



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 5.0, *Environmental Analysis*, of this EIR 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.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*

5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

Table 4-1, *Cumulative Projects List*, and Exhibit 4-1, *Cumulative Projects Map*, 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. The following list of projects was developed by the Town of Mammoth Lakes. The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable by the Town.

**Table 4-1
Cumulative Projects List**

No. ¹	Project	Location	Proposed Project
1	Student Housing	1500 College Parkway	• 74 student housing residential dwelling units • Lounge • Reception area • Exercise room • Storage • 112 parking spaces
2	Altis	880 Bridges Lane	• 9 single family lots
3	Eagle Lodge	3256 Meridian Boulevard	• 106 residential (dwelling unit equivalents) • Ski lodge
4	Holiday Haus	3863 and 3905 Main Street	• 77 hotel units with 120 market rate hotel bedrooms • 14 workforce residential units • 2,605 sf conference space • 4,380 sf outdoor patio • Snow play area • Indoor pool, hot tubs • Exercise area • 138 parking spaces
5	Mammoth View	41 Alpine Circle, 11 Alpine Circle, 200 Mountain Boulevard, 30 Viewpoint Road, 52 Viewpoint Road, 76 Viewpoint Road, and 100 Viewpoint Road	• 54 hotel units with 54 hotel bedrooms • 52 residential units • 2,176 sf restaurant and bar • Spa building, pool • Picnic areas • Lobby • Restaurant • 174 parking spaces
6	Old Mammoth Place	164, 202, and 248 Old Mammoth Road	• 343 hotel units with 488 hotel bedrooms • 36,599 commercial sf including retail and restaurant • Public plazas • 14,500 sf conference space • Spa, pool • 597 parking spaces

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

No. ¹	Project	Location	Proposed Project
7	Inn at the Village	50 Canyon Boulevard	• 67 hotel units with 67 hotel bedrooms • Spa, outdoor pool and Jacuzzi • Pedestrian porte-cochere • Pocket park • Information kiosk • Zen garden • 171 parking spaces
8	Mammoth Crossing	Northwest, southwest, and southeast corners Main Street/Lake Mary Road and Minaret Road	• 742 hotel bedrooms • 66 workforce housing (bedrooms) • 40,500 commercial sf • 9,000 sf conference and meeting space • Pool, spa • Restaurants/bars • Public plaza • 100 parking spaces in addition to those required for project
9	Mammoth Hillside Phase I	107 Lakeview Boulevard, 106 Lake Mary Road, 5 Canyon Boulevard, 15 Lake Mary Road, 17 Canyon Boulevard, and 49 Canyon Boulevard	• 225 hotel units with 325 hotel bedrooms • 24 workforce housing • Spa/fitness area, pool • 6,300 sf conference space • 259 parking spaces
10	North Village Specific Plan Parking Structure / Lot	99 Canyon Boulevard	• 38 parking spaces
11	South Hotel	6244 Minaret Road, 6220 Minaret Road, 111 Berner Street, 6180 Minaret Road, 6156 Minaret Road, and 6158 Minaret Road	• 251 hotel units with 299 hotel bedrooms • 5,300 sf restaurant • 1,000 sf commercial • 4,100 sf conference space • Lobby • Bar • Spa • 292 parking spaces
12	Ettinger Condominiums	2144 Old Mammoth Road	• 10 residential units • 25 parking spaces
13	Tallus	525 Obsidian Place	• 34 residential units (9 single-family residences, 12 duplexes, 1 transient rental unit, 1 on-site manager's unit) • Clubhouse
14	Tanavista	5880 Minaret Road	• 45 residential units
15	Tihana Townhomes	48 Lupin Street	• 9 residential units
16	Snowcreek VII	85 Old Mammoth Road and 1254 Old Mammoth Road	• 118 residential units • Recreation room

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

No. ¹	Project	Location	Proposed Project
17	Snowcreek VIII	South of Old Mammoth Road/East of Fairway Road	• 790 residential units • 200 hotel units with 400 hotel rooms • 10,000 sf hotel associated retail • 10,000 sf restaurants, bars/lounges • 25,000 sf conference and meeting space • 12,900 sf spa/wellness center • 3,500 sf market • 2nd 9 holes of Snowcreek Golf Course
18	Vista Point	94 and 151 Berner Street	• 28 hotel units with 101 hotel bedrooms • Owners' lounge • Rooftop pool and terrace • Locker rooms • Pedestrian plaza • 60 parking spaces
19	Danhaki	70 Carter Street	• Subdivision of one lot into 2 single family lots
20	Gray Bear II	1501 E Bear Lake Drive and 1001 E Bear Lake Drive	• 32 residential units
21	Mammoth Creek Inn Expansion	663 Old Mammoth Road	• 12 hotel units with 12 condo hotel rooms
22	Chalet Hestia	196 Davison Road	• 3 residential units
23	Mountainside	413 Rainbow Lane	• 16 residential units (2 single-family residences and 7 duplexes)
24	Hines	176 Lakeview Boulevard and 195 Horseshoe Drive	• 4 residential units
25	Hillside Duplex	113 Hillside Drive	• 2 residential units
26	Police Station	280 Thompsons Way	• 5,400 sf police station • 33 parking spaces
27	Hillside Highlands	150 Hillside Drive, 130 Hillside Drive, and 110 Canyon Boulevard	• 9 residential units • 27 parking spaces
28	Mammoth Creek Gap Closure Project	Near the intersection of Old Mammoth Road and Minaret Road	• Proposed construction of a bicycle path to connect a gap in the town loop bike path system.

