Town Council Agenda

Wednesday, April 5, 2023, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice

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

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 which amends certain requirements of the Ralph M. Brown Act. While Suite *Z* is still open to the public, it is strongly encouraged that you watch the Town Council meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov , on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov. before and during the meeting.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please type in or cut and paste in this URL to join. https://monocounty.zoom.us/s/92958002088
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 +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923
Webinar ID: 929 5800 2088
International numbers available: https://monocounty.zoom.us/u/acobwlnMsm

Public comments can also be given through Zoom by logging in or dialing in and raising your hand.

1. CALL TO ORDER

   Councilmember Chris Bubser will be participating remotely from 56 Ainger Road, Flat 4, London, England NW3 3AH.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

   The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council 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 Mayor for the opportunity to be heard when the item comes up for Council consideration.

4. ADDITIONS TO THE AGENDA

   Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary.

5. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

   5.1 Did you Know? Update.

6. PUBLIC PRESENTATIONS

   6.1 Proclamation declaring April 2023 as Fair Housing Month.

   6.2 Proclamation declaring April 2023 as Child Abuse Prevention Month.

   6.3 Proclamation declaring April 2023 as Sexual Assault Awareness Month.

   6.4 Update on the Community Economic Resilience Fund (CERF).

7. WORKSHOP

   7.1 Joint Meeting with Mammoth Lakes Tourism – Tourism Business Improvement (TBID) Focus.

8. CONSENT AGENDA

   8.1 Approve the minutes of the regular meeting of March 15, 2023.

   8.2 Approve the minutes of the special meeting of March 22, 2023.

   8.3 Accept the 2022 Annual Planning Report.

   8.4 Accept Check Register 2/23/2023 in the amount of $1,483,715.93. Accept Check Register 3/3/2023 in the amount of $313,443.60. Accept Check Register 3/8/2023 in the amount of $132,279.23. Accept Check Register 3/16/2023 in the amount of $1,993,830.66.

   Accept Check Register 3/23/2023 in the amount of $61,306.12.

9. PUBLIC HEARINGS

Public Hearing Procedure.

The Mayor will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Town Council. Call for testimony. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Town Council will deliberate the matter and arrive at a decision.

9.1 Consider approval of Zoning Code Amendment 23-001 to update Municipal Code Section 17.52.055, Accessory Dwelling Units, Section 17.52.100 Child Day Care Facilities, and Municipal Code Chapter 17.40, Water Efficient Landscape Regulations including finding

the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

9.2 Town of Mammoth Lakes Maintenance Community Facilities District (CFD) 2023-1 Formation.

10. POLICY MATTERS

10.1 Approve the resolution adopting Town of Mammoth Lakes Legislative Platform.

10.2 Resolution of Intention to Modify the Mammoth Lakes Tourism Business Improvement District Management District Plan.

10.3 Update and Council Direction on Management Response to Extreme Weather Emergency.

11. COUNCILMEMBER REPORTS

Informational reports from Councilmember representatives on committees, commissions, and organizations; general reports on Councilmember activities

12. CLOSED SESSION

12.1 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Paragraph 1 of subdivision (d) of Section 54956.9) Name of case: Main Street Taxpayer Association v. Town of Mammoth Lakes (Case No. : 23UCM82)

12.2 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Paragraph 1 of subdivision (d) of Section 54956.9) Name of case: Stephanie Thompson. v. Town of Mammoth Lakes (Case No: 23UCM14)

13. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

14. ADJOURNMENT

The Town Council will adjourn to a special meeting to be held on Wednesday, April 12, 2023 at 4:00 p.m.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Did you Know? Update.

Council Meeting Date: 4/5/2023

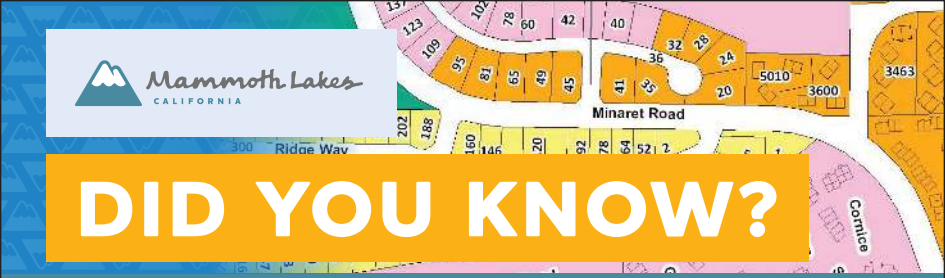
Prepared by: Pam Kobylarz, Assistant to Town Manager

Recommended Motion: This is an informational item only.

Summary:
Each month the Town publishes a "Did you Know?" piece that highlights aspects of the Town's programs and services that the public may not be familiar with. These are published in The Sheet, the Mammoth Times, and el Sol, generally on the third weekend of the month, as well as being posted on the Town's social media and website.

Staff typically includes these in the Town Council packet as informational items each month, however the past few months it has not been included. Please see attached the ads from the previous months, as follows:

- December (published weekend of 12/23/22): Short-term rental zoning restrictions
- January (published weekend of 1/20/23): USFS partnership
- February (published weekend of 2/17/23): New transfer station
- March (published weekend of 3/24/23): Emergency declaration



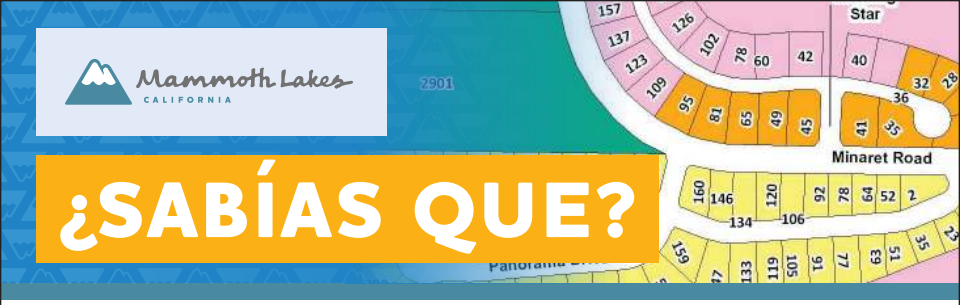
DID YOU KNOW?

Did you know that nightly rentals are restricted by zoning regulations within Mammoth Lakes?

- Before a property can be rented on a nightly basis, applicants are subject to an approval process as well as a property rental inspection.
- A condition of approval is based on the zone in which the property is located. The Town zoning map consists of 19 different zoning blocks. The zoning blocks where nightly rentals are allowed include, Downtown, Residential Multi-Family 2, Resort, North Village Specific Plan and Mixed Lodging/Residential.
- There are several resources available to determine if a property can be rented on a nightly basis. Under the Finance Department section on the Town website is a page titled, Transient Occupancy Tax Information, where potential operators can research the Town zoning map, the Town Zoning Guide and a TOT Property Search Tool.
- The Town has a team dedicated to assisting owners and property managers in obtaining the certifications necessary to conduct legal nightly rentals.
- The maximum fines for conducting illegal nightly rentals have recently been approved by the Mammoth Lakes Town Council to increase from $1,000 per day up to $5,000 per day.
- The Finance Department can answer questions from property owners and realtors confirming the eligibility of a property to be rented nightly based on the zoning restrictions.

If you have questions about zoning for nightly rentals, please contact the Finance Department at 760-965-3660.

Mammoth Lakes
CALIFORNIA



¿SABÍAS QUE?

¿Usted sabia que las alquilaciónes por noche estan restringidas por regulaciones de zonificación dentro de Mammoth Lakes?

- Antes de que una propiedad pueda ser alquilada por noche, los aplicantes están sujetos a un proceso de aprobación tanto como una inspección alquiler.
- La condición de aprobación esta basado en la zona en que la propiedad esta situada. El mapa de zonificación del Pueblo consiste de 19 diferentes zonas designadas. Las zonas designadas donde las aliquilaciónes por noche estan permitidas incluye, el centro, Residencias Multi-Familiar 2, Albergue, en el Plan Específico del North Village y Alojamientos/Alquilaciónes.
- Existen varios recursos disponibles para determinar si la propiedad puede ser alquilada por noche. En la sección del Departamento de Finanzas en el sitio web del Pueblo esta una pájina titulada, Transient Occupation Tax (TOT - impuestos sobre estancia transitoria), donde operadores potenciales pueden investigar el mapa de zonificación del Pueblo, el guia de Zonificación del Pueblo y busqueda del TOT.
- El Pueblo tiene un equipo dedicado para asistir a los dueños y aministradores de propiedad en obtener las certificaciónes necesarias para llevar a cabo aliquilaciónes por noche.
- La multa maxima por llevar a cabo aliquilaciónes por noche ilegales ha sido aprovado recientemente por el Ayuntamiento del Pueblo de aumentarla de $1000 por dia hasta $5,000 por dia.
- El Departamento de Finanzas puede contester preguntas de los dueños de propiedad y vendedores de bienes y raíces que quierean confirmer la elegibilidad de una propiedad para ser alquilada por noche basado en las restricciones de zonificación.

Si tienen preguntas sobre la zonificación para alquilación por noche, por favor contacte al Departamento de Finanzas al 760-965-3660.



Mammoth Lakes
CALIFORNIA

DID YOU KNOW?

Did you know that the Town of Mammoth Lakes partners with the Inyo National Forest to develop, enhance, and maintain your outdoor recreational experience?

- The Town of Mammoth Lakes maintains approximately 30 miles of National Forest trails within the Town Boundary.
- Three new multi-use, non-motorized trails were recently completed in the Mammoth Lakes Basin with one more planned for completion in Summer 2023.
- In partnership with the Forest Service, the Town grooms over 5 miles of multi-use winter trails which are enjoyed by skiers, snowshoers, fat bikers, and more.
- There are many opportunities for community members and visitors to support sustainable recreation on their public lands including Trail Days, Adopt-a-Trail, Tangle Free Waters, and the Host Program.
- In partnership with the Inyo National Forest and Mammoth Lakes Recreation, through an implementation grant from the Sierra Nevada Conservancy, new infrastructure will be built at the current Sherwins Trailhead. Improvements include ADA accessible vault toilets, paved parking area, interpretive panels, bike rack with tools, waste receptacles, and bear-proof storage containers.
- The much beloved paved multi-use paths (MUPS) throughout town bisect National Forest lands and were a collaborative effort between the Town and the Inyo National Forest.

For more information scan here or visit
mammothlakesrecreation.org/sustainable-recreation



¿SABÍA UD.?

¿Sabía que el poblado de Mammoth Lakes se ha asociado con el Bosque Nacional de Inyo para desarrollar, mejorar y mantener su experiencia de esparcimiento al aire libre?

- El poblado de Mammoth Lakes mantiene aproximadamente 30 millas de senderos del Bosque Nacional dentro de los límites del poblado.
- Recientemente, tres nuevos senderos multiusos no motorizados fueron terminados en la cuenca de Mammoth Lakes y está previsto uno más para ser terminado en el verano del 2023.
- En colaboración con el Servicio Forestal, el poblado acondiciona más de 5 millas de senderos invernales multiusos que disfrutan los esquiadores, los usuarios de raquetas de nieve, los ciclistas de montaña y muchos más.
- Existen muchas oportunidades para los miembros de la comunidad y para los visitantes de apoyar las actividades recreativas sostenibles en sus tierras públicas, entre los que se incluyen los Días del Sendero, Adopte un Sendero, Aguas Libres de Enredos (Tangle Free Waters) y el programa de acogida.
- En colaboración con el Bosque Nacional de Inyo y Mammoth Lakes Recreation, a través de una subvención de ejecución de la Sierra Nevada Conservancy, se construirán nuevas infraestructuras en la actual Sherwins Trailhead. Las mejoras incluyen servicios sanitarios de bóveda con acceso ADA, espacio de estacionamiento pavimentado, paneles interpretativos, estacionamiento para bicicletas con herramientas, contenedores de basura y contenedores de almacenamiento a prueba de osos.
- Los muy apreciados senderos multiusos pavimentados (MUPS) de todo el poblado atraviesan las tierras del Bosque Nacional y constituyen un esfuerzo conjunto entre el poblado y el Bosque Nacional de Inyo.

Para más información escanea aquí o visita
mammothlakesrecreation.org/sustainable-recreation

Mammoth Lakes
CALIFORNIA

DID YOU KNOW?

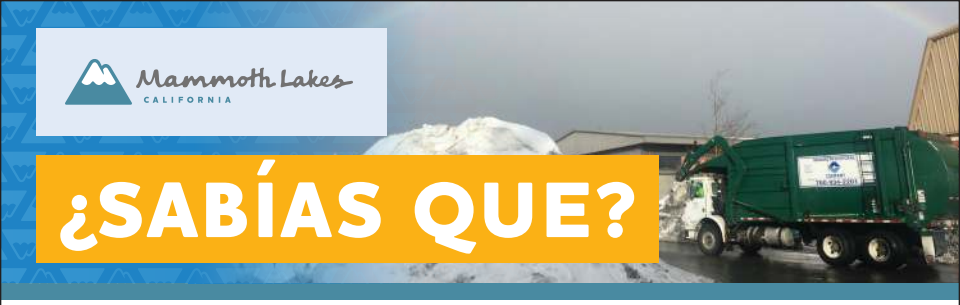


Did you know that Mammoth Disposal has a new solid waste transfer station?

- Benton Crossing Landfill closed on December 31, 2022 due to lease requirements by Los Angeles Department of Water and Power, who owns the land and leases it to Mono County.
- Mammoth Disposal, as a part of its franchise agreement with the Town to provide solid waste services, built a new transfer station, which is now in operation at 59 Commerce Drive (same as previous location).
- Mammoth Disposal collects all solid waste and recyclables from Town of Mammoth Lakes residents and visitors. Services are also available to County residents who live outside of the Town.
- The new transfer station can also accept household hazardous waste (HHW), bulky items including furniture and appliances, mattresses, paint, green waste such as pine needles and yard debris, construction debris (C&D), ashes, electronics, and metals.
- To replace the former role of Benton Crossing, Pumice Valley Landfill (located approximately 5 miles east of U.S. 395 on Hwy 120 East) can also accept solid waste from residents of Mono County including Mammoth Lakes.

For more information scan here or visit
mammothdisposal.com/mammoth-lakes-transfer-station

Mammoth Lakes
CALIFORNIA



¿SABÍAS QUE?

¿Usted sabia que Mammoth Disposal tiene una nueva estación de transferencia para residuo sólido?

- El vertedero de Benton Crossing fue cerrado el 31 de Diciembre del 2022 debido a requisitos de arrendamiento por el Departamento de Water and Power de Los Angeles, quien posee la tierra y se lo alquila al Condado de Mono.
- Mammoth Disposal, como parte de su contrato de franquicia con el Pueblo de proveer servicios para el residuo sólido, a construido una nueva estacion de tranferencia, la cual ya este en operación en 59 Commerce Drive (en el mismo lugar).
- Mammoth Disposal colecta todo residuo sólido y reciclables del los residentes y visitantes del Pueblo de Mammoth Lakes. Este servicio tambien es disponible a los residents del Condado que viven afuera del Pueblo.
- La nueva estación de transferencia tambien acepta residuos peligrosos domésticos, objetos voluminosos incluyendo muebles y accesorios, colchones, pintura, basura orgánica como las agujas de pino y escombros de Jardin, escombros de construcción, ceniza, electronicos, y metals.
- Para reemplazar el trabajo de Benton Crossing, el vertedero de Pumice Valley (situado aproximadamente 5 millas al este del U.S. 395 en el Hwy 120 este) tambien puede aceptar residuos sólidos del los resdientes del Condado de Mono incluyendo Mammoth Lakes.

Enlace para mas información:
mammothdisposal.com/mammoth-lakes-transfer-station

Mammoth Lakes
CALIFORNIA



DID YOU KNOW?

Did you know that the Town of Mammoth Lakes recently declared an emergency as a result of the many extreme snowstorms?

- A state of emergency is declared when the Town (or County or State) has or will exceed its emergency response capacity and additional resources will be required to protect life and property. A local emergency may be declared by the Town Manager, with ratification by the Town Council within 7 days, or may be declared directly by the Town Council.
- A local emergency declaration delegates additional authority to the Emergency Services Director (Town Manager), who can make and issue rules and regulations on matters reasonably related to the protection of life and property.
- All Town employees are designated as disaster service workers and can be assigned to necessary duties in response to the emergency.
- The Town can request and obtain vital supplies, equipment and other resources needed for the preservation of life and property (i.e., sandbags or additional contract services) and can request outside resources and personnel from the State or other agencies (i.e., Incident Management Teams or CAL FIRE crews).
- Requests for outside assistance for emergency response can take 48-72 hours to respond. Be prepared!

For more information scan here or visit
ready.mono.ca.gov/pages/winter-storm



¿SABÍA UD.?

¿Usted sabe que el pueblo de Mammoth Lakes recientemente declarado estado de emergencia como resultado las tormentas extremas?

- El estado de emergencia se declara cuando el pueblo supera su capacidad de respuesta de emergencias y recursos adicionales necesarios para proteger la vida y propiedad de la gente en el pueblo. La emergencia local puede ser declarada por el Administrador Municipal, con ratificación del Ayuntamiento en un plazo de 7 días, o puede ser declarada directamente por el Ayuntamiento.
- Una declaración de emergencia local delega autoridad adicional al Director de Servicios de Emergencia (Administrador del Pueblo), quien puede hacer y emitir reglas y regulaciones sobre asuntos razonablemente relacionados con la protección de la vida y la propiedad.
- Todos los empleados del Pueblo están designados como trabajadores de servicios de desastre y pueden ser asignados a los deberes necesarios como respuesta ante la emergencia.
- El Pueblo puede solicitar y obtener suministros vitales, equipo y otros recursos necesarios para la preservación de la vida y la propiedad (es decir, sacos de arena o servicios de contrato adicionales) y puede solicitar recursos externos y empleados del Estado u otras agencias (como Equipos de Manejo de Incidentes o cuadrillas de CAL FIRE).
- Las solicitudes de asistencia externa para respuesta de emergencia pueden demorar entre 48 a 72 horas en responderse. ¡Esté preparado!

Para obtener más información, visite esta página:
ready.mono.ca.gov/pages/winter-storm

A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, PROCLAIMING APRIL 2023 AS FAIR HOUSING MONTH

WHEREAS, *April 11, 2023, marks the 55th anniversary of the passage of the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of Fair Housing that prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and*

WHEREAS, *the Mammoth Lakes Board of REALTORS® and Mammoth Lakes Housing, Inc. are committed to highlight the Fair Housing Act by continuing to address discrimination in our community, to support programs that will educate the public about the right to equal housing opportunities for all, and to plan partnership efforts with other organizations to help assure everyone of their right to fair housing; and*

WHEREAS, *the National Association of REALTORS® Code of Ethics commits all REALTORS® to provide equal professional services without discrimination based on race, color, religion, sex, familial status, handicap, sexual orientation, gender identity, and national origin.*

NOW, THEREFORE, BE IT RESOLVED *that the Town Council of the Town of Mammoth Lakes, California, hereby proclaims that the month of April, 2023 is Fair Housing Month in the Town of Mammoth Lakes and urges all citizens to wholeheartedly recognize this commemoration of the Fair Housing Act throughout the year.*

PROCLAIMED *this 5th day of April 2023.*

ATTEST: _____

JOHN WENTWORTH, Mayor

_____

JAMIE GRAY, Town Clerk

A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING APRIL, 2023 AS CHILD ABUSE PREVENTION MONTH

WHEREAS, there are approximately 8 victims of child maltreatment per 1,000 children per year in the United States, according to 2020 federal data; and

WHEREAS, Child Abuse Prevention Month calls attention to all children, our most vulnerable community members and most vital resource to our community's future; and

WHEREAS, early childhood trauma has a lifelong impact on physical and mental health, including healthy brain development; and

WHEREAS, all children deserve to have safe, stable, nurturing homes and communities that foster healthy growth and development; and

WHEREAS, child abuse and neglect can be prevented in the Town of Mammoth Lakes through partnerships between community members, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community; and

WHEREAS, the Child Abuse Prevention Council (CAPC) requests public support as they continue efforts to bring real hope for ending child abuse in the Town of Mammoth Lakes.

NOW THEREFORE, BE IT PROCLAIMED that in recognition of the important work done by the Mono County CAPC and all human service providers in the Town of Mammoth Lakes, the Mammoth Lakes Town Council hereby proclaims April, 2023, as Child Abuse Prevention Month in Mammoth Lakes and urges all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for children and families.

PROCLAIMED this 5th day of April, 2023.

_____
JOHN WENTWORTH, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING APRIL, 2023 AS SEXUAL ASSAULT AWARENESS MONTH

WHEREAS, *rape, sexual assault, and sexual harassment harm our community, and statistics show that 1 in 6 women and 1 in 33 men will experience attempted or completed rape during their lifetime; and*

WHEREAS, *young people experience heightened rates of sexual violence, and youth ages 12-17 are 2.3 times as likely to be victims of rape or sexual assault; and*

WHEREAS, *survivors should have help to find compassion, comfort, and healing they need, and sexual abusers should be punished to the full extent of the law; and*

WHEREAS, *survivors of violence should have access to medical and legal services, counseling, transitional housing, and other supportive services so that they can heal from the abuse; and*

WHEREAS, *it is important to recognize the compassion and dedication of the individuals who provide services to victims of sexual assault and work to increase public understanding of this significant problem; and*

WHEREAS, *we must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions; and*

WHEREAS, *prevention is possible through education, awareness, and community involvement; and*

WHEREAS, *it is time for all resident of the Town of Mammoth Lakes to take action to create a safer environment for all and make ending sexual assault a priority; and*

WHEREAS, *Wild Iris requests all residents of the Town of Mammoth Lakes to pledge to join advocates and communities across the country in taking actions to prevent sexual violence.*

NOW, THEREFORE, BE IT PROCLAIMED *in recognition of the important work done by Wild Iris and all victims' service providers in Mammoth Lakes, that the Town Council of the Town of Mammoth Lake hereby proclaims the month of April, 2023 as Sexual Assault Awareness Month in the Town of Mammoth Lakes.*

PROCLAIMED *this 5th day of April, 2023.*

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Update on the Community Economic Resilience Fund (CERF).

Council Meeting Date: 4/5/2023

Prepared by: Sandra Moberly, Community and Economic Development Director

Recommended Motion: Staff recommends that the Town Council receive the presentation from the Sierra Business Council and pose questions as needed.

Summary: The Community Economic Resilience Fund (CERF) was created to promote a sustainable and equitable recovery from the economic distress of COVID-19 by supporting new plans and strategies to diversify local economies and develop sustainable industries that create high-quality, broadly accessible jobs for all Californians.

The Sierra Business Council (SBC) was selected as the convener for the Eastern Sierra region and recently executed the contract with the State to serve as the convener. SBC staff will provide the Council with an update and next steps on the CERF process.

TOWN COUNCIL STAFF REPORT

Title: Joint Meeting with Mammoth Lakes Tourism – Tourism Business Improvement (TBID) Focus.

Meeting Date: April 5, 2023

Prepared by: Dan Holler – Town Manager
Rob Patterson – Administrative Services / Finance Director

RECOMMENDATION:

Staff is seeking agreement to proceed with the renewal of the Tourism Business Improvement District (TBID), consensus on policy questions raised in this report, and consensus to work with Mammoth Lakes Tourism (MLT) and other partners on implementation of the Management District Plan (MDP).

BACKGROUND:

The current Mammoth Lakes TBID is set to expire on August 31, 2023. The TBID is managed pursuant to a contract with MLT who is charged with the implementation of the MDP. The MDP sets forth the statutorily required contents of the district plan (see section 36622 of the statute, page 23 of the draft plan), including but not limited to the following summary of contents:

- A map of the district.
- The name of the district.
- The boundaries of the district.
- The improvements, maintenance, and activities proposed for the district and costs.
- The total amount of annual assessments to be levied and the assessment rates.
- Time and manner for collecting the assessments.
- The number of years the assessments will be levied (not to exceed 10 years for renewal).
- Rules and regulations to be applied to the district.
- Any other item or matter required to be incorporated by the Council.

The draft Management District Plan complies with the requirements as prescribed in the Statute. The TBID is created under the California Streets and Highways Code, Division 18. Parking. Part 7. Property and Business Improvement Law of 1994 (as amended), sections 36600 through 36640. A copy of the statute is provided in the MDP. The MDP is substantially the same as the two previous Management District Plans. Each MDP has been updated to reflect any changes in State law and refined to reflect the proposed use of funds generated and activities undertaken. The proposed MDP for the next term of the TBID has also been refined to better reflect operations and to articulate the activities to be supported by assessment revenues more clearly.

ANALYSIS:

The TBID is a specific type of District the Town (City, County, etc.) is authorized to create under State Law. The statutory section of the California Government Code providing for the District creation is provided as an attachment to the Management District Plan. The creation of the District is a function of the Town Council. However, it may only be created with consent of those businesses that will be paying the levied assessments to support the activities of the District. The role of the Town Council is to review and ultimately adopt the required resolutions to form the District and the adoption of the Management District Plan (MDP).

The MDP speaks to the activities supported by the TBID. The success of TBID over the past nine plus years is evidenced in increased tourism resulting in increased financial activity within the Town of Mammoth Lakes. Since the inception of TBID and additional marketing efforts, the Town has realized a significant increase in Transient Occupancy Tax. The Town has also realized additional revenue generated from and increased spending on taxable items and other activities within Town businesses. The TBID Funding Analysis Report prepared by Tourism Economics walks through the financial impacts related to visitor spending in Mammoth Lakes. A copy of the report is attached to the MDP.

While several macro and micro economic factors impact the number of visitors to Mammoth Lakes the one key factor in that equation is the marketing (in all forms) done to attract visitors to Mammoth Lakes. This is done through the TBID and other efforts by MLT and numerous businesses within the community. The fact that TBID funding is used to successfully influence people to visit Mammoth Lakes needs to be acknowledged. Understanding to what level, means and measurement for success, and funding for specific activities, needs to be addressed. The first policy discussion for the Town Council and MLT Board is on the use of the TBID as the appropriate means to support tourism. If the answer is yes, then the discussion can move to the policy questions regarding how the funds generated are to be used to directly benefit those businesses that collect and remit the assessments, as required by the MDP.

Policy Question 1. Is there general agreement that the use of the Mammoth Lakes Tourism Business Improvement District is a viable means to induce visitors to support the community's tourism-based economy? If it is an appropriate means to support the local economy by providing specific benefits to the businesses who pay the TBID assessments, then the policy questions focus on the use of the assessment generated revenues. The term of the TBID should also be discussed as it is currently proposed for 10 years, which is the maximum term of a renewal.

The purpose of the TBID since inception has been twofold:

1) To increase funding to support sales, marketing, communications, and media relations efforts to promote assessed businesses as tourist, meeting, and event destinations.
2) To provide a consistent and reliable funding source for air service subsidies. The majority of passengers arriving to the Mammoth Lakes area are destination

visitors and, on average, stay longer and spend more per visit than the drive market visitor.

The TBID budget is split between these two purposes with 47.6% going to the first purpose and 45% going to the second. The budget also includes 5.4% for contingency/reserve and 2% fee paid to the Town. The base budget estimate for the TBID is $6,668,250 (See page 7 of MDP). This allocation represents the Annual Service Plan for the District.

Sales, Marketing, Communications, and Media Relations (Marketing)

The Marketing element of the TBID has a substantial amount of flexibility and represents funding of the core mission of MLT, which was established by the Town to be the marketing arm for the Town. This was done in part to move these functions out of Town Government to allow the business community greater oversight and governance authority over a separate entity, e.g. MLT. This allows the MLT Board to hire staff with the skills and abilities to effectively market the community, and to have greater flexibility operating as a separate entity. MLT is often referred to as an NGO or Non-Governmental Organization. The Town provides broad oversight through a contractual relationship, but is not in charge of the day-to-day operations or policy direction of the organization. The initial funding structure for MLT was primarily through the Town allocation of a portion of Transient Occupancy Tax revenues. This funding structure has been modified over time due to a number of factors, with one of those being the creation of the TBID. A separate discussion on non-TBID funding of MLT will be presented as part of the Town Budget development process.

TBID has created a dedicated funding stream to support marketing efforts. The legislative requirement of the TBID is for funds to be used to confer specific benefits upon the assessed businesses located within the District. The language of the MDP and the activities undertaken by the District are structured to meet this legislative requirement. There is also a requirement that the assessments levied in the District be based on estimated benefit to the businesses. The District Plan achieves this through the tiering and defining of the different types of businesses. With the overall benefit to those businesses being assessed linked to support provided by visitors to Mammoth Lakes with the goal to enhance the total number of visitors and repeat visitors tied to the experience and value added benefits of those visiting.

As noted, the structure of the activities under ‘Marketing’ are designed to be broad (Page 8 of the MDP). The activities include traditional marketing efforts, including the concepts of sales, communications, and media relations and supporting activities. Value added elements that have been enhanced over time include support for special events marketing, event development, ‘environmental stewardship’ education to destination visitors, and development of tourism-related infrastructure to increase destination visitation and create or enhance visitor experience. In keeping with the legal structure of the TBID the support for activities often includes support from non-TBID funding to offset benefits beyond those incidental to those businesses paying the assessment. This also supports the allocation of MLT staff operations and personnel costs.

Policy Question 2. In considering the renewal of the TBID is the Council confident that businesses supporting the TBID are receiving a benefit from the implementation of the activities called for in the MDP? To assist in answering this policy question, a few questions need to be considered.

- Is the structure of the marketing activities of the TBID achieving the desired outcomes and providing a direct benefit to those businesses paying the assessments and is it generally proportional to the amount assessed?
- Are local business who are paying the assessment receiving a benefit from the increased number of visitors and/or increase in spending supporting their business at increased level?
- Is the overall enhanced number of new and repeat visitors coming to the destination and the resulting economic activity meeting the intent of the TBID?
- Is the examples of the activities that may be undertaken adequate to ensure proportional direct benefits are being created for the assessed business?

The measure of support for the TBID provided for in the statute is the petition process in support for or against the creation (renewal) of the TBID. Because this is a Business Assessment District vs. a Property Based District the petitions are counted based on the estimated amount of the assessment to be paid. There is a limit of 40% of the petition vote that may be credited to any single entity, regardless of the amount of the assessments paid. As a community, there is a goal or desire to see a significant number of local businesses support the TBID, regardless of the amount of assessment paid. While this is a valid desire to gauge support of the TBID, the legal requirement threshold for the Council to consider proceeding with the TBID renewal is to have support from a minimum of businesses that pay 50% of the assessment. As part of the renewal process, petitions for and against the TBID renewal will be presented. At this point and after the formal public hearing the Council may modify the MDP. Town and MLT Staff and the MLT Board are interested in hearing if there is a consensus of the Council regarding the marketing related services as outlined in the Management District Plan.

