Planning and Economic Development Commission Agenda

Wednesday, November 12, 2025, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please click this URL to join. https://monocounty.zoom.us/s/94467884456
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592
*Callers - To Raise your hand press *9, To Unmute/Mute press *6*
Webinar ID: 944 6788 4456
International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. BUSINESS MATTERS

4.1 General Plan conformance determination for the Mammoth Lakes Fire Protection District acquisition of the property located at 395 Chaparral Road that is developed with a 4-unit multi-family residential structure for the purpose of providing workforce housing for the Fire District.

4.2 Receive a presentation and discuss the draft Multi-Jurisdictional Local Hazard Mitigation Plan Update

5. CONSENT AGENDA

5.1 Approve the minutes of the regular meeting of October 8, 2025.

6. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Vice Chair Vereuck and Commissioner Fleming, with Commissioner Grand as the alternate

Parks and Recreation Master Plan Advisory Committee - Chair Vanderhurst with Commissioner Deaver as the alternate

7. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

8. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, December 10, 2025 at 9:00 a.m.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: General Plan conformance determination for the Mammoth Lakes Fire Protection District acquisition of the property located at 395 Chaparral Road that is developed with a 4-unit multi-family residential structure for the purpose of providing workforce housing for the Fire District.

Council Meeting Date: 11/12/2025

Prepared by: Ales Tomaier, Fire Chief, Mammoth Lakes Fire Protection District
Nolan Bobroff, Community and Economic Development Director

Recommended Motion: Adopt the Resolution finding the acquisition by the Mammoth Lakes Fire Protection District of the developed multi-family residential property located at 395 Chaparral Road to be in conformance with the Town's General Plan.

Summary: See attached staff report.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: November 12, 2025

AGENDA TITLE: General Plan conformance determination for the Mammoth Lakes Fire Protection District acquisition of the property located at 395 Chaparral Road that is developed with a 4-unit multi-family residential structure for the purpose of providing workforce housing for the Fire District

REQUESTING DEPARTMENT:
Mammoth Lakes Fire Protection District
Ales Tomaier, Fire Chief
Community & Economic Development
Nolan Bobroff, Director

OBJECTIVE:
1. Hear Applicant and Staff presentations
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
   a. Adopt the Resolution finding the acquisition by the MLFPD of the developed multi-family residential property located at 395 Chaparral Road to be in conformance with the Town's General Plan; or
   b. Deny the Resolution finding the acquisition by the MLFPD of the multi-family developed real property to not be in conformance with the General Plan.

Proposal:	The MLFPD is working to acquire the developed multi-family residential property located at 395 Chaparral Road for the purpose of providing workforce housing for the Fire District and pursuant to Government Code §65402, the Town's Planning Agency is required to report on whether the acquisition is in "conformity with" the Town's General Plan.
Location:	395 Chaparral Road (APN: 035-160-004-000)
General Plan:	High Density Residential 2 (HDR-2)
Zoning:	Residential Multi-Family 2 (RMF-2)
Environmental Review:	Exempt pursuant to CEQA Guidelines §15061(b)(3), General Rule

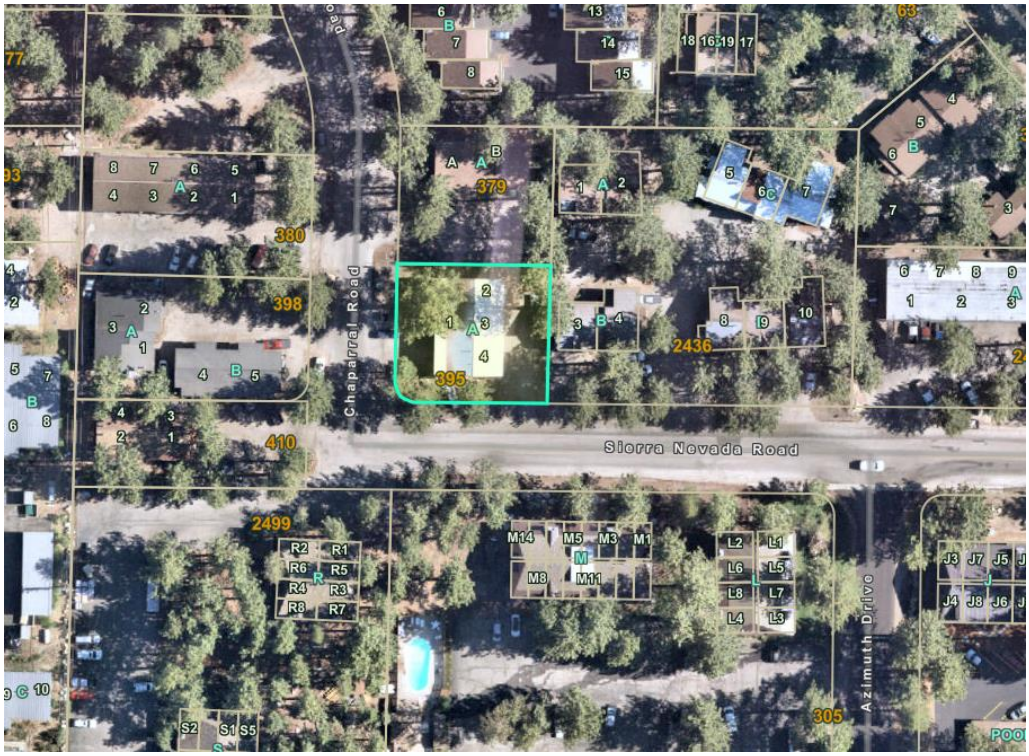
KEY ISSUES:

