



4.0 Basis of Cumulative Analysis

4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the CEQA Guidelines, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to Section 15130(a) of the CEQA Guidelines, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the CEQA Guidelines. Section 5.1 through Section 5.7 of this SEIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per CEQA Guidelines Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*

With regard to all resources and environmental issues listed in Section 8.0, *Effects Found Not To Be Significant*, of this SEIR, the Town has determined that the cumulative impacts in those areas have been adequately addressed in the 1991 PEIR, 1994 PEIR Addendum, and 1999 SPEIR and no further cumulative impact analysis is required for those areas. Specifically, the Town determined that, on the basis of the information in the Modified Initial Study, all of the cumulative impacts for areas noted in Section 8.0 of this SEIR have been examined at a sufficient level of detail in the previous environmental documentation to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of the conditions, or other means in connection with the approval of the proposed project (Section 15130(d) of the CEQA Guidelines).

With regard to the environmental issues not scoped out of this SEIR, the cumulative impact analyses contained in this SEIR use a combination of both methods A and B, with the General Plan projections approach utilized most often, based on adopted growth forecasts through the project’s buildout year. However, the General Plan projections approach has been supplemented in this SEIR where recent general plan amendments have been approved since adoption of the most recent

growth forecasts. The Town of Mammoth Lakes has also developed a traffic model, known as the Travel Demand Model, which includes growth projections within the Town of Mammoth Lakes and regionally. The growth projections adopted by the Town for the Travel Demand Model are used for the cumulative air quality, greenhouse gas, and traffic impact analyses in this SEIR. Table 4-1, Cumulative Projects List, and Exhibit 4-1, Cumulative Project Locations, identify the related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. Information integral to the identification process was obtained from the Town of Mammoth Lakes. The resulting related projects are only those determined to be at least indirectly capable of interacting with the proposed project.

**Table 4-1
Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
1	Student Housing, Mammoth Lakes Foundation (UPA 2006-02) 1500 College Parkway	Proposed 74 student housing units with a lounge, reception area, exercise room, and storage with 112 parking spaces on 1.48 acres.	Partially Constructed (26 units)
2	Altis (DZA 12-001, TTM 12-001) 880 Bridges Lane	Proposes 9 single-family residential units on 3.21 acres.	Approved (lots graded, but homes not yet built)
3	Eagle Lodge (DZA 2005-03, ZCA 2005-01) 3256 Meridian Boulevard	Proposes a ski lodge with 106 dwelling units on 8.67 acres.	Master Plan Amendment Approved (but not yet entitled)
4	Holiday Haus (VTTM 36-237, UPA 2005-15) 3863 and 3905 Main Street	Proposes 77 hotel units (120 rooms) and 14 workforce residential units on 1.55 acres with 2,605 square feet of conference space and 4,380 square feet of outdoor patio, snow play area, indoor pool, exercise area, and hot tubs. This project would also construct 138 parking spaces.	Approved
5	Mammoth View (TTM 10-001) 41 and 11 Alpine Circle 3704 Main Street 3730, 3752, 3776, and 3814 Viewpoint Road	Proposes 52 residential units and 54 hotel units on 5.51 acres with 2,176 square feet of restaurant, bar, and spa, as well as a pool, picnic areas, and lobby space with 174 parking spaces.	Approved
6	Old Mammoth Place (VTTM 09-003) 164, 202, and 248 Old Mammoth Road	Proposes 340 hotel units (488 rooms) with 36,500 square feet of commercial space, including retail and restaurants on 6.1 acres. Also proposes public plazas, 9,500 square feet of conference space, a spa and pool, and 619 parking spaces.	Approved
7	Mammoth Crossing (DZA 2007-01, GPA 2009-02) Northwest, southwest, and southeast corners Main Street/Lake Mary Road and Minaret Road	Proposes 66 workforce housing bedrooms and 742 hotel units with 720 parking spaces on 9.27 acres. Also proposes 40,500 square feet of commercial space and 9,000 square feet of conference and meeting space, pool, spa, restaurants/bars, and public plaza space.	DZA/GPA Approved (but not yet entitled)