Air Service Marketing and Subsidy

The Air Service-related activities is the second primary purpose of the TBID. The goal of having successful regional, reliable air service has been discussed intently over the past few years. The current air service structure includes commercial service provided by United Airlines through the Inyo/Bishop Airport (BIH) and Scheduled Charter service provided by Advanced Airlines through Mammoth Yosemite Airport (MMH). The TBID support for air service provides both marketing the service and providing a minimum revenue guarantee (MRG) to air service providers, generally referred to as a "subsidy". The subsidy is used to secure the service by limiting the financial risk borne by the provider. Without a subsidy, carriers would not accept risk on small markets, like our region. The provision and value of regional air service is a broader policy discussion topic that extends beyond the TBID renewal process, which is discussed in more detail below.

TBID support for air service is based on the linkage of bringing in destination visitors by air, which creates enhanced direct benefits to assessed businesses. This is seen in the

generation of longer stays and higher spending levels within the community. Balanced with other marketing efforts the goal is have these visitors supporting the various assessed businesses. The current efforts are also based on information that generally 80% of those flying are visitors that support businesses within Mammoth Lakes. This limits the amount of TBID funds that may be used to support air service. The proposed MDP also places a cap on the amount of TBID funds that may be used for the MRG or subsidy for air service to 85% of the budget allocated for Air Service Marketing and Subsidy.

Having air service to the region is based on the ability of the air carriers to generate revenues at a level that justifies the service versus having the same aircraft and crews committed to other routes that generate better revenue to the provider. To secure air service, a MRG or subsidy level is negotiated with each provider. The value of air service to the community extends beyond just visitation. Air service is used by local residents for both pleasure and business. The air service supports the airports through FAA grants for infrastructure. The airports provide for general aviation services (private aircraft), staging areas for firefighting air support, air ambulance services and search and rescue operations. Delivery services utilize the airports and the Air National Guard and others use them for training missions. While the primary focus for the TBID discussion is on generating visitor based activity, the support generated through this activity generating grants and other revenues supports a much broader community resource.

Supporting the concept of successful, reliable, regional air service requires the Council, MLT and other partners to address several policy questions. At this point in time, with the renewal of the TBID moving forward, the basic question for the Town Council is whether or not the current use of TBID assessment revenue and the limits put in place are acceptable. If the structure and use of these revenues are acceptable, then the following policy questions need to be addressed, which will include discussions with partners engaged in air service funding. The following chart is provided to give Council information on the funding structure for Winter 2023 air service. The final amounts to be paid will change based on the success (number of passengers and value of tickets sold) and cost of the service provided. The charts reflect the maximum financial resources committed to Air Service. While the charts show the total amounts, keep in mind that the TBID amount is less due to the limit based on an allocation of support of 80% linked to the percentage of visitors expected to come to Mammoth Lakes.

	Winter 2023
Advanced Airlines Maximum Revenue Guarantee (Cap)	**$875,000**
Mammoth Lakes Tourism Initial Commitment	**$425,000**
Town of Mammoth Lakes Maximum Commitment	**$200,000**
Mammoth Lakes Tourism Additional Maximum Commitment	**$250,000**

	Winter 2023
United Airlines Maximum Revenue Guarantee (Cap)	**$2,347,000**
Mammoth Lakes Tourism Commitment	**$1,410,000**
Inyo County Maximum Commitment	**$500,000**
Mammoth Mountain Ski Area Maximum Commitment	**$437,000**

The air service update report showing load factors by carrier and locations served provided to the MLT Board is attached to provide additional detailed information on current service numbers.

There are several policy questions that will need to be addressed at the Council level and with regional partners.

Policy Question 3. Are current activities supporting air service as proposed in the MDP adequate to proceed with the TBID renewal? As provided for in the MDP, the annual budget may be adjusted by 20% between the service categories. For example if the MRG is decreased a decision may be made for the impacted Fiscal Year to shift 20% of the Air Service and Marketing budget to the general Marketing budget. The maximum cap on air service support would still be retained. Funds could also flow the other direction. The MDP is designed based on the current Air Service program and agency partnerships.

Policy Question 4. In working with partners do we need a clear definition of what is meant by the statement: Successful, Reliable, Regional Air Service? This definition will drive the level of financial support needed to achieve and articulate the goal over time. For example, if reliable means year-round service what does that require in subsidy? Is reliable only tied to the actual arrival and departure of schedule air service on limited seasonal service? Does regional mean moving to a single airport and if so what does that mean for other air related resources and capital investment? Is success defined as a no or low subsidy level? Is success for air service tied to expanded markets, even if only seasonal?

Policy Question 5. Is the continued use of TBID and other Town resources as the primary funding source for air service at this time, dependent on securing funding support from other partners beyond what is currently received? This question is designed to ask the

question of what is the value of having reliable, regional air service to partner agencies and does that translate into a financial commitment.

The existing forum to generate a broader discussion on these questions is to use the Mono Inyo Working Air Group (MIWAG), which is a subcommittee of the Eastern Sierra Council of Governments. A representative from each agency sits on the MIWAG (Inyo and Mono County, City of Bishop and Town of Mammoth Lakes). This forum allows for public meetings to be held with participation from other partners with an interest in air service. Staff is currently working to set a meeting date of this group as part of the TBID renewal process.

TBID Renewal Calendar and Meetings

The proposed meeting schedule and actions necessary to approve the renewal of the Mammoth Lakes Tourism Improvement District is as follows (is also in the attached schedule provided by CIVITAS).

April 5 – Joint meeting with MLT and TC to discuss TBID – Policy Discussion / Management District Plan –

April 12* – Budget meeting – To include discussion on MLT "Measure A" Funding – Deliverables - Direction

April TBD – Mono Inyo Working Air Service Group – ESCOG Subcommittee meeting – Date to be set.

April 26* – Resolution of Intention to Renew TBID- With Modified District Plan so directed.

May 17 – Required public meeting on TBID – Introduce Ordinance of Formation – Opportunity to further discuss the TBID with the public prior to the formal public hearing.

June 14* – Public Hearing on TBID – Adopt Resolution of Formation and 2nd reading to adopt Ordinance of Formation

July 14 – Ordinance Effective

August 13- End of the Contest period for TBID

Sept. 1- Renewed TBID Effective

* Notes special meeting dates.

SUMMARY:

The joint workshop between the Town Council and the Mammoth Lakes Tourism Board (MLT) is focused on the process to move forward with the consideration of adopting a renewal of the TBID. The staff report provides a brief overview of the purpose of the TBID. The attached information provides greater levels of detail. As the Council and MLT consider the renewal, there are a number of policy questions to be discussed and to provide any direction regarding potential changes to the Management District Plan. The need to work with regional partners and the community is noted and in process. The proposed calendar of meetings will require a few special Council meetings. This was done to provide more time in the process and still meet a September 1 implementation date. The use of special meetings also provides more dedicated time to discuss the policy questions raised in this report, others that may come froward and to engage with partners and the public. The process is designed to gain alignment between the Town, MLT, Agency Partners, and the Business Community on the TBID. Working together as partners is key to not only the success of the TBID but of having a vibrant, financially healthy local tourism-based economy.

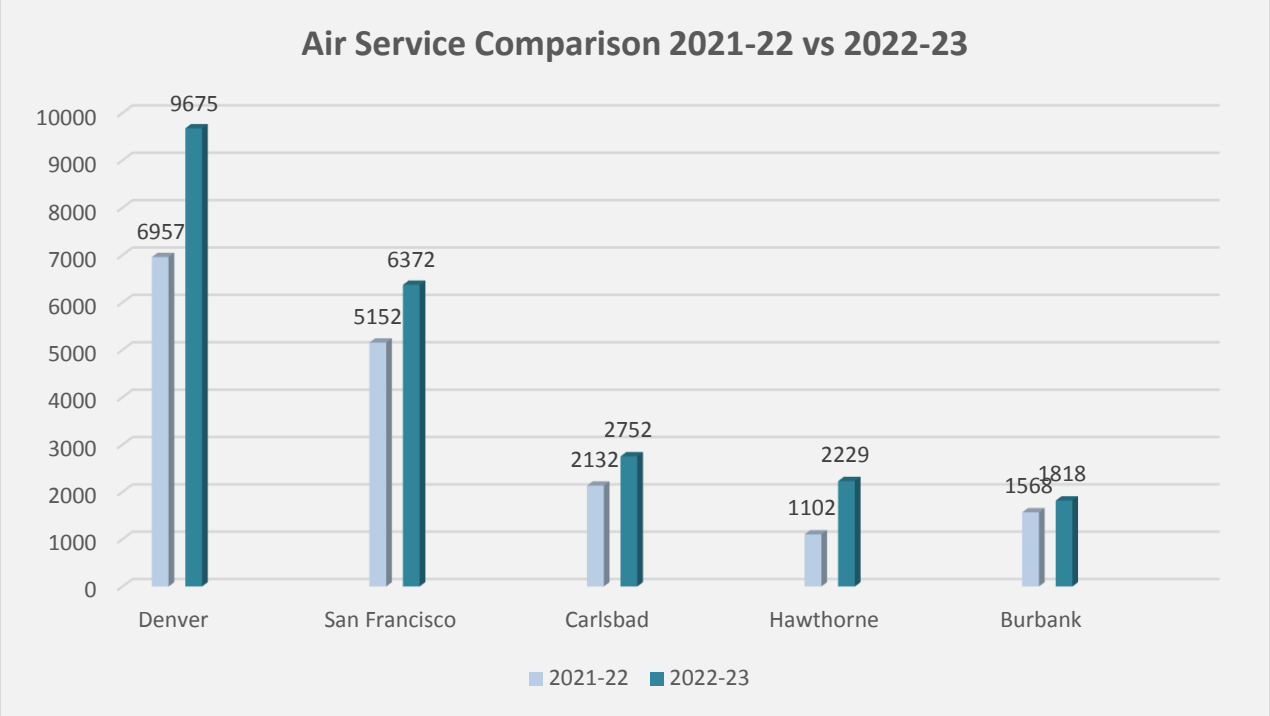
Mammoth Lakes Tourism Business Improvement District
Renewal Hearing Process Timeline
March 29, 2023

Action	Date
Petition Drive	March – April 2023
Submit Petitions totaling over 50% of assessment to Town Council	April 2023
Town Council – Resolution of Intention to Renew Resolution of Intention to Renew District *(Can be on Consent Calendar)*	April 26, 2023 *(Special Meeting)*
Mail • Notice of Public Meeting/Hearing - ***Should be mailed 1 day after ROI is adopted***. *Must be mailed 45 days before public hearing. Clerk certification of mailing is required.*	No Later than: April 29, 2023
Town Council • **Public Meeting** – No action required - *Must be held at least 10 days after Notice of Public Meeting/Hearing is mailed and at least 7 days before Public Hearing is held.* • **Move to introduce the Ordinance of Formation / 1st reading**	May 17, 2023
Town Council • **Public Hearing** - *Must be held at least 45 days after Notice is mailed.* • **Adopt Resolution of Formation** • **2nd Reading of Ordinance and Adopt Ordinance of Formation**	June 14, 2023 *(Special Meeting)*
Renewal Ordinance Effective *(30 days after Renewal Public Hearing}*	July 14, 2023
Formation Contest Period Ends *(30 days after Ordinance goes into effect)*	August 13, 2023
Current District expires	August 31, 2023
Renewed District begins collections	September 1, 2023

Mammoth Lakes Town Council meets on the first and third Wednesday of each month at 4:00pm at the Town Offices located at 437 Old Mammoth Road Suite Z; Mammoth Lakes, CA 93546

Air Service Update 4-5-23

Bookings



Year-over-year roundtrips

- Denver is up 2,718, which is 39% over last year.
- San Francisco is up 1,220, which is 24% over last year.
- Carlsbad is up 620, which is 29% over last year.
- Hawthorne is up 1,127, which is 102% over last year.
- Burbank is up 250, which is 16% over last year.

Total we are up 5,935 round trips across all markets – roughly 2,967 individual passengers.

Summer Service

United summer schedule SFO-BIH loaded for June 23 – September 4th.

Advanced Airlines has been extended for spring to fly twice weekly (Friday and Sunday) to Hawthorne (HHR) starting April 20 through June 25. Ten packs from this winter will be extended as well at least through this period if not through the summer but that is TBD.

Airline Completion Rates

While the winter was challenging due to record snowfall and highway closures, completion rates on both airlines were very good considering.

Advanced Airlines
Advanced Airlines ability to divert to BIH when weather at MMH makes it impossible to land mean that an additional 17.2% of flights were able to be completed and not cancelled.

In comparison to 2017 with JSX– we saw a completion rate of just **87.1%** compared to a completion rate of **90%** this year which is a slight improvement.

MMH/KMMH					
Monthly Tracking of Completed & Diverted Flights @ MMH					
Total roundtrip flights are counted.					
Advanced Air (AN) - FRJ					
Month	# Flights Skd	# Flights Flown to/from MMH	% Completed MMH	# Flights Diverted to/from BIH	% Completed with Diversions
November	12	12	100.0%	0	100.0%
December	54	43	79.6%	11	100.0%
January	54	39	72.2%	9	88.9%
February	48	35	72.9%	4	81.3%
March	24	14	58.3%	7	87.5%
April					
Total	180	131	72.8%	31	90.0%

United Airlines
United had weather challenges in areas other than BIH that cause some of our cancellations including Denver, Aspen and San Francisco which effected our completion rates.

In comparison to 2017 when United flew into MMH – we saw a completion rate of just **79.9%** compared to a completion rate of **95.6%** this year which is a major improvement.

BIH/KBIH					
Monthly Tracking of Completed & On-Time Flights @ BIH					
Total Bi-Directional Flights are included. On-Time = < 15 minutes late.					
SkyWest Airlines (OO) - CRJ700					
Month	# Flights Skd	# Flights Flown	% Completed	# Flights On-Time	% On-Time
December	68	67	98.5%	45	66.2%
January	102	97	95.1%	73	71.6%
February	100	92	92.0%	69	69.0%
March	96	94	97.9%	73	76.0%
April					
Total	366	350	95.6%	260	71.0%

2023-2033



MAMMOTH LAKES TOURISM BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

March 14, 2023

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Prepared by
Civitas

CIVITAS
PARTNERSHIPS ▪ PROGRESS ▪ PROSPERITY

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I. OVERVIEW

Developed by Mammoth Lakes Tourism (MLT), the Mammoth Lakes Tourism Business Improvement District (MLTBID) is an assessment district proposed to provide specific benefits to payors, by funding marketing and sales promotion efforts for assessed businesses. The MLTBID was formed in 2013 by Mammoth Lakes Town Council for a five (5) year term, and in 2018 was renewed for another five (5) year term until August 31, 2023. The tourism businesses now wish to renew it for an additional ten (10) years.

Location: The renewed MLTBID includes all tourism businesses located within the boundaries of the Town of Mammoth Lakes, as shown on the map in Section III. As used herein, the term "tourism business(es)" includes all tourism businesses: lodging businesses, restaurants, retail businesses, golf courses and ski resorts.

Services: The MLTBID is designed to provide specific benefits directly to payors by increasing tourism and commerce at assessed businesses. Sales, marketing, media relations and communications programs, and air service marketing and subsidy programs will increase tourism and market payors as tourist, meeting and event destinations, thereby increasing tourism and commerce at assessed businesses.

Budget: The total MLTBID annual budget for the initial year of its ten (10) year operation is anticipated to be approximately $6,668,250. This assessment budget is expected to fluctuate as visitation does.

Rates: Based on the benefits received, the assessment rate will be tiered as indicated in the table below. The assessment is levied upon and is a direct obligation of the assessed tourism business. However, the assessed tourism business may, at its discretion, pass the assessment on to patrons. The amount of assessment, if passed on to each patron, shall be disclosed in advance and separately stated from the amount of consideration charged and any other applicable taxes, and each patron shall receive a receipt for payment from the business. Further detail on benefits can be found in Section IV.

Businesses situated within other businesses, such as restaurants located within a hotel or ski resort, will be assessed at the rate for that business type and not at the rate of the other business they are situated in. Certain revenues and businesses will not be assessed as described in Section IV. Assessment rates are:

Business Type	Annual Assessment Rate
Lodging	1.0% of gross short-term room rental revenue
Ski Resorts and Golf Courses	2.5% of daily and multi-day tickets and bulk ticket packs for winter and summer activities, ski school and golf green fees and lessons
Retail – Tier 1	1.5% of gross revenue, including equipment and vehicle rentals
Retail – Tier 2*	$500 per year
Retail – Tier 3*	$50 per year
Restaurant – Tier 1	1.5% of gross revenue
Restaurant – Tier 2*	$500 per year
Restaurant – Tier 3*	$50 per year

*Only applicable upon submission and approval of an Appeal

Appeals: Retail and restaurant businesses are divided into three tiers as described below. All Restaurant and Retail businesses are assessed at the Tier 1 rate, unless and until an appeal is submitted and approved to be classified as Tier 2 or Tier 3. If a business is reclassified as Tier 2 or 3 upon a successful appeal, the business will be refunded any assessment paid in excess of their Tier classification within the last Fiscal Year, as described in Appendix 3. Restaurant and Retail businesses may submit appeals following the process described in Appendix 3.

- Tier 1 businesses are those which have at least $150,000 in annual gross revenue and receive at least half of that annual gross revenue from visitors;
- Tier 2 businesses are those which have between $50,000 to $149,999 in annual gross revenue, or which do not receive at least half of that annual gross revenue from visitors; and
- Tier 3 businesses are those which have $49,999 or less in annual gross revenue.

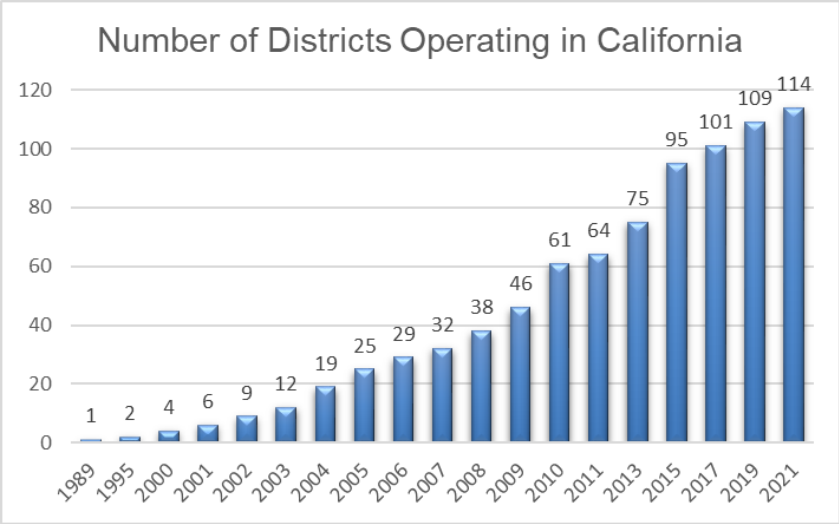
Collection: The Town of Mammoth Lakes will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from those tourism businesses that are assessed a percentage rate; and collecting the assessment on an annual basis in conjunction with renewal of business licenses or the appeal decision from those tourism businesses that are assessed a fixed amount. The Town of Mammoth Lakes shall take all reasonable efforts to collect the assessments from each tourism business.

Duration: The renewed MLTBID will have a ten (10) year life, beginning September 1, 2023 through August 31, 2033. Once per year, beginning on the anniversary of district renewal, there is a 30-day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Town Council hearing on district termination.

Management: Mammoth Lakes Tourism will continue to serve as the MLTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Town Council.

II. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Massachusetts, Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID . And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over $300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Mammoth Lake tourism businesses continue to invest in stable, commerce-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow tourism business owners to organize their efforts to increase commerce. Tourism business owners within the TBID pay an assessment and those funds are used to provide services that increase commerce.

In California, most TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. BOUNDARY

The MLTBID will include all tourism businesses, existing and in the future, within the boundaries of the Town of Mammoth Lakes. As used herein, the term "tourism business(es)" includes all lodging businesses, restaurants, retail businesses, and ski resorts.

"Lodging business" means: any place, space or structure, or portion of any place, space or structure, which is or may be occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging or similar use in conformance with the Town of Mammoth Lakes' zoning regulations, and shall include, but not be limited to the following: hotel, hotel-motel, lodge, inn, dude ranch, apartment, apartment unit, condominium, condominium unit, triplex, duplex, single-family residence, vacation rental, any space rented through a home-sharing service, cooperative, mobile home, dormitory, roominghouse, camping site, space where camping or remaining overnight is permitted at a campground, recreational vehicle park, or other similar structure, facility or space. "Lodging business" shall not include any of the following: any hospital, sanitarium, medical clinic, convalescent home, rest home, owner-occupied time share estate, owner-occupied time share use, home for aged people, foster home or other similar facility operated for the care or treatment of human beings; any asylum, jail, prison, orphanage or other facility in which human beings are detained or housed under legal restraint; housing owned or controlled by any educational institution and used exclusively by students and employees of such educational institutions, and officially recognized or approved by it; any housing operated or used exclusively for religious, charitable or educational purposes by an organization having qualified for exemption from property taxes under the laws of the state of California; any housing owned by a governmental agency and used to house its employees or for governmental purposes; any camp as defined in the Labor Code or other housing furnished by any employer exclusively for housing that employer's employees.

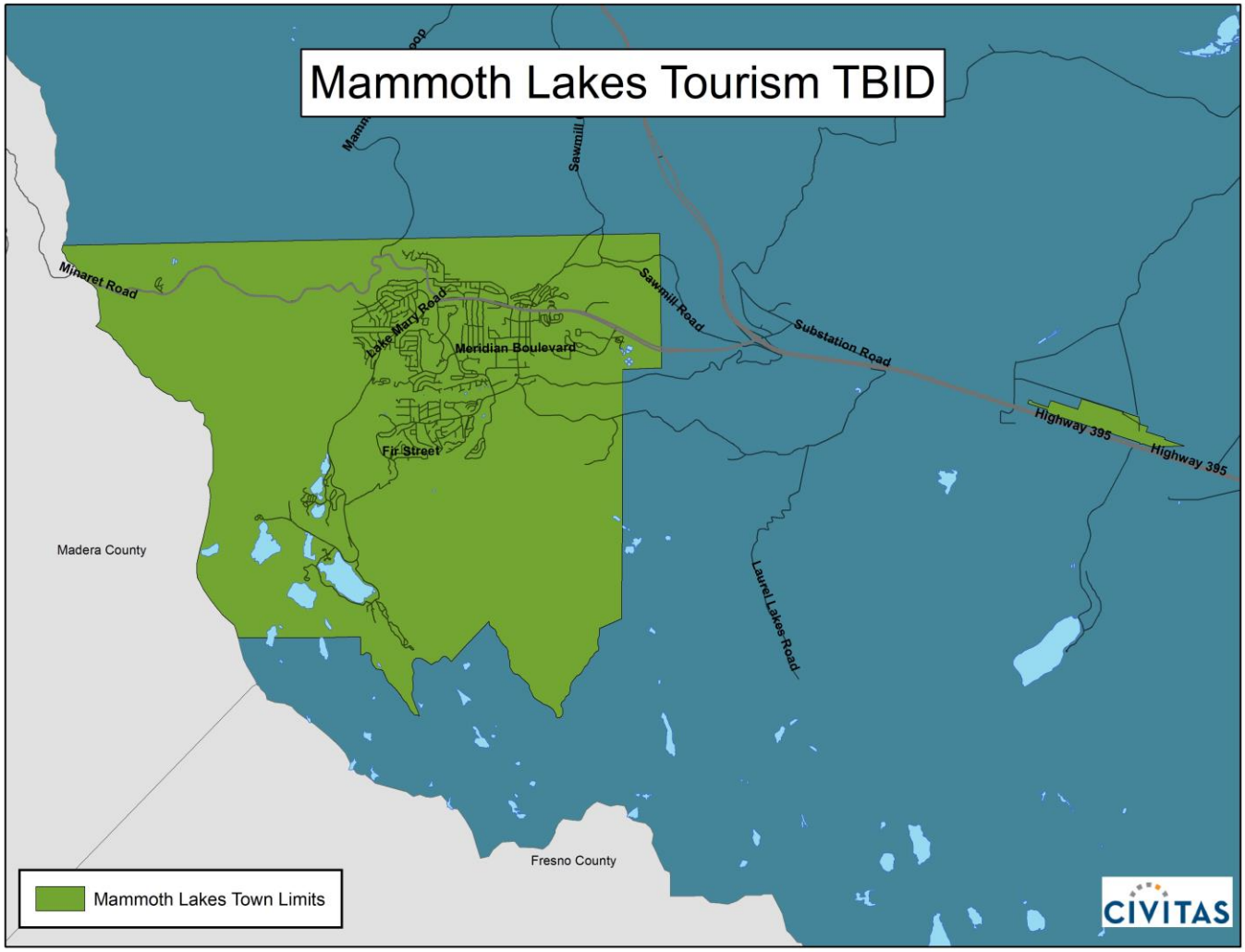
"Restaurant" means: a retail business selling ready-to-eat food and/or beverages (including alcoholic beverages) for on- or off-premise consumption. "Restaurant" includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premises consumption ("table service"), that may also provide food for take-out. "Restaurant" includes micro-breweries where the sale and consumption of alcoholic beverages are subordinate to on-site food service and catering businesses or bakeries that have a storefront retail component.

"Retail business" means: any commercial establishment and/or vendor that is located within or doing business within the geographical limits of the Town of Mammoth Lakes and either (1) sells perishable or nonperishable goods including, but not limited to, clothing, food, recreational substances, and personal items directly to the customer that may be used on or off the retail business premises; or (2) rents goods, such as vehicles and equipment, directly to customers. "Retail business" does not include a restaurant, take-out food establishment, or any other business that receives ninety percent (90%) or more of its revenue from the sale of prepared food to be eaten on or off its premises.

"Ski resort" means: a facility that charges patrons for daily or multi-day access to facilities for skiing and snowboarding in the winter season and bike tours and other recreational activities that require a ticket in the summer season.

"Golf course" means: a facility that charges patrons for green fees and lessons.

A complete listing of tourism businesses within the renewed MLTBID can be found in Appendix 2. Any lodging business, restaurant, retail business, or ski resort that begins doing business within the MLTBID after renewal will be subject to assessment in accordance with this Plan.

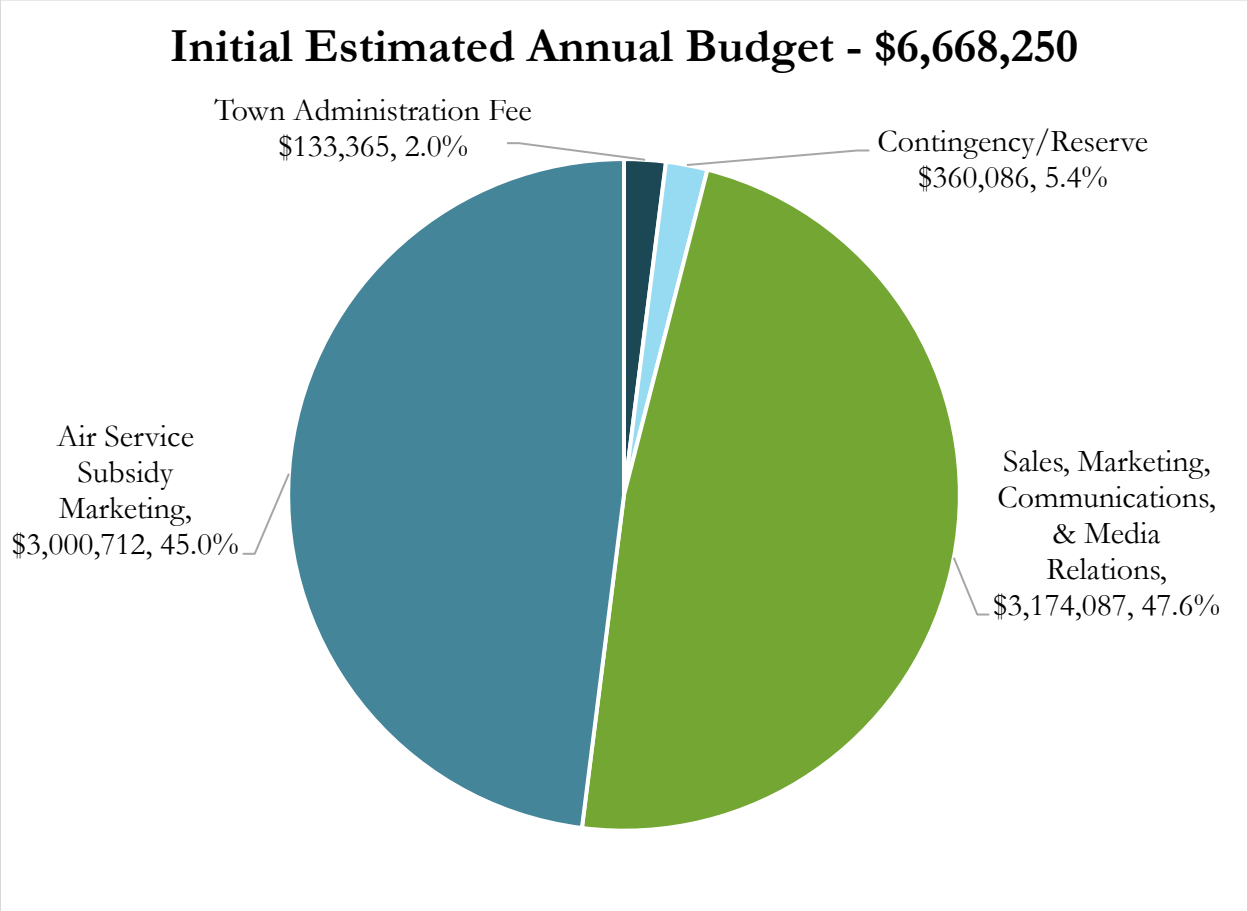


IV. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors, that are not provided to those not charged, and which do not exceed the reasonable cost to the Town of conferring the benefits or granting the privileges. The privileges and services provided with the MLTBID funds are sales, marketing, media relations and communications programs, and air service marketing and subsidy programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed by the MLT staff and approved by the MLT Board of Directors. The table below illustrates the initial proposed annual budget allocations. These activities and allocations will also apply in subsequent years. The total estimated initial budget is $6,668,250.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the MLT Board shall have the authority to adjust budget allocations between the categories by no more than twenty percent (20%) of the total budget per year to account for market growth or decline. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the MLTBID, any and all assessment funds may be used for the costs of defending the MLTBID.