1. Is the acquisition by the Fire District of the multi-family developed property in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?
2. Is acceptance of the proposed land donation consistent with California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The Mammoth Lakes Fire Protection District (MLFPD) is working to acquire the existing four-unit apartment building located at 395 Chaparral Road for the purpose of providing Fire District workforce housing and pursuant to Government Code Section 65402(a), no real property shall be acquired by a public agency until the location, purpose, and extent of such acquisition or disposition has been reviewed by the planning agency for conformity with the general plan. The units are currently occupied and will be converted to workforce housing units through attrition as existing tenants move out.

Figure 1 - Site Location



Site Zoning

The subject site is within the Residential Multi-Family 2 (RMF-2) zoning district, which "*is intended as an area for the development of primarily multiple-family developments...*" (Municipal Code §17.20.020)

General Plan

The General Plan land use designation for the site is High-Density Residential 2 (HDR-2) and "allows both transient visitor lodging and residential multi-unit style developments including townhouses, apartments, and condominiums...." (General Plan, Pg. L-4).

II. ANALYSIS OF KEY ISSUES

Key Issue #1: Is the acquisition by the Fire District of the multi-family developed property in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

Government Code §65402 requires the Town's planning agency to review and report on whether the location, purpose, and extent of the subject property acquisition is "in conformance with" the Town's General Plan. In this context, General Plan conformity is limited to a review of whether the proposed use of the subject site is

consistent with the General Plan land use designation and is otherwise consistent with the General Plan's goals and policies.

The purpose of the MLFPD is to provide fire prevention, suppression, and other emergency services to the Town of Mammoth Lakes, thereby ensuring residents, visitors, and businesses have adequate protection. To provide for adequate levels of protection, the MLFPD must have an adequate number of firefighters available to respond to emergencies. The structure of the MLFPD is such where there are a limited number of full-time staff available to staff one emergency response vehicle that is then backed up by volunteers that respond to the station during emergency incidents and staff additional emergency response vehicles. The NFPA minimum number of firefighters is four on each engine or ladder company and a total of 15-17 firefighters on scene within eight minutes for a single-family house fire. More complex incidents require higher minimums, such as 26-28 firefighters for apartment buildings and 43 for high-hazard structures like schools and high-rises. To achieve the recommended NFPA response time, MLFPD requires its safety employees to live within 7 minutes driving time to help ensure adequate response on emergencies. The required 7-minute response time has become problematic as the town has seen increases in housing costs, which has led to a decrease in available personnel living close to the station. To help address this problem, the MLFPD is proposing to acquire the existing four-unit multi-family apartment structure to provide workforce housing for some of their staff. While MLFPD has a high need to have employees living within a reasonable response distance, they have not been successful in implementing a housing program for their staff like other similar entities have done (e.g., Hospital, Water District) and hope to change that with this initial project. Based on current and expected trends, the district needs to address this to continue to provide adequate public safety for the Town. The proposed acquisition of the four unit apartment building helps MLFPD work towards this strategic need. MFLPD will be funding the purchase utilizing the District Capital Expenditure Facilities Fund.

The proposed use is consistent with the multi-family residential zoning designation for the site since the existing structure will be used for residential purposes by MLFPD's staff.

Regarding conformance with the General Plan goals and policies, staff has found the proposal in conformance with the following General Plan goals and policies:

Table 1: General Plan Consistency Analysis

Goal, Policy, or Action	**Explanation of Conformance with Goal, Policy, or Action**
GOAL S.2. Keep Mammoth Lakes a safe place to live, work and play. Policy S.2.A. Maintain safe and efficient municipal operations and services.	MLFPD's acquisition of the existing apartment building will help to keep Mammoth Lakes a safe place for all by ensuring that emergency personnel are able to live in close proximity to the fire station to respond to emergency incidents in a timely manner. MLFPD is tasked with providing emergency services for the community and must maintain adequate levels of staffing to rapidly respond to various types of emergencies. Additionally, winter weather and other environmental impacts can leave the community isolated with little ability for those residing outside of the community to respond in a timely manner. This accentuates the need to have public safety personnel readily available and living within close proximity to the fire station.

GOAL H.3. Maintain high quality, livable housing units and neighborhoods in Mammoth Lakes. Policy H.3.B. Support code enforcement activities, and the work of public safety personnel, to ensure that Town neighborhoods are safe, attractive and livable. Policy H.3.C. Improve livability, infrastructure public safety, and mobility conditions within the Sierra Valley Sites neighborhood and other neighborhoods with a high proportion of older structures.	Having a robust public safety response capacity indirectly supports all housing goals in the general plan, but specifically H3B and H3C, which spell out the need for supporting the work of public safety personnel as well as improving public safety in the Sierra Valley Sites and other similar neighborhoods.

