
II. ENVIRONMENTAL SETTING

A. INTRODUCTION

This section provides a brief overview of the Project site's existing regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in Section IV (Environmental Impact Analysis) of this EIR are included in the environmental setting discussions contained within Sections IV.A through IV.N. Also provided in this section is a list of related projects, which is used as the basis for the discussions of cumulative impacts throughout Section IV.

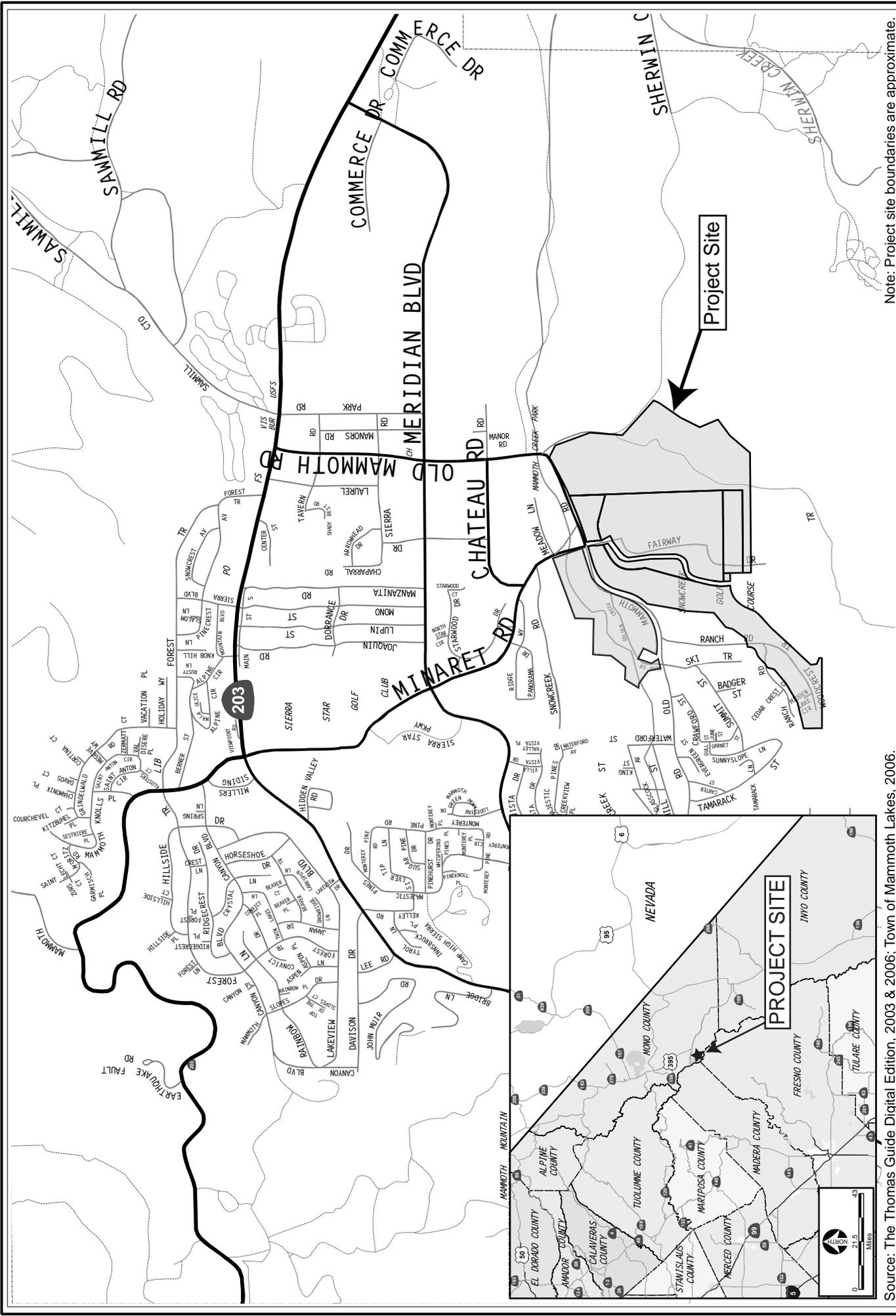
B. EXISTING CONDITIONS

Regional Setting

The Project site is located in the Town of Mammoth Lakes (Town), Mono County, California. The Town is located on the eastern slopes of the Sierra Nevada at an elevation of approximately 7,900 feet above sea level within Section 34, Township 3 South, and Range 27 East. The Town is located approximately 168 miles south of Reno, Nevada, and approximately 310 miles north of Los Angeles, California. Neighboring communities of the Town include June Lake to the northwest, Benton to the east, and Tom's Place to the southeast (refer to Figure II-1 and Figure II-2). Regional access is provided by U.S. Highway 395 and California State Highway 203. Local roadways which provide access to the site include Minaret Road to the north, Fairway Drive and Old Mammoth Road in the central portions of the site, and Sherwin Creek Road to the east.

Local Setting

The Project site is located in southeast Mammoth Lakes where Old Mammoth Road intersects with Minaret Road. The Project site is at the foot of the Sherwin Range, a steep extension of the Sierra Nevada with elevations up to 11,728 feet. The Project would address the development of approximately 237 acres of the approximate 440 acres that comprise the 1981 Master Plan area. As finalized in 1981, the Snowcreek Master Plan affects 345 acres. However, in 2005 a land exchange (2005 Land Exchange) was completed between the United States Forest Service (USFS) and the Snowcreek Investment Company in order to acquire enough land for a nine-hole addition to create an 18-hole golf course; this is discussed in greater detail in Chapter III (Project Description). Therefore, the Project's acreage has been adjusted to reflect the additional acreage acquired in the land exchange and lands which have been removed from the Resort zone (i.e., the Catholic Church site and the single family residential subdivision).



Note: Project site boundaries are approximate.