Each budget category includes all costs related to providing that service. For example, the sales and marketing budget may include the cost of staff time dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks will be paid for with non-assessment funds, such as Measure A funds. The costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by the MLT on an as-needed basis.

Sales, Marketing, Communications and Media Relations

A sales and marketing program will promote assessed businesses as tourist, meeting, and event destinations. The sales and marketing program will have a central theme of promoting Mammoth Lakes as a desirable place for overnight visits. The program will have the goal of increasing visitation and commerce at assessed businesses year-round, with specific focus during need times, and may include the following activities:

- Internet marketing efforts to increase awareness and optimize internet presence to drive tourism and commerce at assessed businesses;
- Attendance at trade shows to promote assessed businesses;
- Media relations and communications to drive tourism and commerce at assessed businesses;
- Sales blitzes to promote assessed businesses;
- Familiarization tours of assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed businesses;
- Attendance at professional industry conferences and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists and group events to assessed businesses;
- Development and maintenance of a website designed to promote assessed businesses;
- Education of tourism business management and Mammoth Lakes Tourism on marketing strategies best suited to meet the needs of assessed businesses in Mammoth Lakes;
- Promote responsible travel and environmental stewardship through education to destination visitors;
- Support special event producers and promoters through grant funding and marketing efforts;
- Conduct various research studies to understand visitor statistics, advertising awareness and effectiveness, air service traveler demographics and local spending;
- Print ads in magazines and newspapers, television ads, and radio ads targeted at potential destination visitors to drive tourism and commerce at assessed businesses; and
- Development of tourism-related infrastructure designed to increase destination visitation and create or enhance a visitor experience that will encourage repeat visits to assessed businesses. Examples include, but are not limited to: outdoor recreation amenities, welcome areas, bike shares, etc.

Air Service Marketing and Subsidy

The majority of passengers arriving to the Mammoth Lakes area via air are destination visitors and, on average, stay longer and spend more per visit than drive market visitors. Based on historical averages, seventeen percent (17%) of airline passengers are locals. Further detail on airline passengers is attached as Appendix 4 in a Tourism Economic Impact Report. Tourist-serving businesses depend on customers arriving via air at both Mammoth Yosemite Airport (MMH) and Bishop Airport (BIH), especially given the remote location of Mammoth Lakes when compared to the Southern California market which provides the bulk of its destination visitors. Air service marketing and subsidy activities and improvements will be designed to increase the number of destination visitors arriving via air and

patronizing assessed businesses. Allocations of marketing and subsidies will be based upon the development of comprehensive plans to drive longer stays and higher-spending visitors to assessed business via air service at both MMH and BIH airports. All advertising related to increased air service shall include only assessed businesses and mechanisms will be continued to refer those who respond to these advertising messages to assessed businesses. Funds may only be used to market and subsidize air service to the Mammoth Lakes area airports (MMH and BIH) which increases visitor access to assessed businesses. Services may also include development of air service which increase or improve visitor access to the assessed businesses in Mammoth Lakes. The air subsidy portion of the Air Service Marketing and Subsidy budget shall not exceed 85% of the total Air Service Marketing and Subsidy budget in each budget year.

MLTBID funds will not be the sole source of marketing and subsidy funding for BIH and MMH; however, Measure A funds may only be used to support efforts at MMH. Other funding sources may include county, city or private funding.

Town Administration Fee
The Town of Mammoth Lakes shall retain two percent (2%) of the amount of assessment collected to cover its costs of collection, administration, and costs incurred in pursuing payment of delinquent assessments. Accounting of the two percent (2%) Town administration fee shall be included in the monthly reporting to MLT.

Contingency/Reserve
The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs in accordance with this Plan at the discretion of the MLT Board. At the discretion of the MLT Board, contingency funds may also be used to pay sales tax expenditures, penalties and interest associated with taxes on the MLTBID assessment. Assessed businesses must be in compliance with the California Department of Tax and Fee Administration (CDTFA) and must be considered to be in good standing with the Town of Mammoth Lakes. "Good standing" as used herein means that assessed businesses must have and maintain an active business license in the Town of Mammoth Lakes and must not be considered delinquent in MLTBID remittances. Policies relating to tax expenditures as well as contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the MLT Board. Contingency/reserve funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the MLT Board. The reserve fund may be used for the costs of renewing the District.

B. Annual Budget

Based on the benefits received, the assessment rate will be tiered as indicated below in subsection D. The total ten (10) year program assessment budget is projected at an initial $6,668,250 annually, or $66,682,500 through 2033, as adjusted for inflation with respect to assessments that are based on gross revenue. The assessment budget is expected to fluctuate as visitation does. Any new tourism businesses that commence business within the MLTBID during the ten (10) year term shall be assessed using the same methodology listed in subsection D.

C. California Constitutional Compliance

The MLTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term 'assessments' to levies on real property.[1] Rather, the MLTBID assessment is a business-based assessment, and is subject to

[1] *Jarvis v. the City of San Diego* 72 Cal App. 4th 230

Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the MLTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the Town of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed tourism businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the MLTBID. The activities described in this Plan are specifically targeted to increase commerce for assessed tourism businesses within the boundaries of the MLTBID, and are narrowly tailored. MLTBID funds shall be used exclusively to provide the specific benefit of increased commerce directly to the assessees. Assessment funds shall not be used to feature non-assessed businesses in MLTBID activities, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this MLTBID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in commerce. The specific benefit of an increase in commerce for assessed tourism businesses shall be provided only to tourism businesses paying the district assessment, with MLTBID activities promoting tourism businesses paying the MLTBID assessment. The MLTBID activities will be designed to increase commerce at each assessed tourism businesses. Because they are necessary to provide the MLTBID activities that specifically benefit the assessed tourism businesses, the administration and contingency services also provide the specific benefit of increased commerce for to the assessed tourism businesses.

Although the MLTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the MLTBID are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government

[2] Cal. Const. art XIII C § 1(e)(1)
[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)

service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

3. Reasonable Cost

MLTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by MLT, and reports submitted on an annual basis to the Town. Only assessed tourism businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and benefit from other district-funded services. Non-assessed tourism businesses will not receive these, nor any other, district-funded services and benefits beyond those which are incidental.

The MLTBID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed tourism businesses receive incremental commerce, that portion of the promotion or program generating that commerce shall be paid with non-District funds. MLTBID funds shall only be spent to benefit the assessed businesses and shall not be spent on that portion of any program which directly generates additional commerce for non-assessed businesses.

D. Assessment

A business which engages in multiple activities will be assessed at the applicable rate for each activity as described below. For example, if a business engages in retail and internet sales, it will pay the assessment on its retail activities only.

1. Lodging Businesses

The annual assessment rate for lodging businesses is one percent (1%) of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, nor on government employees on government business.

The Term "gross room rental revenue" as used herein means the charge for occupancy of any space in any lodging business and for all charges rendered in connection therewith, including but not limited to cleaning fees or resort fees, in the form of money, goods, services, or similar payment, including, but not limited to, all receipts, cash, credits, goods, property and services of any kind or nature, without any deduction whatsoever, provided that bona fide charges for food and beverages actually consumed shall not be considered gross room rental revenue. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes; nor shall the assessment be considered part of rent for tax purposes. Any other charges required to be paid for occupancy in a lodging business shall be considered gross room rental revenue.

2. Ski Resorts

In addition to assessments for any lodging, restaurant and retail businesses located on their premises, ski resorts shall be assessed for daily and multi-day tickets and bulk ticket packs for winter and summer activities, and ski school revenue. The annual assessment for ski resorts is two and a half percent (2.5%) of gross daily and multi-day tickets and bulk ticket packs for winter and summer activities, and ski school revenues. Daily and multi-day tickets and bulk ticket packs for winter and summer activities that are valid at multiple ski resorts will be assessed for that portion of the sales price that is attributable to the ski resort(s) within the MLTBID boundary.

[6] Government Code § 53758(b)

Tickets: Daily and multi-day tickets and bulk ticket packs used at the resorts for winter and summer related activities within the MLTBID boundary shall be assessed by the MLTBID.

Third Party Consigners: In any instance where a ski resort consigns tickets to third party partners (such as lodging businesses) with the intent that those partners will resell those tickets within the MLTBID boundary, the ski resort shall be assessed for the total consigned priced from the third-party partner based on the negotiated price of the consigned ticket.

Bundled Products: All ski school lessons/packages that are sold and occur within the MLTBID boundary shall be assessed by the MLTBID. For bundled ski resort/lodging products, the ski resort and lodging portions of the bundle will be proportionally assessed their respective MLTBID assessment rates.

The terms "gross ticket sales" and "gross ski school revenues" as used herein mean the amount of the consideration charged or chargeable to the patron for a ski resort ticket, or ski school, valued in money whether received in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross ticket sales and ski school revenues shall not include any federal, state, or local taxes collected.

3. Golf Courses

In addition to assessments for any lodging, restaurant and retail businesses located on their premises, golf courses shall be assessed for green fees and lessons. The assessment for golf courses is two and a half percent (2.5%) of gross revenues.

4. Restaurants and Retail Businesses – Tier 1

Tier 1 restaurants and retail businesses are those which have in excess of $150,000 in annual gross revenue and receive at least half of that gross revenue from visitors. The annual assessment rate for Tier 1 restaurants and retail businesses is one and one-half percent (1.5%) of gross sales, including equipment and vehicle rentals at retail establishments. Retail business assessments will not be collected on non-taxable food items for human consumption.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

Tier 1 restaurant and retail businesses shall only remit 1.38% of the 1.5% assessment to the Town of Mammoth Lakes; the remaining .12% shall be reserved by the business to pay sales tax on the MLTBID assessment. Policies relating to tax expenditures shall be set by the MLT Board.

5. Restaurants and Retail Businesses – Tier 2

Tier 2 restaurants and retail businesses are those which have between $50,000 to $150,000 in annual gross revenue or do not receive at least fifty percent (50%) of their annual gross revenue from visitors. The annual assessment rate for Tier 2 restaurants and retail businesses is $500 per year. Any restaurant or retail business owner who believes their business should be categorized as a Tier 2 business must request a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

6. Restaurants and Retail Businesses – Tier 3

Tier 3 restaurants and retail businesses are those which have $49,999 or less in annual gross revenue. The annual assessment rate for Tier 3 restaurants and retail businesses is $50 per year. Any restaurant or retail business owner who believes their business should be categorized as a Tier 3 business must request a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

7. Non-Tourist Businesses

Lodging businesses, ski resorts, retail businesses and restaurants which can conclusively demonstrate that they do not receive any revenue from visitors, and therefore do not receive a specific benefit from the MLTBID activities, may be exempted from the assessment by requesting a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

8. Nonprofit Organizations

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because nonprofit organizations are organized exclusively for charitable, religious, educational and scientific purposes and are not organized for profit, they will not specifically benefit from MLTBID activities and will not be assessed. Any entity which believes they should be categorized as a nonprofit organization must request a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

9. Internet Sales Businesses

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because internet sales businesses, or the internet portion of a business that is otherwise assessed, do not consummate sales from in person customers (tourists), they will not specifically benefit from MLTBID activities that are designed to increase physical customers in Mammoth Lakes and will not be assessed. Any business owner who believes their business should be categorized as an internet sales business must request a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

10. Wholesale Businesses

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because wholesale businesses, or the wholesale portion of a business that is otherwise assessed, do not consummate sales from in person customers (tourists), they will not specifically benefit from MLTBID activities that are designed to increase physical customers in Mammoth Lakes and will not be assessed. Any business owner who believes their business should be categorized as a wholesale business must request a hearing with the MLT appeals committee as outlined in paragraph E(4) below.

11. Disclosure

The assessment is levied upon and is a direct obligation of the assessed tourism business. However, the assessed tourism business may, at its discretion, pass the assessment on to patrons. The amount of assessment, if passed on to each patron, shall be disclosed in advance and separately stated from the amount of consideration charged and any other applicable taxes, and each patron shall receive a receipt for payment from the business. The assessment shall be clearly disclosed as the "MLTBID Assessment" or "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed tourism business even if it is passed on to patrons. The assessment shall not be considered revenue for calculation of transient occupancy taxes. The California Department of Tax and Fee Administration (CDTFA) issued a written opinion that state sales tax applies to the revenue generated from Tourism Business Improvement District (TBID) assessments on items where state sales tax is levied. In light of CDTFA's opinion, businesses that pay both state sales tax and TBID assessments on sales are advised to collect sales tax on the assessment revenue.

12. Bonds

Bonds shall not be issued by the MLTBID or by MLT or the Town on behalf of MLTBID.

E. Penalties and Interest

Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. Original Delinquency

Any business which fails to pay any assessment due within the time required shall pay, in addition to the assessment and any such interest the assessment may accrue, an original delinquency penalty of ten dollars ($10.00) or fifteen percent (15%) of the amount of the assessment, whichever dollar amount is greater, provided, however, that any business which has not been late in paying any assessment within the preceding three calendar years shall, upon application of the business to the Town within fifteen (15) days after the date the assessment first became due, pay and original delinquency penalty of ten dollars ($10.00) or a total of one percent (1%) per day of the amount of assessment due for each day the assessment is delinquent, whichever dollar amount is greater. Every penalty imposed and such interested that accrues, shall become part of the assessment required to be paid. Interest shall accrue on all delinquent assessments until paid.

2. Continued Delinquency

Any business which fails to pay any delinquent assessment, penalty, or interest on or after the next business day of the following assessment due date, shall pay an additional delinquency penalty, over above that provided for in the subsection 1 above, of ten dollars ($10.00) or fifteen percent (15%) of the amount of the assessment, penalties and interest due, whichever is greater.

If the assessment, penalties and interest are not paid within two (2) full remittance periods from the date on which the assessment became delinquent, the Town shall give notice to the business of its intention to initiate a collection action. Written notice shall be deemed given when a copy of the same is enclosed in a sealed envelope with postage thereon fully prepaid and certified in the United States mail and addressed to that address given by the business to the Town. The collection action may be initiated upon lapse of the fifteen (15) days period provided in the notice if all assessments, penalties, and interest are not paid in full within the fifteen (15) day period.

3. Interest

In addition to the penalties imposed, any business who fails to pay any assessment shall pay interest at the rate of one and one-half percent (1.5%) per month or fraction thereof on the amount of the assessment, inclusive of penalties, from the date on which the assessment first became delinquent, until paid.

4. Appeal to Mammoth Lakes Tourism

Any business that wishes to contest its Tier classification may appeal its classification to the TBID Appeal Independent Review Panel (Appeals Panel). Details on the appeals process are provided in Appendix 3.

F. Time and Manner for Collecting Assessments

The MLTBID assessment will be implemented beginning September 1, 2023 and will continue for ten (10) years through August 31, 2033. The Town of Mammoth Lakes will be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each tourism business. The assessment will be collected on a monthly basis from those businesses that are assessed a percentage rate; and collected on an annual basis from those businesses that are assessed a fixed amount. The Town shall take all reasonable efforts to collect the assessments from each tourism business. The Town shall forward the assessments, less the two percent (2%) Town Administration Fee, collected to MLT. The Town of Mammoth Lakes will remit payment of MLTBID assessments collected to MLT within thirty (30) days of the close of the collection period as shown on the example schedule below. If the deadline for payment of assessments (20th day of the month) is on a weekend or holiday, the deadline will be the next available business day.

Action	Timing	Example
Collection Period	Month 1	January 1-31
Month 1 Assessments Due to Town of Mammoth Lakes	No Later Than Day 20, Month 2	February 20
Assessments Due Considered Delinquent and Subject to Penalties and Interest	Day 21, Month 2	February 21
Town of Mammoth Lakes Remits Collected Assessments to MLT	30 Days After Close of Collection Period	March 22 (21 on leap years)

V. GOVERNANCE

A. Owners' Association

The Town Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the MLTBID as defined in Streets and Highways Code §36612. The Town Council has determined that Mammoth Lakes Tourism will continue to serve as the Owners' Association for the MLTBID.

The Mammoth Lakes Tourism board of directors will continue to represent the various assessed businesses. The board will include, at a minimum, the following directors:

- 1 director selected by the Town Council
- 1 director representing Mammoth Mountain Ski Area
- 1 director representing the Mammoth Lakes Chamber of Commerce
- 2 directors representing assessed lodging businesses
- 1 director representing an assessed retail business
- 1 director representing an assessed restaurant business
- 2 directors at-large with an interest in tourism

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the MLT board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

C. Annual Report

MLT shall present an annual report at the end of each year of operation to the Town Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2022 SUPPLEMENT ***
(ALL 2021 LEGISLATION)

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

(a) Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial

year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k)

(1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such

businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a)The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to

be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.
(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.
(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.
(2) The improvements, maintenance, and activities to be provided for that fiscal year.
(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.
(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.
(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.
The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

BUSINESS NAME	BUSINESS TYPE
101 Great Escapes	Lodging
127 ZURS LLC	Lodging
1412 Boulder Creek Road LLC	Lodging
1455 Mammoth LLC	Lodging
1849 Management Corporation	Lodging
32 Bear Cub LLC	Lodging
3Murti LLC	Lodging
5 Bread & 2 Fish LLC	Lodging
5602 Seashore Realty LLC	Lodging
591 Golden Creek LLC	Lodging
63 Snowcreek @ Mammoth LLC	Lodging
720 Degrees Inc.	Lodging
80 Bear Cub Lane LLC	Lodging
816 Fairway Company	Lodging
A & G Collatos Rentals	Lodging
A B + A B L.L.C.	Lodging
A Mammoth Undertaking	Lodging
Aaron Kanahele	Lodging
Aaron Ludwig	Lodging
Aaron Ross	Lodging
ACQ Enterprises	Lodging
Adam and Tiffany Abrahms	Lodging
Adam Estabrook	Lodging
Adams/Marks Condo	Lodging
Adeli Condo	Lodging
Adriano and Flora Cayetano	Lodging
Advent Property Management	Lodging
Adventure In Camping, Mammoth, Inc	Lodging
Adventure Refined, a CA Corp.	Lodging
A-Frame Fine Wines & Spirits	Retail
Aitken Rental	Lodging
AJ & Lisa Cunningham	Lodging
Akiko Arimitsu	Lodging
Alameda Pipe & Supply CO Inc.	Lodging
Alan & Kerstin Litvak	Lodging
Alan Butts	Lodging
Alan DeCosta	Lodging
Albert Pascual	Lodging
Alejandra Gonzalez-Pacheco	Lodging

Alejandro Manrique	Lodging
Aleksandr Krol	Lodging
Alex and Berkley Rothmeier	Lodging
Alex Lerner	Lodging
Alex Stenzel	Lodging
Alexandra DeFaria	Lodging
Alison Posada	Lodging
Allen Cintron	Lodging
Allison & Darren Family Trust	Lodging
Allison Amon	Lodging
Alpenhof Lodge	Lodging
Alpin Family Revocable Trust 04/24/03	Lodging
Alpine Approach	Retail
Alpine Paint Of Mammoth	Retail
Amanda McCauley	Lodging
Ambrocio's Clothes and More	Retail
Amurao Properties	Lodging
Amy Suggs Abola	Lodging
Andre Kiryanov	Lodging
Andrea Donnellan	Lodging
Andrea Johnson	Lodging
Andrea Shedwill	Lodging
Andrea Soong	Lodging
Andrew Holliday	Lodging
Andrew Tristan	Lodging
Andy Liu	Lodging
Andy Puhvel	Lodging
Anejandro Manrique	Lodging
Angie Howard	Lodging
Ankur Sighal	Lodging
Ann Ke and Vu Phan	Lodging
Ann Tro	Lodging
Anna Palmer	Lodging
Anna Prasongsy	Lodging
Anne & Bob Palacios	Lodging
Anny Slazik	Lodging
Another T-Shirt Shop	Retail
Anthony and Julia Solliday	Lodging
Anthony Stearns	Lodging
Anthony Visin	Lodging
Antselovich Condo	Lodging
Anything Goes Fine Catering	Restaurant
Apodaca Condo	Lodging

Arjin Kim	Lodging
Arlene Ito	Lodging
Arthur Carlson	Lodging
Arthur Luedeke	Lodging
Ascent Supply Company, LLC	Retail
Ashex Holdings LLC	Lodging
Ashley Sorensen	Lodging
ASO Mammoth Lakes	Retail
Aston Myer Photography - Retail	Retail
Astrahan	Lodging
Austria Hof Slopeside Rental Services	Lodging
Ayvazian Halebian Family Trust	Lodging
Azadeh Desuse	Lodging
Babak Kaveh	Lodging
Bad Bear LLC	Lodging
Badmand Holdings LLC	Lodging
Bailey-Krug	Lodging
Barbara Denmark	Lodging
Barbara Gentile-Crary	Lodging
Barnes - Schultz Condo	Lodging
Baron Resort Properties	Lodging
Baron Vacation Rentals	Lodging
Barry Fink	Lodging
Barry Rothstein	Lodging
Bartesaghi Carlotti	Lodging
Basecamp at the Village	Lodging
Battery Werks Inc	Lodging
Baxter Enterprises	Lodging
Bayindirli Trust	Lodging
BC Goggle Co	Retail
Beals Trust	Lodging
Bear Cub Condo	Lodging
Bell's Kitchen	Restaurant
Ben Youngblood	Lodging
Benjamin Song	Lodging
Benson Berro	Lodging
Berardino Condo	Lodging
Bernstein Mizrahi	Lodging
Bethany Mayer	Lodging
Bethany Roe	Lodging
Beverly Lever	Lodging
Bevi Bene	Retail
Big Wood Condo P66	Lodging

Bigwood 70	Lodging
Bill Kelley	Lodging
Bill Redmond	Lodging
Black Tie Mammoth Black Tie Ski Rentals	Retail
Black Velvet Coffee Roaster	Restaurant
Blair M Kendall	Lodging
Blake and Raelynn Garrett	Lodging
Blake DeBock Gallery	Retail
Blanco Trust	Lodging
Blazing Shears Retail	Retail
Bleu	Retail
Blue Spruce Mammoth	Lodging
BND Mgmt LLC	Lodging
Bo Berg	Lodging
Bob & Bita Klein	Lodging
Bob & Ellen Farewell	Lodging
Bobby Lee Photography	Lodging
Bonnie Beth Holman	Lodging
Booky Joint Them Heavy People, Inc.	Retail
Bottom Family Resorts	Lodging
Bracken Simmons Condo Rental	Lodging
Brad and Kristin Benioff	Lodging
Brad Hunter	Lodging
Brad Kraus	Lodging
Bradley Howard	Lodging
Bradley Morrison	Lodging
Bradley O. Chapman	Lodging
Brandon White and Erik Dibble	Lodging
Breakfast Club	Restaurant
Brett Hollman	Lodging
Brett Ward	Lodging
Brian & Kristina Provost	Lodging
Brian Aucoin	Lodging
Brian Johnston	Lodging
Brian Keiner	Lodging
Brian Mann	Lodging
Brian Neesan & Natalie Cabrera	Lodging
Brian Shockley	Lodging
Brittany Sheldon	Lodging
Brooke Goldman	Lodging
Brower-Iadone Family LLC	Lodging
Brown Family Trust	Lodging
Bruce and Susan Sinclair	Lodging

Bryant Aparicio	Lodging
Bryce Walder	Lodging
Brynn and Ryan Pearson	Lodging
Bumatay Vacations	Lodging
Burgers Restaurant, Inc.	Restaurant
Burning Mountain LLC	Lodging
Busy Beez General Store	Retail
BVR La Vista Blanc 15, LLC	Lodging
BVR Meadow Lane, LLC	Lodging
Cachia Revocable Trust 3-14-06	Lodging
Cafe 203	Restaurant
Caisley & Lloyd	Lodging
Caldera Foods LLC	Retail
Caliboardia Inc	Lodging
Call Call	Lodging
Cameo Carter and Chris Picco	Lodging
Cameron Gore	Lodging
Cameron Hazel	Lodging
Candice Vance	Lodging
Canela Rey Treehouse LLC	Lodging
Canfield Trust	Lodging
Cannon Rentals	Lodging
Canyon Haus LLC	Lodging
Carine Vanclooster	Lodging
Carl and Arlene Ermshar	Lodging
Carl Schulze	Lodging
Carlin Family Limited Partnership	Lodging
Carl's Junior	Restaurant
Carol Reynolds Condo	Lodging
Caroline Frost	Lodging
Caroline Graeff	Lodging
Carrie Chase	Lodging
Carroll Family Trust	Lodging
Casablanca Investment Group LLC	Lodging
Casey O'Neill	Lodging
Catherine Nanz	Lodging
Cavanaugh Family	Lodging
CDM08 Waxman Trust	Lodging
Cecilia Vaca	Lodging
Center St. Shell	Retail
Central Reservations of Mammoth	Lodging
Cervantes Hidden Valley 23	Lodging
Chair 22 Holdings	Lodging

Chandler Rentals	Lodging
Charles Graham	Lodging
Charles Mugler	Lodging
Chateau Milo LLC	Lodging
Chateau Smith	Lodging
Chelsea Heinrich	Lodging
Cheri Plumley	Lodging
Cheryl Biederman	Lodging
Cheryl Bingham	Lodging
Cheryl Wilson	Lodging
Chester Kido	Lodging
Chris Atherton	Lodging
Chris Camilli	Lodging
Chris Coseglia	Lodging
Chris Czaplicki	Lodging
Chris Fox	Lodging
Chris Hansen	Lodging
Chris Kelly Real Estate	Lodging
Chris Lutz	Lodging
Chris Mastro	Lodging
Christian Haymes	Lodging
Christian Norman	Lodging
Christiana LLC	Lodging
Christina F. Johnston	Lodging
Christina Robinson	Lodging
Christine & Dustin Walters	Lodging
Christine Broadhurst	Lodging
Christine Cauble	Lodging
Christine Kim	Lodging
Christopher F. Howe	Lodging
Christy Belt	Lodging
Chuck Berthiaume Vacation Rental	Lodging
Cindy & Sean Flavin	Lodging
Cinnamon Bear Inn	Lodging
City Loan Corp	Lodging
CityRiders, LLC	Lodging
CL Properties LLC	Lodging
Claire Lewis	Lodging
Clark's Condo	Lodging
Claudia Kassner	Lodging
Clausen-HSU Rentals	Lodging
Clocktower Cellar	Restaurant
Clyde & Susan Kendzierski	Lodging

Coastal Hideaways Inc	Lodging
Cohen Family Rental	Lodging
Coleman Vacation Rentals	Lodging
Colette Dahanne	Lodging
Colletta Family Cabin	Lodging
Connie Christenson	Lodging
Conor Fay	Lodging
Conor Uhlir	Lodging
Cori & Bob Davenport	Lodging
Corinne Hashiro	Lodging
Coronel-Brown Mountain Condo	Lodging
CortAn, LLC	Retail
Cory Stone	Lodging
Country Liquor Red Fir Road LLC	Retail
Courtney Keppelman	Lodging
Craig Knoblock	Lodging
Crawford Shippey	Lodging
Crespo Mirat Family Trust	Lodging
Croson Rental	Lodging
Crystal Crag Lodge	Lodging
Crystal Manuel	Lodging
Csiszar Property Management	Lodging
Curran Property Management	Lodging
Cynthia Bell	Lodging
D + C Miller	Lodging
D. Sample & V. Laughton	Lodging
Dale Knott & Romi Skolnik-Knott	Lodging
Dan Larson	Lodging
Dan Singer	Lodging
Daniel & Jenny Saket	Lodging
Daniel Chapman	Lodging
Daniel F Frayssinet Trustee	Lodging
Daniel Gerwin	Lodging
Daniel Ledger	Lodging
Daniel Neiman	Lodging
Daniel Willy	Lodging
Danielle Rincon	Lodging
Darrell Juanero	Lodging
Darrin Brachfeld	Lodging
Dave & Terry Norton	Lodging
David & Amy Short	Lodging
David and Christy Vargas	Lodging
David and Nicole Jackson	Lodging

David Chesavage	Lodging
David Dagmi	Lodging
David Giwosky	Lodging
David Ham	Lodging
David Levine	Lodging
David Margolin	Lodging
David Ness	Lodging
David Ngo	Lodging
David Nishimura	Lodging
David Ramseyer	Lodging
David Scott Studer Living Trust	Lodging
David VanWert	Lodging
Davison St. Guest House	Lodging
Dawn Glaves	Lodging
Dean Allen	Lodging
Deanna Allensworth	Lodging
Deborah Quartucy	Lodging
DeCrona Family Trust	Lodging
Denis Trafecanty	Lodging
Denise Welch	Lodging
Dennis and Alisa Mitchell	Lodging
Derek Frank	Lodging
Dessert'D Organic Bake Shop	Retail
Destination Vacations	Lodging
Destino LLC	Lodging
Devils Creek Distillery	Retail
Diana Vaz	Lodging
Diane Forbes Halliburton	Lodging
Diane Howard	Lodging
Diane Valine	Lodging
Dianne Acosta	Lodging
Diego Uchitel	Lodging
Dimitri Azatov	Lodging
Dina O'Donnell	Lodging
Dino & Anita Pestano Trust	Lodging
Dipaolo Mammoth R & S #33	Lodging
Distant Brewing, LLC	Restaurant
DIY Home Center	Retail
DK Lester	Lodging
Doll Family Trust of Aug. 9, 2016	Lodging
Dominic and Barbara Eyherabide	Lodging
Dominique Bidet	Lodging
Dominos	Restaurant

Donald and Paula Darr	Lodging
Donald Thomas Properties	Lodging
Donna and Jason Haase	Lodging
Doris Yu & George Chung	Lodging
Dory Jones	Lodging
Dos Alas Cuba Rican Cafe & Lounge	Restaurant
Doug Ecklund	Lodging
Douglas Todd Akins	Lodging
DP Vacation Rentals, LLC	Lodging
Drewe Romig	Lodging
DTW Real Estate Holdings, LLC	Lodging
Eastern Sierra Fruit Company LLC	Restaurant
Eastern Sierra Mountain Club	Retail
Ecker Rentals	Lodging
Edelweiss Motel LLC	Lodging
Eighteen Cornice Partnership	Lodging
Einer Brothers Inc.	Lodging
EL Charro Taqueria LLC	Restaurant
Elevation Soap Company	Retail
Elisa Buda-La Blanc	Lodging
Elisabeth Brown	Lodging
Elixir Superfood & Juice	Restaurant
Elizabeth Abel	Lodging
Elizabeth Cain Baybak	Lodging
Elizabeth Machado	Lodging
Elizabeth Retzke	Lodging
Ellaments	Retail
Ellen Glynn	Lodging
Eluno LLC	Lodging
Emmitts Solitude	Lodging
Empeiria High Sierra Hotel	Lodging
Eric & Katherine Hubner	Lodging
Eric Britton	Lodging
Eric Johnson	Lodging
Eric W. Hanke	Lodging
Erik Caso	Lodging
Erik Schielke	Lodging
Erin Hughes	Lodging
Erin Lusignan	Lodging
Esbensen Mammoth Condo	Lodging
Escapade Vacation Rentals	Lodging
ESHD, Inc	Retail
Espazio II	Retail

