

Recording Requested by and  
When Recorded Mail To:

Town of Mammoth Lakes  
Community & Economic Development Department  
P.O. Box 1609  
Mammoth Lakes, CA 93546

)  
)  
)  
)  
)  
)  
)  
\_\_\_\_\_  
Recordation fee exempt per Government Code §27383  
Space Above for Recorder's Use

**RESOLUTION NO. PEDC 2025-04**

**A RESOLUTION OF THE MAMMOTH LAKES  
PLANNING AND ECONOMIC DEVELOPMENT COMMISSION  
APPROVING DESIGN REVIEW 25-001  
FOR THE MAMMOTH YOSEMITE AIRPORT  
MULTIPURPOSE BUILDING  
LOCATED AT 1300 AIRPORT ROAD  
(APN: 037-250-004-000)**

**WHEREAS**, a request for consideration of a Major Design Review application was filed by Sierra Waugh, Deputy Airport Manager, on behalf of the Town of Mammoth Lakes, in accordance with Chapters 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Airport (A) zoning district at 1300 Airport Road; and

**WHEREAS**, the Planning and Economic Development Commission conducted an administrative hearing on the application request on April 9, 2025, at which time all those desiring to be heard were heard; and

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

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, Town of Mammoth Lakes Design Guidelines, and associated Land Use Maps;
3. The 2023 Airport Layout Plan (ALP) and 2023-2030 Airport Capital Improvement Plan (ACIP);
4. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing;
6. Project plans consisting of:
  - a. 95% construction drawing sheets 1-81, dated April 1, 2025;
  - c. Color Renderings sheets 1-2, dated March 26, 2025;

- d. Exterior Colors and Materials Board, dated received by the Town of Mammoth Lakes March 6, 2025;
7. The Mammoth Yosemite Airport Terminal Area Development Project Final Environmental Impact Report (SCH #2019100384) consisting of the Draft EIR dated June 14, 2021, the Final EIR dated August 20, 2021, and the Mitigation Monitoring and Reporting Program dated August 20, 2021 (collectively the “2021 Airport Terminal EIR”), incorporated herein by reference; and
8. The CEQA Addendum to the 2021 Airport Terminal EIR (SCH #2019100384) dated April 6, 2022 (“2022 Addendum”), incorporated herein by reference;

**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.**

**I. CEQA.**

California Environmental Quality Act Guidelines Section 15162:

The Planning and Economic Development Commission considered the Addendum to the 2021 Airport Terminal EIR (“2022 Addendum”), dated April 2022, together with the Mammoth Yosemite Airport Terminal Area Development Project certified EIR (“2021 Airport Terminal EIR”) (State Clearinghouse No. 2019100384), pursuant to the CEQA Guidelines Section 15162, and finds that on the basis of the whole record, there is no substantial evidence that the proposed Mammoth Yosemite Airport ARFF / Multipurpose building will result in any new significant effects or a substantial increase in the severity of previously identified significant effects.

- a. The Planning and Economic Development Commission finds that there are no substantial changes to the project from what was analyzed in the 2022 Addendum that would require revisions to the Addendum, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur.
- b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the adopted 2022 Addendum because the modified ARFF/Multipurpose building, vehicle access apron and parking area are located within the original approved project area and are within the scope of development analyzed in the 2022 Addendum. Therefore, the 2022 Addendum is adequate because it demonstrates that the environmental analysis and impacts identified in the 2021 Airport Terminal EIR remain substantively unchanged by the proposed Major Design Review application, and supports the finding that the project does not result in any new environmental effects and does not exceed the level of impacts identified in the EIR.

- c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified and at the time that the 2022 Addendum was adopted, to show that:

- (1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the 2022 Addendum, no changes have occurred with respect to the intensity of development or land uses proposed, and all potential environmental effects were found to be adequately analyzed in the 2022 Addendum;

- (2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. The revised design proposed for the MMH ARFF/Multipurpose building would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project is being undertaken) since the certification of the 2021 Airport Terminal EIR and adoption of the 2022 Addendum has occurred.

- (3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 2021 Airport Terminal EIR and the 2022 Addendum.

- (4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 2021 Airport Terminal EIR and the 2022 Addendum.

Therefore, none of the criteria in CEQA Guidelines §15162 calling for preparation of subsequent environmental review has occurred. The proposed multipurpose building for ARFF and snow removal equipment is consistent with the scope of development contemplated and analyzed in the 2022 Addendum, which supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2022 Addendum remain applicable and are included as conditions of approval for the project.