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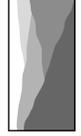
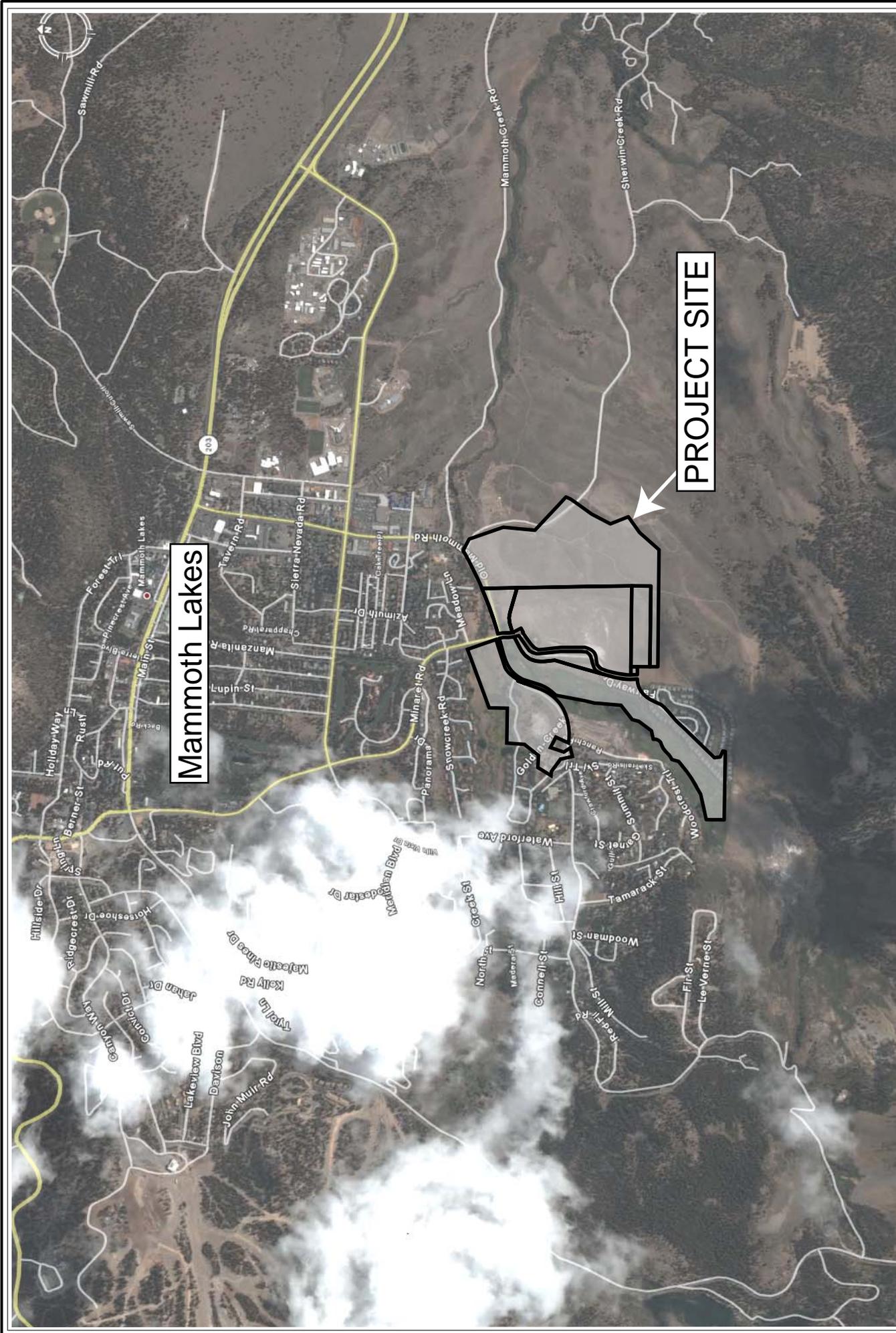


Figure II-1
Regional and Vicinity Map

Source: The Thomas Guide Digital Edition, 2003 & 2006; Town of Mammoth Lakes, 2006.



Mammoth Lakes

PROJECT SITE

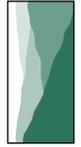
Note: Project site boundaries are approximate.

Source: Google Earth Pro; Town of Mammoth Lakes, 2006.



Figure II-2
Aerial Photograph

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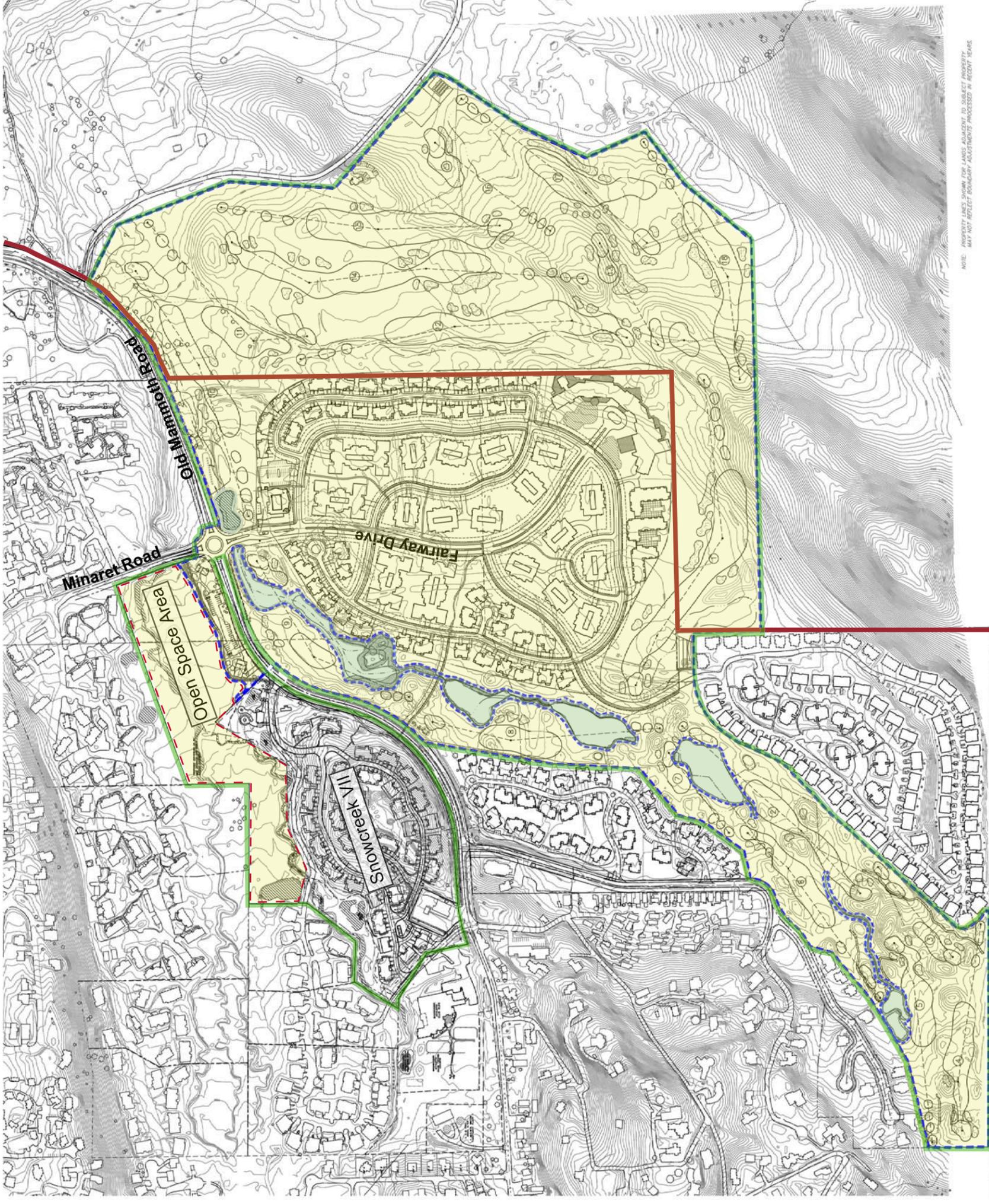
The Project site is composed of Assessor's Parcel Numbers (APNs) 40-040-20, located on the north side of Old Mammoth Road and on the west side of Minaret Road, and APNs 40-070-10, 40-070-11, 40-070-12, 40-070-13, 40-070-23, 40-140-04, and 40-140-05 located on the south side of Old Mammoth Road and west of Sherwin Creek Road.