Eva Grace	Lodging
Evan McGinley	Lodging
Evelyn Davalos	Lodging
Evgenia Hartman	Lodging
Ezra Ezban	Lodging
Fakhar Zhen Partnership	Lodging
Family Trust of Jackie Claire Schick	Lodging
Fast Ski Sports	Retail
Felsmann Condo	Lodging
Finley Jack VR Co	Lodging
Fischer Levin Rentals	Lodging
Five Star Lodging Inc	Lodging
Flint Mavis	Lodging
Flora Kim	Lodging
Flynn Global LLC	Lodging
Footloose, Inc.	Retail
Forever Tenant	Lodging
Foy Family Trust 05-11-15	Lodging
Frank Alfanso	Lodging
Frank Sumi	Lodging
Frank Vedres Living Trust	Lodging
Fred Crawford	Lodging
Frederick Carr	Lodging
Frederick J Minton	Lodging
Fresh Tracks LLC	Lodging
FUMA LLC	Lodging
Gabriel Green	Lodging
Gaffney-Harth	Lodging
Gail Anne Otter	Lodging
Gallagher Getaways	Lodging
Gar Mocnik and Katherine Boggio-Mocnik	Lodging
Garry Oye	Lodging
Garth Tarlow	Lodging
Gary Dean & Traci Ruebsamen	Lodging
Garza Partners, LLC	Lodging
Gay Hill	Lodging
Gems Advisory Services	Lodging
Genita L. Chappel-Braggs	Lodging
Geoffrey Mizrahi	Lodging
George and Julie Ahamad	Lodging
George Tschiporikov	Lodging
Gerald and Christy Fernholz	Lodging
Gerald McDonald	Lodging

Get Outdoors 365	Retail
Gibbs Trust	Lodging
Gil Refael	Lodging
Gila Willner	Lodging
Gillian Parrish	Lodging
Ginger Rental	Lodging
Giovanni's Restaurant & Lounge	Restaurant
GKG Properties LLC	Lodging
Glazner Overnight	Lodging
GOJIRA	Restaurant
Golden Lantern Properties LLC	Lodging
Goldschmidt Trust	Lodging
Gomez's Restaurant & Black Diamond Cantina	Restaurant
Good Life Cafe	Restaurant
Good Times Mammoth LLC	Lodging
Gor Sardarian	Lodging
Goran da Silva	Lodging
Gordon Khoo	Lodging
Gottfried Family Trust	Lodging
Grace Clark	Lodging
Grant Gold	Lodging
Graphic Conclusions	Retail
Gray Ridge Inc	Lodging
Green Room Extreme Outdoors	Retail
Greenie LLC	Lodging
Greg Curiel	Lodging
Greg Larsen	Lodging
Greg Newbry	Lodging
Greg Robinson	Lodging
Greg Weaver	Lodging
Gregory & Bambi Kelly	Lodging
Gregory & Carolyn Fong	Lodging
Gregory A. George	Lodging
Gretchen Anderson Gondola Chalet	Lodging
Grey Eyes LLC	Lodging
Guadalupe Hernandez	Lodging
Gunnar Industries	Lodging
Guy and Kerry Melker	Lodging
Gwen Sundstrom	Lodging
Hammond Brown	Lodging
Hampton Chiu	Lodging
Hana Pro, LLC	Lodging
Hanna Pajunen	Lodging

Hans ans Esperanza Keifer	Lodging
Harder Condo	Lodging
Hart Family Trust	Lodging
Hawaiian Vacation Rentals LLC	Lodging
Hawley Rentals	Lodging
Heather and Carl Johnson	Lodging
Heim Family Trust 09.12.12	Lodging
Heintz Rental	Lodging
Helton Trust	Lodging
Henry Grady	Lodging
Henry Kim	Lodging
Herman Roethel	Lodging
Hidden Valley Chalet	Lodging
High Country Lumber-Retail & Install	Retail
High Sierra Rental LLC	Lodging
High Sierra Vacation	Lodging
Hindshaw/Rhee Living Trust	Lodging
Hirsh Haus LLC	Lodging
Holiday Haus Holiday Haus, Llc	Lodging
Honey Fir & Co	Retail
Hot Creek Aviation Management Llc	Retail
House Hunters LLC	Lodging
Howard Gollay	Lodging
Howard Silverman Properties	Lodging
Huang Holdings	Lodging
Hugs Ice Cream	Restaurant
Ian Cook	Lodging
Icon Originals	Retail
IMG Rentals	Lodging
Infinite Music Foundation	Retail
Ingo Rademacher	Lodging
Innsbruck Lodge	Lodging
International Ski Dev Inc	Restaurant
Intrawest Hospitality MGMT LLC	Lodging
Ira Ingram	Lodging
Irene & Ned Sasaki	Lodging
Isaac Villeneuve	Lodging
Iskander DB Rental	Lodging
Ismaili Karlen Family	Lodging
Iuliia Sobolevska	Lodging
Ivana Milosevic	Lodging
J & R Adventure Properties LLC	Lodging
J3A2 Esplanade LLC	Lodging

Jacki Smith	Lodging
Jackie & Preston Lewis	Lodging
JackieJack LLC	Lodging
Jake and Victoria Schwaner	Lodging
James & Caryl Tyberg	Lodging
James & Elizabeth Imlay	Lodging
James Douglas Tune	Lodging
James Kerrick	Lodging
James Luscombe	Lodging
James McDaniel	Lodging
James Michael Hagan	Lodging
James Norton	Lodging
James Parisi	Lodging
James Paulus	Lodging
Jamiee Brant	Lodging
Jana Swimmer	Lodging
Janette Whitt	Lodging
Jared Richards	Lodging
Jason Blakey	Lodging
Jeff Baker	Lodging
Jeff Barnhart	Lodging
Jeff Chung	Lodging
Jeff Hansen	Lodging
Jeff Louden	Lodging
Jeff Witten	Lodging
Jefferson Lanz	Lodging
Jeffery Bennett	Lodging
Jeffrey Barton	Lodging
Jeffrey Miles	Lodging
Jeffrey R Alger & Laurel A Leach	Lodging
Jeffrey S Casaw	Lodging
Jennifer and Craig Burrows	Lodging
Jennifer Asucion	Lodging
Jennifer Glasser	Lodging
Jennifer Semmes	Lodging
Jennifer Toney	Lodging
Jennings Conner LLC	Lodging
Jennings Family Trust	Lodging
Jenny Carey	Lodging
Jenny Harkness	Lodging
Jenny Yen	Lodging
Jeremiah and Ingrid O'Keefe	Lodging
Jeremiah Stepan	Lodging

Jeremy Risher	Lodging
Jerry Fields	Lodging
Jess Miller	Lodging
Jessica Fine	Lodging
Jessica Ryan	Lodging
Jessica Smith	Lodging
Jia Sheng	Lodging
Jian Shen	Lodging
Jill LaFerriere	Lodging
Jim & Caryn Curran	Lodging
Jim Day SPv74	Lodging
Jimmy G Chapman	Lodging
Jimmy Huh	Lodging
Jimmy Lee	Lodging
Jimmy's	Restaurant
JJH Ventures LLC	Lodging
JMW Property	Lodging
Joanne Saldana	Lodging
Joanne Wu	Lodging
Joe and Aubrey Bourque	Lodging
Joe Castaldo	Lodging
Joe Quinn	Lodging
Johanna Traynor	Lodging
Johannes Flemington	Lodging
John & Barbara Cambon	Lodging
John & Kristin Thomas	Lodging
John Dunn	Lodging
John Evans	Lodging
John Heidelman	Lodging
John Helm	Lodging
John L Duenes	Lodging
John McConnaughey	Lodging
John Otsuki	Lodging
John Rogitz	Lodging
John Rubacher	Lodging
John Smyth	Lodging
John Yasko	Lodging
John-Paul Beeghly	Lodging
John's Pizza Works	Restaurant
Jon & Penny Fosheim	Lodging
Jonalee Gil-Stefansen	Lodging
Jonathan Eng	Lodging
Jonathan Jennings	Lodging

Jonathan Lopez	Retail
Jordan Ostwald/Rachel Kwok	Lodging
Jorn and Gillian Larsen	Lodging
Joseph and Jennifer Conmy	Lodging
Joseph Edminsten	Lodging
Joseph Hannigan	Lodging
Joseph Lodinsky	Lodging
Joseph R. & Jana L. Sweet	Lodging
Joshua Bradbury	Lodging
Joy & Scott Ross	Lodging
Judet Mammoth Rental	Lodging
Julia Barnett	Lodging
Julia Morgan	Lodging
Juliana Asgian	Lodging
Julie Jaegers	Lodging
Jung So	Lodging
Juniper Rentals	Lodging
Justin Wen / Pei-Ching Ling	Lodging
K. Byrne	Lodging
Kagan Mammoth Real Estate LLC	Lodging
Karen Beatty	Lodging
Karen Dasso	Lodging
Karen Mullen Czechowski	Lodging
Karen Sokol	Lodging
Karen Wechsung	Lodging
Karla Mendelson	Lodging
Kar-Lea Holdings LLC	Lodging
Katarzyna Epstein	Lodging
Katherine Farah	Lodging
Katherine Yester Moses	Lodging
Kathi Crosby	Lodging
Katz Property Management	Lodging
Kawasaki Hata Property	Lodging
Kee Mammoth Lakes	Lodging
Keegan Investments LLC	Lodging
Keith Armstrong	Lodging
Keith Kyle	Lodging
Keith Yanov	Lodging
Kelcey Gordon	Lodging
Kelly Das & Santanu Das	Lodging
Kelly Stackpoole	Lodging
Ken Ewing	Lodging
Ken Sanene Stetter	Lodging

Kenneth Lehmer	Lodging
Kenneth McFerran	Lodging
Kenneth Reedy	Lodging
Kent Bodin	Lodging
Kent Stanley	Lodging
Kerri Hook	Lodging
Kerri O'Neill	Lodging
Kevin & Janel Carrol	Lodging
Kevin Bessenbacher	Lodging
Kevin Bialas	Lodging
Kevin Curry	Lodging
Kevin Gahagan	Lodging
Kevin Grandalski	Lodging
Kevin Harness	Lodging
Kevin Hughes	Lodging
Kevin Keating	Lodging
Kevin O'Shea	Lodging
Kevin Westenbarger Rental	Lodging
Kieran Betts	Lodging
Kim Gordon	Lodging
Kimberly Benchetler	Lodging
Kimberly Brown	Lodging
Kimberly Helzer	Lodging
Kimdred LLC	Lodging
Kings Holdings LLC	Lodging
Kirk and Kacy DeMicco	Lodging
Kissa Properties LLC	Lodging
Kittredge Sports	Retail
Kiwi Campbell Rentals LLC	Lodging
Koenig Vacation Rental	Lodging
Korman Family Trust	Lodging
Kraln Co LLC	Lodging
Kramer and Botefuhr Condo	Lodging
Krisdinda Karady	Retail
Krista Sabo	Lodging
Kristen Lenders	Lodging
Kristen Schipke	Lodging
Kristin Petherbridge	Lodging
Kubischta's Mountain Bear Place	Lodging
Kuong Ngann	Lodging
Kupelian Family Trust	Lodging
Kurt Eakin	Lodging
Kyle Yaross	Lodging

Kymberly Cannon Elite Mammoth Condo	Lodging
L & K Real Estate Holdings, LLC	Lodging
L&C Fischer	Lodging
La Tiendita	Retail
La Vista Blanc Unit 76	Lodging
Lakanuki Enterprises, Inc.	Restaurant
Lake Mary Marina	Retail
Lake Village Monache Rental	Lodging
Larry Carlson	Lodging
Larry Hess	Lodging
Larry Lewis	Lodging
Larry Marinello	Lodging
Larson Trust	Lodging
Latin Market	Retail
Laura & Mark Grochowski	Lodging
Lauraine Gibbons	Lodging
Laurel Mountain LLC	Lodging
Lauren Giglia	Lodging
Lawrence & Camille Jasmin	Lodging
Lawrence Gallego	Lodging
Layne Baranek	Lodging
Laynie Weaver	Lodging
LBM Investments LLC	Lodging
Le Blanc Rental Unit 9	Lodging
Leah Lefebvre	Lodging
Lee Condo	Lodging
Lena Lyn's Custom Creations	Retail
Leon Schorr	Lodging
Leonard Fenton	Lodging
Leo's Mountain Cabin	Lodging
Leslie Salrin	Lodging
Levy Trust	Lodging
Liam Oliver	Lodging
Liberty Sports Bar & Grill	Restaurant
Linda Kuratomi	Lodging
Lindsay Andras	Lodging
Linh and Al Preston	Lodging
Lintott Trust	Lodging
Lions Den LLC	Lodging
Lionshare Rentals	Lodging
Lisa Daniels	Lodging
Lisa Suomi	Lodging
Live Investments	Lodging

Livingston Davis Hansen Condo	Lodging
Liz Jones	Lodging
Lori Mendez	Lodging
Lorraine Loh-Norris	Lodging
Lory Larson	Lodging
Lou Castellano	Lodging
Loucks Mountain Retreat	Lodging
Lupe Encinas	Lodging
LVB 74	Lodging
Lynch Hospitality Services (Rentals)	Lodging
Lynda & Robert Patton	Lodging
M & M Mammoth LLC	Lodging
M Tashima LLC	Lodging
Madison Fiore	Lodging
Mammoth 365 Rentals	Lodging
Mammoth Accommodation Center	Lodging
Mammoth Bluebird 2117 LLC	Lodging
Mammoth Brewing Company	Retail
Mammoth Business Essentials	Retail
Mammoth Chalet Moritz 28 LLC	Lodging
Mammoth Chamonix Townhome 89	Lodging
Mammoth Chevron, Inc Mammoth Chevron	Retail
Mammoth Coffee Roasting Company	Restaurant
Mammoth Condo Rentals	Lodging
Mammoth Creek Inn	Lodging
Mammoth Creek Vacation Rentals	Lodging
Mammoth Design	Lodging
Mammoth Direct Reservations	Lodging
Mammoth Dreams LLC	Lodging
Mammoth Fun Shop	Retail
Mammoth Green 218	Lodging
Mammoth Happy Hideaway	Lodging
Mammoth Haus, LLC	Lodging
Mammoth Holistics	Retail
Mammoth Hospitality Mgmt, Llc	Lodging
Mammoth House LLC	Lodging
Mammoth Lakes Accommodation Service	Lodging
Mammoth Lakes Adventures LLC	Lodging
Mammoth Lakes Grocery Outlet	Retail
Mammoth Lakes Nursery	Retail
Mammoth Land Company LLC	Lodging
Mammoth Liquor	Retail
Mammoth Management LLC	Lodging

Mammoth Meridian TB LLC	Lodging
Mammoth Mountain Chalets	Lodging
Mammoth Mountain Inn	Lodging
Mammoth Mountain Rentals LLC	Lodging
Mammoth Mountain Reservations	Lodging
Mammoth Mountain Retreat	Lodging
Mammoth Mountain Retreat LLC	Lodging
Mammoth Mountain RV Park	Retail
Mammoth Mountain Ski Area	Retail
Mammoth Mountain Ski Area	Ski Resort
Mammoth Mountaineering	Retail
Mammoth Pet Shop	Retail
Mammoth Pine LLC	Lodging
Mammoth Pizza Co.	Restaurant
Mammoth Reservations Inc	Lodging
Mammoth Rock 'n' Bowl	Restaurant
Mammoth Shell Mart	Retail
Mammoth Shirt Company	Retail
Mammoth Ski & Racquet Unit 68	Lodging
Mammoth Ski Chalet 1 LLC	Lodging
Mammoth Smoke Shop	Retail
Mammoth Spa Creations	Retail
Mammoth Suites	Lodging
Mammoth Tavern	Restaurant
Mammoth Wave Properties LLC	Lodging
Mammoth West Unit 121	Lodging
Manzanita Trailer Lodge	Lodging
Marc Campopiano	Lodging
Marc Kayem	Lodging
Marc Perkoski	Lodging
Marc Umeda	Lodging
Margaret Sperry	Lodging
Maria Smoley	Lodging
Maria Wilde	Lodging
Marilyn Scranton	Lodging
Marina McLain-Barker	Lodging
Mark & Laura Abrams	Lodging
Mark Beizer	Lodging
Mark Benardo	Lodging
Mark Chapman	Lodging
Mark Chase	Lodging
Mark Engel	Lodging
Mark Kobylarz	Lodging

Mark Matkins	Lodging
Mark Paine	Lodging
Mark Rodgers	Lodging
Marni Kinrys	Lodging
Marriott Murdock	Lodging
Martha Cassara	Lodging
Martha Rodriguez	Lodging
Martin Gold for Chateau de Montagne	Lodging
Martins and Krieg	Lodging
Mary Beth Brown	Lodging
Mary Fergus	Lodging
Mary Gerritsen	Lodging
Mary Rosolowski	Lodging
Mary-Ellen Swietlik	Lodging
Mason Jar Property LLC	Lodging
Matthew Hersh	Lodging
Matthew Lee	Lodging
Matthew Lehman Real Estate Inc	Lodging
Maura's Mineral Treasures	Retail
Maureen McCall	Lodging
Maxim Pashkov	Lodging
McCreary and Zhao	Lodging
Meat Market	Retail
Megan Lester	Lodging
Meghan Miranda	Lodging
Mel Solorio	Lodging
Melinda Crum Hall	Lodging
Melinda Staab	Lodging
Melissa Bergeron	Lodging
Melissa Milanovich	Lodging
Melissa Raff	Lodging
Melissa Soltero	Lodging
Melissa Vickers	Lodging
Mendiguchia & Haflinger	Lodging
Merrill Trust	Lodging
MHM-Mammoth Hospitality Management	Restaurant
Micah Haake	Lodging
Michael & Amanda Freeman	Lodging
Michael Carrigan	Lodging
Michael Jaramillo	Lodging
Michael Jaster	Lodging
Michael Kemp	Lodging
Michael Nagao	Lodging

Michael Newton	Lodging
Michael Tikunoff	Lodging
Michael Wofford	Lodging
Michaela and Mark Vargas	Lodging
Michale Brode	Lodging
Mike & Heather's Rental	Lodging
Mike and Cheryl Tyson	Lodging
Mike and Jan Henry	Lodging
Mike and Kellie Scannell	Lodging
Milk Money Timber Creek LLC	Lodging
Miller MSRC 87	Lodging
Minaret Cinema is D'Place	Retail
Minaret Sports, Inc.	Retail
Mirta & Michael Norgren	Lodging
Mitchell Truelock	Lodging
MM Snowslide LLC	Lodging
MMC Property LLC	Lodging
MMSA Food & Beverage, LLC	Restaurant
MMSA Mammoth Mountain Ski Area	Lodging
Mogul Restaurant	Restaurant
Moira Molloy Seaman	Lodging
Monique Moffit	Lodging
Montemar Inc.	Lodging
Moran & Associates	Lodging
Morrison's	Restaurant
Motel 6 Mammoth Lakes	Lodging
Mountain Holdings LLC	Lodging
Mountain Management Service	Lodging
Mountain Shadows C3	Lodging
Muff Condo	Lodging
Muirhead / Weber	Lodging
Mums N' Roses	Retail
Nachman Family Trust	Lodging
Nadine Brunner	Lodging
Nadya Bennyworth	Lodging
Nancy Fierro	Lodging
Nancy Harrington	Lodging
Nancy Lin & Dan Chuang	Lodging
Nancy Marble	Lodging
Nancy Obremski	Lodging
Nancy Park	Lodging
Nancy Tavakol	Lodging
Napa Of Mammoth	Retail

Nariman Sanwari	Lodging
Natalia Minkova	Lodging
Natalie Fujimoto	Lodging
Nathan Boris	Lodging
Nathan Fowler	Lodging
Nathan Maguire	Lodging
Nathan Willits	Lodging
Natural Retreats US LLC	Lodging
Needham / Firebaugh	Lodging
Neil Whelan	Lodging
Nguyen/Chuateco Family Trust	Lodging
Nic & Steve's Pauhaus	Lodging
Nicholas Long	Lodging
Nicholas R Moore	Lodging
Nick & Tracy Street	Lodging
Nick Criss	Lodging
Nick Roberts	Lodging
Nicole Lange	Lodging
Nicolo and Laura Becucci	Lodging
Night Skye Properties LLC	Lodging
Nik-N-Willie's Pizza-N-Subs	Restaurant
Noah S Becker	Lodging
Noel Hazard	Lodging
Noemi Hennelly	Lodging
Noodle-ly	Restaurant
NoPat Properties	Lodging
Norco	Retail
Nosek Family Trust Rentals	Lodging
Nutting Mammoth West Unit 112	Lodging
Oaktree	Retail
Obsidian Residences	Lodging
O'Grady Family Trust 08-28-14	Lodging
Oksanen Trust 9/27/07	Lodging
Old New York Deli & Bakery Co.	Restaurant
Oliver Rentals	Lodging
OM Properties and Homes	Lodging
One Dish Bistro	Restaurant
OPG Mammoth LLC	Lodging
Oren Tanzer	Lodging
Oscar Carrillo	Lodging
Owl Moon Studios	Retail
Papa Bear Productions Inc.	Lodging
Paramount Furniture Carpet Co.	Retail

Pardi Living Trust	Lodging
Pascale Mercier	Lodging
Patricia Glover	Lodging
Patricia Sherev	Lodging
Patricia Vanderschuit	Lodging
Patrick Hamamoto	Lodging
Patrick Vignery	Lodging
Paul Bouffard	Lodging
Paul Frazier	Lodging
Paul Le Blanc	Lodging
Paul Sears	Lodging
PCF Property Holdings LLC	Lodging
Peak Luxury Vacations	Lodging
Pete & Jen Hall	Lodging
Peter and Katie Asmuth	Lodging
Peter Beerel	Lodging
Peter Colby	Lodging
Peter Dach	Lodging
Peter Devine	Lodging
Peter Lisowski	Lodging
Peter Nguyen	Lodging
Petra's Cafe	Restaurant
Pettit Perfect Condo	Lodging
Phillip Rosheim	Lodging
Phillips Camera House Verizon Wireless A	Retail
Pierce Cottage	Lodging
Pilar & Dennis Michalis	Lodging
Piliero Rentals	Lodging
Pine Cliff Resort	Lodging
Pink Pajamas Living Trust	Lodging
Piper Chuthakieo	Lodging
Pita Pit	Retail
Pitcher Pandemonium	Lodging
Play Big Outdoors	Retail
POQ Investment LLC	Lodging
Portillo Properties	Lodging
Pow Pad	Lodging
Predrag & Sonja Rakicevic	Lodging
Profiles Salon (retail)	Retail
Properties of Mammoth Inc.	Lodging
Puerto Vallarta	Restaurant
Quality Inn Jay Laxmi L L C	Lodging
Quang Wayne Van	Lodging

Quantum Escapes LLP	Lodging
R.E. Patch Property Management	Lodging
Rachel Luke	Lodging
Rachelle Rood	Lodging
Rafter's	Restaurant
Ramesh Reddy	Lodging
Ramona Feliz	Lodging
Ramsin Lee Walters	Lodging
Rancho Paloma	Lodging
Randy Reynolds	Lodging
Rauh's BBQ	Restaurant
Ravi De Silva	Lodging
Ray Valdez	Lodging
RBK and Associates	Lodging
Ready 4 Rentals	Lodging
Reagan West	Lodging
Realty Holding 02 LLC	Lodging
Rebecca and Steven Reyes	Lodging
Red Lily	Retail
Redbox Automated Retail LLC	Retail
Redline Mammoth LLC	Lodging
Reid MVV15	Lodging
Reid Tussing	Lodging
Renee Croce	Lodging
Renee McCormack	Lodging
Rey Kim	Lodging
Rhyne Trust	Lodging
Richard Barkley Jr	Lodging
Richard Clark	Lodging
Richard Imada	Lodging
Richard Knowland	Lodging
Richard Koppel	Lodging
Richard Markmann	Lodging
Richard Van Voorhis	Lodging
Rick & Pamela Foldy	Lodging
Rick Hardy	Lodging
Rick's Sport Center	Retail
Ricky E Mitchell	Lodging
Ridge Merino	Retail
Riley Investment Properties LLC	Lodging
Rite Aid #5842-02	Retail
RL Enterprise	Lodging
Robert and Jacqueline Ruffing	Lodging

Robert Anderson	Lodging
Robert Baum	Lodging
Robert Bruns	Lodging
Robert Chase	Lodging
Robert Conrad	Lodging
Robert Folk	Lodging
Robert Hinkle	Lodging
Robert Kohler and Joanne Motoike	Lodging
Robert Mulligan	Lodging
Robert Richey	Lodging
Robert Riese Jr	Lodging
Robert Tramazzo	Lodging
Roberto's Cafe	Restaurant
Robson Sierra 38	Lodging
Robyn Disher	Lodging
Roger Realsen	Lodging
Rohde Trust	Lodging
Roman Khemiy	Lodging
Ron and Serena Weddle	Lodging
Ron Selhay	Lodging
Rona & Rod Billman	Lodging
Ronney Wong	Lodging
Rooney	Lodging
Rose Perez Jessen	Lodging
Ross and Agnieszka Whittaker	Lodging
Round 2 Ventures LLC	Lodging
RRM-CLM Services LLC	Lodging
RSR Vacation Rentals	Lodging
Ruben Perez	Lodging
Ruchika Singh	Lodging
Russ & Pam May	Lodging
Ruth E. Wheeler	Lodging
Ryan and Zuleyka Farnes	Lodging
Ryan Butts	Lodging
Ryan Chapman	Lodging
Ryan Flaherty	Lodging
Ryan Hetherington	Lodging
Ryan Rentner	Lodging
Ryan Szabados and Rowena Crisologo	Lodging
Ryan Tetuan	Lodging
Ryan Vlasak	Lodging
S & L Riley	Lodging
Sabra Marshall	Lodging

Sallee Leslie	Lodging
Sally Gutierrez	Lodging
Sally J Thoman	Lodging
Sally Schwerdtfeger	Lodging
Salon 437 - retail	Retail
Salsa's Taqueria	Restaurant
Samantha Jetter & Gerard San Gemino	Lodging
Samantha Souther	Lodging
Samuel Crawford	Lodging
Sanders Park	Lodging
Sandra Balarsky Condo	Lodging
Sara & Nathan Kelso	Lodging
Sara Alvarez	Lodging
Sara Fry	Retail
Sara Honari	Lodging
Sarah Loyola	Lodging
Sarah McMahan	Lodging
Sarah Romano	Lodging
Sarah Wiger	Lodging
Saye Global LLC	Lodging
Schaeffer Condo	Lodging
Schnauer Family Trust	Lodging
Schneider Design Group	Lodging
Schumacher Living Trust	Lodging
Scott Carino	Lodging
Scott Daniels	Lodging
Scott Fergus	Lodging
Scott French	Lodging
Scott Leeds and Erin Leeds Revocable Trust	Lodging
Scott Miller	Lodging
Scott Schafer	Lodging
Scott Schumacher	Lodging
Scott Whitley	Lodging
Sean Courtney	Lodging
Sean Curran	Lodging
Sean Keough	Lodging
Seasons 4 Condominium Rentals Inc	Lodging
Seda Mangassarian	Lodging
Seid Hodzic Condo	Lodging
Shagwell LLC	Lodging
Shala O'Neil	Lodging
Shane Borowski	Lodging
Shannon McGraw	Lodging

Sharon DeWert	Lodging
Sharp Townhome	Lodging
Shawn and Ellen Thomas	Lodging
Shawn Mohler	Lodging
Shea Schat's Bakery Inc.	Retail
Shelter Distilling - Retail	Retail
Sherman 435	Lodging
Sherri Couture Condo Rental	Lodging
Sherry Unmack	Lodging
Sherwin Forty Nine LLC	Lodging
Shilo Inn Mammoth Lakes	Lodging
Shred the Gnar	Lodging
Shri Tirupati Balaji LLC	Lodging
Siamak Dardashty	Lodging
Siddharth Ramani	Lodging
Side Door Cafe and Wine Bar	Restaurant
Sierra Design Studio	Retail
Sierra Lodge	Lodging
Sierra Manors Airbnb	Lodging
Sierra Meadows - Mammoth LLC	Lodging
Sierra Nevada Resort	Lodging
Sierra Star Golf Course	Retail
Sierra Sundance Whole Foods	Retail
Sierra Sunshine	Lodging
Simply Massage Mammoth, LLC.	Retail
Simply Rented	Lodging
Sitaula	Lodging
Skadi Inc.	Restaurant
SLC Of Georgia LLC	Lodging
Smoketree Massage & Apothecary (retail)	Retail
Smokeyard Inc.	Restaurant
SNG Lakeview LLC	Lodging
Snowbones	Lodging
Snowcreek 455	Lodging
Snowcreek Athletic Club LLC	Restaurant
Snowcreek Golf Course	Retail
Snowcreek Management Co. LLC	Lodging
Snowflower 71 LLC	Lodging
Snowflower24	Lodging
Snowhouse 586, LLC	Lodging
South Gateway Student Apartments	Lodging
Spencer Family Trust	Lodging
Spencer Snyder	Lodging

Spile & Carnahan	Lodging
St. Anton Rentals, Inc.	Lodging
Stacie Radine	Lodging
Starbucks Coffee#55101	Restaurant
Stefani Martin	Lodging
Steffens Properties LLC	Lodging
Stellar Brew	Restaurant
Stephan Moritz Separate Property Trust	Lodging
Stephanie & Scott Olsen	Lodging
Stephen & Julie Santen	Lodging
Stephen Carlton	Lodging
Stephen Kolokowsky	Lodging
Stephen Wright	Lodging
Steve and Cathy Oldaker	Lodging
Steve and Kelly Jones	Lodging
Steve and Mandi Dyner	Lodging
Steve Gibbs	Lodging
Steve Nyeholt	Lodging
Steve Schneider	Lodging
Steve Thompson	Lodging
Steven and Luba Sobolevsky	Lodging
Steven and Norma Latshaw	Lodging
Steven Burkholder	Lodging
Steven G. Crisler	Lodging
Steven Hofstad	Lodging
Steven James	Lodging
Steven Morris	Lodging
Stewart Rembert	Lodging
Strattan Rental	Lodging
STS LLC	Lodging
Subway Of Mammoth	Restaurant
Sullivan Condo	Lodging
Summit 24	Lodging
Summit Mountain Resort	Lodging
Sun & Ski Sports	Retail
Sunflower 8 / Riha	Lodging
Sung Kyung Kim	Lodging
Sunny Daze 124	Lodging
Sunrise 50	Lodging
Surefoot, Llc	Retail
Susan Tudor	Lodging
Susanna Dottl	Lodging
SVLP LLC	Lodging

