



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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APPEAL OF DECISION OF PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

(Municipal Code Section 17.104)

This form must be filed within fifteen (15) days of the stated action in order to be valid.

APPLICATION NUMBER APPEALED TM 22-002, UPA 22-001, DR 22-001

DATE OF STATED ACTION May 11, 2022

APPELLANT'S NAME Jo Bacon

ADDRESS 2112 Meridian Blvd. #22
Mammoth Lakes, CA 93546

APPEAL FEE: See Community and Economic Development Department Fee Schedule

Action taken by the Planning and Economic Development Commission which is being appealed:

☐ Denial

☒ Approval

☐ Approval with Conditions
(Attach a copy of conditions
and indicate those you wish
waived or modified.)

What is being appealed?

see att.

Rationale for Appeal (use additional sheets if necessary):

See att.

I certify that I am the: ☐ Legal Owner ☐ Authorized Legal Agent ☒ Other Interested Party

5/18/22
Date

Jo Bacon
Signature of Appellant

Appeal of Decision of Planning and Economic Development Commission – TTM 22-002, UPA 22-001 and DR 22-001

What is being appealed?

The decision of the Planning and Economic Development Commission (PEDC) to approve the Limelight Hotel geothermal wells portion of this project was not adequately analyzed for the environmental impacts. Also, there was insufficient information about the California Geologic Energy Management Division (CalGEM) process provided to the PEDC and the community before the decision was made.

This appeal asks the Town Council to return the geothermal wells drilling and operating portion of the project to the PEDC for a more complete review.

Rationale for Appeal:

1. Inadequate Environmental Impact Review:

As part of a 220 page agenda item, the question of the impacts of a geothermal well system as part of the Limelight Hotel project was not adequately addressed. The Staff Report confirms that the component was not previously analyzed in any North Village Environmental Impact Report.

The decision was made to address this previous lack of review through an EIR Addendum which does not require input, comment or review. The conclusion of this Addendum that there were no significant effects not discussed in the previous EIRs has no basis since it was not adequately analyzed.

Because of this staff decision, there was no public notice and no period for analysis and review of the decision to bring forward an Addendum rather than any other environmental document. Further, the applicant's Feasibility Study which is referenced as a basis for decision in the staff report has not been made public.

The Mammoth Community Water District (MCWD) was not even aware of the proposed geothermal wells until after the agenda packet was made public on the Friday before the May 11th meeting.

2. Inadequate Information on the Well Permitting Process:

During the meeting, no one seemed to know about the CalGEM process for an EIR review within a well drilling permit application. The Commissioners and the community were not provided with any information during the Public Hearing so that there was an understanding of the process. Without that information there was no way to comment.