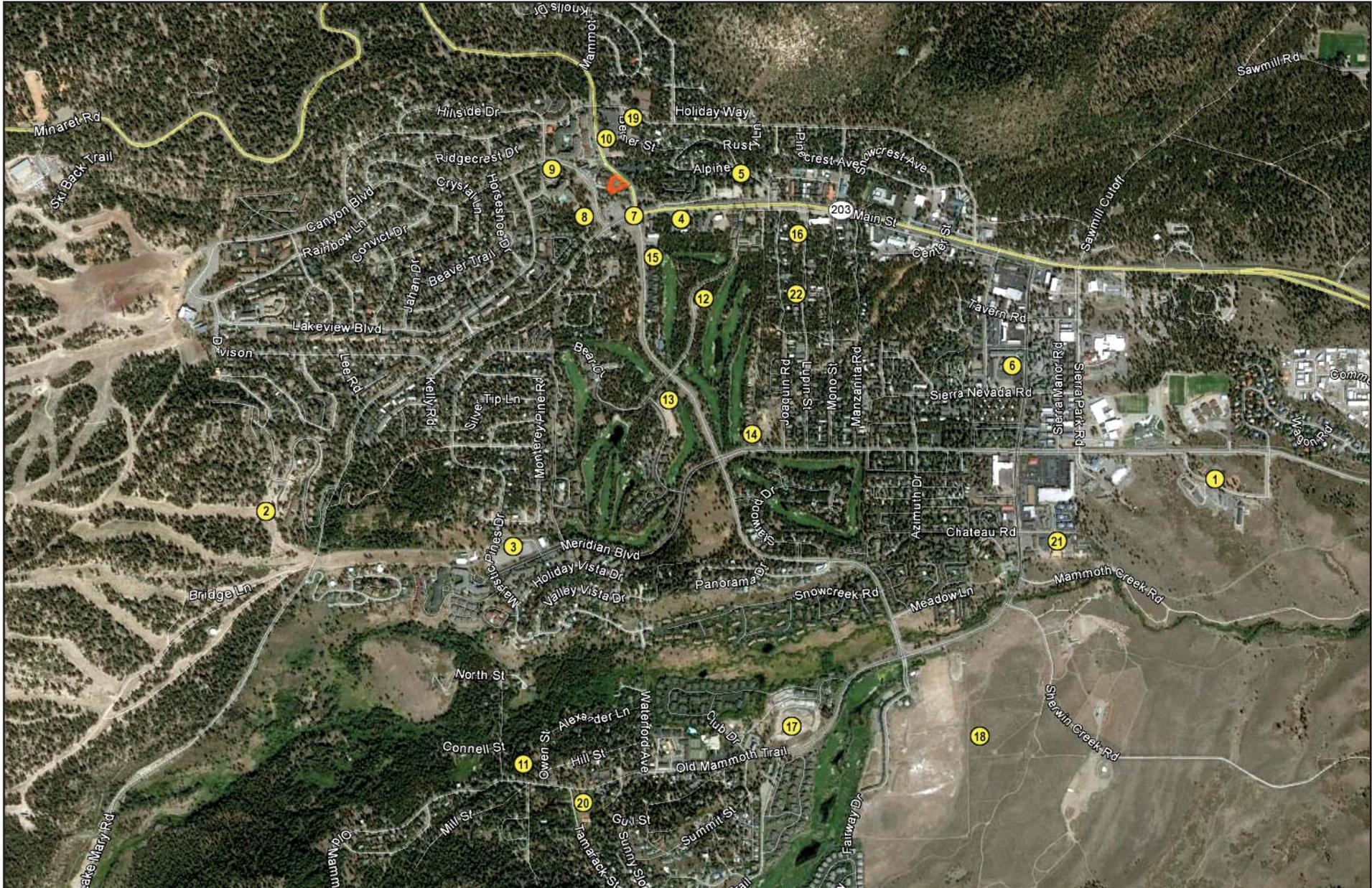
**Table 4-1 [continued]
Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
8	Mammoth Hillside Phase I (TTM 36-235) 107 Lakeview Boulevard 106 and 80 Lake Mary Road 17 and 49 Canyon Boulevard	Proposes 24 workforce housing units and 225 hotel units with 259 parking spaces on 4.6 acres. Also proposes 5,000 square feet of restaurant space, spa/fitness area, and 6,300 square feet of conference space and a pool.	Approved
9	Parking Structure NVSP (UPA 2007-02, TPM 36-226) 99 Canyon Boulevard	Proposes 300 parking spaces.	Approved
10	South Hotel (TTM 36-234) 6180 Minaret Road	Proposes 251 hotel units (299 rooms) and 5,300 square feet of restaurant use and 1,000 square feet of commercial use on 2.53 acres. Also proposes 4,100 square feet of conference space, spa, lobby bar, and 292 parking spaces.	Approved
11	Ettinger Condominiums (TTM 244, UPA 2006-15) 2144 Old Mammoth Road	Proposes 10 residential units with 25 parking spaces on 1.09 acres.	Approved
12	Bungalows (TTM 36-242, UPA 2006-12) 1500 East Bear Lake Drive	Proposes 10 residential units with 20 parking spaces on 1.37 acres.	Approved
13	Graystone (TTM 13-001) 2006 Sierra Star Parkway	Proposes 7 single family residential lots on 4.6 acres.	Homes are under construction
14	Tallus Phase 1 (TTM 36-216; TTM 13-003) 525 Obsidian Place	Proposes 9 residential units, some with fractional ownership and others with whole ownership, and a clubhouse on 7.67 acres. A remainder parcel of 3.62 acres is included.	All 9 units to be completed in 2014
15	Tanavista (TTM 36-240, UPA 2006-08) 5208 Minaret Road	Proposes 45 residential units with fractional ownership on 1.36 acres.	Approved
16	Tihana Townhomes (TTM 36-243, UPA 2006-13) 48 Lupin Street	Proposes 9 residential units on 0.54 acres.	Approved
17	Snowcreek VII (TTM 36-236, UPA 2005-11) 85 and 1254 Old Mammoth Road	Proposes 118 residential units and a recreation room.	Partially Constructed (14 units)