Swain Family Rentals	Lodging
Swisher Suites	Lodging
Sylvia Hartanto	Lodging
Sylvia Nash	Lodging
Synergy Productions	Lodging
Szarnyasi Cabin	Lodging
Tailwaggers Pet Store	Retail
Tamara Loveland	Lodging
Tamarack Lodge Resort	Lodging
Tangled Yarn by Allie Handley	Retail
Tara Strauss	Lodging
Tarina Van Den Driessche	Lodging
Tate House	Lodging
Ted & Kay Stern	Lodging
TEM Commercial Investments LLC	Lodging
Terri Wilson	Lodging
Terry and Kim Bleecker	Lodging
Thaete Shack	Lodging
Thanks Silachai	Lodging
The Cactus & The Hawk	Retail
The Cook Family Trust	Lodging
The Creek House 451	Lodging
The Eatery	Restaurant
The Eunmee Lee Revocable Living Trust	Lodging
The Gallery at Twin Lakes	Retail
The Hirsch Retreat	Lodging
The Hoffman Haus	Lodging
The Hosting Company, LLC	Lodging
The Knotek Family Trust	Lodging
The Loco Frijole	Restaurant
The Looney Bean Coffeehouse & Roasting Company	Restaurant
The Mammoth Escape	Lodging
The Mammoth Inn	Lodging
The Public House LLC	Restaurant
The Rolling Chef 395 LLC	Restaurant
The Rudy Group	Lodging
The Sierra Light Gallery	Retail
The Singer Group	Lodging
The Ski Renter at Mammoth	Retail
The Stove	Restaurant
The Suzuki Family Trust Dated 12/2/10	Lodging
The Toasted Marshmallow of Mammoth	Lodging
The Votel Cave	Lodging

The Warming Hut	Restaurant
The Zaiser Condo	Lodging
Theodora & Teddy Monney	Lodging
Theodore Monney	Lodging
Therese Smith	Lodging
Thomas & Marilyn Malcolm	Lodging
Thomas C. Hwang and Kalena K. Hwang	Lodging
Thomas Escapes	Lodging
Thomas Wilson Vacation Rental	Lodging
Thompson Condo	Lodging
Tim Michael Calkins	Lodging
Timber Ridge	Lodging
Timberline 20 LLC	Lodging
Timothy Angle	Lodging
Timothy Schatz	Lodging
Timothy Willis	Lodging
Tina Verder	Lodging
Titus Tools LLC	Retail
To The Moon & Back LLC	Lodging
Todd Seidner	Lodging
Todd Wilson	Lodging
Tom and Courtney Stout	Lodging
Tom and Debbie Allen	Lodging
Tom and Marisa Eads	Lodging
Tom Atkins	Lodging
Tom Hacker/HP Partners	Lodging
Toni Prunty	Lodging
Tonik Rowley Style Inc	Retail
Toomey's Catering And Carry-Out Toominator	Restaurant
Top2Bottom, LLC	Lodging
TPK Partner, LLC	Lodging
Tracy & Kurt Olson	Lodging
Tracy Ettinghoff	Lodging
Tracy Hughes	Lodging
Tracy Johnson	Lodging
Tracy's Properties	Lodging
Travis Fine	Lodging
Trayce Field	Lodging
Treinen Trust	Lodging
Trendy Tots / Trendy Tweens	Retail
Trent David	Lodging
Trent Ralston	Lodging
Trevor Benedict	Lodging

Tricia and Frank Jaksch	Lodging
Trout Fly/Trout Fitter	Retail
Trout Rental	Lodging
Trujillo Family Trust	Lodging
Tuohy Vacation Rental	Lodging
Tuttle Trust	Lodging
TV203 LLC	Lodging
Twin Lakes Store	Retail
Tyler Welence	Lodging
Udell Family Trust 5-2-19	Lodging
Upstairs Enterprise	Lodging
V & S Mammoth Properties, LLC	Lodging
Vacasa	Lodging
Vacay Homes, LLC	Lodging
Valerie Hanneman	Lodging
Valorie Caskey Ebeling	Lodging
Van Den Haute Bear Court	Lodging
Van Der Linden Trust	Lodging
VanZanten Vacation Rentals	Lodging
VDHM Properties LLC	Lodging
Velocity Consulting LLC	Lodging
Ventura Grand Inn	Lodging
Vera Quinlan	Lodging
Verdier Chalet	Lodging
Vern Clevenger Photo	Retail
Veronica Calkins	Lodging
Veronica Silva	Lodging
Vickie Taton	Lodging
Vida Coffee	Retail
Viewpoint Management Corporation	Lodging
Village Honor Bar	Retail
Village Lodging	Lodging
Vons #2400	Retail
VRE Investments	Lodging
Wallace Condo	Lodging
Walter Burnstein Condo	Lodging
Walter Lohr	Lodging
Wandering Poppy	Retail
Wandering Wimers	Lodging
Wardrop Hospitality	Lodging
Warrecker Condo	Lodging
Watari Oga Enterprises LLC	Lodging
Wave Rave Snowboard Shop	Retail

Wayland Properties Inc	Lodging
WCPC Holdings JL Briargate LLC	Lodging
Wei Chen	Lodging
Wendy Nishikawa	Lodging
Wendy Warner	Lodging
Weneta Kosmala	Lodging
Wesley Byrne	Lodging
Wesley Pracht (TOT)	Lodging
Wez Wildlife	Retail
Wheeler Sierra Megeve 27	Lodging
White Horse Inn	Lodging
Whitebark Restaurant & Bar	Restaurant
Whittney Graham-Beard	Lodging
Wibben Rental	Lodging
Wildyrie Lodge	Lodging
Wildyrie Lodge - Retail	Retail
Will Hatoum and Cynthia Solano	Lodging
Will Stewart	Lodging
William Larwood	Lodging
Williiam Nevins	Lodging
Winter House Investments	Lodging
Wok N Rolls	Restaurant
Woltman Trust	Lodging
Wonill Ha	Lodging
Woods Lodge	Lodging
Woodspa	Lodging
Www.Viewgetaways.Com	Lodging
Wyatt A Simmons	Lodging
Xie Family Trust	Lodging
Xilomin Salazar	Lodging
YCCF Holdings LLC	Lodging
Youngerman Condominium	Lodging
Yujun John Wu	Lodging
Zachary Knorr	Lodging
Zachary Schorr	Lodging
Ziga and Natalie Ivanic	Lodging
Zpizza Mammoth Mammoth Slices Inc	Restaurant

**List as of August 2022*

APPENDIX 3 – APPEALS PANEL

The appeals process described below illustrates the current appeals process adopted by the MLT Board. The MLT Board may modify this process in the future as it deems necessary. Modification of this process is not considered a modification of this Plan for purposes of Streets and Highways Code section 36636.

a. Appeal Panel Criteria

The Appeals Panel will consist of three (3) MLT staff members designated by the MLT Board Chair, one being the MLT Executive Director. The Chair will consider any potential conflicts of interest when designating the members of the Appeals Panel. An appellant business wishing to further appeal the decision of the Appeals Panel may do so at the next regular meeting of MLT Board of Directors. The MLT Board of Directors may review the recommendation of the Appeals Panel and shall only consider the evidence provided to the Appeals Panel. All MLT Board of Directors decisions regarding appeals shall be final.

b. Process and Protocol

i. Requests: Requests for an appeal can be submitted by any of the following three methods:
   a. Emailing info@visitmammoth.com
   b. Mailing to PO Box 48, Mammoth Lakes, CA 93546
   c. Hand-delivering to the Mammoth Lakes Tourism offices at 2520 Main Street, Mammoth Lakes, CA 93546

ii. Timeline for Appeals: Unless there has been a documented change in business revenue, tier classification appeals shall be heard every three years, between September 1 – October 31, 2023, September 1 – October 31, 2026, September 1 – October 31 2029, and September 1 – October 31, 2032.. Exemption appeals may be heard at any time. Appeals based on a change in business revenues may be heard each year.

iii. Annual Appeal: If a business successfully appeals their Tier classification or their percentage of revenue derived from residents, a review of the appeal will be conducted during the next appeal term. Businesses are required to re-appeal during each appeal term. All businesses shall be assessed their current Tier assessment according to revenue as of September 1 each year. The appealing business' assessment rate shall not be adjusted until a successful appeal is heard during the September 1 through October 31 triennial appeal period.

c. Criteria for MLTBID Appeal Consideration (retail and restaurant businesses only)

i. Tier 2: An appealing business must provide verifiable Internal Revenue Service (IRS) tax documentation showing that the business' annual gross revenue is between $50,000 and $150,000 from the previous calendar year. If successfully appealed, Tier 2 businesses will be invoiced within 30 days of the appeal decision, for the $500 annual assessment. Alternatively, an appealing business may provide verifiable information showing that more than fifty percent (50%) of annual gross revenues are derived from residents of the zip code 93546.

ii. Tier 3: An appealing business must provide Internal Revenue Service tax documentation from the previous calendar year showing that the business' annual gross revenue is $49,999 or less. If successfully appealed, Tier 3 businesses will be invoiced in January each year by the Town of Mammoth Lakes with their business license billing, for the $50 annual assessment.

iii. Examples of Acceptable "Verifiable Information":

- Annual Internal Revenue Service tax documents – this is the **ONLY** acceptable verifiable information for businesses appealing based on annual gross revenues;
- Charge accounts (majority zip code 93456 i.e. hardware stores);

- "Locals" specific pricing that shows more than fifty percent (50%) of annual gross revenues are contributed by residents of the zip code 93456;
- Database zip code analysis – tied to revenues;
- Credit card zip code analysis – tied to revenues; and
- Product delivery records showing revenues for products delivered to zip code 93456 addresses making up more than fifty percent (50%) of overall annual gross revenues.

iv. *Exemptions – Appeal Panel Decision Still Required*

The following businesses are exempt from paying the MLTBID assessment. If any of the businesses listed are currently being assessed, such a business must appeal their classification before the Appeals Panel. If successfully appealed, an exempt business shall be refunded any assessment paid during the period in which it should have been classified as exempt.

- Non-tourism businesses that can conclusively demonstrate that they do not receive **ANY** revenue from visitors;
- Non-profit organizations (Internal Revenue Service non-profit determination letter required for appeal);
- Fuel source businesses (gasoline, propane, wood, pellets, oil, etc.)
- Utility provider businesses;
- Wholesales items to other businesses for final sale to consumers;
- Internet sales businesses;
- Non-taxable food items for human consumption;
- Government managed lodging (campgrounds); and
- Government employee lodging stays.

Non-tourism businesses and non-profit organizations who successfully appeal do not need to re-appeal within the ten (10) year term unless their status changes.

v. *New Retail and Restaurant Businesses*

All retail and restaurant businesses applying for new Town of Mammoth Lakes business licenses shall collect and remit MLTBID assessments each month for their designated segment for at least one year as a Tier 1 business (first full tax year they are in business) before being eligible for appeal to Tier 2 or 3. If a business is reclassified as Tier 2 or 3, the business will be refunded any assessment paid in excess of their Tier classification within the last Fiscal Year. New retail and restaurant businesses will be assessed at one and one-half percent (1.5%) of annual gross revenue until they have been in business for one full tax year, at which time they may appeal to be classified as a Tier 2 or Tier 3 business based on annual gross revenues. New retail and restaurant businesses must complete at least one full year (first 12 months they are in business) before they may appeal to be classified as Tier 2 based on more than fifty percent (50%) of their annual gross revenue being derived from residents of the zip code 93546.

vi. *Examples*

i. Example of Business Reclassification from Tier 2 to Tier 1: If a business' annual gross revenue increases from $135,000 to $175,000 they will be reviewed triennially between September 1 – October 31 and will be reclassified from Tier 2 to Tier 1 and go from being assessed $500 annually to being assessed 1.5% of annual gross revenue, remitted monthly. The business will have paid their Tier 2 $500 annual assessment on September 1 and will need to show their gross revenue for September and October to determine the amount

owed at the 1.5% assessment rate. Whatever amount owed at the 1.5% assessment rate will be debited from the $500 paid on September 1. The business will be assessed more if the amount owed exceeds the $500 already paid. If the amount of the assessment is less than the $500 already paid, the business will be rebated, or credited for the remainder. In other words, if they move up to Tier 1 and have paid the Tier 2 annual fee of $500, but through calculation of their gross revenues for September and October only would have owed $350 at the 1.5% assessment rate – they would then be rebated or credited $150 for over payment. Starting November 1, the business will be required to remit monthly at the 1.5% rate moving forward.

ii. Example of Business Reclassification from Tier 3 to Tier 2: If a business' annual gross revenue increases from $45,000 to $135,000 they will be reviewed annually between September 1 – October 31 and will be reclassified from Tier 3 to Tier 2 and go from being assessed $50 annually to being assessed $500 annually. The business will have paid their Tier 3 $50 annual fee on September 1 and will need to remit the additional $450 owed for the annual $500 Tier 2 fee. This will be payable by November 1.

iii. Example of Business Reclassification from Tier 1 to Tier 2: If a business' annual gross revenue decreases from $175,000 to $135,000 they may appeal to be reclassified from Tier 1 to Tier 2 after providing verifiable IRS documentation from the previous calendar year and go from being assessed 1.5% of annual gross revenue to being assessed $500 annually. The business will have paid at Tier 1 level for September and possibly October and whatever amount paid will be credited towards the $500 assessment for the upcoming year. If the business falls short of $500 in the September and October time frame while paying Tier 1, the difference will be due November 1. If the business has paid more than the $500 in the September and October time frame while paying Tier 1, the overage will be refunded. In other words, if they successfully appeal to Tier 2 but have only paid $350 in assessment – they would then owe $150 to fulfill the Tier 2 $500 annual assessment.

iv. Example of Business Reclassification from Tier 2 to Tier 3: If a business' annual gross revenue decreases from $135,000 to $45,000 they may appeal to be reclassified from Tier 2 to Tier 3 and go from being assessed $500 annually to being assessed $50 annually. The business will have paid at Tier 2 level $500 assessment for the upcoming year and upon successful appeal will be rebated $450.

v. A business appealing from Tier 1 to Tier 2, or Tier 2 to Tier 3, will need to appeal triennially to show they are still within their designated tier classification. If the business revenue has grown back over $150,000 or $50,000 annually they will be re-classified back to their respective tiers.

APPENDIX 4 – TOURISM ECONOMICS REPORT – MAMMOTH LAKES TOURISM BUSINESS IMPROVEMENT DISTRICT BUDGET ANALYSIS AND RECOMMENDATIONS





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3 Growing the Visitor Economy

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Appendix 2: The ROI of Destination Marketing



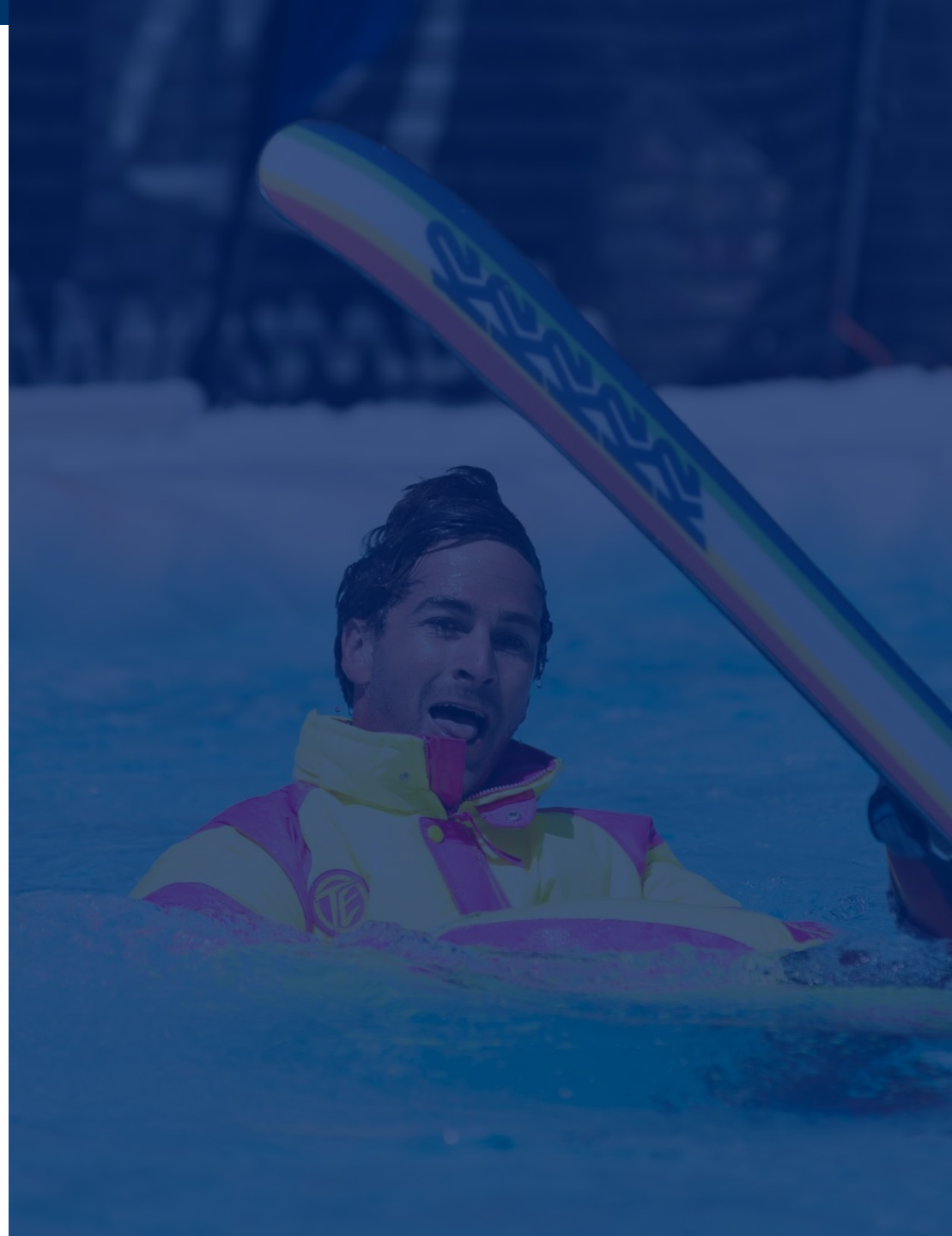
1 Introduction

Introduction

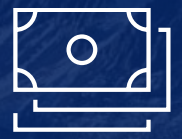
In 2019, visitors to Mammoth Lakes spent a total of $568 million locally and generated $35 million in local government revenue, and these figures are rising rapidly. From 2010 to 2019, total visitor spending increased 58% while TOT collections increased 93%. The revenue generated by the local Tourism Business Improvement District (TBID) and the work performed by Mammoth Lakes Tourism (MLT) is a major factor in this accelerated growth.

This report provides a comprehensive overview of the TBID and its impact on Mammoth Lakes' tourism sector and overall economy. It highlights key trends over the past decade and quantifies how TBID funding benefits the local government.

Right now, Mammoth Lakes is experiencing a strong recovery from the pandemic. Continued support and a renewal of the TBID will support these trends into the future and ensure that the city's visitor economy reaches its full potential.



Key findings



In 2019, visitors spent $568 million in Mammoth Lakes, supporting 5,149 jobs and $176 million in local income.



Since the formation of the TBID, TOT revenue in Mammoth Lakes has grown rapidly, increasing 95% from 2014 to 2019.



MLT is crucial to increasing high yield visitors and driving visitation in the off-season.



Based on prior performance, we estimate MLT funding generates an ROI of 3.86-to-1 for city revenue.



In the absence of the TBID, Mammoth Lakes would forfeit $1.3 billion in visitor spending and $58 million of city government revenue over the next decade.

2 Mammoth Lakes' Visitor Economy in the TBID Era

Mammoth Lakes' Visitor Economy in the TBID Era

Importance of the visitor economy

The travel sector is an enormous part of Mammoth Lakes' economy.

In 2019*, visitors to Mammoth Lakes spent $568 million in 2019. This spending directly generated (i.e., not including indirect and induced effects) 5,149 jobs, $176 million in wages, and $35 million local government revenue (city and county).

For comparison, 8,280 people currently live in Mammoth Lakes, and the City of Mammoth Lakes generated $38 million in FY2019.

*Much of this report focuses on 2019 (fiscal or calendar year) as a benchmark for a typical year.

Key tourism indictors in Mammoth Lakes*, 2019

Dollar figures in millions

Spending	$568
Direct jobs	5,149
Direct wages	$176
Local government revenue**	$35
TOT revenue	*$13*

Sources: Dean Runyan Associates, Tourism Economics; MLT
*Dean Runyan Associates estimates economic impact for Mono County, based on analysis of county-wide room inventory and TOT collections, we estimate 85% of these impacts occur in Mammoth Lakes based on an analysis of hotel room inventory and TOT collections.
**Excludes TBID collections – includes city and county revenue

Mammoth Lakes' Visitor Economy in the TBID Era

Trends in the visitor economy

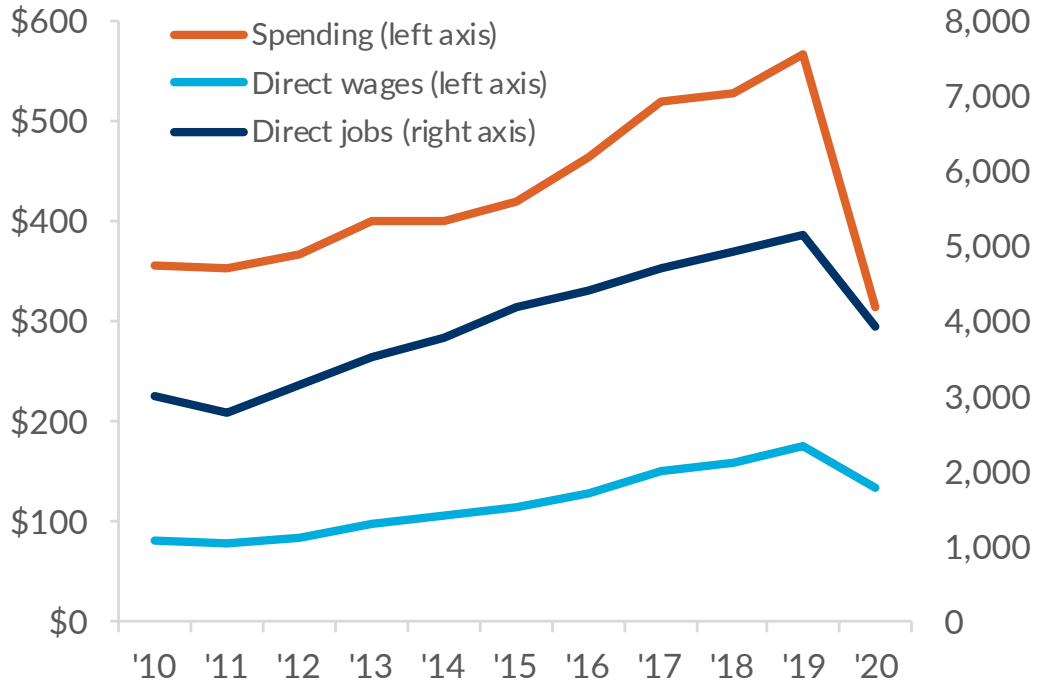
Visitor spending in Mammoth Lakes increased 58% from 2010 to 2019.

Meanwhile, earnings and jobs increased 116% and 70%, respectively.

All measures of the visitor economy fell during 2020 as a result of the pandemic, but recent (early 2022) TOT collections indicate that the visitor economy has already surpassed its pre-pandemic size.

Growth of the visitor economy in Mammoth Lakes

Dollar figures in billions



Sources: Dean Runyan Associates; Tourism Economics

Mammoth Lakes' Visitor Economy in the TBID Era

TBID formation and funding

The Mammoth Lakes TBID (tourism improvement district) has driven tourism growth since 2014.

The following slides will demonstrate that the growth of the visitor economy has been decidedly faster since the formation of the Mammoth Lakes TBID.

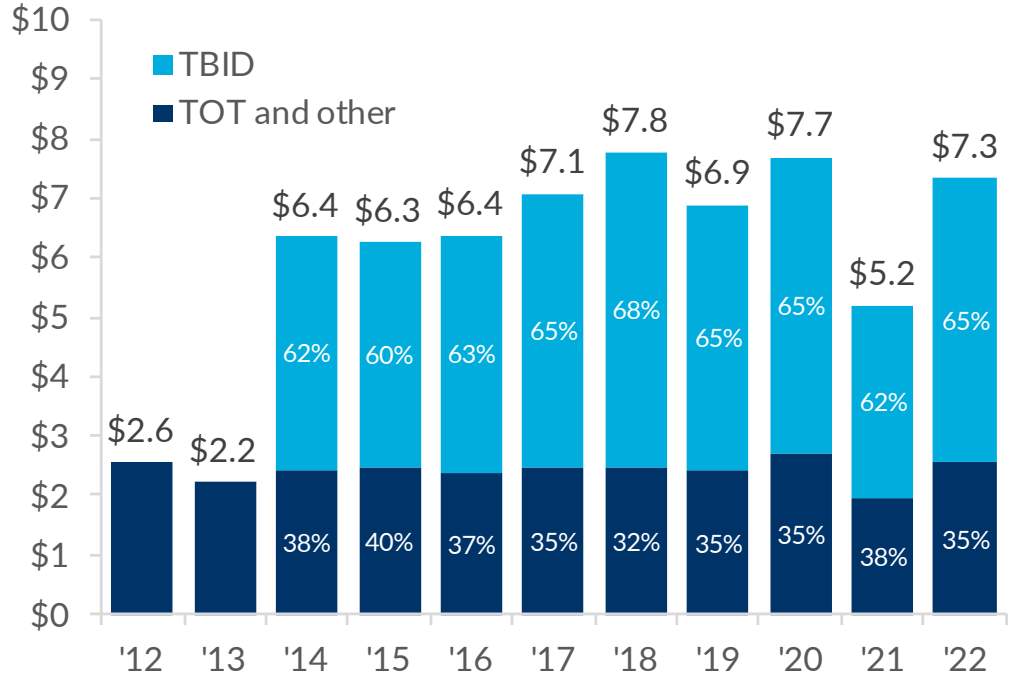
Currently, the vast majority of MLT's budget comes from TBID and TOT collections (tourism occupancy tax).

The TBID significantly boosted MLT's total budget when it was formed in FY2014. The budget rose from $2.2m in FY2013 to over $6 million in every preceding year except FY2021. The TBID currently generates around two thirds of the MLT's current budget, essentially tripling what the DMO's budget would be with only TOT funding.

While the TBID was formed in FY2014, we consider its impacts to begin in calendar/fiscal year 2015, as lags exist between collecting revenue, spending it, and newly attracted tourists arriving. We will refer to 2015-2019 as 'the TBID era'.

MLT funding sources by fiscal year

Dollars, millions – labels indicate share of total



Sources: Dean Runyan Associates; Tourism Economics

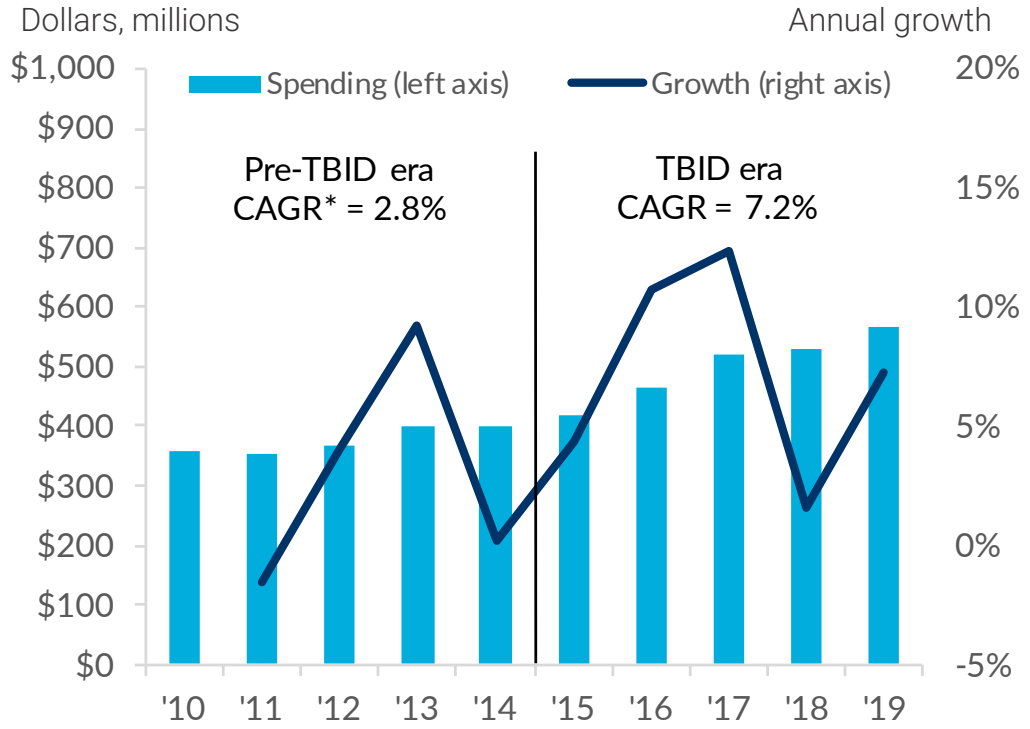
Mammoth Lakes' Visitor Economy in the TBID Era

Increased spending

The growth rate of visitor spending has more than doubled since in the TBID was introduced.

Before the TBID was formed, visitor spending in Mammoth Lakes grew at an annual rate of 2.8% (2010-2014). In the TBID era, growth soared to 7.2%.

