



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: May 8, 2024

AGENDA TITLE: General Plan consistency determination for Town acceptance of donated property located at 156 Lost Lane within the Town’s Rural Residential Zoning District.

Applicant / Property Owner: Nelson Family Trust 01-23-96 and 285 Fir Street LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Tess Houseman, Assistant Planner

Nolan Bobroff, Community and Economic Development Director

OBJECTIVE:

1. Hear Applicant and Staff presentations
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
 - a. Adopt the attached Planning and Economic Development Commission Resolution, making the required Government Code findings and CEQA findings, and determine that the Town’s acceptance of donated vacant property located at 156 Lost Lane is consistent with the General Plan;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

Proposal: Land Donation Request – 156 Lost Lane
Location: 156 Lost Lane (APN: [022-300-002-000](#))
General Plan: Low Density Residential 1 (LDR-1)
Zoning: Rural Residential (RR)
Environmental Review: Categorically exempt pursuant to CEQA Guidelines Section 15325

KEY ISSUES:

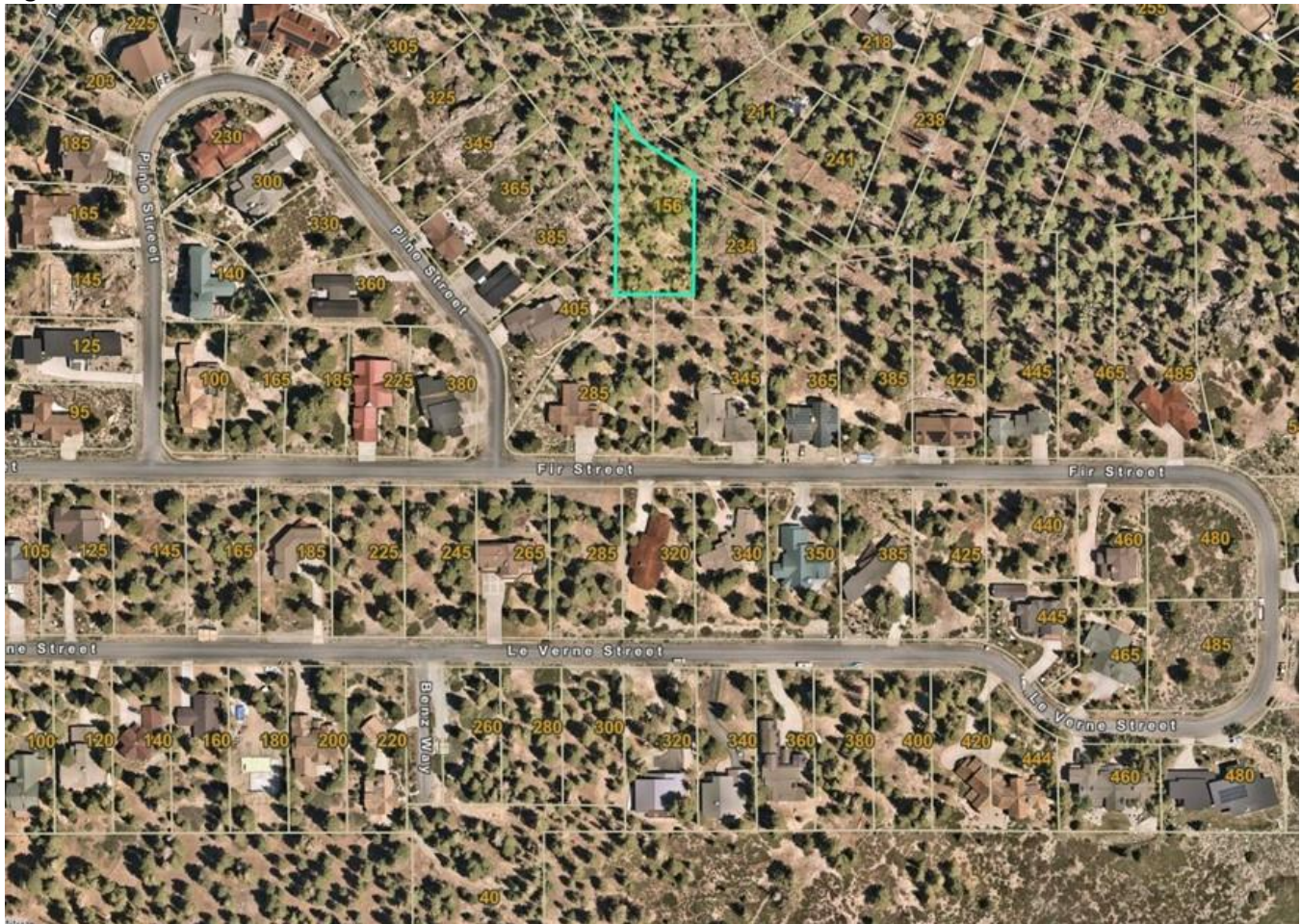
1. Is the donation of the property to the Town consistent with the General Plan in terms of location, purpose, and extent of the proposed land donation?
2. Is acceptance of the proposed land donation consistent with California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The owners of 156 Lost Lane submitted a letter on February 7, 2024, indicating their desire to donate the property to the Town (Attachment 2). The property that is being offered to the Town is approximately 0.50 acres in size. The parcel is just north of (below) The Bluffs’ Snow Deposition Design Overlay Zone and is within a documented avalanche runoff zone. The property is vacant and features steep terrain and dense forest.