Key Issue #2: Is the acquisition of the property by the MLFPD consistent with California Environmental Quality Act (CEQA)?

The acquisition of the subject site has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the acquisition of the apartment building is not subject to CEQA pursuant to CEQA Guidelines §15061(b)(3) (General Rule) of Title 14 of the California Code of Regulations. CEQA Guidelines §15061(b)(3) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency for the acquisition of the subject site will not have any effect on the environment due to the fact that no physical changes to the site or environment will occur as a result of this purchase. The only change is in ownership of the site. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects, and this action is not subject to CEQA.

Legal Considerations

Government Code Section 65402(a) requires a General Plan consistency determination prior to a public agency (i.e., MLFPD) acquiring any real property. The General Plan consistency determination must consider location, purpose, and extent of the proposed land acquisition. The General Plan consistency analysis is described in Section II of this report.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the acquisition by the Fire District of the property located at 395 Chaparral Road that is developed with a 4-unit multi-family residential structure and will be used for the purpose of providing workforce housing for the Fire District meets the General Plan conformance requirement, and recommends that the Planning and Economic Development Commission adopt the Resolution finding the acquisition by the MLFPD of the developed multi-family residential property located at 395 Chaparral Road to be in conformance with the Town's General Plan.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution

RESOLUTION NO. PEDC 2025-13

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO GOVERNMENT CODE SECTION 65402 REGARDING THE MAMMOTH LAKES FIRE PROTECTIONS DISTRICT'S ACQUISITION OF THE DEVELOPED MULTI-FAMILY RESIDENTIAL PROPERTY LOCATED AT 395 CHAPARRAL ROAD (APN: 035-160-004-000)

WHEREAS, the Mammoth Lakes Fire Protection District (MLFPD) is considering the acquisition of the developed multi-family residential property located at 395 Chaparral Road ("Property"); and

WHEREAS, California Government Code Section 65402 provides that the Town's Planning and Economic Development Commission must report upon the conformity of the acquisition with the Town's General Plan; and

WHEREAS, on November 12, 2025, the Planning and Economic Development Commission conducted a meeting, duly noticed pursuant to the California Ralph M. Brown Act, and considered the acquisition of the Property by the MLFPD; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with attachments;
2. The General Plan and Municipal Code;
3. Oral evidence submitted at the hearing; and
4. Written evidence submitted at the hearing.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

1. **CEQA.**

   Pursuant to CEQA Guidelines §15061(b)(3), the acquisition of the Property is not subject to the California environmental Quality Act (CEQA) since it can be seen with certainty that there is no possibility that the action will have a significant effect on the environment due to the fact that no physical changes are proposed or authorized with this purchase. The only change is in ownership of the site.

2. **GOVERNMENT CODE FINDINGS.**

   The MLFPD's acquisition of the Property is in conformance with the General Plan in terms of location, purpose, and extent since the General Plan land use designation and the zoning for the Property are consistent with each other and the proposed use of the property by the MLFPD for workforce housing is the same as the current multi-family residential use and is a permitted use within the applicable zone and land use category. Furthermore, the acquisition is in conformance with the General Plan since it will: (1) help to support the work of public safety personnel by providing access to housing that is in close proximity to the fire station (*General Plan Goal H.3 and Policy H.3.B*); and (2) will help to keep Mammoth Lakes a safe place to live, work, and play by ensuring that emergency personnel are able to live in close proximity to the fire station to respond to emergency incidents in a timely manner (*General Plan Goal S.2*).

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS. The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that the Mammoth Lakes Fire Protection District's acquisition of the Property is in conformance with the General Plan in terms of location, purpose, and extent, pursuant to Government Code §65402.

   PASSED AND ADOPTED this 12th day of November 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

_____	_____
Nolan Bobroff, Community and Economic Development Director	Michael Vanderhurst, Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Receive a presentation and discuss the draft Multi-Jurisdictional Local Hazard Mitigation Plan Update

Council Meeting Date: 11/12/2025

Prepared by: Pam Kobylarz, Assistant to the Town Manager; Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Staff recommends that the Commission review the draft MJHMP document and provide comments as needed.

Summary: The Town, Mono County, and participating local special districts within the County are currently engaged in the update of the Multi-Jurisdictional Local Hazard Mitigation Plan (MJHMP). The MJHMP is being updated to include the most current information on the risks and vulnerabilities of multiple hazards affecting the Town and County as well as new specific mitigation strategies and actions that will reduce or eliminate those risks or vulnerabilities. MJHMP's have a life-span of five years and the last plan was in effect from 2019-2024.

The purpose of the MJHMP is to reduce or eliminate the long-term risk to human life and property from hazards and can help reduce the cycle of disaster damage, reconstruction, and repetitive damage by identifying effective mitigation measures for communities. This plan took an all-hazards approach, assessing both natural and human-made hazards that could affect the planning area. The plan assessed and analyzed the hazards for the entire County in the main "Base Plan" and then further assessed and analyzed the hazards for specific geographic locations throughout the County in the ten "Annexes." The Town of Mammoth Lakes Annex is specific to our community.