Growth of visitor spending in Mammoth Lakes



Sources: Dean Runyan Associates; Tourism Economics
* Compound annual growth rate

Mammoth Lakes' Visitor Economy in the TBID Era

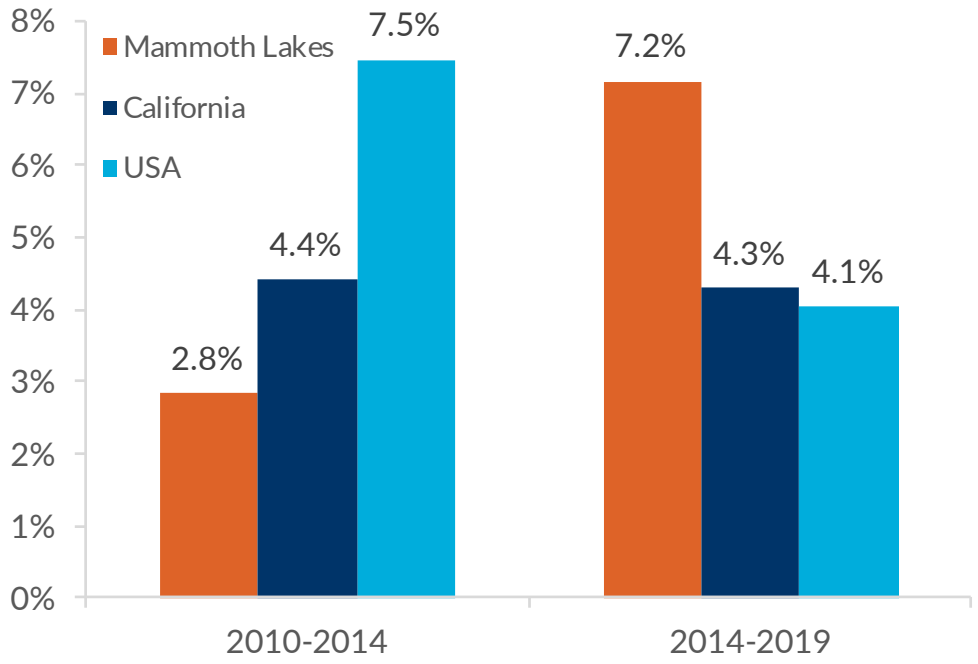
State and national comparison

Mammoth Lakes far surpassed state and national growth rates in the TBID-era after previously trailing them.

National and/or regional trends cannot explain the change in Mammoth Lakes' growth rate. The state grew at roughly the same rate in both periods, and the nation grew much slower in the TBID era.

Growth in visitor spending

Compound annual growth rate



Sources: Dean Runyan Associates; Tourism Economics; US Travel Association

Mammoth Lakes' Visitor Economy in the TBID Era

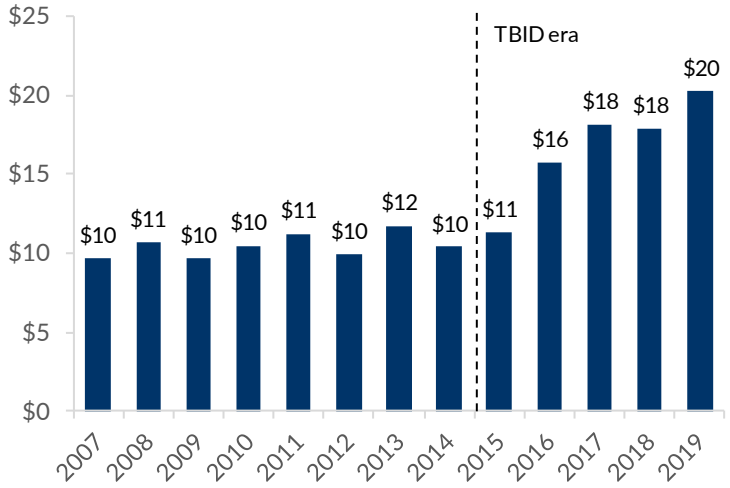
TOT collections growth

Spending on lodging, and therefore TOT collections, has similarly surged in the TBID era.

TOT collections averaged $16.6 million in the TBID era, after averaging $10.7 million from 2010-2014, an increase of 55%.

TOT collections in Mammoth Lakes

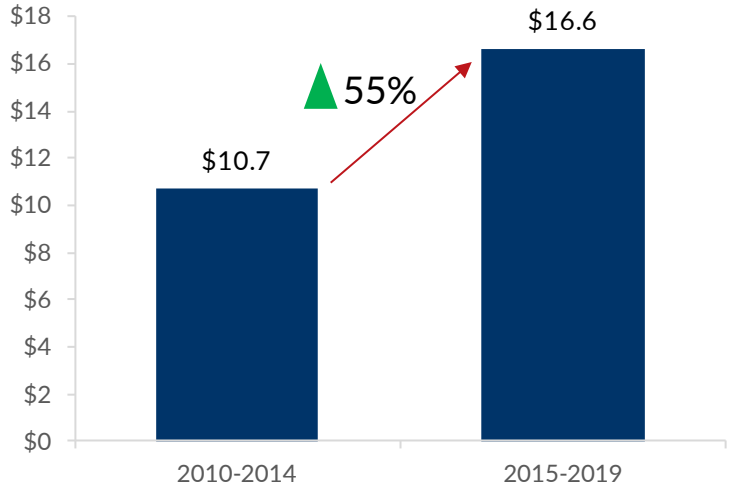
Dollars, millions



Source: MLT

Average TOT collections in Mammoth Lakes

Dollars, millions



Source: MLT

Percent total growth

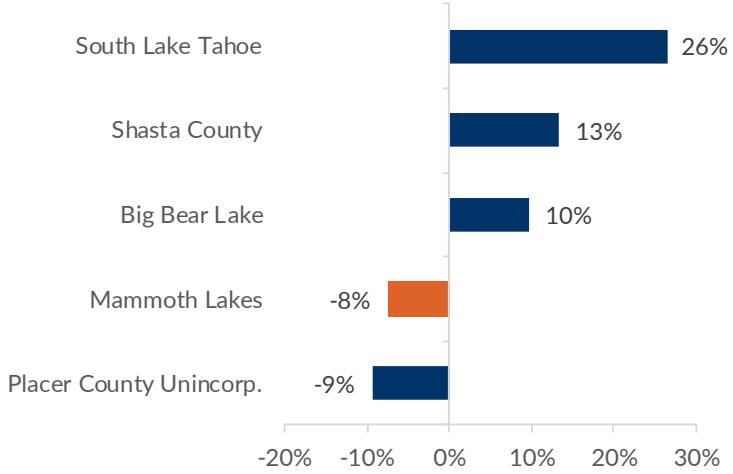
Mammoth Lakes' Visitor Economy in the TBID Era

Regional TOT collections growth comparison

After struggling without the TBID, Mammoth Lakes led its competition in terms of TOT collections growth following its formation.

Adjusted TOT growth* in Mammoth Lakes and competitors, '11-'14**

Percent total growth

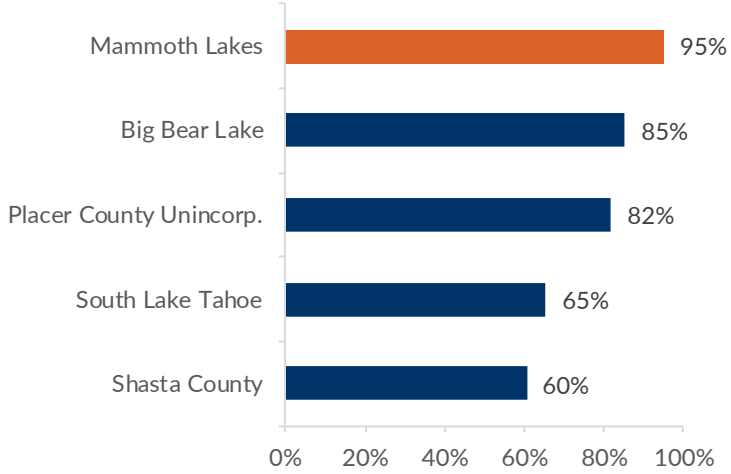


Source: MLT; Dean Runyan Associates
*Adjusted to hold the TOT assessment rate constant
** 2010 data not available for competitors

After posting negative growth from 2011 to 2014 (second to last amongst competitors), TOT collections in Mammoth Lakes grew 95% from 2014 to 2019, outpacing all four competing destinations.

Adjusted TOT growth* in Mammoth Lakes and competitors, '14-'19

Percent total growth



Source: MLT; Dean Runyan Associates
* Adjusted to hold the TOT assessment rate constant

Mammoth Lakes' Visitor Economy in the TBID Era

Low-season growth

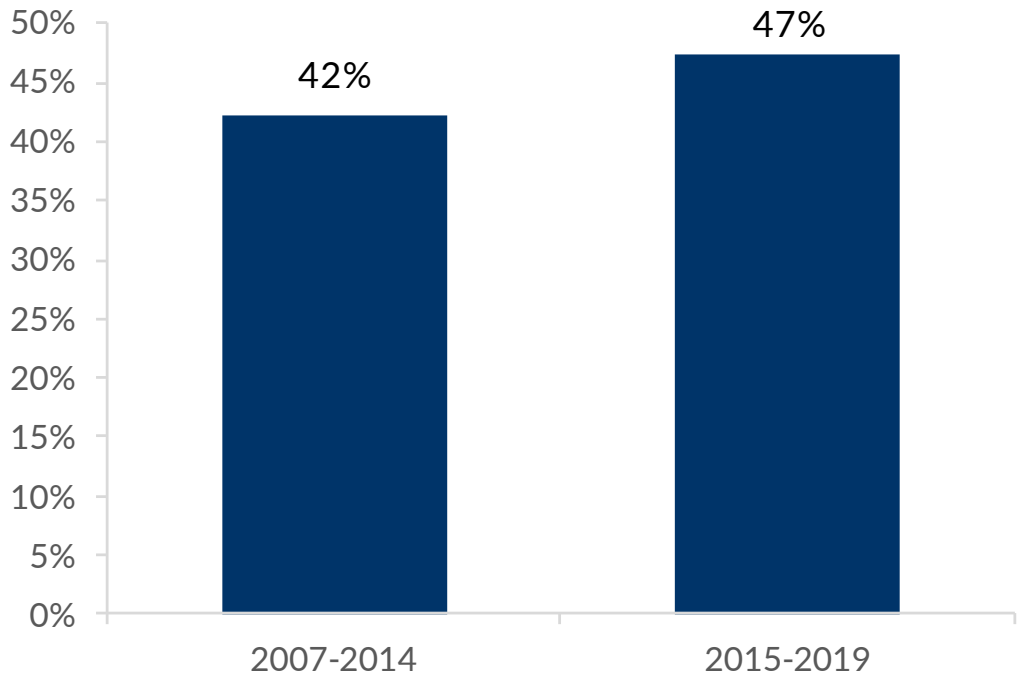
Success in the low-season has helped fuel Mammoth Lakes' overall growth in the TBID era.

TOT revenue in the low-season* is up in the TBID era, averaging 47% of the annual total compared to 42% previously. This increase helped drive the visitor economy's strong growth.

* April - November

Low-season spending TOT collections in Mammoth Lakes

Share of annual spending



Source: MLT

3 Growing the Visitor Economy

Growing the Visitor Economy

Growing the air market

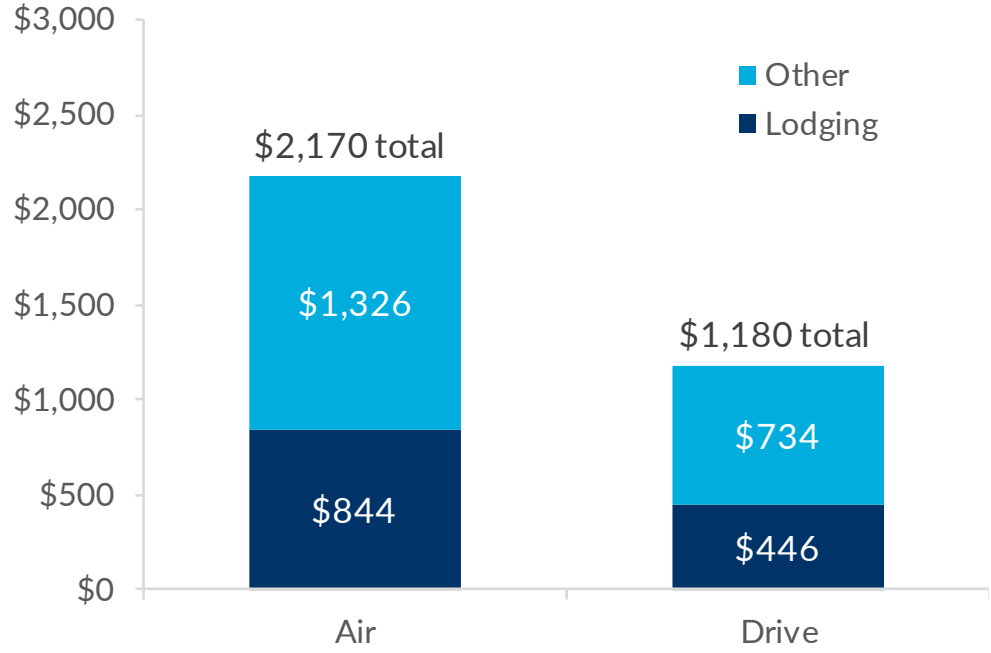
Attracting more air arrivals will boost visitor spending and TOT revenue.

This section reviews two key methods in which it may be possible to boost the economic impact of tourism in Mammoth Lakes: increasing air travelers and attracting more visitors during the low-season.

In terms of economic impact, air travelers are significantly more valuable than drive travelers. They spend 84% more in total and 89% more on lodging (boosting TOT revenue). While air travelers do have longer trips (4.9 nights vs. 3.3 nights, or 48% longer per SMARI), their spending per night is still much higher. So in the high-season, when rooms are scarce, air travelers represent a key driver of increasing impacts.

Spending by traveler segment in Mammoth Lakes, 2018

Dollars per trip per traveling party



Source: SMARI

Growing the Visitor Economy

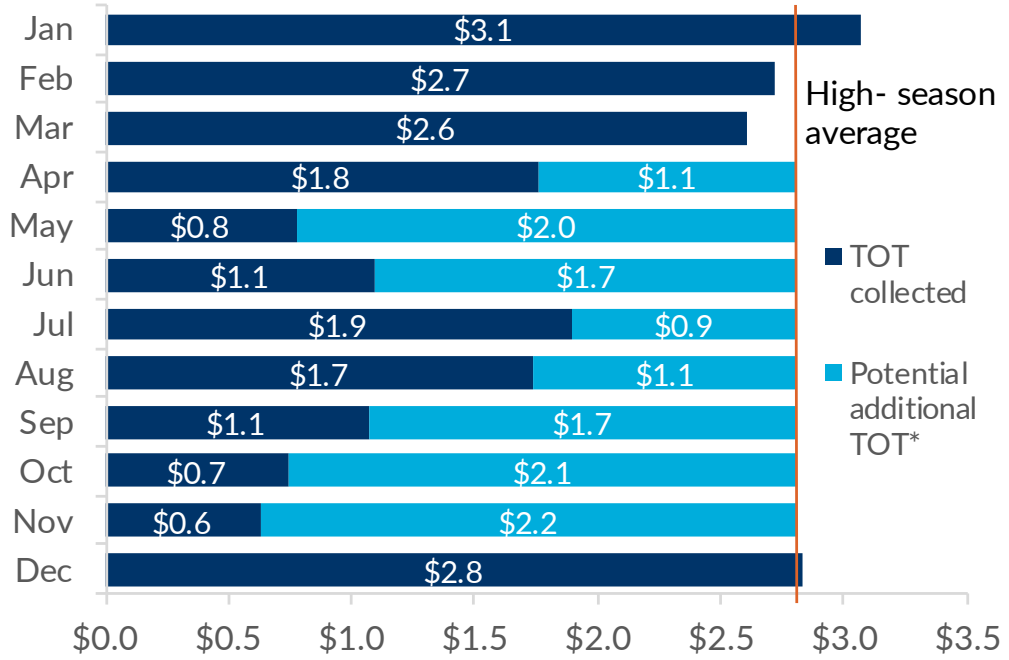
Boosting the low-season

Increasing visitation outside of ski-season would dramatically increase tourism's impact.

Mammoth Lakes' four high-season months (Dec.-Mar.) represent 54% of all TOT collections. TOT collections in January are five times that of November. If Mammoth Lakes could boost TOT collections in the low season to the high season average ($2.8 million per month), an additional $12.8 million of TOT could be generated, equal to 61% of the 2019 total.

Potential for Mammoth Lakes low season, FY2019

Dollar figures in millions



Source: MLT

*What could be generated in these months if they reach the high-season total of $2.8 million.

4 MLT Performance

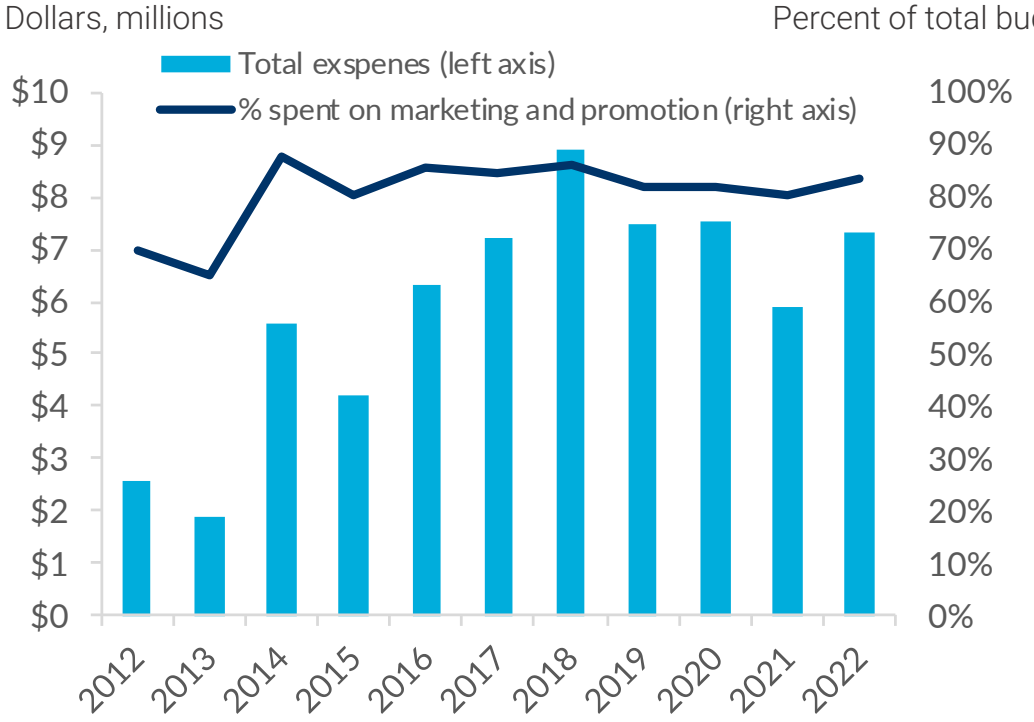
MLT Performance

MLT expenses breakdown

Since the formation of the TBID, MLT's budget has increased, and it has spent a smaller portion of this budget on overhead.

In the final year before the TBID, the MLT spent 65% of its budget on marketing and promotion, while 35% went to salary and overhead. Since the formation of the TBID, the MLT has been able to focus most of the additional revenue on marketing and promotion. In the TBID era, MLT has spent an average of 86%of its budget on marketing and promotion and only 14% on salary and overhead.

Total MLT expenses and marketing/promotion share



Source: MLT

Growing the Visitor Economy

Paid media – expanding awareness

MLT works to expand awareness of Mammoth Lakes as a tourism destination through its website and paid media.

Example of search engine optimization and paid media partners

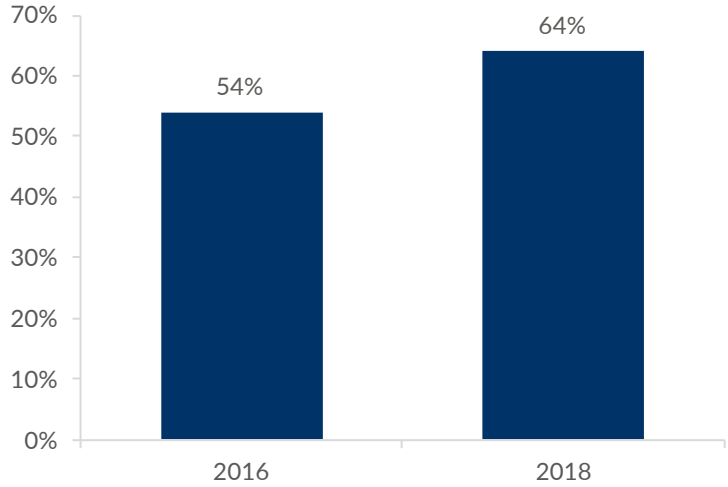


Source: SMARI

These efforts are effective. In recent SMARI surveys, household awareness of Mammoth Lakes amongst the target market increased to 64% in 2018 from 54% in 2016.

Awareness in the target market

Percent of target households familiar with Mammoth Lakes



Source: SMARI

Growing the Visitor Economy

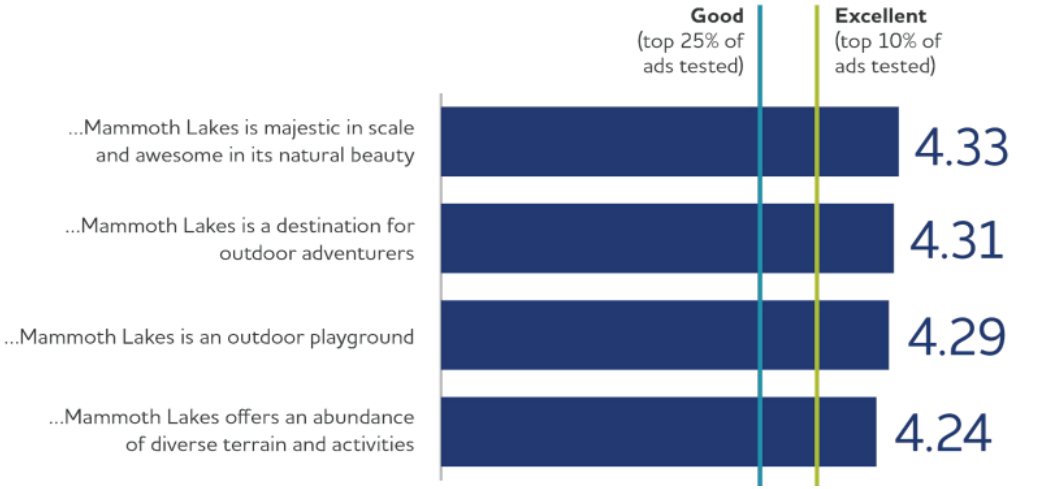
Paid media – creating positive impacts

These campaigns generate positive impressions in the target audience.

In addition to raising awareness, the ads create positive impressions on the viewers and emphasize the stunning nature of Mammoth Lakes. Their impact far exceeds that of most competing media campaigns, scoring in the top 10% of all paid media ads.

MLT advertisement impact

The Mammoth Lakes advertising campaign communicate that…



Source: SMARI

Score on a 1 to 5 scale

Growing the Visitor Economy

Generating earned media

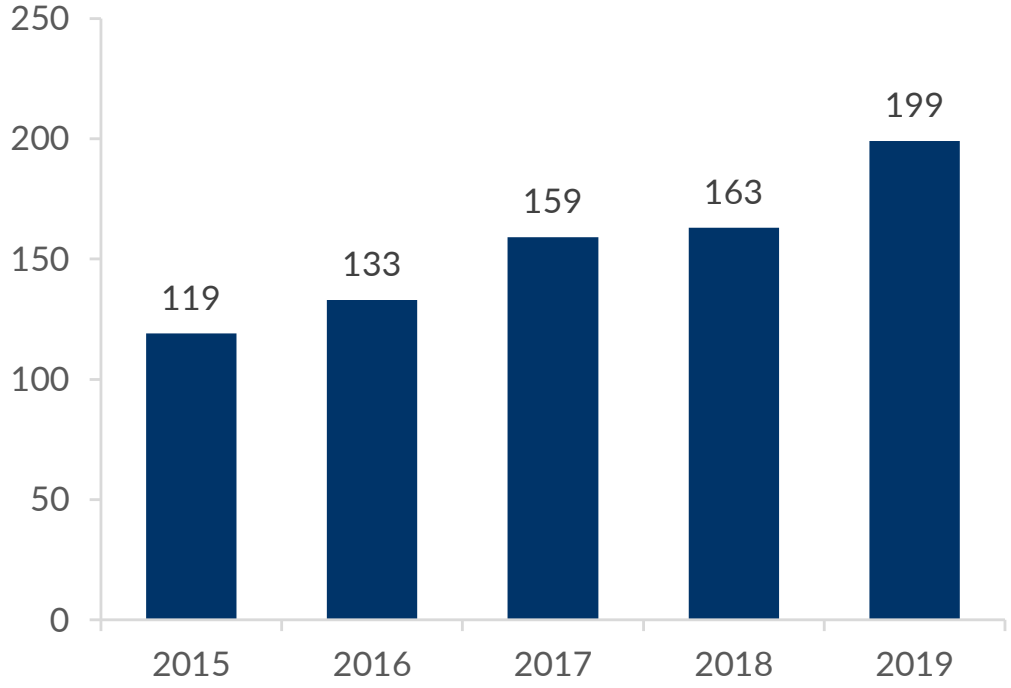
MLT generated 199 pieces of earned media* in FY2019, up 67% from 119 pieces in 2015.

MLT rapidly increased its influence in travel media and was generating more supportive earned media every year before the pandemic.

*Earned media refers to pieces of media outside of MLT's direct control, such as TV news stories or articles in magazines. These pieces are often more influential for consumers than paid or owned media which are controlled by MLT

MLT earned media per year

Articles per fiscal year



Source: MLT

Growing the Visitor Economy

Boosting the low-season

MLT has spent significant resources promoting travel to Mammoth Lakes in the summer and fall.

As demonstrated previously, the low-season is a key opportunity for Mammoth Lakes, and TOT collections during the TBID era are higher than prior years, indicating a strong growth of low-season visitation since formation of the TBID.

Paid media promotion for the low-season



Sources: MLT

MLT Performance

ROI calculation – 1 of 2

Mammoth Lakes outpaced California in visitor spending and tourism promotion funding growth.

To estimate ROI, we examine growth in visitor spending and tourism promotion funding in the TBID era.

As seen previously, Mammoth Lakes' visitor economy has grown faster than the states' during the TBID era, 41% vs 23% respectively. If Mammoth Lakes' visitor spending grew at the California rate (23%), it would have only reached $496 million in 2019, $72 million less than the $568 million it actually reached.

At the same time, the MLT's budget grew faster than California regional (city and county – not state) DMOs*, 295% vs 71% respectively. If the MLT budget grew at the California rate (71%), it would have only reached $3.2 million in 2019, $4.2 million less than the $7.5 million it actually reached.

Tourism spending comparison

Dollar figures in millions

	2014	2019	'14-'19 growth %	'14-'19 growth $
Mammoth Lakes	$402	$568	41%	$167
California	$117,400	$144,900	23%	$27,500
Mammoth Lakes at California growth rate	$402	$496	23%	$94
Mammoth Lakes additional spending*	$72			

Sources: Tourism Economics; Dean Runyan Associates

Tourism promotion budget comparison

Dollar figures in millions

	2013	2019	'13-'19 growth %	'13-'19 growth $
Mammoth Lakes	$1.9	$7.5	295%	$5.6
California*	$1,746	$2,981	71%	$1,235
Mammoth Lakes at California growth rate	$1.9	$3.2	71%	$1.3
Mammoth Lakes additional funding*	$4.2			

Sources: Tourism Economics; Dean Runyan Associates; MLT

*as estimated by TOT collections, some variance would be caused by regions varying the share of TOT revenue allocated to the DMO. Additionally, it does not include other TBIDs. This likely makes the estimate conservative as new TBIDs were formed during the period, and other increased assessments.

MLT Performance

ROI calculation – 2 of 2

The City of Mammoth Lakes receives $3.86 of revenue for every TOT dollar invested in MLT.

Based on the growth rates in the previous slides, we calculate a visitor spending ROI of 17-to-1 for MLT (i.e. for every dollar of increased MLT funding in the TBID era, an additional $17 of visitor spending was generated). Based on MLT's FY2019 budget of $7.5 million, we calculate that the MLT generated a total of $127 million in visitor spending, $49 million of lodging spending, and $5.2 million of TOT collections for the city. Compared to the $2.4 million of TOT received by the MLT, this implies an ROI of 2.17-to-1 on TOT revenue of the city (for every dollar appropriated to the MLT, the MLT generated $2.17 dollars for the city).

After considering all sources of non-TOT government revenue, we estimate that the MLT generated a total of $9.3 million, and a total ROI for the city of 3.86-to-1.

Finally, we estimate that the MLT generated $39 million of city wages, and a city wage ROI of 5.28-to-1.

MLT ROI calculations

Dollar figures in millions

		Notes/source
Mammoth Lakes additional spending	$72	
Mammoth Lakes additional funding	$4.2	
Visitor spending ROI	**17-to-1**	*Mammoth Lakes additional spending / Mammoth Lakes additional funding*
MLT total expenses	$7.5	*FY19*
MLT generated visitor spending	$127	*FY19 expenses X ROI*
MLT generated lodging spending	$49	*Sources: SMARI estimates that 38% of visitor spending is on Lodging*
MLT generated TOT	$6.3	*MLT generated lodging spending X 13% TOT rate*
MLT generated TOT to city	$5.2	*MLT generated TOT X 82% share of TOT accruing to city*
TOT received by MLT	$2.4	*From MLT budget*
City ROI for TOT	**2.17-to-1**	*MLT generated TOT to City / TOT received by MLT*
MLT generated non-TOT city revenue	$2.9	*We estimate 86%* of non-TOT city revenue is supported by tourism**
MLT generated total city revenue	$9.3	*MLT generated TOT to City + MLT generated non-TOT city revenue*
City revenue ROI	**3.86-to-1**	*MLT generated city taxes / TOT received by MLT*
MLT generated local wages	$39.4	*Dean Runyan Associates estimates 31% of all spending accrues to local wages*
City wage ROI	**5.28-to-1**	*MLT generated local wages / TOT received by MLT*

*TOT accounts for 43% of total city revenue (excluding TBID). The 86% estimate is derived from an analysis of visitor generated sales in Mammoth Lakes compared to total sales tax collected, and a conversation with the city revenue department.
Source: MLT; City of Mammoth Lakes; Tourism Economics; SMARI

6 Impact of TBID Funding on the Mammoth Lakes Economy

Impact of TBID Funding on Mammoth Lakes' Economy

Scenario development

Changes in the TBID could create an impact of several hundred million dollars.