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.

Figure 1 - Site Location



II. ANALYSIS OF KEY ISSUES

Key Issue #1: Can the findings be made that acceptance of the property is consistent with the General Plan in terms of location, purpose, and extent of the proposed land donation?

The owners of 156 Lost Lane have proposed to donate the subject vacant property to the Town by grant deed. The property is valuable to the Town in that it provides the ability to maintain the property as open space which will ensure that the existing, natural vegetation is not removed and can continue to stabilize the slope and slow any snowslides. The site could also provide additional snow storage capacity in the event that the right-of-way for Lost Lane is improved to provide access to the privately owned parcels located along the east side of Lost Lane.

Based on the analysis provided in this report, the donation of property would be consistent with the General Plan. Staff recommends the Planning and Economic Development Commission finds that the Town's acceptance of donated vacant property located at 156 Lost Lane is consistent with the General Plan.

Table 1: General Plan Consistency Analysis

Goal, Policy, or Action	Explanation of Conformance with Goal, Policy, or Action
P.5.G. Policy: identify, zone, and procure land for new and expanded parklands including: <ul style="list-style-type: none"> • natural pockets of forest • greenbelts • open space 	The property is vacant and features steep terrain and dense forest. The proposed land donation will be preserved and maintained as open space.
R.2.E. Policy: Require open space in the following areas: <ul style="list-style-type: none"> • lands with slopes in excess of 20-25 percent 	The property consists of a slope that is greater than 20-25 percent.
S.3.I. Policy: Only open space or low-density seasonal occupancy uses may be permitted in high avalanche hazard zones, unless adequate mitigation is provided.	The subject vacant property is in a documented avalanche runoff zone. The parcel will be preserved and maintained as open space which will ensure that the existing, natural vegetation is not removed and can continue to stabilize the slope and slow any snowslides.
S.3.F.1. Adaptation Action: Improve snow removal and storage systems, modeling after specific needs of residents. Look to community-based snow management systems already used by condominiums, Town programs, and private snow storage.	The site could contribute to snow storage capacity if properties on Lost Lane are developed, and the street is improved to be a private road.

Key Issue #2: Is acceptance of the proposed land donation consistent with California Environmental Quality Act (CEQA)?

The proposed land donation of 156 Lost Lane to the Town is categorically exempt from CEQA review pursuant to CEQA Guidelines Section 15325 since the project consists of the transfer of ownership of land in order to preserve open space.

Legal Considerations

Government Code Section 65402(a) requires a General Plan consistency determination prior to the Town 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 the proposed land donation meets the General Plan consistency requirement and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required Government Code findings and CEQA findings, and determine that the Town’s acceptance of donated vacant property located at 156 Lost Lane is consistent with the General Plan.

Attachments

- Attachment 1: Planning and Economic Development Commission Resolution
- Attachment 2: Property Owner Letter