Draft Plans: The Public Review Drafts for the Base Plan and Town of Mammoth Lakes Annex are available at the following links:

Base Plan:
https://monocounty.ca.gov/sites/default/files/fileattachments/community_development/page/34173/mono_county_toml_hmp_compiled_base_plan_draft_2025-10-27.pdf

Mammoth Lakes Annex:
https://monocounty.ca.gov/sites/default/files/fileattachments/community_development/page/34173/b._townofmammothlakes_annex_2025-10-27.pdf

The public review period for the Draft MJHMP will run from November 7 – December 7, 2025. Comments can be provided directly to the project manager, Casey Garnett with IEM, at Casey.Garnett@iem.com or can be directed to staff who will relay the comments to the consultant team.

Following the public review period and the update of the draft plan to incorporate comments received, the final draft MJHMP will be submitted to the State (CalOES) and Federal (FEMA) entities for review and will then be adopted by the plan participants. Adopting the plan enables the plan participants to meet the eligibility requirements for hazard mitigation grants that require an approved hazard mitigation plan, such as FEMA's Hazard Mitigation Grant Program (HMGP).

Additional information on the MJHMP process is available at the Mono County project page here: https://monocounty.ca.gov/community-development/page/2024-multi-jurisdictional-hazard-mitigation-plan-update.

Attachments:

Attachment 1: MJHMP Public Review Presentation



Mono County and the Town of Mammoth Lakes Multi-Jurisdictional Local Hazard Mitigation Plan Update

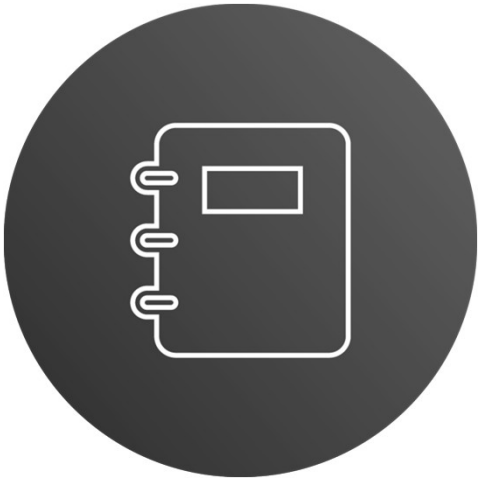
November 12, 2025

We Want to Hear From You!

- This presentation will provide an overview of hazard mitigation concepts and hazard mitigation planning in Mono County and Town of Mammoth Lakes
- Please read the draft hazard mitigation plan located on the Mono County website and provide any feedback or questions you have to Casey Garnett at casey.garnett@iem.com
- Your comments are a valuable part of this planning process

Agenda

- What is Hazard Mitigation?
- What is Hazard Mitigation Planning?
- Who's Involved
- The Mitigation Plan
- Next Steps



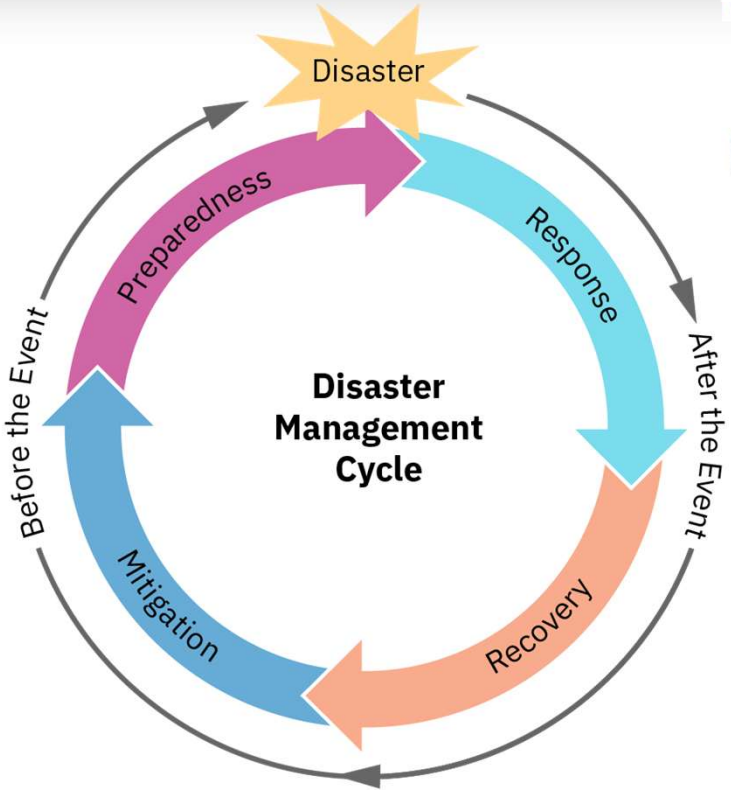
Hazard Mitigation

- Hazard Mitigation is any ***sustained action*** to reduce or eliminate the ***long-term risk*** to human life and property from hazards



Benefits of Mitigation

- Break the cycle of disaster damage, reconstruction, and repetitive damage
- Increase public safety and prevent loss of life of injury
- Speed up recovery and reduce business and economic interruption
- Help with other community objectives, such as capital improvements, preserving open (green) space for recreation and tourism, and increasing economic resiliency