The parcel north of Old Mammoth Road and west of Minaret Road (APN 40-040-20) comprises a total of approximately 38 acres. Of this acreage, the approved Snowcreek VII development encompasses approximately 23 acres of the southwest portion of the parcel and the northeast portion of the parcel encompasses approximately 15 acres. The seven parcels south of Old Mammoth Road comprise a total of approximately 222 acres, of which approximately 56 acres (APN 40-070-23) is occupied by the existing nine-hole golf course. The overall terrain of the site is relatively flat, with a slight rise along the southerly boundary. Elevations range from approximately 7,870 to 7,940 feet (2,400 to 2,420 meters). Mammoth Creek runs west to east through the northern portion of the site.

Throughout this Draft EIR the following three terms are used to identify the Project's boundaries as shown on Figure II-3. The terms are defined as follows:

1. **Project Site:** The Project site includes the parcel north of Old Mammoth Road and west of Minaret Road, and the seven parcels south of Old Mammoth Road.
2. **Study Area:** The study area occupies portions of the Project site, as defined above. The study area is the portion of the Project site that has been analyzed in this Draft EIR. The study area is made up of the property that will be physically developed and the property that will be preserved as open space. It is essentially the same as the Project site; however it does not include the portion of APN 40-040-20 north of Old Mammoth Road that is Snowcreek VII.
3. **Development Area:** The development area is the area where physical development will occur. It is the same as the study area, but it does not include the land designated as open space and the existing golf course ponds and associated drainages. As shown on Figure II-3, the development area extends beyond the Town's Urban Growth Boundary (UGB). The UGB was adopted in 1993 to prevent urban sprawl and to maintain a clear delineation between the developed portions of the community and the surrounding National Forest lands. For this reason, the Project's residential, commercial lodging and transient occupancy development is not permitted to extend beyond the UGB. Recreational uses (such as the expansion of the golf course) are permitted in the area beyond the UGB.

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NOTE: PROPERTY LINES SHOWN FOR LANDS ADJACENT TO SUBJECT PROPERTY. MAY NOT REFLECT BOUNDARY ADJUSTMENTS PRODUCED IN RECENT YEARS.

Legend

- Project Site
- Development Area
- Open Space Area
- Study Area (Snowcreek VIII)
- Existing Golf Course Ponds
- Urban Growth Boundary

Notes:

- 1) The Study Area is the same as the Project Site, except that it excludes the approved Snowcreek VII development area.
- 2) The Development Area excludes the Existing Golf Course Ponds and Open Space Area.

Source: Scheurer Architects, CAJA, 2007.



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Figure II-3
Project Areas Map

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The Project site is primarily undeveloped and parcels south of Old Mammoth Road have been most recently used for cattle grazing. Previous uses of the site are discussed in more detail in Section IV.E (Cultural Resources) of this Draft EIR. The existing uses on the Project site include a public golf driving range, the Snowcreek Investment Company L.P. offices and Snowcreek sales office, both of which are considered temporary facilities. The Inyo National Forest Service administrative site (i.e., tack room and storage facilities) is currently located on the far eastern edge of the Project site. These facilities are in the process of being relocated to United States Forest Service (USFS) land east of Sherwin Creek Road.

The 1987 General Plan is currently in the process of being updated following a four-year planning and review process. A Draft Program EIR was previously prepared and circulated regarding an earlier version of the General Plan Update. A Notice of Preparation (NOP) for the Draft Program EIR was distributed on April 25, 2003. A Draft Program EIR was prepared and distributed to the public for review from February to May 2005 for public comments. Based on the extent and range of comments received, the Town determined that the proposed General Plan should be revised to the extent that required recirculation of a Revised Draft Program EIR. The Revised Draft Program EIR was circulated for public review from October 31, 2005 to December 14, 2005. The Town adopted the 2007 General Plan on August 15, 2007 and is currently considering the Revised Final Program EIR on the General Plan Update for certification. Because the certification of the Revised Final Program EIR is an ongoing process, the standard for analysis used in this Draft EIR is based on both the 1987 General Plan and the 2007 General Plan.

The 1987 General Plan land use designations for the Project site are Resort (R), Open Space (OS), and Open Space Stream Corridor (OSSC). These land use and zoning designations describe the design focus for development at the Project site. The 2007 General Plan also designates the Project site as Resort (R) and Open Space (OS). The R designation allows commercial mixed uses including visitor lodging, amenities and services, and workforce housing.

The Resort (R) designation is generally applied to large parcels capable of providing a complete resort experience as found in the Snowcreek, Sierra Star and Juniper Ridge resort areas of the Town. A Resort development should provide mixed uses consistent with a mountain resort experience, offering distinctive services and activities. The development should be planned with activities appropriate for the area, which may include visitor lodging, recreational amenities, commercial services that support the resort atmosphere, meeting spaces, transit facilities and interconnections to the community's and public trail systems. The design of the area should assure a functional and distinctive pedestrian-scaled environment that will encourage visitors to return to the Town. New developments should be physically connected internally and to all primary visitor-oriented destinations with an integrated system of streets, sidewalks, and recreational paths. Most Resort development projects are required to provide commercial support within their development area. Resort projects must also demonstrate consistency with the overall community goals and sufficient amenities to make the projects attractions in their own right. Lot coverage is limited to a maximum of 50 percent overall to provide space for outdoor recreation amenities. In addition, workforce housing is allowed within the major resort developments. The density range for

the R designation is six to eight dwelling units per acre. Densities may be clustered within individual Resort developments. Residential density may be increased pursuant to state law.