18	Snowcreek VIII Various	Proposes 790 residential units and 200 hotel units (400 rooms) on 237 acres. Also proposes 10,000 square feet of hotel associated retail, 10,000 square feet of restaurants and bars/lounges, 25,000 square feet of conference and meeting space, 12,900-square foot spa/wellness center, 3,500 square feet for market space, and the second 9 holes of the Snowcreek Golf Course.	Master Plan and Development Agreement Approved (but not yet entitled)
19	Vista Point (VTTM 09-001) 94 and 151 Berner Street	Proposes 28 hotel units (101 rooms) with 60 parking spaces on 2.1 acres. Also proposes an owner's lounge, a rooftop pool and terrace, locker rooms, and a pedestrian plaza.	Approved



**Table 4-1 [continued]
 Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
20	Danhaki (TPM 11-001) 70 Carter Street	Proposes to subdivide one lot into 2 single family lots on 2.44 acres.	Approved
21	Mammoth Rock N Bowl (UPA 11-002) 3029 Chateau Road	Proposes 23,300-square foot bowling facility that would include 12 bowling lanes, billiards, darts, golf simulation, bar, and restaurant space with 37 parking spaces on 1.14 acres.	Under Construction and operating under a temporary certificate of occupancy (final certificate of occupancy expected in 2014)
22	Hill Duplex 200 Lupin Street	Proposes 2 residential units on 0.23 acres.	Approved
<p>Notes: This cumulative projects list is current as of June 12, 2014. Information provided by Sandra Moberly, Planning Manager, and Jen Daugherty, Senior Planner, with the Town of Mammoth Lakes Community and Economic Development Department.</p>			



Source: Google Earth, 2013.

- Project Boundary
- Project Number Locations



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INN AT THE VILLAGE
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Cumulative Project Locations



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