16 new wells, each including fenced enclosure and wellhead/control building.
25	USFS Travel Management Program	Various trails throughout Planning Area	N/A	N/A	N/A	N/A	N/A	None
<p><i>Notes:</i></p> <p>a) The USFS Travel Management Program applies to various trails and other facilities within USFS jurisdiction, and therefore no specific location is associated with this related project. As such, Related Project No. 25 is not indicated in Figure 3-1.</p>								



Urban Growth Boundary  
 Town Boundary