According to section 17.28.490 of the Town's Municipal Code, the OSSC protection zone does not prohibit or restrict development. The OS designation is applied to lands that have significant recreational or environmental values and permits development of facilities that support the environmental and recreational objectives of the community. The OS zone may include environmentally sensitive areas such as wetlands, floodplains, and streams and may include recreation facilities such as parks, athletic fields, golf courses, and community gathering spaces. In addition, the OS designation includes the proposed second nine-holes of the Snowcreek golf course and Town properties along Mammoth Creek. As previously discussed, the area designated as Open Space on the Project site was transferred to private ownership in the 2005 Land Exchange between the United States Forest Service (USFS) and Snowcreek Investment Company in order to acquire enough land for a nine-hole addition to create an 18-hole golf course. After the 2005 Land Exchange, Snowcreek Investment Company entered into a covenant with the Town that protected the exchange parcel from being developed with residential housing, commercial lodging, transient occupancy, and being further subdivided as this land is outside of the Town's Urban Growth Boundary (UGB). The covenant was initiated as a part of the 2005 Land Exchange process and is monitored by the Eastern Sierra Land Trust. The conditions of the land exchange covenant and land use designations are described in further detail in the section III (Project Description) and section IV.H (Land Use & Planning) of this Draft EIR.

Surrounding Land Uses

The Project site is primarily bounded to the east by the privately owned Sierra Meadows Ranch, to the south and east by USFS land (i.e., Inyo National Forest) that is heavily used for both summer and winter recreation activities and to the north and west by completed Snowcreek development and other residential developments. Surrounding land use zoning includes Residential Single Family (RSF), Mobile Home Park (MHP), Residential Multi-Family 2 (RMF-2), Resort (R), Open Space (OS) and Open Space Stream Corridor (OSSC) (refer to Figure II-4 through Figure II-9).

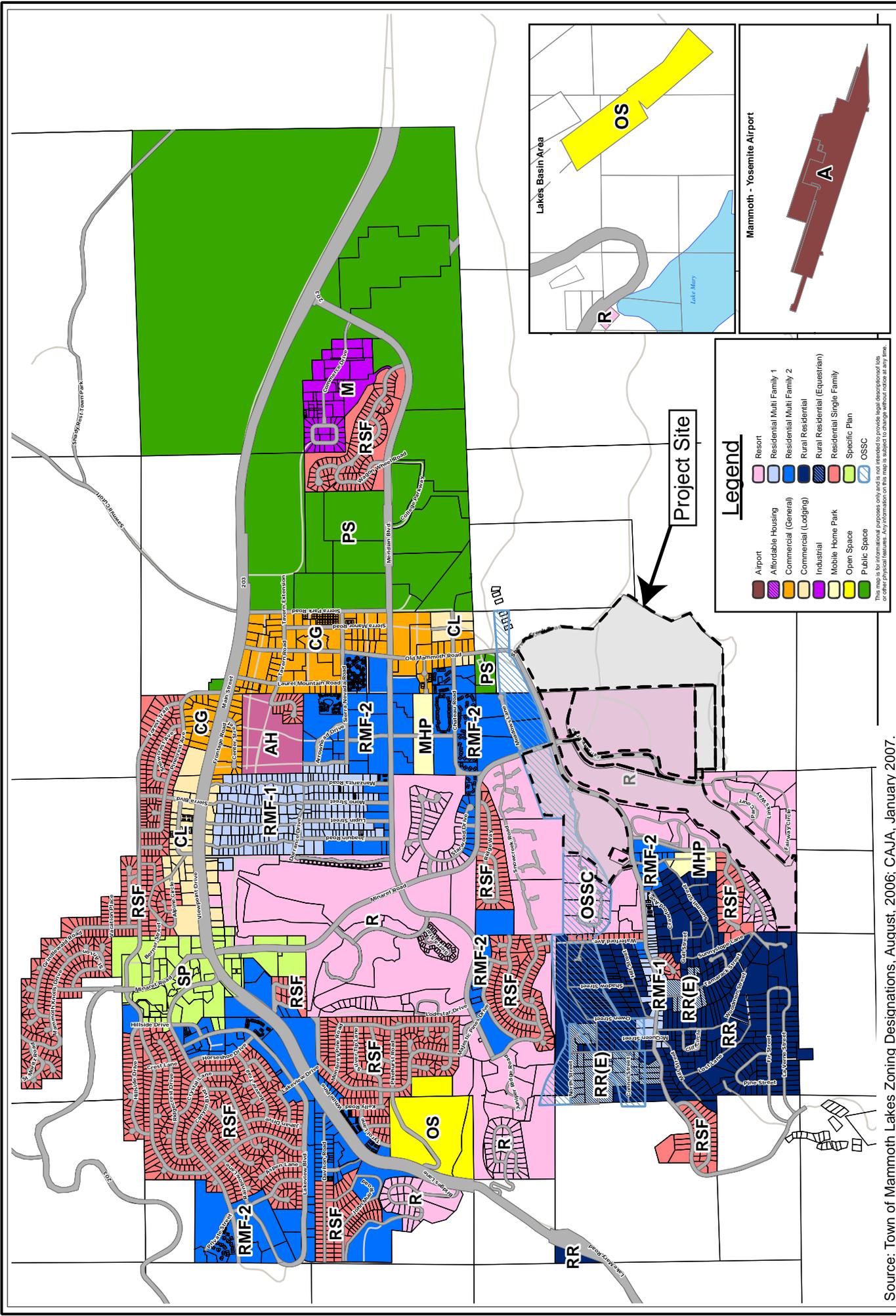
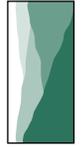


Figure II-4
Zoning Map



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View 1: View of Project site facing south from Old Mammoth Road. View shows existing driving range in foreground and Sherwin Mountain Range in background.



View 2: View of Project site facing southwest from the Old Mammoth Road/Sherwin Creek Road intersection.



View 3: View of Project site facing west from land exchange parcel off Sherwin Creek Road.