- d. The Planning and Economic Development Commission finds that the proposed multipurpose building for ARFF and snow removal equipment will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area because the Project

site is located within the Mammoth Yosemite Airport Terminal Area Development Project area which was analyzed in the 2021 Airport Terminal EIR and the analysis and conclusions in the certified EIR remain valid for the proposed multipurpose building.

- e. A program for reporting on or monitoring the required mitigation measures has been adopted.
- f. All applicable mitigation measures shall be conditions of Project approval.

## **II. MUNICIPAL CODE FINDINGS.**

### **A. FINDINGS FOR DESIGN REVIEW PERMIT (Municipal Code Section 17.88.060)**

#### **1. The project is consistent with the applicable standards and requirements of the Municipal Code.**

The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project is located within the Airport (A) special purpose zone, which is intended to implement the Airport Layout Plan (ALP) and the goals and policies in the General Plan related to airport facilities. The project is listed as a priority project to be implemented within 0-5 years in the Airport Layout Plan as well as the 2023-2030 Airport Capital Improvement Program. The proposed structure and related site improvements comply with all of the development standards applicable to the Airport zone including standards for building separation, building height, and parking.

#### **2. The project is consistent with the General Plan and any applicable specific plan or master plan.**

The proposed construction of an ARFF/SRE facility on the Mammoth Yosemite Airport Property is consistent with the General Plan in that the applicable land use designation for the Airport is intended to allow aviation uses. The project accomplishes specific General Plan policies for Air Service including Policy E.1.F.1, E.1.F.2, and E.1.F.3, because project would be primarily funded by FAA grant program money, and the facility is a high priority project listed within the Airport Layout Plan and the Airport Capital Improvement Program. Additionally, the multipurpose building for housing ARFF and snow removal equipment represents a major upgrade for airport safety operations.

#### **3. The project is consistent with the Town of Mammoth Lakes Design Guidelines.**

The project is consistent with the Town's Design Guidelines applicable to civic and public use buildings because the building form is composed of simple building form with interesting details to provide visual interest, appropriate scale and proportions consistent with other structures on the airport property. The proposed design integrates desirable architectural details and building form which results in a reasonable balance between aesthetic quality and the utilitarian nature of the structure.

The height of the proposed multipurpose building for ARFF and snow removal equipment is 27-feet at the tallest roof ridgeline, which is below the maximum 45-foot height permitted for aviation safety structures and is in keeping with the character of other airport operation structures on the property.

The exterior building colors and materials selected for the project are based on the Mammoth Lakes Design Guidelines recommendations, which incorporate building façade colors that are slightly darker than surrounding natural colors to better blend with the site surroundings. The metal siding panels have a matte finish in “Cool Weathered Copper” with accent siding and roll-up doors in “Cool Ebony.” The base of the structure is distinguished by the incorporation of a precast stone veneer “El Dorado Field Ledge,” and the roof is a metal standing seam material in a matte “Cool Zinc Gray” finish.

The proposed building design and site improvements combine together in a visually cohesive manner that is compatible with the surrounding natural environment and complements the character of Airport property while adhering to the required building separation, building height and parking requirements for the Airport Special Zoning District.

4. **The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.**

The proposed project is consistent with the allowable land uses described within the allowable land use table for the Airport (A) zoning district. The project is also consistent with the Airport Layout Plan (ALP), the 2023-2030 Airport Capital Improvement Program document, and the approved MMH Terminal Area Development Project and the associated Environmental Impact Report.

## **SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.**

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that the previously certified Mammoth Yosemite Airport Terminal Area Development Project Final Environmental Impact Report (SCH #2019100384) and the adopted 2022 Addendum to the 2021 Airport Terminal EIR adequately covered all potential environmental impacts of the Project and no new or increased environmental impacts are anticipated as a result of the Project, and therefore, a subsequent EIR is not required pursuant to Public Resources Code Section 21166 or State CEQA Guidelines Section 15162
2. Approves Design Review 25-001 subject to the following conditions:  
(SEE EXHIBIT “A”); and
3. Directs Staff to file a Notice of Determination.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of April 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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.

OWNER/APPLICANT:

I, Robert Patterson, am the authorized signatory for the Town of Mammoth Lakes, and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

\_\_\_\_\_  
Robert Patterson  
Town Manager  
(Notary Required)

Date: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Mono }

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

\_\_\_\_\_  
Signature of Notary

**EXHIBIT “A”**  
**Resolution No. PEDC 2025-04**  
**Case No. DR 25-001**  
**PLANNING DIVISION CONDITIONS**

**STANDARD PLANNING CONDITIONS**

1. This approval authorizes construction of the Mammoth Yosemite Airport ARFF/Multipurpose building, which consists of 1) A 10,740 square foot building, 2) Landside service road extension, 3) Airside access apron, and 4) New parking lot with 11 vehicle parking spaces and perimeter landscape area.
2. The approved site and building plans including:
  - a. 95% construction drawing sheets 1-81, dated April 1, 2025;
  - b. Color Renderings sheets 1-2, dated March 26, 2025;
  - c. Exterior Colors and Materials Board, dated received by the Town of Mammoth Lakes March 6, 2025.