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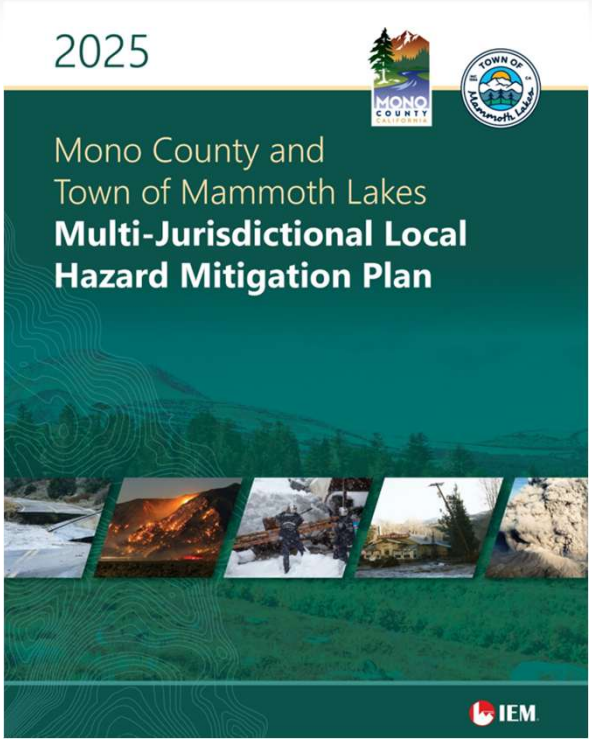
Examples of Hazard Mitigation

- Upgrading a community center so it can be used as a resource hub and shelter during disasters
- Restoring rivers and floodplains to reduce the impact of flooding on communities
- Developing a wildfire education program for homeowners on how to protect their property with defensible space

Hazard Mitigation Planning

- The mitigation plan describes the participants' vision for hazard mitigation in their jurisdictions

- Opportunity to promote partnerships, develop sustainable communities, and reduce disaster-related costs

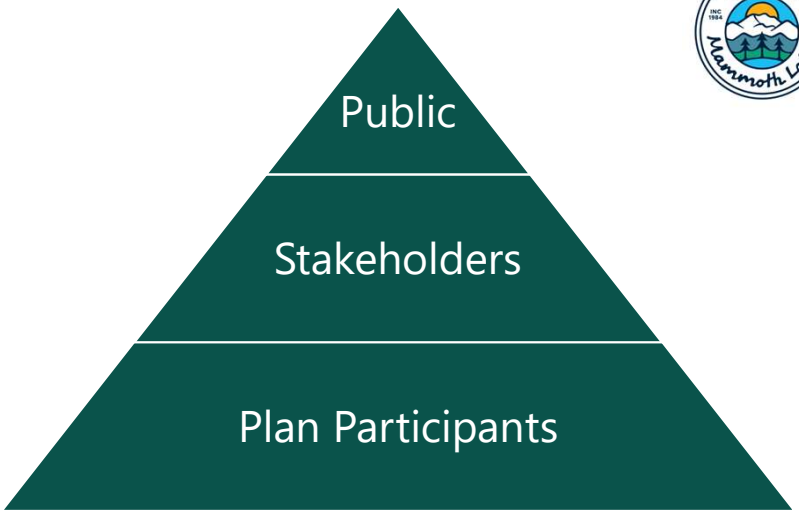


Why Update the Plan?

- States, tribes, and local jurisdictions (including special districts) are required to have a FEMA-approved and adopted hazard mitigation plan to receive funding through grant programs, such as:
  - Hazard Mitigation Grant Program (HMGP)
  - Pre-Disaster Mitigation (PDM)
  - Flood Mitigation Assistance (FMA)
- Plan must be updated every 5 years
- Plan must meet state and federal planning requirements