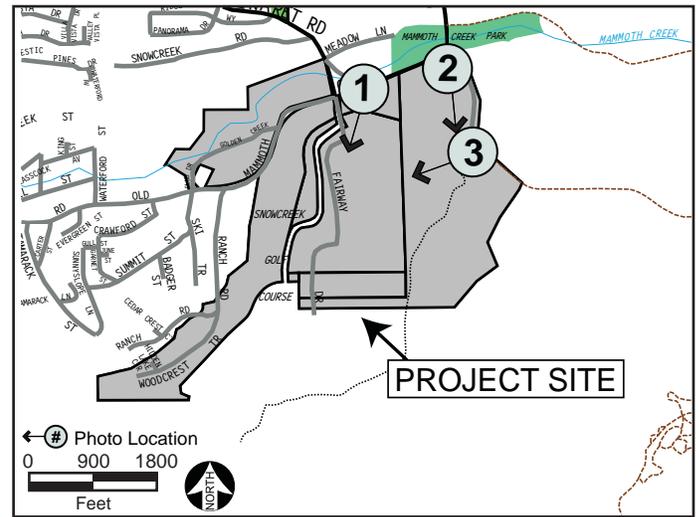


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2006.



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Figure II-5
Views of the Project Site A
Views 1, 2 and 3

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View 4: View of Project site facing southwest from land exchange parcel.



View 5: View of Project site facing northwest from the Old Mammoth Road/Minaret Road intersection.



View 6: View of Project site facing west from Minaret Road.

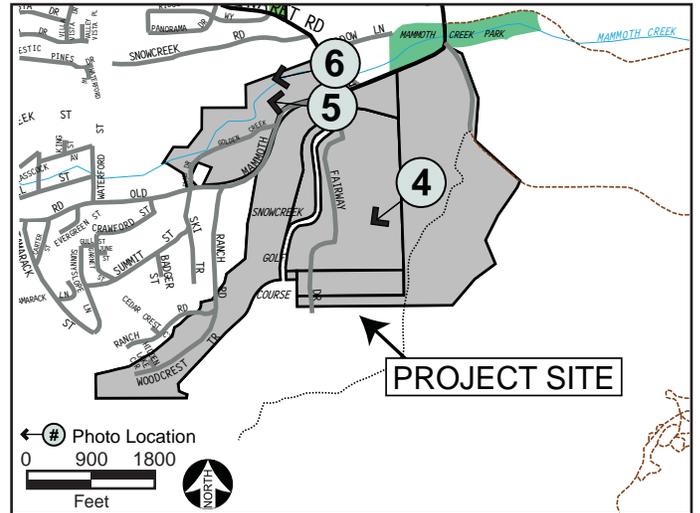


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2006.



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Figure II-6
Views of the Project Site B
Views 4, 5 and 6

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View 7: View of residential land use on Old Mammoth Road north of Project site.



View 8: View of The Sherwins on Sherwin Creek Road southeast of Project site with the Project site in the foreground.



View 9: View of residential land use on Fairway Drive south of the Project site.

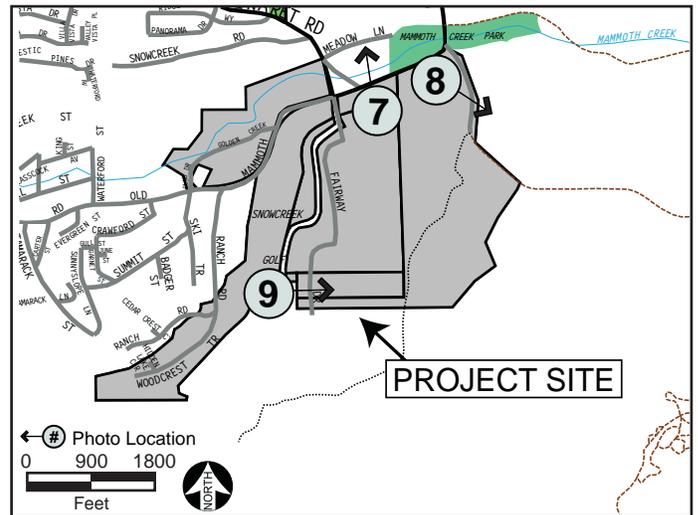


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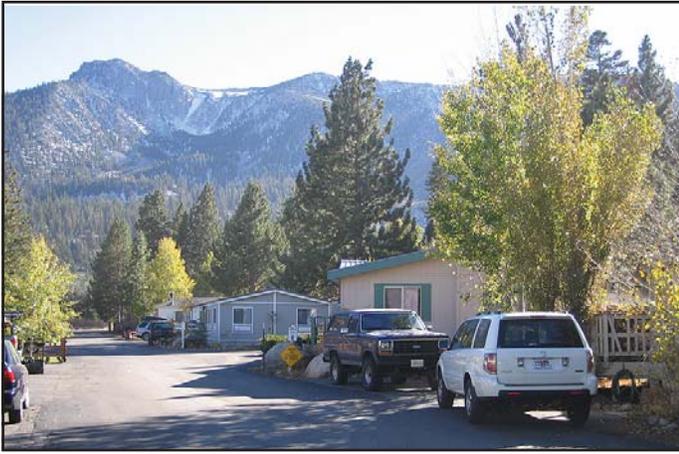
Source: Christopher A. Joseph & Associates, 2006.



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Figure II-7
Views of Surrounding Uses A
Views 7, 8 and 9

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View 10: View of residential land use on Ski Trail Road southwest of the Project site.



View 11: View of residential land use on Ski Trail Road west of the Project site.



View 12: View of residential land uses west and south of Project site with views of the existing nine-hole golf course on the Project site.

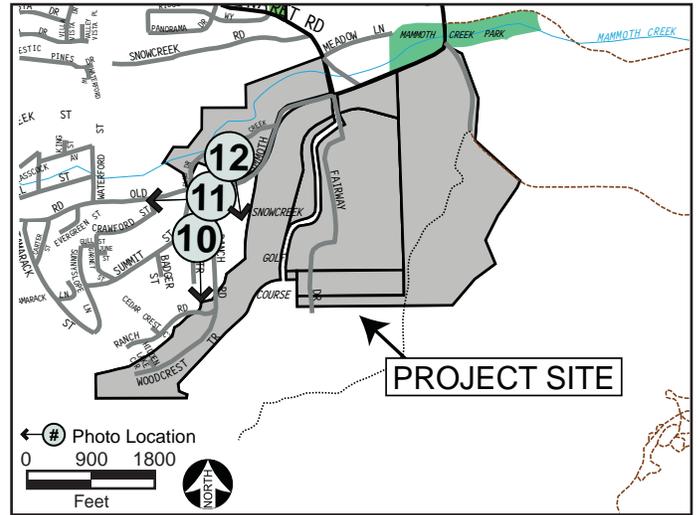


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2006.



