

Mammoth Lakes Planning and Economic Development Commission Agenda Action Sheet

Title: Consider approval of Use Permit, Design Review, and Variance requests (UP 20-001, DR 20-002, VAR 19-001) to allow the expansion of the Mammoth Disposal Transfer Station at 59 Commerce Drive and 264 Commerce Drive. This request includes adopting an Initial

Meeting Date: 7/14/2021

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Recommended Action: Adopt the Planning and Economic Development Commission Resolution Nos. PEDC 2021-05 and PEDC 2021-06 (the Resolutions), making the required CEQA and Municipal Code findings, and approving Use Permits #20-001 and #20-004, Design Review #DR 20-002 and Variance #VAR 19-001 with conditions as recommended by staff.

Summary: Public hearing and consideration of the proposed Mammoth Disposal Transfer Station Expansion Project. The project is comprised of two separate sites located within the Industrial zoning district, at 59 Commerce Drive (1.87 acres) and 264 Commerce Drive (0.55 acres). The project is reviewed under Application numbers: UPA 20-001, DR 20-002, VAR 20-001 (59 Commerce Dr.) and UPA 20-004 (264 Commerce Dr.). An Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared for the project consistent with the California Environmental Quality Act (CEQA).

The project proposes to 1) expand the existing small volume transfer station facility at the 59 Commerce Drive Site to operate a large volume transfer station; 2) relocate the buy-back/recycling center (currently at the 59 Commerce Drive Site) to the 264 Commerce Drive Site; and 3) relocate the fleet maintenance operations (currently at the 264 Commerce Drive Site) to the 59 Commerce Drive Site. A separate Use Permit is required to permit the proposed “Utilities, Major” land use at 59 Commerce Drive, and for the “Large Collection Recycling Facility” use proposed at 264 Commerce Drive. A Design Review is required to approve construction of a new 9,600 sq.ft. enclosed transfer station building and related facilities located at 59 Commerce Dr., and a Variance is requested in order to permit a 10-foot-tall perimeter masonry wall and access gates where the maximum allowed height is 8 feet.