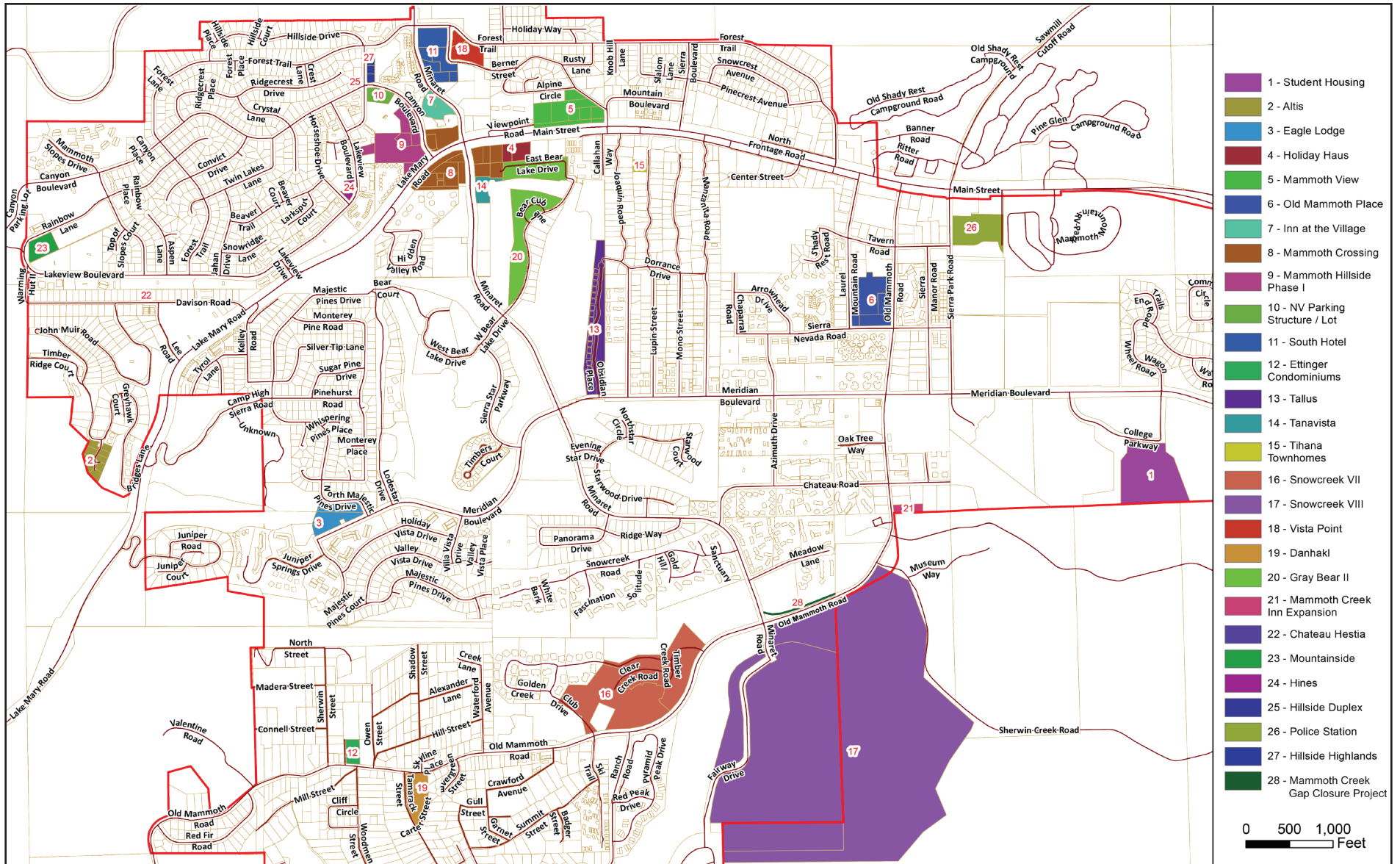
Note:

1. The cumulative projects list represents projects that are either approved/entitled, under construction, or in process. Projects that are completed are not included in this list.



Regarding the forecast cumulative conditions for the Traffic Impact Analysis, the Town of Mammoth Lakes Travel Demand Model was recently updated as part of the Mammoth Mobility Element EIR. During this process several model alternatives were developed. Town staff have directed that the 'future model with new floor area ratio (FAR) and with the new Mobility Element' version should be used for purposes of cumulative analyses. The Mammoth Creek Park site is in the Mammoth Travel Model as Traffic Analysis Zone (TAZ) 140. The existing model land uses in TAZ 140 are 12 acres of Public Utilities, which remains the same in the future model. In other words, the model estimates no additional land uses would be constructed in this area. Therefore, the proposed project would be above and beyond the future model's estimation.

Future turning movement volumes were pulled from the Model for all study intersections with the exception of the site access driveway, as this intersection is not represented in the model. Future volumes entering and exiting the proposed site would remain unchanged in the future without the project.



Source: Town of Mammoth Lakes, Cumulative Projects Map, dated June 28, 2016.

NOT TO SCALE

Michael Baker
INTERNATIONAL



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ENVIRONMENTAL IMPACT REPORT
MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Cumulative Projects Map

Exhibit 4-1