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Figure II-8
Views of Surrounding Uses B
Views 10, 11 and 12

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View 13: View of the Historic Knight Wheel located on Old Mammoth Road north and west of the Project site.



View 14: View of residential land uses east and north of the Project site on Minaret Road.



View 15: View of undeveloped lot at the Old Mammoth Road/Minaret Intersection located north and east of the Project site.

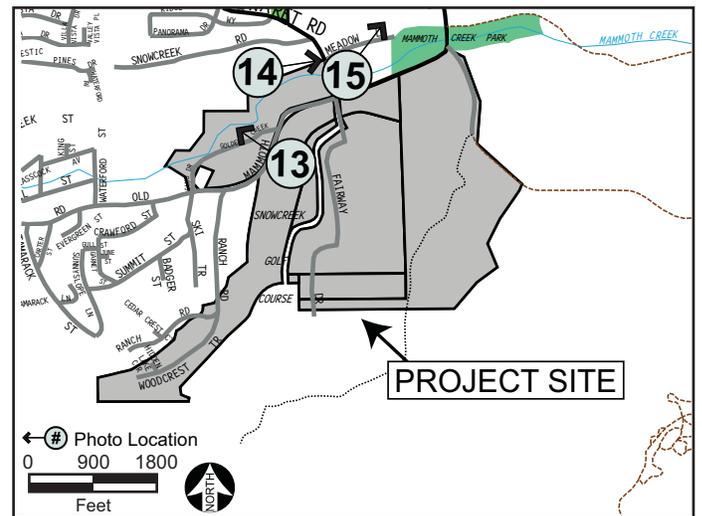


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, 2006.



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Figure II-9
Views of Surrounding Uses C
Views 13, 14 and 15

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C. RELATED PROJECTS

Sections 15126 and 15130 of the State *California Environmental Quality Act (CEQA) Guidelines* provide that Environmental Impact Reports (EIRs) consider the significant environmental effects of a proposed project as well as “cumulative impacts.” Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts (*CEQA Guidelines* Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts [*CEQA Guidelines* Section 15130(b)(1)(A)].

All related projects (i.e., those projects with pending applications, recently approved, under construction, or reasonably foreseeable projects at the time of the Notice of Preparation (NOP) on October 19, 2006 that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed project) are included in the cumulative impact analyses in this EIR. While the related project list is generally considered adequate at the time of the NOP, this related projects list was generated from current information provided by the Town on December 31, 2006. These projects can include, if necessary, projects outside of the control of the Lead Agency or, a summary of projections contained in an adopted or certified general plan or related planning document which describes or evaluates regional or area-wide conditions contributing to the cumulative impact. For an analysis of the cumulative impacts associated with these related projects and the proposed project, the reader is referred to the cumulative impact discussions under each individual impact category in Chapter IV.

Table II-1 lists the related projects identified for the proposed project. These related projects consist of all approved, proposed, or projects currently under construction located in the Town of Mammoth Lakes (refer to Figure II-10). The list includes projects of various land uses, including Low-Density Residential, High-Density Residential, Commercial, Institutional Public Resort, Industrial and the North Village Specific Plan.

**Table II-1
Related Projects**

Number	Project Applicant & Description	Location	Land Use	Size
1	Snowcreek VI, The Lodges 106 unit multi-family development	40-130-01, -02, -03 Ranch Road	HDR - R	106 units
2	Mono County Library A new library is under construction.	35-010-32 Meridian Boulevard & Sierra Park Road	IP – PS	16,000 sf
3	Mammoth Hospital Expansion to existing hospital	35-010-29 185 Sierra Park Road	IP – PS	40,000 sf
4	Mammoth View, Eva Hill, Acorn Asset Management 198-Unit Private Residence Club (92 units) and Condo Hotel (106 units) project on the former 5.5-acre Swiss Chalet site.	33-082-07, -09, -10, - 11 Main Street	HDR – CL	198 units

**Table II-1
Related Projects**

Number	Project Applicant & Description	Location	Land Use	Size
5	Darin Davis, Mammoth Gateway 11 unit condominium (10 market rate, 1 affordable)	33-110-11, -12 3771 Main Street	HDR – CL	11 units
6	Sean Combs – 8050 A and B/ Coast Pacific 23 unit multi-family residential condominiums	33-044-1133-044-04 Canyon Boulevard	V – SP	23 units
7	The Grove / Minaret Acquisition Co. LLC 32 fractional, single family residences and 10 condominium units on a 3.1 acre lot. The lot is within the North Village Specific Plan area and is zoned Specialty Lodging	33-100-37 5781 Minaret Rd.	SP	42 units
8	Stonegate Mammoth, Elliott Brainard Phase 1: 14 single family residential units	33-100-43 5808 Minaret Road 33-100-26, -41 Minaret Road	LDR -1 – SP	14 units
9	Monache/Westin A condominium hotel with 230 dwelling units, related service functions, and recreational facilities; a parking structure with 236 spaces; 4,000 sf public restaurant	33-020-3137 50 Hillside Drive	SP	230 units 4,000 sf
10	Grey Eagle 2, John Hooper 12 units within 6 buildings	35-025-05 Mountain Boulevard	HDR – CL	12 units
11	Solstice/Intrawest Sierra Star Development 58 residential condominium units within 9 structures	33-330-54, -56, -57 Sierra Star Parkway	R	58 units
12	Tallus, Eric Fishburn 19 single family residences, fractional use. 60 units of density sold within the Sierra Star Master Plan Area	33-170-03, -04, -05, 33-370-01 through -21 Obsidian Place 33-330-51 Obsidian Place	LDR -1 – R	19 units
13	Aspen Village Phase 1& 2/ Mammoth Lakes Family Associates Phase 1: affordable housing project with 48 units and a community center. Phase 2: 24 "townhome" condominium units on a 1-acre site. Project is located adjacent to (behind) workforce housing units.	Phase 1: 40-040-36, -38 1616-1700 Old Mammoth Road Phase 2: 40-040-39 1616 Old Mammoth Road	HDR – R	72 units
14	Meridian Court/ Mammoth Lakes Housing 24 workforce housing units. Conditional Cert. of Occupancy issued at the end of May.	33-160-82 504 Mono Street	HDR – RMF-2	24 units
15	Lodestar / Mammoth Lodestar LLC Mammoth Crossing/ Western Resort Properties 45 residential-unit condominium units with quarter share fractional ownership, an amendment to the Lodestar Master Plan regarding height and setbacks.	33-330-47 5862 Minaret Road	HDR – R	45 units
16	Intrawest & Mammoth Lakes Housing, Inc. Tentative Tract Map and Use Permit Application to subdivide a 2.49-acre site within Planning Area 4B/4E4 of the Lodestar Master Plan into 40 residential condominium units within 7 structures for workforce housing	33-330-44, -50 Minaret Road	HDR – R	40 units