Shall be adhered to and maintained for the duration of the permit.

3. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, the Long Valley Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
5. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder’s Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
6. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
7. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
8. All conditions of this permit shall be met or secured prior to final occupancy



approval of any tenant improvements or new structures.

9. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
10. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
11. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
15. A valid building permit and a permit from the Long Valley Fire Protection District are required before any construction can begin on-site.
16. Proposed septic system and leach field improvements require approval from the Mono County Health Department.
17. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
18. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

#### **SPECIAL PLANNING CONDITIONS**

19. The project shall adhere to the mitigation measures identified in the Mammoth Yosemite Airport Terminal Area Development Project EIR, Mitigation Monitoring and Reporting Program (MMRP).
20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88 *Design Review*.
21. All exterior lighting, including any existing light fixtures, shall comply with

Chapter 17.36.030 *Exterior Lighting* of the Town of Mammoth Lakes Municipal Code. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. This shall be verified prior to issuance of a certificate of occupancy.

22. All propane tanks serving the property shall be painted tan pursuant to Municipal Code Section 17.36.080.B.
23. The applicant shall apply for a Secondary Source Permit from the Great Basin Unified Air Pollution Control District (GBUAPCD) prior to issuance of a Building or Grading Permit.
24. Prior to issuance of a certificate of occupancy for the project, all required vehicle parking spaces shall be striped. A minimum of 10 parking spaces, including the proposed ADA space shall be striped.
25. Prior to issuance of a Certificate of Occupancy, all required landscaping and irrigation improvements shall be completed. Deferral of the construction of any landscaping and/or irrigation improvements shall be at the sole discretion of the Community and Economic Development Director.
26. Roof vents, exhaust, pipes, and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible. Any reflective metal shall be painted a matte color to match the roof material and finish.

#### **EIR MITIGATION MEASURES – (MMRP)**

27. **BIO-1:** Floristic field surveys of the project site shall be conducted during the blooming period(s) for the potentially occurring special-status species prior to construction, including the Masonic rock cress. At a minimum, one survey shall be conducted during the month of May, and another shall be conducted during the month of July. If any special-status plants are identified within areas of potential construction disturbance, they shall be identified on construction plans with a 10-foot buffer and avoided to the extent feasible. If avoidance is not feasible, a special-status plant mitigation plan shall be prepared and implemented by a qualified biologist. The plan will include the identification of a nearby relocation site that can be secured by the airport, and the methodology to relocate perennial species and/or broadcast seed, prior to ground disturbance.
28. **BIO-2:** Prior to the start of construction work, the Town shall conduct a pre-construction survey on the project site between April and June to determine the presence of western white-tailed jackrabbit. If western white-tailed jackrabbit is found on the project site, the Town shall contact the California Department of Fish and Wildlife (CDFW) to develop and implement measures to conserve western white-tailed jackrabbit. Such measures may include, but are not limited to, removal of individual rabbits from the project site or implementation of a buffer zone around rabbit areas until rabbits can independently forage on their own. No construction work shall occur on the project site until consultation with CDFW is completed.
29. **CULT-1:** If any subsurface archaeological resources are encountered during construction, all construction activities within a 50-foot radius of the encounter shall be immediately halted until a qualified archaeologist can examine these materials, initially evaluate their significance and, if potentially significant, recommend measures on the disposition of the resource before work near the discovery can

resume. The Town shall be immediately notified in the event of a discovery, and if the resources may constitute tribal cultural resources, the Town shall notify the appropriate Native American representatives. The Town shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts.

Prior to construction, construction personnel shall receive brief “tailgate” training by a qualified archaeologist in the identification of archaeological resources and the protocol for notification should such resources be discovered during construction work.

30. **CULT-2:** If project construction encounters evidence of human burial or scattered human remains, work shall be halted in the immediate area and the contractor shall immediately notify the Mono County Coroner and the Town. The Town shall notify other federal and State agencies as required. The Town will be responsible for compliance with the requirements of California Health and Safety Code Section 7050.5 Public Resources Code Section 5097.98, and the CEQA Guidelines Section 15064.5(e), with direction provided by the County Coroner.

If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will notify and appoint a Most Likely Descendant. The Most Likely Descendant shall have 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the Airport shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Work shall not resume in the area of the encounter until the final disposition of the remains has occurred.