

### 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 foreseeable projects causing related impacts in the vicinity of the Project. The cumulative impact is the change in the environmental impact that results from the incremental effect of the project when added to other past, present and future probable projects. *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 the same level of detail as is provided for the impacts attributable to the project alone. Instead, the discussion of cumulative impacts is 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.

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 a list of past, present, and probable future projects as well as buildout anticipated under the Town's General Plan. **Table 3-1**, *Cumulative Projects List*, provides the list of 26 projects that have been approved and are under construction and/or pending construction. **Figure 3-1**, *Cumulative Projects Map*, shows the location of the 26 cumulative projects. Although the projects listed in Table 3-1 serve as the primary bases for evaluation of cumulative impacts, the cumulative projects may vary among certain environmental issues, as the geographic contexts of certain issue areas may vary. However, in most of the analyses because the Project is long-range in nature, the cumulative analysis is based on the projected General Plan buildout.

Table 3-1

## Cumulative Projects List

No.	Project Name/Description	Address	Residential Units	Hotel Units	Hotel Bedrooms	Commercial square feet
1	Student Housing, Mammoth Lakes Foundation (UPA 2006-02)	1500 College Pkwy	74	N/A	N/A	N/A
2	Altis (DZA 12-001, TTM 12-001)	880 Bridges Ln	9 single family lots	N/A	N/A	N/A
3	Eagle Lodge (DZA 2005-03, ZCA 2005-01)	3256 Meridian Blvd	106 (dwelling unit equivalents)	N/A	N/A	TBD
4	Holiday Haus (VTTM 36-237, UPA 2005-15)	3863 and 3905 Main St	14 Workforce	77	120 (market rate)	N/A
5	Mammoth View (TTM 10-001)	41 Alpine Circle 11 Alpine Circle 200 Mountain Blvd 30 Viewpoint Rd 52 Viewpoint Rd 76 Viewpoint Rd 100 Viewpoint Rd	52	54	54	2,176 sf restaurant and bar; spa size TBD
6	Old Mammoth Place (VTTM 09-003) (DZA 15-001 & new TTM may supersede)	164, 202 and 248 Old Mammoth Rd	N/A	340	488	36,500 sf including retail and restaurant
6	Old Mammoth Place Amendment (DZA 15-001)	164, 202 and 248 Old Mammoth Rd	N/A	343	460 (343 suites & 117 lock-off units)	36,599 sf including retail and restaurant
7	Inn at the Village (DZA 13-001, TTM 13-002, UPA 13-003)	50 Canyon Blvd	N/A	67	67	TBD
8	Mammoth Crossing (DZA 2007-01, GPA 2009-02)	Northwest, southwest, and southeast corners Main St/Lake Mary Rd and Minaret Rd	66 WH (bedrooms)	N/A	742	40,500 sf commercial
9	Mammoth Hillside Phase I (TTM 36-235)	107 Lakeview Blvd 106 Lake Mary Rd 5 Canyon Blvd 15 Lake Mary Rd 17 Canyon Blvd 49 Canyon Blvd	24 WH	225	3.25	5,000 sf restaurant
10	Parking Structure NVSP (UPA 2007-02, TPM 36-226)	99 Canyon Blvd	N/A	N/A	N/A	N/A

Table 3-1 (Continued)