**Table II-1
Related Projects**

Number	Project Applicant & Description	Location	Land Use	Size
17	The Woodwinds/Sierra Star Four-Five Development Company The 3.58-acre site is proposed to be developed with 28 townhome condominium units within 8 structures. Buildings 1 and 6 are two 3-bedroom unit structures with each unit having a two-car garage. Buildings 2, 3, 4, 5, 7 and 8 are four 3-bedroom unit structures with two of the units having a 2-car garage and two of the units having a 1-car garage.	33-330-55 Sierra Star Parkway	R	28 units
18	Mammoth 8050-C 21 fractional-share condominium ownership units and 76 understructure parking spaces. The units are to be maintained as a private residence club.	33-044-11 50 Canyon Boulevard	SP	21 units
19	Storied Places/Mammoth Bridges Development Request to develop 22 fractional ownership condominium units on a 3.2-acre site.	31-010-14 888 Bridges Lane	HDR – R	22 units
20	South Hotel “The One”/S. Minaret Development Co. Request for approval of the "South Hotel" in the East Village (Phase 2) of the Village at Mammoth. The project is a 251 unit condominium "flag" hotel with spa and pool facilities, meeting rooms, two retail units along Minaret Road, and a two-level understructure parking garage with 211 spaces.	333-043-05, -06, -15, -16 Minaret Road	HDR – SP	251 units
21	Mammoth Hillside-Canyon Boulevard 8050/Mammoth Hillside LLC Phase I approval of a mixed-use, 193-unit condominium hotel in the North Village Specific Plan area (west side of Canyon Boulevard above Lake Mary Road). The project includes 30 townhome condominiums (Phase II), conference facilities, restaurant, spa, and understructure parking garage with 260 spaces on approximately a 7-acre site.	31-110-2726, -27, 33-010-02, 32-020-10, -11, -21, -3133 Canyon Boulevard	SP	193 units
22	Eagle Lodge-Juniper Ridge/Mammoth Mountain Ski Area (MMSA) Request to amend the Juniper Ridge Master Plan to include the Eagle Lodge development. Eagle Lodge is a mixed-use skier day lodge, commercial, and residential development located on a 3.81-acre site. The plan would allow 180 dwellings, understructure parking facility (190 spaces), a small open ice rink, conference rooms, and a convenience market.	32-040-08, -12 4000 Meridian Boulevard	HDR – R	180 units 21,000 sf
23	Snowcreek VII: Hilltop/Snowcreek Investment Company Snowcreek VII, a multi-family residential project with 118 condominiums within 36 buildings, 6 duplexes, 14 triplexes, and 16 four-plexes. The site is 38.55 acres.	40-040-20 85 and 1254 Old Mammoth Road	HDR – R	118 units
24	Holiday Haus/Ward Jones 74-unit hotel on the existing Holiday Haus site (redevelopment)	33-110-01, -02 3863 and 3905 Main Street	HDR – CL	74 units
25	Manzanita Apts. / Mammoth Lakes Housing 14 unit workforce housing community on the corner of Manzanita and the frontage rd south of Main Street	33-124-03, -04 3477 Main Street, 32 Manzanita Road	HDR	14 units
26	Clearwater Mammoth Mixed-use project; 339 units with 480 rooms, 28,205 sf of commercial and 33 3-bedroom units of workforce housing.	35-230-05, 06, 07 164, 202, 248 Old Mammoth Road	HDR – CG	339 units 28,205 sf