Who's Involved

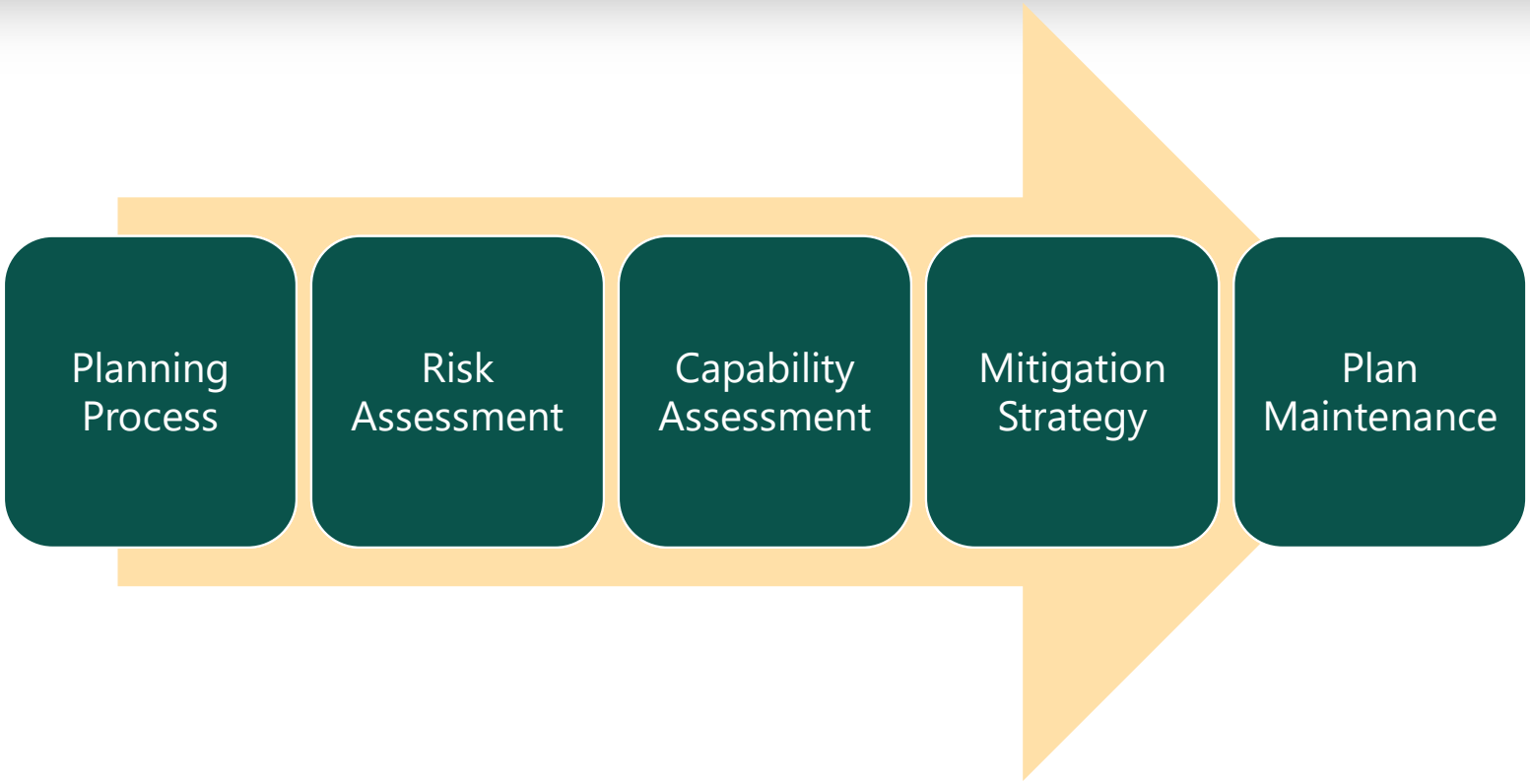
- Broad participation is a critical piece of hazard mitigation planning
- Plan participants guide the planning process start to finish
- Stakeholders like Whitebark Institute and Southern California Edison were involved to provide expertise on specific topics
- The public was engaged through RPAC meetings and now has another chance to weigh in on the plan



Who's Involved

- Plan Participants:
  - Mono County
  - Town of Mammoth Lakes
  - Special Districts:
    - Bridgeport Public Utility District
    - Hilton Creek Community Services District
    - June Lake Public Utility District
    - Mammoth Community Water District
    - Mammoth Lakes Fire Protection District
    - Mono City Fire Protection District
    - Southern Mono Healthcare District
    - Wheeler Crest Community Services District

The Mitigation Plan



Mitigation Goals

- **GOAL 1.** Avoid exposure of people and improvements to unreasonable risks of damage or injury from the hazards identified in this plan.
- **GOAL 2.** Keep Mono County and the Town of Mammoth Lakes a safe place to live, work, and play by reducing the risks from natural hazards through planning for safe development, increasing public awareness of the natural hazards in Mono County, and providing an integrated multiagency approach to emergency response.
- **GOAL 3.** Prepare for changing climate conditions in Mono County.
- **GOAL 4.** Maintain adequate emergency response capabilities.

Mitigation Goals

- **GOAL 5.** Build partnerships with local, state, federal, tribal, and other stakeholders to promote a whole community approach to response, recovery, and mitigation.
- **GOAL 6.** Identify, develop, and publicize evacuation routes to reduce risk from hazards like wildfire.
- **GOAL 7.** Study and implement mitigation actions to address potential impacts of compounding hazards such as flood following wildfire.
- **GOAL 8.** Utilize the mitigation planning process as a call to action demonstrating plan participants' commitment to work together toward implementing the mitigation actions identified in the plan.

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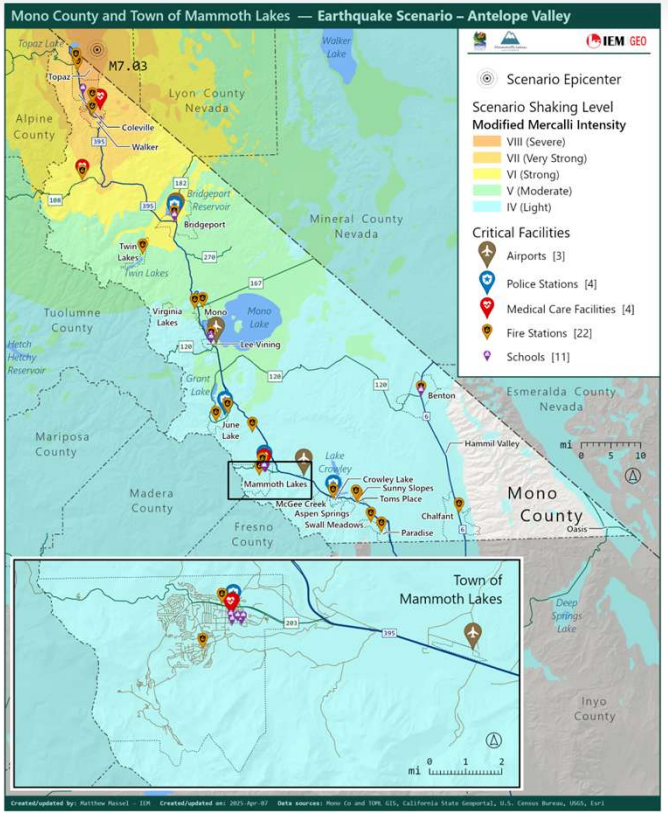
The Planning Process