Here we evaluate the impact of the loss of the TBID via two scenarios. In the Baseline Scenario, the TBID structure remains the same, and in the TBID elimination scenario the TBID is removed in FY2023. We provide additional details on the two scenarios in FY2025, as this is the first year without a "cool-down" or "ramp-up" effect (i.e. the full effect of a funding increase/decrease will not be felt in the first two years of budget changes as lags exists between assessments being collected, distributed, media spending decreasing, consumers making travel plans, and visitors actually traveling).

In 2025, our Baseline Scenario forecasted MLT's budget is $11.1 million. In the TBID Elimination Scenario, the MLT's budget is $3.2 million, a decrease of $7.9 million. We estimate a 17-to-1 ROI on this lost funding spending, which results in $135 million of lost visitor spending.

This lost spending results in the losses of $6.1 million of city revenue including $5.2 million of TOT. the city also forfeits 1,479 jobs with associated incomes of $56 million.

Mammoth Lakes visitor economy in two scenarios, FY2015

Dollar figures in millions

	Baseline Scenario	TBID Elimination Scenario	Losses
MLT budget	$11.1	$3.2	$7.9
Visitor spending	$776	$641	$135
Lodging revenue*	$232	$191	$40
Total supported city revenue*	$56.3	$50.2	$6.1
*Direct TOT**	*$30.1*	*$24.9*	*$5.2*
*Direct sales tax**	*$4.9*	*$4.0*	*$0.9*
Direct jobs	8,498	7,019	1,479
Direct wages	$324	$268	$56

Sources: MLT; Tourism Economics; Dean Runyan associates; City of Mammoth Lakes
*Fiscal years

Impact of TBID Funding on Mammoth Lakes' Economy

Baseline Scenario forecast

In our Baseline Scenario, visitor spending grows to $839 million in 2032.

Mammoth Lakes' visitor economy, TBID elimination scenario

Dollar figures in millions

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'19-'32 change $/#	'19-'32 change %
Visitor spending	$568	$315	$434	$735	$753	$765	$776	$787	$798	$809	$820	$829	$836	$839	$271	48%
Lodging revenue*	$155	$123	$127	$216	$223	$227	$232	$236	$241	$245	$250	$254	$257	$260	$104	67%
TBID revenue*	$5.7	$4.3	$4.4	$7.5	$7.7	$7.8	$7.9	$8.0	$8.2	$8.3	$8.4	$8.5	$8.6	$8.7	$3.0	53%
Total supported city revenue*	$38.3	$30.3	$31.0	$52.7	$54.2	$55.3	$56.3	$57.3	$58.4	$59.5	$60.5	$61.4	$62.1	$62.6	$24	63%
*Direct TOT**	*$20.2*	*$16.0*	*$16.5*	*$28.1*	*$28.9*	*$29.6*	*$30.1*	*$30.7*	*$31.3*	*$31.9*	*$32.5*	*$33.0*	*$33.4*	*$33.7*	*$14*	*67%*
*Direct sales tax**	*$3.6*	*$2.9*	*$2.8*	*$4.7*	*$4.8*	*$4.8*	*$4.9*	*$4.9*	*$5.0*	*$5.1*	*$5.1*	*$5.2*	*$5.2*	*$5.2*	*$2*	*43%*
Direct jobs	7,179	5,467	6,402	8,304	8,309	8,413	8,498	8,583	8,669	8,757	8,836	8,898	8,934	8,934	1,755	24%
Direct wages	$245	$186	$195	$309	$315	$320	$324	$328	$333	$337	$341	$345	$347	$348	$103	42%

Sources: MLT; Tourism Economics; Dean Runyan Associates; City of Mammoth Lakes
*Fiscal years

Impact of TBID Funding on Mammoth Lakes' Economy

Baseline Scenario forecast

In the TBID Elimination Scenario, visitor spending losses mount to $1.3 billion over the next decade.

Over the next decade, losses mount in the TBID Elimination Scenario, including $1.3 billion in visitor spending, $58 million in city revenue, and $50 million of TOT.

Mammoth Lake's visitor economy, Baseline Scenario*

Dollar figures in millions

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	**Total losses**
Baseline visitor spending	$568	$315	$434	$735	$753	$765	$776	$787	$798	$809	$820	$829	$836	$839	--
TBID elination Scenario visitor spending	$568	$315	$434	$735	$709	$677	$641	$650	$659	$668	$677	$684	$689	$692	--
Lost visitor spending	--	--	--	--	$43	$89	$135	$137	$139	$141	$144	$145	$147	$148	**$1,268**
Lost lodging revenue*	--	--	--	--	$13	$26	$40	$41	$42	$43	$44	$45	$45	$46	**$385**
Lost supported city revenue*	--	--	--	--	$1.9	$4.0	$6.1	$6.2	$6.3	$6.5	$6.6	$6.7	$6.8	$6.8	**$58**
*Lost TOT**	--	--	--	--	*$1.7*	*$3.4*	*$5.2*	*$5.4*	*$5.5*	*$5.6*	*$5.7*	*$5.8*	*$5.9*	*$5.9*	***$50***
*Lost sales tax**	--	--	--	--	*$0.3*	*$0.6*	*$0.9*	*$0.9*	*$0.9*	*$0.9*	*$0.9*	*$0.9*	*$0.9*	*$0.9*	***$8***
Lost jobs	--	--	--	--	480	973	1,479	1,496	1,513	1,530	1,546	1,560	1,568	1,571	**1,533****
Lost wages	--	--	--	--	$18	$37	$56	$57	$58	$59	$60	$60	$61	$61	**$528**

Sources: MLT; Tourism Economics; Dean Runyan Associates; City of Mammoth Lakes
*Fiscal years
**annual average of jobs lost

Impact of TBID Funding on Mammoth Lakes' Economy

The recovery

Mammoth Lakes can build on recent gains with the TBID in place.

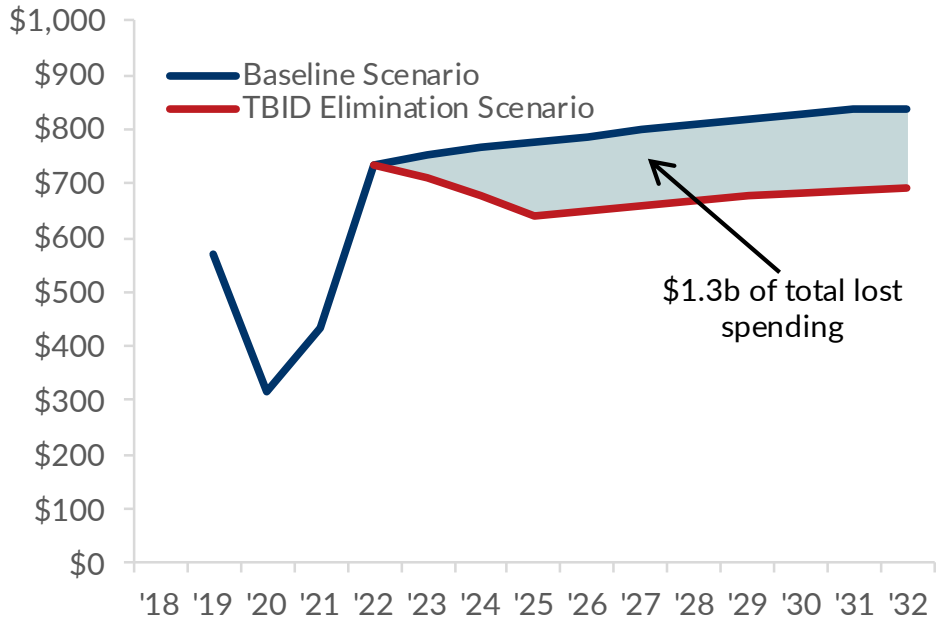
In Feb 2022, TOT collections in Mammoth Lakes were 41% over their pre-pandemic level – and that was not an anomaly as other recent months have posted similar gains. This lodging sector performance compares very favorably with California, which remains well below its pre-pandemic room revenue figures, and the US, which has just edged over its pre-pandemic numbers.

Rural destinations with options to avoid crowds have bounced back quickly and many are experiencing record numbers nationwide. The question remains: can they keep these gains? Or will they fall back as travelers return to cities in greater numbers?

We believe continued strong funding for MLT, including the renewal of the TBID, will be a key driver in maintaining these recent gains and building upon them in the future. Eliminating the TBID invites the risk of falling back closer to the national level of recovery, and substantial losses over the next decade.

Mammoth Lakes' visitor economy, two scenarios

Dollar figures in millions



Sources: Dean Runyan Associates; Tourism Economics

Appendix 1: The Impact of TIDs

The Impact of TIDs

National study of TID benefits

The following pages review a collaborative research project on the impact of TIDs performed by Tourism Economics.

The study finds that tourism improvement districts (TIDs – a very similar concept to TBIDs) provide a competitive advantage for destinations. By examining TID impacts on room demand, revenue, and visitor spending, this white paper explores that ground-breaking research and explains how TIDs enhance economic impacts in destinations.

The Impact of TIDs

Destination sample

The analysis covers 100 cities, including 29 TID destinations and 71 non-TID destinations.

Cities included in Tourism Economics' TID impact analysis

	TID sample		
	City	State	Year established
1	Mobile	AL	2020
2	Sacramento	CA	2019
3	Los Angeles	CA	2011
4	Anaheim	CA	2010
5	Napa	CA	2010
6	Palm Springs	CA	2008
7	San Francisco	CA	2008
8	San Diego	CA	2007
9	Monterey	CA	2006
10	San Jose	CA	2006
11	Denver	CO	2017
12	Tampa	FL	2020
13	Wichita	KS	2014
14	New Orleans	LA	2014
15	Baltimore	MD	2019
16	Billings	MT	2007
17	Newark	NJ	2013
18	Tulsa	OK	2019
19	Portland	OR	2012
20	Philadelphia	PA	2017
21	Newport	RI	2017
22	Sioux Falls	SD	2011
23	Memphis	TN	2015
24	San Antonio	TX	2018
25	Fort Worth	TX	2017
26	Arlington	TX	2016
27	Dallas	TX	2012
28	Seattle	WA	2012
29	Spokane	WA	2003

	Non-TID sample			
	City	State	City	State
1	Anchorage	AK	Charlotte	NC
2	Birmingham	AL	Asheville	NC
3	Huntsville	AL	Greensboro	NC
4	Little Rock	AR	Raleigh	NC
5	Tucson	AZ	Fargo	ND
6	Mesa	AZ	Omaha	NE
7	Colorado Springs	CO	Atlantic City	NJ
8	Aspen	CO	Albuquerque	NM
9	Hartford	CT	Las Vegas	NV
10	New Haven	CT	Syracuse	NY
11	Washington	DC	Albany	NY
12	Jacksonville	FL	Buffalo	NY
13	Miami	FL	New York	NY
14	Orlando	FL	Lake George	NY
15	Pensacola	FL	Cincinnati	OH
16	Atlanta	GA	Cleveland	OH
17	Savannah	GA	Columbus	OH
18	Honolulu	HI	Oklahoma City	OK
19	Des Moines	IA	Gettysburg	PA
20	Boise	ID	Pittsburgh	PA
21	Chicago	IL	Harrisburg	PA
22	Fort Wayne	IN	Providence	RI
23	Indianapolis	IN	Charleston	SC
24	Louisville	KY	Hilton Head Island	SC
25	Lexington	KY	Myrtle Beach	SC
26	Baton Rouge	LA	Chattanooga	TN
27	Boston	MA	Nashville	TN
28	Portland_ME	ME	Austin	TX
29	Detroit	MI	Salt Lake City	UT
30	Grand Rapids	MI	Richmond	VA
31	Minneapolis	MN	Virginia Beach	VA
32	Saint Paul	MN	Tacoma	WA
33	St. Louis	MO	Madison	WI
34	Kansas City	MO	Milwaukee	WI
35	Jackson	MS	Charleston_WV	WV
			Jackson_WY	WY

The Impact of TIDs

Room demand regression model

Our approach to estimate the effect of TID on room demand included:

1. 100 US destinations (counties); 29 TID destinations and 71 non-TID destinations
2. Oxford Economics databank was utilized for relevant macroeconomic indicators, namely, GDP and employment (at county level)
3. The final panel dataset consisted of 100 cross-sections and 30 time periods (1990-2019), totaling 3,000 observations

$$\log(Room\ demand) = b_1 + b_2 \times \log(Arts\&Rec\ GDP)$$
$$+b_3 \times \log(Total\ GDP) + b_4 \times TID_{dummy} + error$$

Where $TID_{dummy} = 1$ for a TID city, and 0 otherwise.

- The model sought to test whether a positive and significant relationship existed between the dependent variable, $Room\ demand$, and the independent variable TID_{dummy} ; a positive b_4 coefficient with a small p-value.
- The other two independent variables, Arts & Rec GDP and $Total\ GDP$, were employed as control variables to control for a destination's size and its relative importance as a tourist destination.
- Below are the regression results indicating a positive and highly significant b_4 coefficient.
- The results suggest that when controlled for size and importance of a destination as a tourist destination, across our sample of 100 cities, there was an average 2.12% difference in room demand between years in which a destination had an active TID and years without a TID. Results are statistically significant with a 99% confidence level.

Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	7.051367	0.125775	56.06344	0.0000
LOG(GDP71LCC)	0.135999	0.008530	15.94374	0.0000
LOG(GDPTOTLCC)	0.671031	0.014663	45.76392	0.0000
DUMMY2_TID	0.021258	0.005906	3.599285	0.0003

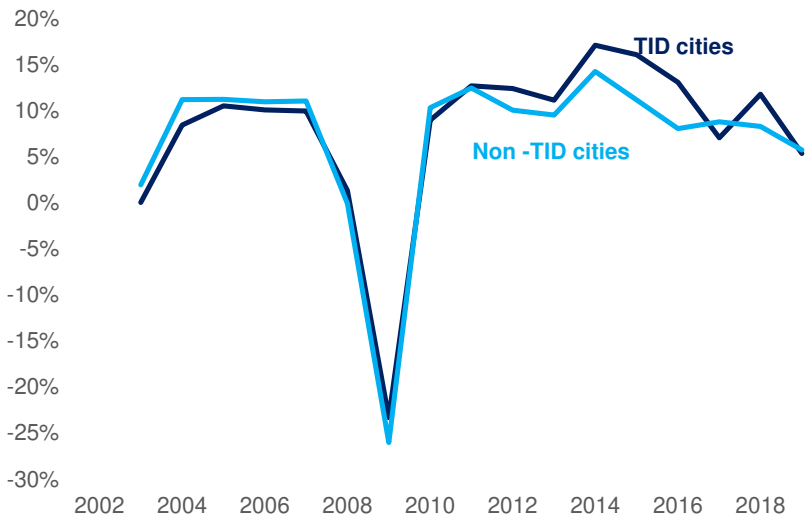
The Impact of TIDs

High-level view

Visually, we can observe that TID destinations outperformed non-TID markets in the latest upcycle.

Total hotel room revenue

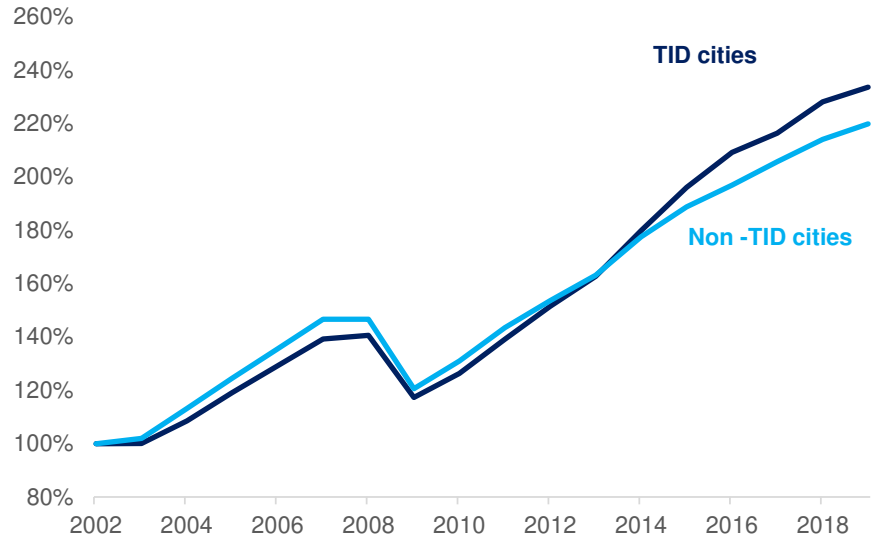
TID vs. non-TID cities growth



Source: STR, Civitas, Tourism Economics

Total hotel room revenue

TID vs. non-TID cities (2002=100)



Source: STR, Civitas, Tourism Economics

The Impact of TIDs

TID growth premium: demand

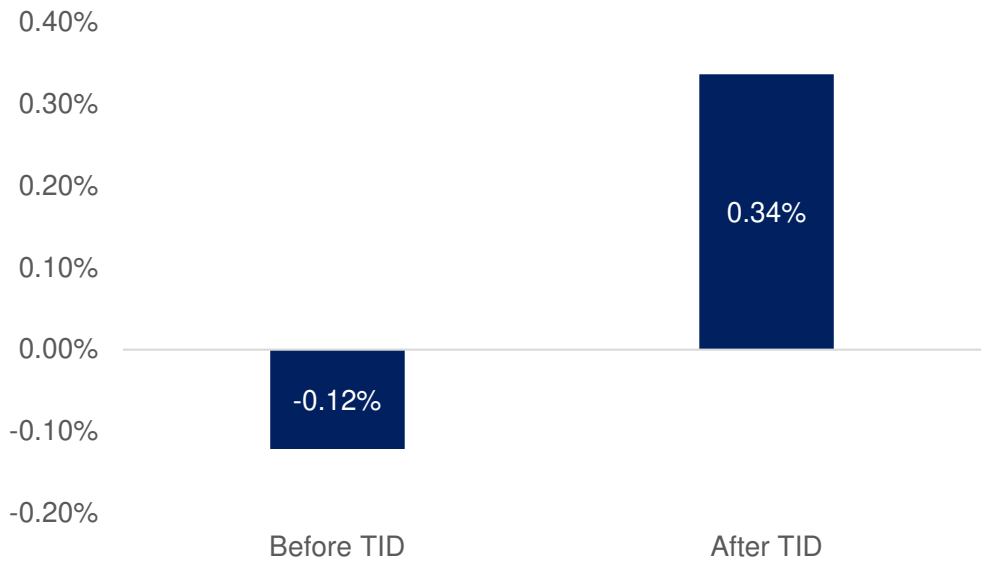
On average, a destination gains 0.5% in demand growth per year after a TID is put in place.

The demand premium is calculated as the difference between an average 3-year growth in TID cities and non-TID cities prior to the TID ("Before TID") and post the TID ("After TID").

- Before authorizing a TID, growth in cities that eventually had a TID was 12 basis points slower compared to growth in TID cities.
- After authorizing a TID, growth in TID cities was 34 basis points faster compared to non-TID cities.
- Swing of 0.5% in room demand.

Room demand growth premium*

2003-2019



"Premium" is measured as the difference in growth rates between TID and non-TID destinations
Source: STR, Tourism Economics

The Impact of TIDs

TID growth premium: revenue

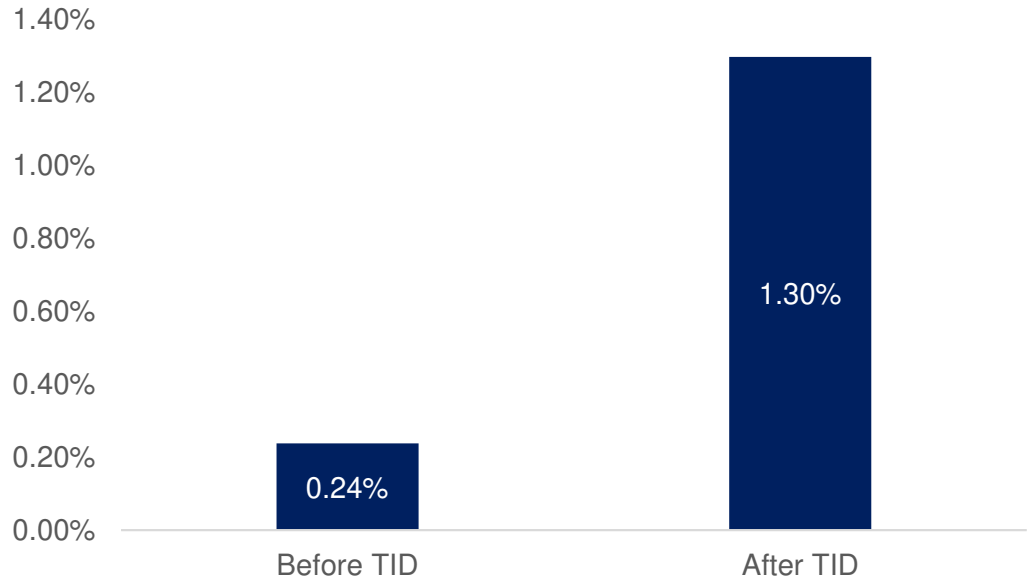
On average, a destination gains 1.1% in revenue growth per year after a TID is put in place.

The revenue premium is calculated as the difference between an average 3-year growth in TID cities and non-TID cities prior to the TID ("Before TID") and post the TID ("After TID").

- Before authorizing a TID, growth in TID cities was 24 basis points faster compared to growth in non-TID cities
- After authorizing a TID, growth in TID cities was 130 basis points faster compared to non-TID cities
- Gain of 1.1% in room revenue.

Room revenue growth premium*

2003-2019



"Premium" is measured as the difference in growth rates between TID and non-TID destinations
Source: STR, Tourism Economics

The Impact of TIDs

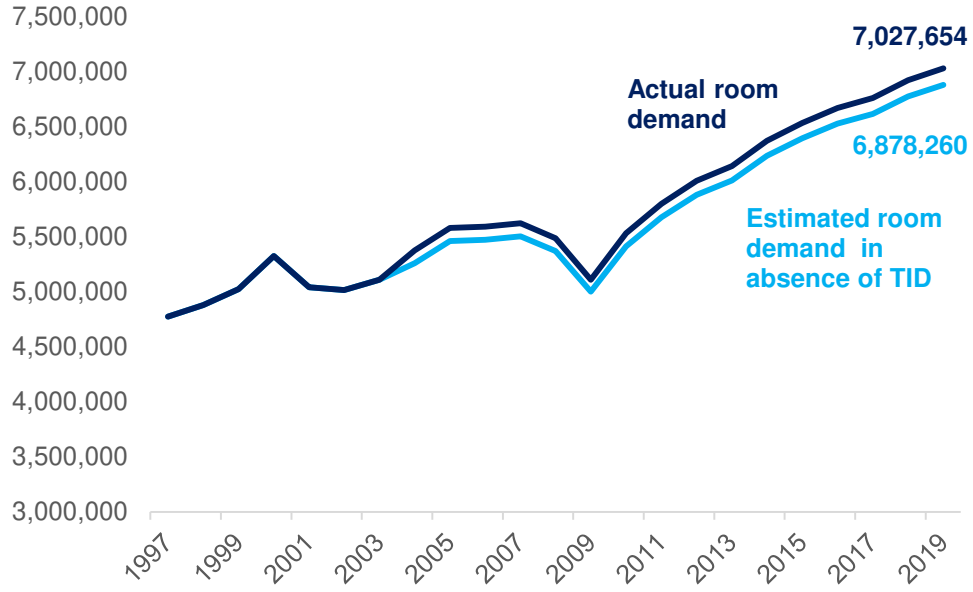
TID room demand lift

On average, our modeling indicates that TIDs produce a 2.1% lift in hotel room demand.

The 29 TID destinations in our model grew to generate 7,027,654 rooms in 2019. Without the boost generated by the TIDs, these destinations would have only generated 6,878,260 rooms.

Average annual hotel room demand

TID cities



Sources: STR, Civitas, Tourism Economics

The Impact of TIDs

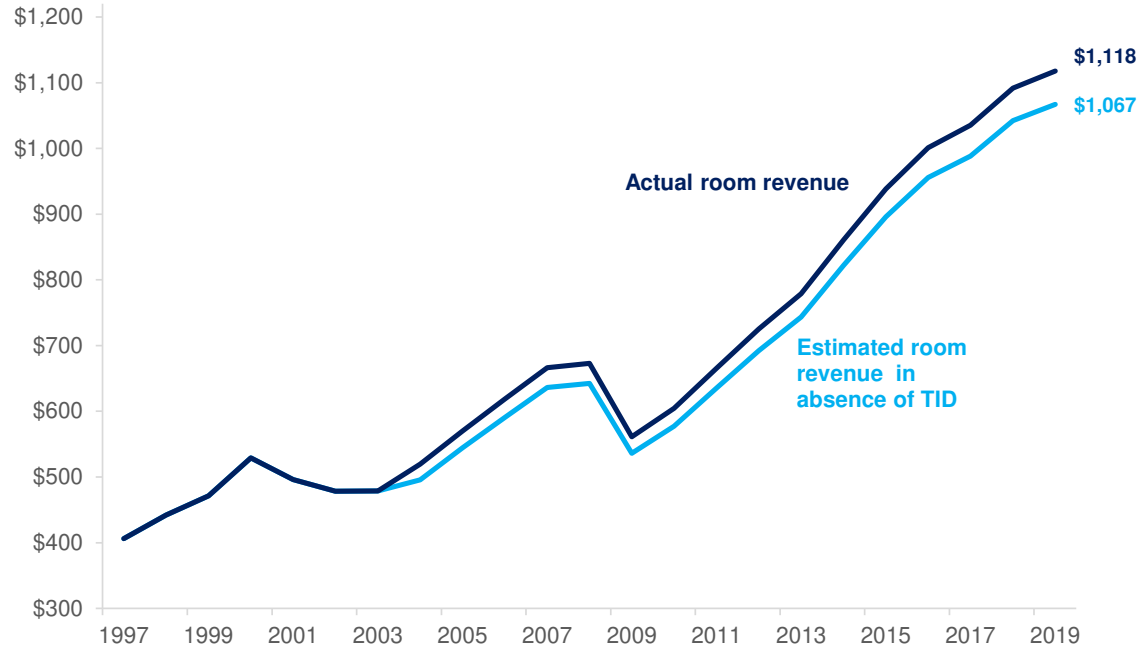
TID room demand lift

On average, our modeling indicates that TIDs produce a 4.5% lift in hotel room revenue.

The 29 TID destinations in our model grew to generate $1.12 billion in room revenue in 2019. Without the boost generated by the TIDs, these destinations would have only generated $1.07 billion in room revenue.

Average annual hotel room demand

TID cities (millions)



Sources: STR, Civitas, Tourism Economics

The Impact of Tourism Improvement Districts

Economic benefits of TIDs

The impacts of TIDs go beyond just the hotel and tourism sector.

Tourism promotion funding provided by TIDs results in more visitors and visitor spending, and this spending represents a new injection to the local economy with many downstream benefits . In total, benefits are felt on three levels.

- Direct Impacts: Visitors create direct economic value within a discreet group of sectors (e.g., recreation, transportation). This supports a relative proportion of jobs, wages, taxes, and GDP within each sector.
- Indirect Impacts: Each directly affected sector also purchases goods and services as inputs (e.g., food wholesalers, utilities) into production. These impacts are called indirect impacts.
- Induced Impacts: Lastly, the induced impact is generated when employees whose wages are generated whether directly or indirectly by visitors, spend those wages in the local economy.



Appendix 2: The ROI of Destination Marketing

The ROI of Destination Marketing

Many state and local CVBs and DMOs conduct periodic assessments of marketing effectiveness. There are several goals of these studies, including understanding how specific marketing campaigns are perceived by households, how effective the campaigns are in having an impact on households' intent to travel to a given destination, and which target markets are showing differing level of responsiveness to marketing. Frequently these studies include a specific analysis of the ROI of marketing spending in the form of a quantitative assessment of the level of incremental visitor spending and tax revenues that are attributable to destination marketing.

These studies use a variety of methods and are measuring the impact of a range of different campaigns across different situations. For example, a specific study may look at incremental visitors attracted by a state-level marketing campaign conducted by a state that attracts travelers from a range of national markets, while another study may focus on the results of a more targeted regional campaign carried out by a city-level CVB. While the results of a specific study pertain most directly to the situation that was analyzed and the corresponding assumptions, it is appropriate to consider broader inferences from the research. We analyzed recent studies that included an estimate of the incremental visitor spending attributable to advertising campaign spending.

For example, in a fairly typical approach, a study would:

- Use a survey to analyze the effect of a specific advertising campaign on households' travel to a given destination, such as by analyzing the impact on actual travel among those that had observed the advertising or by analyzing the impact on households' intentions to travel;
- Project that effect to the broader set of households in the marketing area to estimate the number of incremental visits attributable to the campaign;
- Apply typical levels of spending per visitor to estimate incremental visitor spending; and,
- Compare incremental visitor spending to the level of advertising spending to estimate the ROI.

Tourism Economics summarized the estimates of incremental visitor spending per dollar of advertising campaign spending from these studies in the table on the following page

The ROI of Destination Marketing

Estimates of incremental visitor spending per dollar of advertising campaign spending from the set of studies we analyzed is summarized in the adjacent table, supporting the following observations:

Overall, we observe that recent marketing campaigns by destination marketing organizations at the metro/regional level have generated approximately $53 of incremental visitor spending per dollar of advertising spending.

These ROI estimates relate directly to advertising spending. It is also appropriate to consider a visitor spending ROI relative to total CVB operating costs, or relative to public funding. As an example of the former approach, Meet Minneapolis reports the ratio of visitor spending associated with events tracked in its group sales management system to total CVB operating costs has averaged $33 in recent years. This excludes almost all leisure visitor spending.

As an example of an ROI based on public funding, the Florida state government recently analyzed the return on investment for public funding of Visit Florida. The analysis attributed Visit Florida's public funding (excluding, for example, significant private funding for cooperative advertising and promotions) to generating $11.2 billion of visitor spending during the three-year-period through FY 2013, representing a visitor spending ROI of $97, and a state tax revenue ROI of $3.2 ($3.20 of state tax revenue generated by each $1 of state funding).