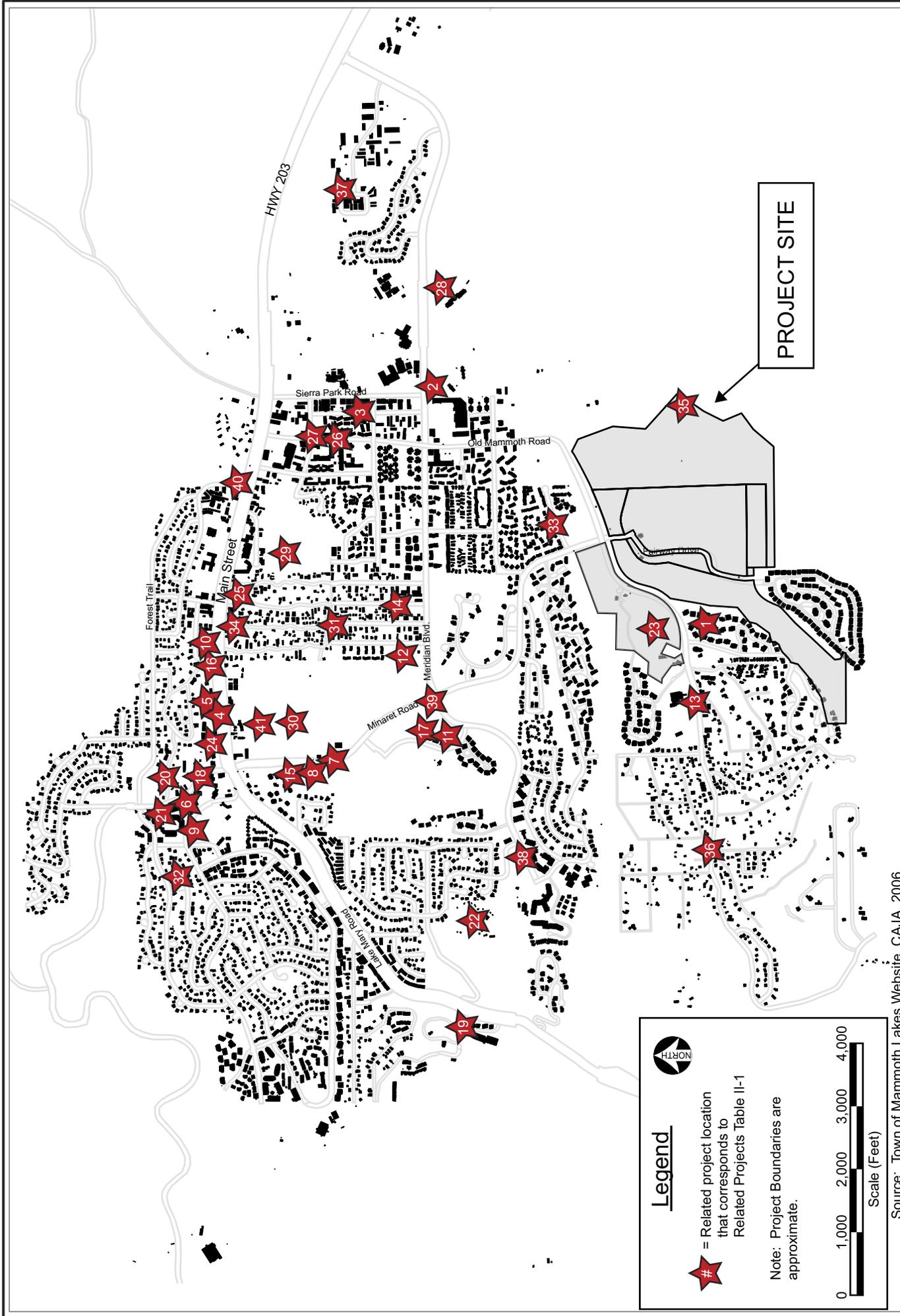
**Table II-1
Related Projects**

Number	Project Applicant & Description	Location	Land Use	Size
27	Tavern Road Park-N-Ride / Mammoth Lakes Housing, Inc. 31 affordable apartments, commercial space, and a parking garage on the existing Park-N-Ride.	35-180-12 105 Old Mammoth Road	C	31 units
28	Mammoth Lakes Foundation Student Housing - Construct 74 studio and 1-bedroom dormitory units within two, 2-story structure for college housing with 102 understructure parking spaces in three phases. The project includes a connecting building with a 2-bedroom manager's unit.	35-010-46 1500 College Parkway	HDR	75 units
29	Hidden Creek Crossing/ Shady Rest 25 acre forested site; 460 residential units (100 affordable, 100 workforce, 260 market rate) and 31,000 square feet of commercial space.	35-010-20	HDR – AH	460 units 31,000 sf
30	Sierra Star Master Plan (SSMP) / Intrawest SSMP proposes to revise the existing Lodestar Master Plan to refocus the remaining development within the area towards the creation of transient occupancy units, additional affordable housing, mixed-use resort with a total of 1,251 units including the currently 451 developed units within the Master Plan area. A maximum of 29,000 sf of commercial and 30,000 sf of conference center would be permitted with a 5-star hotel proposed for Planning Area 5 near "Bear Lake." The revised plan proposes to construct a hotel within Planning Area 5 with a building footprint of 72,000 SF. The proposed building is stepped in height with 33% at a maximum height of 200 feet, 30% at 160 feet, 15% at 140 feet, and 22% at 65 feet. Setbacks and coverage are similar to current zone standards. Parking requirements would be based on use: Hotels needs .75 spaces per key plus 1 space per 20 keys. Resort Condo: 1 space / unit plus 1 space per 10 units.	Lodestar / Sierra Star Master Plan Area	R	800 units 29,000 sf com. 30,000 sf confer.
31	The Jeffreys / Mammoth Lakes Housing 14 unit affordable housing apartment community with an additional 2 units in an existing duplex.	33-150-07, 08 312 and 336 Lupin Street	HDR – RMF-1	14 units
32	Town of Mammoth Lakes Municipal parking garage consisting of 340 parking spaces	33-020-36 99 Canyon Boulevard	IP	340 parking spaces
33	Cardinal Investments (The Sherwin) 120 unit condominium hotel for property located at the northeast corner of Old Mammoth Road and Minaret Road.	40-020-01 Meadows Lane	RMF-2	120 units
34	Gaylon Teslaa Veterinary Hospital with accessory animal boarding for a maximum of 12 dogs within the Old Blondies Restaurant Building.	33-122-10 3599 Main Street	C	3,600 sf
35	Turner Gas Tank Farm	40-14-004	R-OS	10,393 sf
36	Stephen Ettinger 10 Condominium units in 5 buildings	22-242-14 2144 Old Mammoth Road	HDR - RMF-1	10 units
37	Richard Ronning Condo conversion of exiting storage units in the Industrial Park.	37-200-51 314 Commerce Drive	I	10 units

**Table II-1
Related Projects**

Number	Project Applicant & Description	Location	Land Use	Size
38	Mammoth Mountain Ski Area Temporary stressed membrane structure for ski school facility at the base of Chair 15.	32-040-10, 21-140-10 3256 Meridian Blvd.	R	3,400 sf
39	Intrastar Mammoth LLC 10 Townhome Condominium units within Planning Area 2 of the Lodestar Master Plan.	33-330-50 5300 Minaret Road	R	10 units
40	Mammoth Lakes Fire Protection District Demolition of old station and construction of new station; Under Construction	35-010-12 3150 Main Street	IP – PS	17,600 sf
41	Tihana Town Homes LLC Residential PUD consisting of 10 single family residential units in the form of five buildings containing two attached single family residences each. Eight 1-bedroom and two 3-bedroom units	33-122-08 48 Lupin Street	RMF-1	10 units
Total Units				3,674
Total Square Footage				235,098
<p><i>Land Use Key:</i></p> <p><i>sf = square feet</i></p> <p><i>LDR-1 = Low-Density Residential 1</i> <i>LDR-2 = Low-Density Residential 2</i> <i>HDR-1 = High-Density Residential 1</i> <i>HDR-2 = High-Density Residential 2</i> <i>RSF = Residential Single Family</i> <i>RMF = Residential Multi-Family</i></p> <p><i>RR = Rural Residential</i> <i>C = Commercial</i> <i>CG = Commercial General</i> <i>IP = Institutional Public</i> <i>R = Resort</i> <i>I = Industrial</i> <i>NVSP = North Village Specific Plan</i></p>				
<p><i>Source: Town of Mammoth Lakes Development Tracking, Jen Daugherty, Assistant Planner, December 2006 and July 2007.</i></p>				

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Legend

 = Related project location that corresponds to Related Projects Table II-1

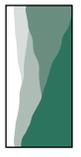
Note: Project Boundaries are approximate.

 NORTH

Scale (Feet)

0 1,000 2,000 3,000 4,000

Source: Town of Mammoth Lakes Website, CAJA, 2006.



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Environmental Planning and Research

Figure II-10
Related Projects Map

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