- Monthly Steering Committee meetings
- 6 Planning Team meetings and many, many individual jurisdiction meetings between November 2024-July 2025
- 70+ stakeholders participated
- Public engagement at 5 RPAC meetings
- Bilingual (English/Spanish) public survey – 154 responses



The Risk Assessment

- Updating the risk assessment includes:
  - Identifying hazards
  - Describing hazards
  - Mapping hazard risk
  - Identifying community assets
  - Analyzing impacts
  - Estimating losses
  - Summarizing vulnerability



Hazards Identified

- Avalanche
- Dam Failure
- Disease/Pest Management
- Drought
- Earthquake and Seismic Hazards
- Epidemic/Pandemic (NEW)
- Energy Shortages and Energy Resiliency (NEW)
- Extreme Heat
- Flood
- Hazardous Materials
- Landslides
- Severe Wind
- Severe Winter Weather and Snow
- Volcanoes
- Wildfire
- Wildlife Collisions

The Capability Assessment

- Provides an evaluation of current mitigation capabilities.
- Essentially, what tools do the jurisdictions have to implement mitigation and where could they be improved?
- Broken down into five categories:
  - Planning and Regulatory
  - Administrative and Technical
  - Financial
  - Education and Outreach
  - National Flood Insurance Program

The Mitigation Strategy

- Long-term blueprint for reducing disaster losses
- Includes goals, actions, and an action plan
- Identifies a comprehensive range of actions
  - At least one action per hazard identified



Creating Defensible Space Reduces the Impacts of Wildfires



Seismic Retrofitting Helps Protect Communities from Earthquakes



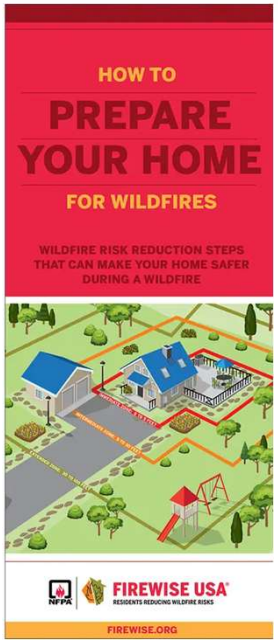
Rain Gardens Provide Many Benefits Including Reducing Flooding and Stormwater Runoff

Types of Actions

- Local plans and regulations
- Structure and infrastructure projects
- Natural systems protection
- Education and awareness programs



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Plan Maintenance

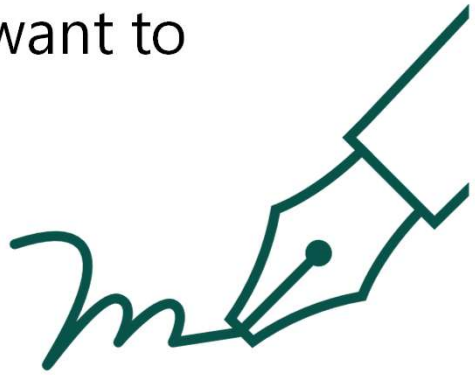
- Each plan participant will adopt the plan once feedback is received and it is approved by the State and FEMA
- The Mono County Office of Emergency Services will continue to monitor progress on the plan until the next update
- Elements will be used to inform other planning processes like the general plan, capital improvement plan, and emergency operations plan

Next Steps

- The plan can be accessed on the Mono County website at https://monocounty.ca.gov/community-development/page/2024-multi-jurisdictional-hazard-mitigation-plan-update
  (scroll to the bottom of the webpage for the documents)