## Cumulative Projects List

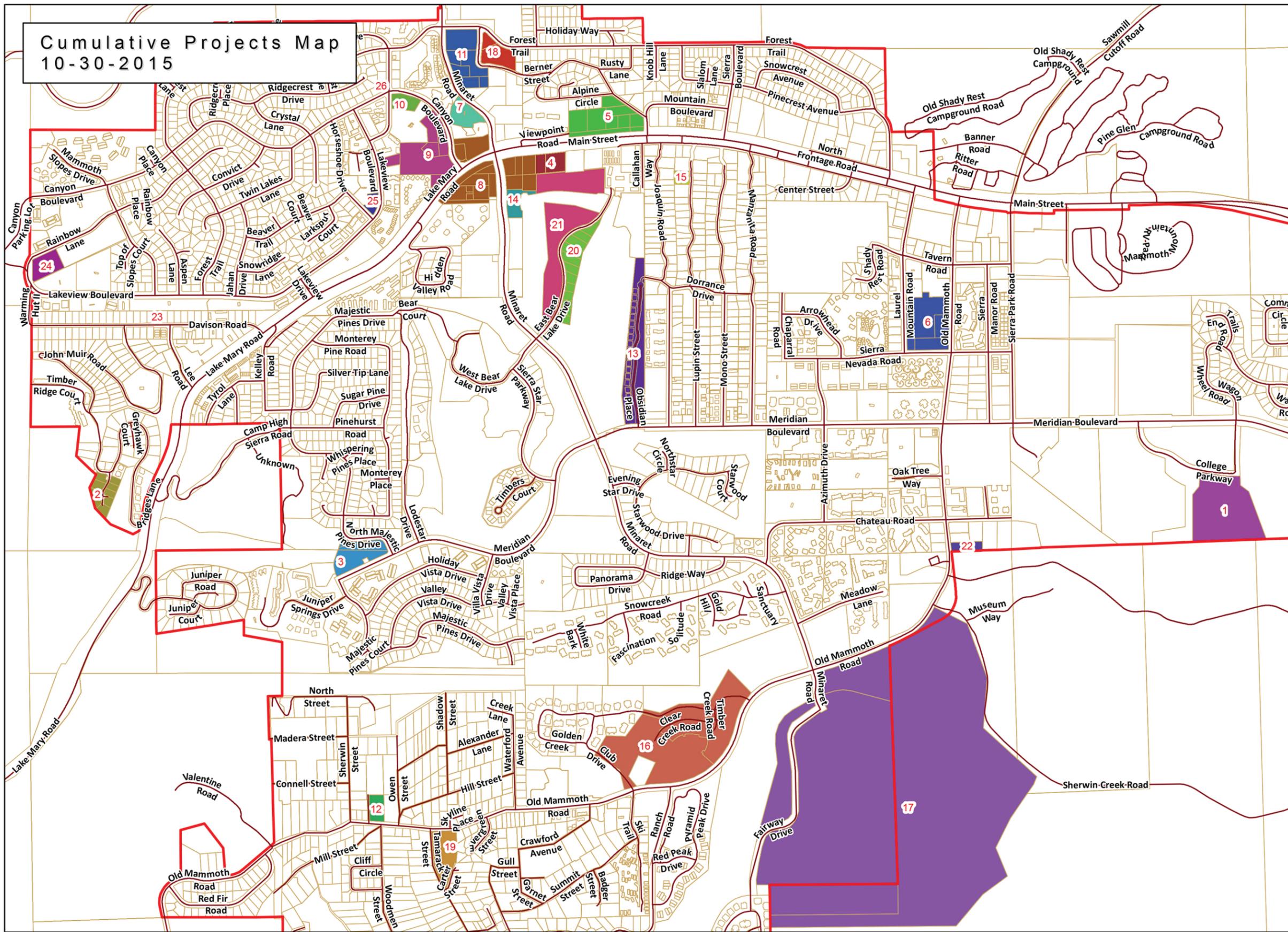
No.	Project Name/Description	Address	Residential Units	Hotel Units	Hotel Bedrooms	Commercial square feet
11	South Hotel (TTM 36-234)	6244 Minaret Rd 6220 Minaret Rd 111 Berner St 6180 Minaret Rd 6156 Minaret Rd 6158 Minaret Rd	N/A	251	299	5,300 sf restaurant, 1,000 sf commercial
12	Ettinger Condominiums (TTM 36-244, UPA 2006-15)	2144 Old Mammoth Rd	10	N/A	N/A	N/A
13	Tallus (TTM 36-216; TTM 13-003) (New map will supersede previous maps)	525 Obsidian Pl	9	N/A	N/A	N/A
13	Tallus Amendment (TTM 15-002)	525 Obsidian Pl	34 units (9 SFRs; 12 duplex's; 1 on-site manager's unit)	N/A	N/A	N/A
14	Tanavista (TTM 36-240, UPA 2006-08)	5880 Minaret Rd	45	N/A	N/A	N/A
15	Tihana Townhomes (TTM 36-243, UPA 2006-13)	48 Lupin St	9	N/A	N/A	N/A
16	Snowcreek VII (TTM 36-236, UPA 2005-11)	85 Old Mammoth Rd 1254 Old Mammoth Rd	118	N/A	N/A	N/A
17	Snowcreek VIII (ZCA 2006-04; Snowcreek MP Update 2007)	Various	790	200	400	10,000 sf hotel assoc. retail, 10,000 sf restaurants, bars/lounges
18	Vista Point (VTM 09-001)	94 and 151 Berner St	N/A	28	101	N/A
19	Danhakl (TPM 11-001)	70 Carter St	Subdivide one lot into 2 single family lots	N/A	N/A	N/A
20	Gray Bear I (TTM 14-001)	1500 E. Bear Lake Dr	12	N/A	N/A	N/A
21	Gray Bear II	1501 E Bear Lake Dr 1001 E Bear Lake Dr	32	N/A	N/A	N/A

**Table 3-1 (Continued)****Cumulative Projects List**

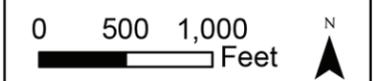
<b>No.</b>	<b>Project Name/Description</b>	<b>Address</b>	<b>Residential Units</b>	<b>Hotel Units</b>	<b>Hotel Bedrooms</b>	<b>Commercial square feet</b>
22	Mammoth Creek Inn Expansion (TTM 14-004)	663 Old Mammoth Rd	N/A	12	12 new condo-hotel rooms	N/A
23	Chalet Hestia (TPM 14-001)	196 Davison Rd	3	N/A	N/A	N/A
24	Mountainside (TTM 15-001)	413 Rainbow Ln	16 (2 SFRs & 7 Duplex's)	N/A	N/A	N/A
25	Hines (TPM 36-225; UPA 2007-01)	176 Lakeview Blvd 195 Horseshoe Dr	4	N/A	N/A	N/A
26	Hillside Duplex (DR 15-003)	113 Hillside Dr	2	N/A	N/A	N/A

Source: Town of Mammoth Lakes, 2015

# Cumulative Projects Map 10-30-2015



- 1 - Student Housing
- 2 - Altis
- 3 - Eagle Lodge
- 4 - Holiday Haus
- 5 - Mammoth View
- 6 - Old Mammoth Place
- 7 - Inn at the Village
- 8 - Mammoth Crossing
- 9 - Mammoth Hillside Phase I
- 10 - NV Parking Structure
- 11 - South Hotel
- 12 - Ettinger Condominiums
- 13 - Tallus
- 14 - Tanavista
- 15 - Tihana Townhomes
- 16 - Snowcreek VII
- 17 - Snowcreek VIII
- 18 - Vista Point
- 19 - Danhaki
- 20 - Gray Bear I
- 21 - Gray Bear II
- 22 - Mammoth Creek Inn Expansion
- 23 - Chateau Hestia
- 24 - Mountainside
- 25 - Hines
- 26 - Hillside Duplex



## Cumulative Projects Map

Land Use Element/Zoning Code Amendment and Mobility Element Update  
Source: Town of Mammoth Lakes, Mobility Element Update, 2015.

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