

APPENDIX K

Lists of Cumulative Projects

This appendix contains summary tables of projects within or near Mammoth Lakes that may occur in the same timeframe as the Proposed Action. These projects have been identified in the updated General Plan of the Town of Mammoth Lakes adopted in August 2007 or in the associated Final Environmental Impact Report certified by the Town in August 2007.

This appendix includes the following two tables:

Table K-1	Projects within the Town of Mammoth Lakes Subject to the General Plan
Table K-2	Additional projects in the vicinity of Mammoth Lakes Projected to Occur in the Same Timeframe

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**TABLE K-1
PROJECTS IN MAMMOTH LAKES
CONSIDERED FOR CUMULATIVE IMPACTS**

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	Kern River Development Swiss Chalet hotel/condominium and residence club with 71 units.	33-080082-07, -09, -10, -11 Main Street	HDR – CL	71 units
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 Private condominium club	33-044-1133-044-04 Canyon Boulevard	V – SP	23 units
7	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		21 units
8	Stonegate Mammoth, Elliott Brainard phase 1, single family residential	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	Solstice/Intrawest Sierra Star Development 58 residential condominium units within 9 structures	33-330-54, -56, -57 Sierra Star Parkway		58 units
11	Tallus, Eric Fishburn 19 18 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
12	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
13	Aspen Village Phase 1/ Mammoth Lakes Family Associates Phase 1: affordable housing project with 48 units and a community center.	40-040-36, -38 1616-1700 Old Mammoth Road	HDR – R	48 units
14	Aspen Village Phase 2 / Mammoth Lakes Family Associates 24 "townhome" condominium units on a 1-acre site. Project is located adjacent to (behind) workforce	40-040-39 1616 Old Mammoth Road	HDR-R	24 units
15	Grey Fox/John Hooper three buildings with 2 units in each building 6 townhomes and understructure parking	59 Hillside Drive	HDR – RMF-2	6 units

TABLE K-1 (CONTINUED)
PROJECTS IN MAMMOTH LAKES
CONSIDERED FOR CUMULATIVE IMPACTS

Number	Project Applicant & Description	Location	Land Use	Size
16	Meridian Court/ Mammoth Lakes Housing workforce housing - 24 units. Conditional Cert. of Occupancy issued at the end of May.	33-160-82 504 Mono Street	HDR – RMF-2	24 units
17	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 3701 Main Street Minaret Road	HDR – R	40 units
18	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		28
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	Golden Eagle Villas, Gordon Smith 6-unit condominium project in the North Village Specific Plan Area	1102 Forest Trail	NVSP – SP	6 units
21	Hard Rock Hotel/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 247 149 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 297 211 spaces.	333-043-05, -06, - 15, -16 Berner Street Minaret Road	HDR – SP	251 units
22	Charlie Christensen 3 unit condominium project	195 Davison Road	HDR – RMF-2	3 units
23	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
24	Eagle Lodge-Juniper Ridge/MMSA 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, an 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
25	Mark Neave 2 lot subdivision for 2 condominium units	33-160-32 Joaquin Road	HDR – RMF-1	2 units

TABLE K-1 (CONTINUED)
PROJECTS IN MAMMOTH LAKES
CONSIDERED FOR CUMULATIVE IMPACTS

Number	Project Applicant & Description	Location	Land Use	Size
26	Snowcreek VII: Hilltop/Chadmar Snowcreek VII, a multi-family residential project with 118 condominiums within 37 buildings, 9 duplexes, 12 triplexes, and 16 four-plexes. The site is 38.26 acres.	40-040-20 85 and 1254 Old Mammoth Road	HDR – R	118 units
27	Mark Neave 4 lot subdivision into 4 residential condominiums with common area	125 and 139 Davison Road	HDR – RMF-2	4 units
28	Holiday Haus / Ward Jones 1 condominium building consisting of 54 units and an understructure parking facility (139 spaces) on a 1.54 acre site (Holiday Haus). 54	33-110-01, 02 3863 and 3905 Main Street	HDR – CL	54 units
29	Mammoth Lakes Foundation Student Housing - Phase I, 70 units in 2 buildings. 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 – PS	75 units
30	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
31	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 hotel located in Planning Area 1 of the Lodestar Master Plan	33-330-47 5862 Minaret Road	HDR – R	45 units
32	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.		42
33	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		14
34	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		31
35	Town of Mammoth Lakes Municipal parking garage consisting of 340 parking spaces	33-020-36 99 Canyon Boulevard	IP	340 parking spaces
36	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 Lupin Street		10
37	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.		
38	Intrastar Mammoth LLC 10 Townhome Condominium units within Planning	33-330-50		10

TABLE K-1 (CONTINUED)
PROJECTS IN MAMMOTH LAKES
CONSIDERED FOR CUMULATIVE IMPACTS

Number	Project Applicant & Description	Location	Land Use	Size
	Area 2 of the Lodestar Master Plan.			
39	Mammoth Hillside, LLC Zoning Code Amendment to allow for tandem parking with attendant service (valet). MC Section 17.20.040R.	Town-wide		
40	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	CL	3,600 sf
41	Richard Ronning Condo conversion of exiting storage units in the Industrial Park.	37-200-51 314 Commerce Drive		10
42	Cardinal Investments 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
43	Harrer Residence 10,136 square foot single family residence	218 Juniper Road	R	1 unit
44	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
45	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
46	Sierra Star Master Plan / 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: i.e., Hotels need .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		800 units 29,000 sf com. 30,000 sf confer.
47	Grey Eagle 2, John Hooper 12 units within 6 buildings	35-025-05 Mountain Boulevard	HDR – CL	12 units