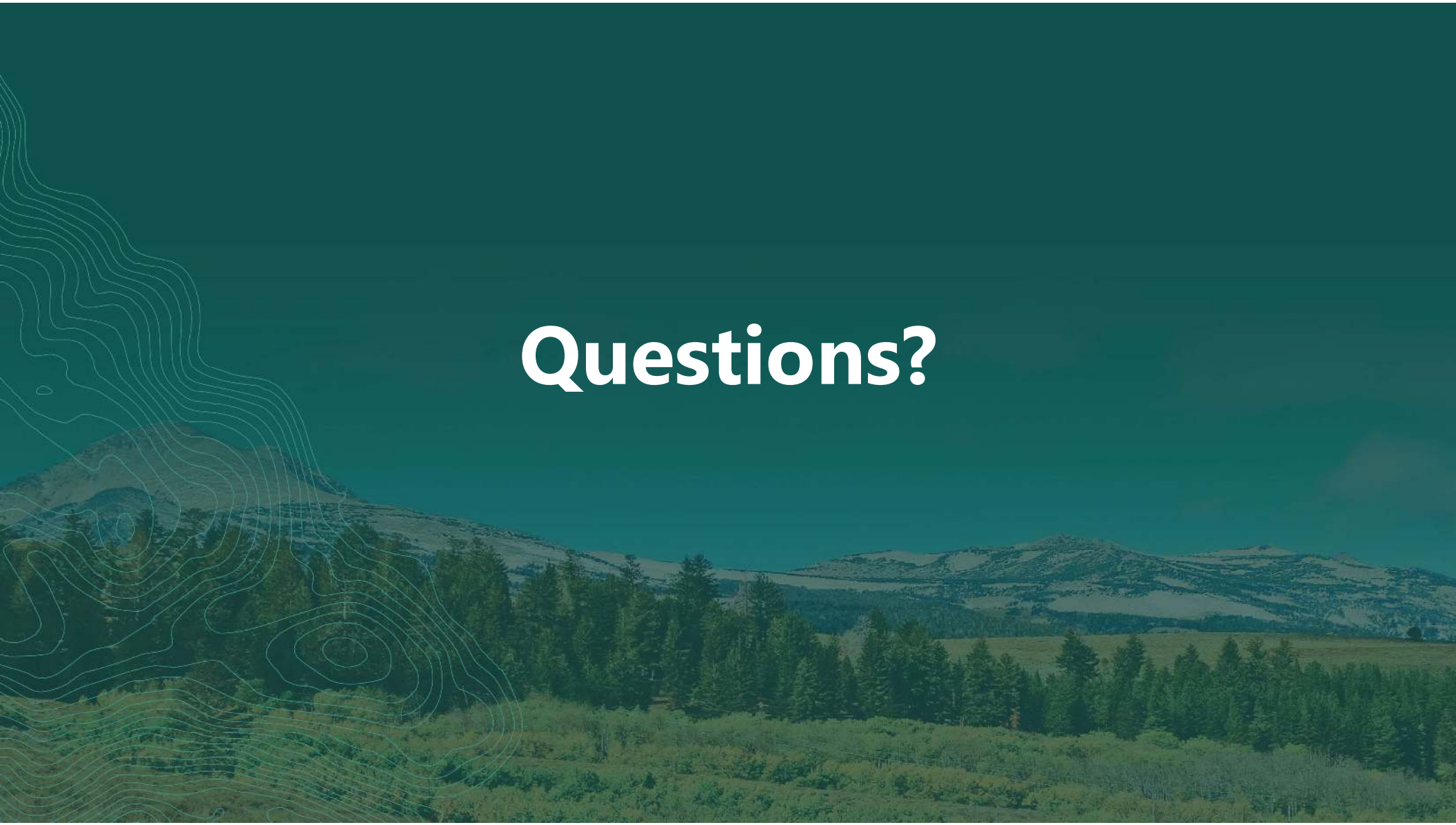
- Please submit your feedback on this plan! We want to hear from you. Comments can be sent to casey.garnett@iem.com

- Deadline for comments is December 7, 2025



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Questions?

Contact Information

Casey Garnett
Lead Planner
804.664.3341
Casey.Garnett@iem.com

Kelly Karl
Planning Analyst
760.924.1809
kkarl@mono.ca.gov

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

October 8, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

Members Absent: Commissioner Billy Deaver

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1. CALL TO ORDER

The Chair called the meeting to order at 9:02 a.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Community and Economic Development Director Nolan Bobroff led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. PUBLIC HEARINGS

4.1 Consideration of Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 for a six-unit, multi-family residential apartment project subject to the Town's Density Bonus Ordinance located at 54 Mono Street. The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

This item was continued from the August 13, 2025 Commission meeting.

The Chair opened the public hearing at 9:04 a.m.

Town Attorney Andrew Morris outlined the Commission's role.

Assistant Planner Gina Montecallo gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Bipin Morari, applicant, noted that the driveway was a shared driveway.

PUBLIC COMMENT:

Kimberly Erickson asked questions about the project and asked the Commission not to make a decision until the issues were resolved.

The Chair closed the public hearing at 9:26 a.m.

Members of staff addressed the questions raised in public comment.

There was discussion among members of the Commission and staff.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Use Permit 24-003, Design Review 24-006, and Adjustment 25-005 with the conditions of approval recommended by staff and the following modification to the site plan and additional condition of approval:

1. Shift the building footprint two feet to the east, resulting in a 10-foot rear setback and a concession for a reduced front setback of 18 feet; and
2. Require the recordation of a utility easement in favor of 56 Mono Street on the 54 Mono Street property.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

5. CONSENT AGENDA

Moved by Chair Michael Vanderhurst
Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

5.1 Approve the minutes of the regular meeting of September 10, 2025.

5.2 Approve the minutes of the special meeting of September 23, 2025.

6. COMMISSIONER REPORTS

There were no reports given at this time.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff gave an update regarding current projects. There was discussion among members of the Commission and staff.

8. ADJOURNMENT

The Commission adjourned the meeting at 9:48 a.m.

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Jamie Gray, Town Clerk