TABLE K-1 (CONTINUED)
PROJECTS IN MAMMOTH LAKES
CONSIDERED FOR CUMULATIVE IMPACTS

Number	Project Applicant & Description	Location	Land Use	Size
48	Stephen Ettinger 10 Condominium units in 5 buildings	22-242-14 2144 Old Mammoth Road		10
49	Snowcreek VII Propane Tank Farm application			
50	David & Diana Hines 4 unit condo project	176 and 196 Lakeview Boulevard	HDR – RMF-2	4 units
51	501 Center Conversion of existing building to 9 units	501 Old Mammoth Road	CG	9 units
52	Steier Residence 4,124 square foot single family residence	285 Fir Street	RSF	1 unit
53	Horman Residence 4,400 square foot single family residence	485 Fir Street	RSF	1 unit
54	Mueller Residence 5,100 square foot single family residence	319 Le Verne Street	RSF	1 unit
55	Wilcox Residence 5,275 square foot single family residence	285 Le Verne Street	RSF	1 unit
56	Bauer Residence single family residence with 30% lot coverage	2204 Old Mammoth Road	RR	1 unit
57	B&B Mammoth single family residence variance for building height	APN: 31-051-01, 506 John Muir Road	RSF	1 unit
58	Gary Zipfel Residence single family residence in the bluffs	APN: 22-381-26	RR	1 unit
59	Earl Votolato Residence single family residence in the bluffs	APN: 22-300-50	RR	1 unit
60	Greg Avery Residence single family residence in the bluffs	APN: 22-381-22	RR	1 unit
61	Mark and Andrea Meyerhofer Residence single family residence in the bluffs	APN: 22-300-65	RR	1 unit
62	Todd Harris Residence divide one RSF parcel into 3 separate lots	APN: 22-480-44	RSF	
63	Terry and Paula Plum Residence divide one residential single family parcel into 2 separate lots	APN: 22-400-18	RR	

Land Use Key:

sf = square feet

LDR-1 = Low-Density Residential 1

LDR-2 = Low-Density Residential 2

HDR-1 = High-Density Residential 1

HDR-2 = High-Density Residential 2

RSF = Residential Single Family

RMF = Residential Multi-Family

NVSP = North Village Specific Plan

RR = Rural Residential

C = Commercial

CG = Commercial General

IP = Institutional Public

R = Resort

I = Industrial

Source: Town of Mammoth Lakes Development Tracking, Dennis Hartwick and Craig Olson, April 28, 2006.

2007 General Plan Land Use Designations, <http://www.ci.mammoth-lakes.ca.us>, March 2006.

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**TABLE K-2
OTHER PROJECTS IN THE PLANNING AREA**

Name	Location	Size	Description
Sierra Business Park	3 miles south of intersection of SR 203 and opposite the Mammoth Yosemite Airport	36.7 acres	37 light industrial lots; continued operation of concrete batch plant.
Casa Diablo Geothermal Development Projects	Near the intersection of US 395 and SR 203	15 acres	Existing plant consisting of 3 binary geothermal power plants and related wellfields run by MPLP.
Upper Basalt Geothermal Exploration Project	West of US 395 and north of SR 203	<10 acres	Exploration drilling project consisting of 5 small diameter holes and 4 large diameter wells constructed by MPLP.
Basalt Canyon Slim Hole and Geothermal Well Exploration Projects	West of US 395 and north of SR 203	3.3 acres	2 exploration drilling projects consisting of 5 small diameter holes and 2 large diameter wells constructed by MPLP.
Basalt Canyon Geothermal Project	Basalt Canyon to Casa Diablo	3.2 acres	Construction of geothermal pipeline that would connect wells in the Basalt Canyon Geothermal Well Exploration Project to the Casa Diablo Geothermal Development Project.
Rhyolite Plateau Geothermal Exploration Project		15 acres	2 exploration drilling projects consisting of 11 small diameter holes and 11 large diameter wells constructed by MPLP.
Mammoth Rehab Fuelbreaks Project	Mammoth Creek Road between SR 203 and Mammoth Creek Park; Sherwin Creek Road from Sierra Meadows Ranch to Sherwin Creek Campground; Sherwin Creek Road to the motocross track; and the route between Sherwin Creek Road and Kerry Meadow (south of Snowcreek).	895 acres	Inyon NF is proposing to mow a system of fuelbreaks 300 feet wide, 10 feet on either side of the roads.
Additional Related Projects : Transportation Circulation			
Lake Ridge Ranch Estates	Crowley Lake, 12 miles south of Mammoth Lakes	79.5 acres	114 single-family residential lots.
C&L Specific Plan	East of Lower Rock Creek in the community of Sierra Paradise	53.4 acres	53 single-family residential lots.
Crowley Lake Estates Specific Plan	Crowley Lake, 12 miles south of Mammoth Lakes	9 acres	5 single-family residential lots; one commercial lot; one multi-family residential lot.
Rimrock Ranch Specific Plan	Wheeler Crest, 25 miles south of Mammoth Lakes	180 acres	35 single-family residential lots.
Benton Crossing Landfill Expansion	4.7 miles east of the intersection of US 395 and Benton Crossing Road in Long Valley	50 acres	Expand property boundaries and increasing disposal capacity.

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**TABLE K-2 (CONTINUED)
OTHER PROJECTS IN THE PLANNING AREA**

Name	Location	Size	Description
Pine Creek Communities Specific Plan	10 miles northwest of Bishop, CA	280 acres	189 single-family residential lots; closure of a 47-space mobile home project.
Rodeo Grounds Specific Plan	Southwest of June and Gull Lakes off US 158	90 acres	499 multi-family and single-family, condo resort hotel, 30,000 commercial.

Source: Town of Mammoth Lakes, 2005.