Marketing ROI matrix

Region	Timing	Visitor spending per ad dollar
States		
California	Average 2009 to 2013	$326
Arizona	Average 2007, '11, '12, '1[illegible]	$221
Georgia	Average 2011 and 2012	$211
Colorado	2012	$200
Florida	2011	$177
Maryland	2012	$160
Wyoming	Average 2012, '13, '14	$156
Kentucky	2014	$151
Missouri	2013	$131
North Dakota	Average 2010, '12, '14	$101
Utah	Average 2010, '11, '13	$83
New Mexico	2013 to 2015	$72
Virginia	2006	$71
Michigan	Average 2006 to 2014	$69
Metros and regions		
Philadelphia, PA	2009/10	$100
Kansas City, MO	2013	$65
Washington, DC	2013	$27
San Diego, CA	2013	$19
Branson, MO	2012	$79
Springfield, MO	2011	$61
Finger Lakes Wine Country, NY	2012	$44
Syracuse, NY	2008	$12
Average of metros/regions		$51
Median of metros/regions		$53

Sources: Local studies compiled by Tourism Economics

About Tourism Economics

Tourism Economics is an Oxford Economics company with a singular objective: combine an understanding of the travel sector with proven economic tools to answer the most important questions facing our clients. More than 500 companies, associations, and destination work with Tourism Economics every year as a research partner. We bring decades of experience to every engagement to help our clients make better marketing, investment, and policy decisions. Our team of highly-specialized economists deliver:

- Global travel data-sets with the broadest set of country, city, and state coverage available
- Travel forecasts that are directly linked to the economic and demographic outlook for origins and destinations
- Economic impact analysis that highlights the value of visitors, events, developments, and industry segments
- Policy analysis that informs critical funding, taxation, and travel facilitation decisions
- Market assessments that define market allocation and investment decisions

Tourism Economics operates out of regional headquarters in Philadelphia and Oxford, with offices in Belfast, Dubai, Frankfurt, and Ontario.

Oxford Economics is one of the world's foremost independent global advisory firms, providing reports, forecasts and analytical tools on 200 countries, 100 industrial sectors and over 3,000 cities. Our best-of-class global economic and industry models and analytical tools give us an unparalleled ability to forecast external market trends and assess their economic, social and business impact. Headquartered in Oxford, England, with regional centers in London, New York, and Singapore, Oxford Economics has offices across the globe in Belfast, Chicago, Dubai, Miami, Milan, Paris, Philadelphia, San Francisco, and Washington DC, we employ over 400 full-time staff, including 300 professional economists, industry experts and business editors—one of the largest teams of macroeconomists and thought leadership specialists.

For more information:
info@tourismeconomics.com

Jamie Gray

From: Stacy Schaubmayer <Stacy@Alpenhof-Lodge.com>
Sent: Monday, March 27, 2023 11:04 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; arice@townofammothlakes.ca.gov
Cc: Jamie Gray
Subject: TBID renewal/Petition - April 5, 2023 Council Meeting

Some people who received this message don't often get email from stacy@alpenhof-lodge.com. Learn why this is important

[EXTERNAL EMAIL]

3/27/2023

Mayor Wentworth and Town Council Members,

I write today, on behalf of myself and my family, to express our support for the TBID renewal.

Our family operates three businesses that collect TBID and one that collects TOT: Alpenhof Lodge, Petra's Bistro and Clocktower Cellar.

Being in business at the Alpenhof for 50 years, the Clocktower for 30 years and Petra's for almost 20 years, there have been a lot of changes in that time. One, in most recent time, has been the formation of the TBID. This funding going to Mammoth Lakes Tourism (MLT) to market and attract visitors to our town has brought consistent increases to our overall occupancy, which in turn brings increased TOT dollars to the Town of Mammoth Lakes (TOML). We see this as a positive thing for our businesses, the TOML and MLT – with these things in place, the tide rises for all!

It is our hope that you will vote to continue the TBID as proposed for the next 10 years.

On behalf of the Schaubmayer Family, thank you.

Sincerely,

Stacy Schaubmayer
General Manager
Alpenhof Lodge
PO Box 1157 * 6080 Minaret Rd.
Mammoth Lakes, CA 93546
Ph. 760-934-6330 Fax 760-934-7614
stacy@alpenhof-lodge.com

Town Council of Mammoth Lakes

Minutes of Regular Meeting

March 15, 2023, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice

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1. CALL TO ORDER

The Mayor called the meeting to order at 4:03 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Mayor Wentworth led the flag salute.

3. PUBLIC COMMENTS

A lady thanked the Town for their efforts, but said she was concerned about the intersection of Rainbow and Mammoth Slopes and the parking issues there. She asked for more enforcement at that intersection. She asked for plow driver identification so that issues could be reported. She outlined her concerns about the lack of cell phone coverage.

Scott Armstrong, Regional Broadband Coordinator, spoke about verifying the FCC's map data. There was discussion among members of Council and Mr. Armstrong.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

5. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

Lawson Reif, Office of Outdoor Recreation Manager, gave an update regarding current office of outdoor recreation activities. There was discussion among members of the Council and staff.

Acting Police Chief Dan Casabian gave an update regarding current law enforcement operations.

5.1 March 2023 Public Works Engineering CIP Update.

5.2 Town Grants Update.

6. STAFF PRESENTATIONS

6.1 Recycling and Sustainability Update.

Town Manager Daniel C. Holler introduced Kendra Knight, Mammoth Disposal Sustainability Coordinator. Ms. Knight gave a presentation regarding recycling efforts in Town. There was discussion among members of Council and Ms. Knight.

Rene Hallen, Buoy, outlined how their reusable food container system worked. There was discussion among members of Council, Mr. Hallen, Ms. Knight, and staff.

7. CONSENT AGENDA

Moved by Mayor Pro Tem Bill Sauser
Seconded by Councilmember Amanda Rice

Approve the Consent Agenda.

For (5): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, and Councilmember Amanda Rice

Carried (5 to 0)

7.1 Approve the minutes of the regular meeting of March 1, 2023.

7.2 Approve the minutes of the special meeting of March 7, 2023.

7.3 Waive the second reading and adopt by title only the Ordinance authorizing the levy of special taxes in Community Facilities District 2013-3 (transit services), including certain annexation territories.

7.4 Waive the reading and adopt by title only the ordinance adding Chapter 2.80 "Electronic and Paperless Filing of Campaign Disclosure Statements and Statements of Economic Interest" to the Mammoth Lakes Municipal Code.

8. PUBLIC HEARINGS

8.1 2023/24 Parks and Recreation Department Fee Schedule Amendments.

The Mayor opened the public hearing at 4:45 p.m.

Parks and Recreation Director Stuart Brown outlined the information in the staff report. There was discussion among members of Council and staff.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 4:51 p.m.

Moved by Mayor Pro Tem Bill Sauser
Seconded by Councilmember Amanda Rice

Approve by resolution the 2023/24 Parks and Recreation Department fee schedule amendments as presented in Exhibit B, including amendments as presented.

For (5): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, and Councilmember Amanda Rice

Carried (5 to 0)

9. POLICY MATTERS

9.1 Agreement with Emanuels Jones and Associates for State Legislative Advocacy Consulting Services.

Town Manager Daniel C. Holler and Town Attorney Andrew Morris outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember Chris Bubser
Seconded by Councilmember Amanda Rice

Approve and authorize the Town Manager to sign consulting agreement with Emanuels Jones and Associates for State Legislative Advocacy services.

For (5): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, and Councilmember Amanda Rice

Carried (5 to 0)

9.2 Fiscal Year 2023-24 Budget – General Fund Revenue Projections.

Administrative Services/Finance Director Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

CONSENSUS:

The Town Council confirmed the TOT revenue of $18 million recommended for initial preparation of the operating budget.

9.3 Letter of Support for Bioenergy Wood Innovations Grant.

Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember Chris Bubser
Seconded by Councilmember Amanda Rice

Approve the letter of support for the Bioenergy Wood Innovations Grant.

For (5): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, and Councilmember Amanda Rice

Carried (5 to 0)

9.4 Update and Direction on Response to Extreme Weather Declared Emergency.

Town Manager Daniel C. Holler gave an update regarding the current state of emergency. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Arianne Weiner outlined parking lot issues and asked for consistent ticketing. She said we needed to educate and communicate more. There was discussion between Town staff and Ms. Winer.

10. COUNCILMEMBER REPORTS

Councilmember Bubser thanked Town staff and the community for all of their efforts during the emergency. She said she went on a ride along with the Town Manager and attended an Incident Management Team meeting.

Mayor Pro Tem Sauser met with Congressman Kiley.

Mayor Wentworth attended the Local Transportation Commission meeting and met with Congressman Kiley,

11. CLOSED SESSION

At 6:08 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

11.1 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Paragraph 1 of subdivision (d) of Section 54956.9) Name of case: Main Street Taxpayer Association v. Town of Mammoth Lakes (Case No. : 23UCM82)

12. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 6:35 p.m. and announced that there was no reportable action taken.

13. ADJOURNMENT

The Council adjourned the meeting at 6:35 p.m.

_____
Jamie Gray, Town Clerk

Town Council of Mammoth Lakes

Minutes of Special Meeting

March 22, 2023, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice

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1. CALL TO ORDER

The Mayor called the meeting to order at 4:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Stacey Powells Lyster led the flag salute.

3. PUBLIC COMMENTS

John Urdi, Executive Director of Mammoth Lakes Tourism, gave an update regarding their special meeting discussion related to infrastructure priorities for the community.

Stacey Powells Lyster outlined snow storage issues in her neighborhood. She asked that Mill Street become a Town road.

Anne Gimpel said that all private roads should become Town roads. She outlined snow removal and snow storage issues on Mill Street.

Bobby Tanner, Reds Meadow Resort and Pack Station, outlined his concerns regarding the Reds Meadow Road Project and stewardship of the valley.

Sarah Sindell supported her neighbors' comments regarding Mill Street becoming a Town road.

4. POLICY MATTERS

4.1 Council Action and Management Response to Extreme Weather Declared Emergency.

Town Manager Daniel C. Holler introduced members of the emergency response team.

CalOES Assistant Chief/Coordinator Jeff Adams, Los Angeles County Deputy Chief Robert Harris, and Mammoth Lakes Fire Protection District Fire Chief Ales Tomaier gave an update regarding current emergency response activities.

Tom and Jason Sigler, Eastern Sierra Propane, outlined issues with snow on propane tanks.

Matthew Paruolo, Southern California Edison, outlined public safety issues around their infrastructure.

Councilmember Rea joined the meeting at 4:37 p.m.

Mr. Holler and Parks and Recreation Director Stuart Brown gave an update regarding the current emergency response.

There was discussion among members of Council, Chief Tomaier, and Mr. Paruolo.

PUBLIC COMMENT:

Stacey Powells Lyster outlined her snow storage and propane tank issues.

Steve Searles spoke about animosity and distrust in the community.

There was discussion among members of Council and staff.

Karen O'Kelley asked about where the Town can truck snow to. Mr. Holler responded.

Moved by Councilmember Chris Bubser
Seconded by Councilmember Sarah Rea

Approve $200,000 of matching funds to the Mammoth Mountain Community Foundation for emergency snow removal efforts.

For (5): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, Councilmember Sarah Rea, and Councilmember Amanda Rice

Carried (5 to 0)

The Mayor called a recess at 5:35 p.m. and the Council reconvened at 5:47 p.m.

4.2 Discussion and Direction on Town Council Strategic Priorities and Key Objectives for FY23-24.

Town Manager Daniel C. Holler outlined the information in the staff report, There was discussion among members of Council and staff.

5. CLOSED SESSION

Town Manager Daniel C. Holler noted that Agenda Item 5.1 was not necessary at this time.

At 6:38 p.m. the Mayor announced that the Council would be entering into closed session for items as stated in the agenda.

5.1 Pursuant to Government Code Section 54957, the Council will hold a conference to consider evaluation of a public employee: Town Manager.

5.2 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representatives, Town Manager Daniel C. Holler, Administrative Services/Finance Director Rob Patterson, and HR Manager Amanda Pelham, with respect to the following Employee Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, and the Mammoth Lakes Public Works Employees Association.

6. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 7:53 p.m. and announced that there was no reportable action taken.

7. ADJOURNMENT

The Council adjourned the meeting at 7:53 p.m.

Jamie Gray, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Accept the 2022 Annual Planning Report

Council Meeting Date: 4/5/2023

Prepared by: Michael Peterka, Associate Planner; Nolan Bobroff, Senior Planner / Housing Coordinator

Recommended Motion: Accept the 2022 Annual Planning Report.

Summary: California Government Code §65400 (a) requires local agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan…so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan." In addition, this section requires local agencies to: "Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes…the progress in meeting its share of regional housing needs…and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing."

The attached report was prepared in accordance with the requirements of Government Code §65400 and summarizes the measures and actions associated with the implementation of the Town's General Plan that took place during the preceding calendar year (i.e., January 1, 2022 – December 31, 2022).

In accordance with the Government Code, the Annual Planning Report and the Annual Housing Element Progress Report (Annual Planning Report - Attachment 1) were submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) prior to April 1, 2023.

TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2022

Prepared by:

Town of Mammoth Lakes Community and Economic Development Department
P.O. Box 1609
Mammoth Lakes, California 93546
(760) 934-3630
planning@townofmammothlakes.ca.gov

Approved by:

_____
Daniel C. Holler
Town Manager

Date: March 30, 2023

INTRODUCTION AND PURPOSE

California Government Code Section 65400(a) requires local planning agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Governor's Office of Planning and Research (OPR), and the CA Department of Housing and Community Development (HCD) each year:

1. The status of the general plan and progress in its implementation;
2. The Town's progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the Town's approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

In addition to the above-listed required information, the Community and Economic Development Department has included additional content in this report that is locally relevant including planning activities, programs, and permits.

The purpose of this report is to inform the Town Council and the community of Mammoth Lakes about the status of implementing the General Plan, housing issues, and development in Mammoth Lakes. The report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan in the upcoming year.

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2022.

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ATTACHMENTS

1. 2022 Mammoth Lakes Housing Element Annual Progress Report – HCD Tables
2. Detailed List of Planning Applications

EXECUTIVE SUMMARY

The Town of Mammoth Lakes 2022 Annual Planning Report was prepared by the Town of Mammoth Lakes Community and Economic Development Department in accordance with California Government Code Section 65400. This report will be submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1, 2023, and will be presented to the Mammoth Lakes Town Council on April 5, 2023.

This report summarizes the measures and actions associated with the implementation of the Town's General Plan elements with specific reference to each of the individual elements required by State law. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, and Housing. The Town's General Plan addresses all the required elements and includes several optional elements that address specialized local objectives and priorities. The organization of the Town's General Plan elements differ slightly from the State's standard in how they are titled and organized.

During the 2022 planning period, the Town continued to make progress towards implementation of the General Plan through the completion of long-range planning projects that carried over from 2021, and work on both long-range and current projects that were initiated in 2022.

In mid-2022, the Town Council established updated Council strategic priorities and key objectives for the ensuing 18-month period.[1] The strategic priorities build off the 2007 General Plan Vision Statement and are intended to establish and guide staff work programs to further the implementation of that vision. The strategic priorities identified during the workshop formed the basis for strategic investment and allocation of limited time and financial resources during the 2022 planning period. The four primary Strategic Priorities that were adopted, based largely upon the values identified in the 2007 General Plan Community Vision Statement, are:

1. Expand availability and affordability of community housing.
2. Enhance a sustainable recreation economy with partnerships and investment.
3. Investment in infrastructure improvements and maintenance.
4. Implementation of enhanced and required municipal services.

Accompanying the four strategic priorities are focused objectives that could feasibly be accomplished within the projected 18-month period. Accomplishments for the 2022 planning year are discussed throughout this report.

[1] Prior 'Strategic Priority and Key Objective Statements' were approved by the Town Council in 2014, 2016, 2018, and 2021.

2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was last comprehensively updated in 2007, and includes ten elements that guide development, conservation, and land uses within the Town. The elements of the General Plan encompass the seven elements required by State law, as well as several optional elements adopted by the Town to address issues of local importance and concern. The ten elements of the Town's General Plan are:

- Economy
- Arts, Culture, Heritage and Natural History
- Community Design
- Neighborhood and District Character
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Housing

The 2007 Town of Mammoth Lakes General Plan did not include updates to the Housing, Parks and Recreation, or Noise Elements. The status of those elements are described below:

- The Parks and Recreation Master Plan (PRMP) was comprehensively updated in 2012, thereby replacing the previous 1990 Parks and Recreation Element.
- The Mobility Element was comprehensively updated in 2016, thereby replacing the 2007 Mobility Element.
- The Housing Element is comprehensively updated on a schedule established by the State and the following updates have occurred since 2007 covering the specified planning periods:
    - 2007-2014 Housing Element (GPA 10-002)
    - 2014-2019 Housing Element (GPA 13-002)
    - 2014-2019 Housing Element Amendment (GPA 15-001)
    - 2019-2027 Housing Element (GPA 19-001)
- The Public Health and Safety Element was comprehensively updated in 2019 to address wildfire hazards and incorporate climate adaptation strategies.
- The Noise Element (1997) is still in effect and will be updated when feasible.

In addition to the above comprehensive updates, the Town Council has made several policy decisions regarding implementation and resulting in minor amendments to the General Plan. These include the 2009 PAOT/PIEC Policy, the 2014 Zoning Code Update, the 2014 elimination of the CBIZ Policy, and the 2016 updates to the General Plan and Zoning Code to implement a floor area ratio (FAR) standard and update the General Plan Mobility Element. A General Plan Amendment was approved in 2017 to increase the allowed uses in the Institutional Public (IP) land use designation, requiring changes to the Land Use Element and the Buildout Table. The purpose of the amendment was to

allow for a wider range of housing uses to support the allowed institutional uses (e.g., schools, college, hospital, government agencies, etc.) and to allow for the proposed Mammoth Arts and Cultural Center and Wounded Warrior Center projects to be located on properties owned by Mammoth Lakes Foundation, which are located on College Parkway within the IP zoning designation.

A summary of all the General Plan Amendments that have been approved since 2007 is available here: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/9571.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2022 to implement the General Plan:

- Town Council allocated approximately $14M in 2021-2022 towards various workforce housing programs and projects, including the Parcel, small-site development (e.g., 60 Joaquin PUD), the Bridge Program, and partnership projects with MLH (e.g., Access Apartments, Homekey hotel conversion).
- Construction began on Phase 1 of The Parcel in 2022. Phase 1 will consist of 81 units (80 affordable, 1 manager) of housing, childcare space for up to 34 children, community space, and a 0.8-acre park. Units are expected to be available for occupancy in fall 2023.
- Town staff continued to partner with Mammoth Lakes Housing (MLH) on the Bridge Program with the goal of increasing the number of affordable units within the Town through the acquisition of existing market-rate units that are then resold at a reduced affordable price (focus is on missing-middle income households [120%-150% AMI]). Six (6) units have been acquired since November 2021 and four (4) units have been resold to income eligible households with a deed-restriction in place.
- Work on the Mammoth Disposal Transfer Station Expansion project continued in 2022. This project will allow for a large volume transfer station and relocation of the recycling center. The transfer station expansion is necessary to accommodate the closure of the Benton Crossing Landfill, and the need to transfer all locally generated solid waste onto lang-haul trucks that will be transported to a landfill outside of the region. The project will be completed in 2023.
- Work continued on the Main Lodge Redevelopment project which encompasses a complete redevelopment of all of the Main Lodge ski area facilities. This is anticipated to be a multi-year process. Work completed in 2022 focused on the environmental review (CEQA and NEPA) and drafting of the Specific Plan.
- The Community Recreation Center project continued. Crews continued to build out the Sprung components and operating amenities as well as paving the parking lot. The project will be completed in 2023.
- Master planning of the Mammoth Lakes Foundation (MLF) property began in 2022. Land uses included in the initial concept plan for the site includes a dog park, child-care facility, performing arts center, parking, housing, and snow storage.

The primary challenges encountered while furthering the goals of the General Plan include:

- Competing, necessary, and unanticipated priorities, as well as State mandates influence staff time spent on approved work programs, and do not always directly

align with the General Plan Implementation Program items that are typically used to gauge progress towards implementing the General Plan. Funding limitations also make it necessary to prioritize specific projects and objectives for Town work programs.

Land Use Elements

Three elements in the 2007 General Plan address land use. These elements are Land Use, Community Design, and Neighborhood and District Character.

Land Use Element

The Land Use Element states: "An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl."

Zoning Code Updates
The Town's Zoning Ordinance is consistent with the Land Use Element of the General Plan and it is implemented through the day-to-day application of the Zoning Ordinance. The Town's most recent comprehensive Zoning Code Update (ZCU) was adopted in 2014. Since that time, numerous Zoning Code Amendments have been processed. In 2022, the following Zoning Code Amendment was worked on and adopted:

- ZCA 21-001 – Senate Bill 9: This amendment implemented Senate Bill 9 which requires all local agencies to consider certain proposed two-unit projects and lot splits ministerially thereby resulting in residential property owners to split a single-family lot into two lots and place up to two units on each resulting lot. ZCA 21-001 was adopted by the Town Council in January 2022.

The Parcel
Land Use Element Goal L.2 directs the Town to "Substantially increase housing supply available to the workforce." Action Item L.2.C.1 directs Town staff to develop a workforce housing strategy. Town Council adopted a Strategic Priority in December 2018, directing staff to focus work programs to "expand availability and affordability of community housing."

The purchase of the "Shady Rest" parcel was determined to be a near-term action strategy in the 2017 Mammoth Lakes Community Housing Action Plan (CHAP). In an effort to implement the Community Housing Action Plan and facilitate the development of workforce housing as directed in General Plan Land Use Policy L.2.C, the Town purchased the +/- 25 acre "Shady Rest" parcel and escrow closed on the property in March 2018. The CHAP defined a near-term action strategy to pursue a community process of master planning the "Shady Rest" parcel (now referred to as The Parcel). In December 2019, Town Council accepted the Preferred Conceptual Land Use Plan that proposed up to 450 affordable workforce housing units. In January 2021, the Parcel Master Plan was approved by the Town Council, which established the regulatory framework for the build-out of the 25-acre site as an affordable housing development with up to 580 workforce housing units. Following the adoption of the Master Plan, a use permit authorizing double the site's base density (*allows up to 580 units*) pursuant to the Town's density bonus provisions and the Phase 1 design review entitlement were approved in February 2021. Tree removal and rough grading began in fall 2021.

The Parcel Phase 1 building permit was issued in 2022 with construction beginning shortly after. The year's work culminated in the placement of approximately 100 prefabricated building modules on the 2nd floor podium of the two buildings. The buildings were then weatherproofed to allow for ongoing interior construction of utilities and finishes throughout the winter months. Further site work, including installation of dry utilities, road, and sidewalks will continue in the spring of 2023. Phase 1 (aka "The Sawyer") incudes 81 apartment units within 2 buildings, with affordability levels ranging from 30%-80% AMI and a variety of unit sizes between studio and 3 bedrooms, as well as a community space, childcare facility, and a public park. Units are expected to be available for occupancy in fall 2023.

The Design Review for the Parcel Phase 2 was approved in July 2022. Phase 2 is proposed to be constructed and financed in two phases, Phase 2.1 will consist of 72 units and Phase 2.2 will consist of 76 units, for a total of 148 units. The developer continues to pursue federal and state grant funding for Phase 2 and the subsequent phases of the Parcel.

Main Lodge Redevelopment
Following the completion of the land exchange with the USFS in 2020, Mammoth Mountain Ski Area (MMSA) began the planning process for the future redevelopment of the Main Lodge property. After a concept review took place in 2021, preparation of the required environmental documents (CEQA and NEPA) began in 2022. The Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) is anticipated to be released in late 2023, with the final EIR/EIS completed in mid-2024. In September 2022, the applicant submitted a specific plan application (DZA 22-001, GPA 22-001) for the project.

Other Large Planning Projects Submitted or Completed in 2022

- Sierra Nevada Redevelopment, Phase 1 (164, 202, and 248 Old Mammoth Road): Rehabilitation of the existing Sierra Nevada Lodge and the addition of 30 resort cabin units. The project also included an Alternate Housing Mitigation Plan (AHMP) to allow the project to satisfy its affordable housing mitigation requirements by converting an existing portion of the hotel into three affordable units with seven bedrooms that will be restricted to employees of the hotel making 80% or below AMI. The project required an amendment to the Clearwater Specific Plan (CSP) to allow the interim development of the site to occur while still preserving the allowances granted to the larger Old Mammoth Place project. *Entitlement submitted in November 2021 and approved in February 2022; Construction began in summer 2022*
- Limelight Hotel (Corner of Canyon Blvd and Lake Mary Rd): 151-room hotel and 15 for-sale residential units. *Concept Review submitted in November 2020 followed by entitlement application in February 2022; Approved in May 2022; Construction began in summer 2022*
- Residence Inn by Marriott (150 and 94 Berner Street): 101-room branded hotel within the North Village Specific Plan area. *Submitted in September 2021 and approved in April 2022*
- Villas III (101 Callahan Way): 33-unit planned unit development within the Lodestar at Mammoth Master Plan area. *Submitted in February 2021 and approved in May 2022*

Community Indicators Report

Land Use Element Action Item L.1.A.2 directs the Town to prepare an annual Community Indicators Report to monitor the pace of growth and to plan for changing conditions. The Community Indicators Report format was developed in 2013 with the assistance of the Planning and Economic Development Commission and various stakeholders in the community. The purpose of the report is to educate residents, inform planning and other public resource allocation decisions, and attract new private capital to the community. The report ties on-the-ground actions to previous visioning, planning, and high-level policies. The Town's Planning staff prepared a Community Indicators Report for the 2021 calendar year, which was accepted by Town Council in August 2022. The 2022 Community Indicators Report will be presented to Town Council in August 2023.

Urban Growth Boundary
Land Use Goal L.6 directs the Town to maintain its Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, protect natural and outdoor recreational resources, and monitor development in terms of build-out in the General Plan. In Accordance with General Plan Land Use Policy L.6.E, the Town continues to monitor and coordinate with Mammoth Mountain Ski Area (MMSA) regarding its Land Exchange with the U.S. Forest Service which was completed in March 2020.

Community Design Element

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic." The intent statement for this element states that Mammoth Lakes will develop as a village in the trees, and that development will be planned to visually connect with the natural surroundings by accentuating existing Jeffrey pine forest and manzanita/sage scrub and meadows. The Community Design Element also provides direction for the creation of public spaces and improvements to streetscapes.

Policy C.2.B. of the Community Design Element directs the Town to maximize opportunities for public spaces that support community interaction, including performance and arts spaces, and child activity centers through public-private partnerships.

One of the four Town Council Strategic Priorities that apply to the 2022 reporting period includes "Enhance a sustainable recreation economy with partnerships and investment." A specific objective identified under this priority includes direction to fund construction of the multi-use recreational facility (year-round recreation center) and to define the site, plans and phasing for the project.

In 2022, work continued on the Community Recreation Center (CRC) at Mammoth Creek Park West. The CRC will be a Sprung Performance Arena containing an Olympic size ice rink in the winter and the 20,000 square foot Mammoth RecZone sport court in the summer. The CRC will be the major recreation amenity at Mammoth Creek Park West that will also include a natural play area, 7,700 square foot inclusive playground, and a new mobility hub with parking for up to 118 vehicles along with electric vehicle charging stations and access to the Town's trail and transit systems. During 2022, crews continued to build out the Sprung components and operating amenities as well as paving the parking lot. The project will be completed in 2023.

Goal C.3. of the Community Design Element calls for the Town to provide safe and

attractive public spaces, including sidewalks, trails, parks and streets. To implement the policies and actions of this Element, the Town continues to work on projects that will create significant public spaces and incorporates the oversight of an Advisory Design Panel (ADP) and/or Planning and Economic Development Commission (PEDC) Design Committee to review site design, building massing and architecture of proposed development projects. In 2022, the PEDC Design Committee met six (6) times and reviewed twelve (12) projects. The ADP met three (3) times to review three (3) projects.

Neighborhood and District Character Element

The Neighborhood and District Character Element states: "To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned…the community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each district."

In 2022, the Town continued to apply the Town wide Neighborhood District Planning document, which integrates all the neighborhood district plans into a single comprehensive document. The Town wide document continues to facilitate the overall planning and implementation of specific policies and actions contained in the individual district plans. The comprehensive 2014 Zoning Code Update codified the recommendations of the Neighborhood District Plans into development and land use standards to facilitate implementation.

Circulation Element – Mobility Element

An update to the Mobility Element of the 2007 General Plan was adopted by Town Council in December 2016. The intent statement for the Element states, "The Mobility Element establishes the Town's goals, policies, and actions necessary to achieve a progressive and comprehensive multi-modal transportation system that serves the needs of residents, employees, and visitors in a way that is connected, accessible and safe." Public Works projects underway in 2022 that implement the Mobility Element are described below.

The Public Works and Engineering Work program for 2022 aligned with the Town Council Strategic Priority directing new investment in capital infrastructure, improvements, and maintenance. The Council's objectives included the following:

- Invest in pavement rehabilitation, replacement, and expansion (roads, MUPs, sidewalks, and parks). At a minimum, complete MUP rehabilitation and prepare for the next road rehabilitation project.
- Implement the Airport Capital Improvement Program (ACIP) with near term projects under construction (airport ramp, safety elements, and pavement improvements).
- Focused implementation of the CIP that supports facilities to advance approved/accepted Town Plans with projects and to define "all-in" costs for complete projects.

Mobility Hub Study
The Mobility Hub Study was completed in 2022. The project is an SB1 funded Sustainable Transportation Planning Grant Program that was awarded to the Town by Caltrans in 2018. Using the baseline data collected during Phase 1 of the Mobility Hub Study work

program, as well as information from the public outreach conducted in the summer/fall of 2021, the Final Draft Mobility Hub Study was received and filed on April 2, 2022. The Final Study considers the unique mobility needs of the Town to identify mobility hub locations and amenities, the process to implement a mobility hub program, and potential funding sources. The Study identifies eight mobility hub locations and two pilot project program locations. Site design and amenities for these two pilot project sites were shaped by the baseline mobility hub data and the 2021 community outreach process.

A Mobility Hub was added to the existing Community Recreation Center contract. The work includes a 100+ space parking lot with EV charging, drop off areas, access to nearby sidewalks and MUPs, and a bus shelter and pull-out adjacent to the CRC site along Old Mammoth Road.

Streets
The Town continued to perform annual maintenance on Old Mammoth Road through the Old Mammoth Road Benefit Assessment District. Work includes the replacement of curb and gutter, sidewalk panel replacements, and landscaping cleanup adjacent to Old Mammoth Road.

During the summer of 2022 Pacific West Builders began work on the connector streets to the Parcel affordable housing project. The new Inyo Street and an extension of Tavern Road will converge in the center of The Parcel and support the 81 units under construction and future phases of the project. This work is being managed by Pacific West Builders and funded by an Infill Infrastructure Grant awarded to the Town and Pacific. Work is expected to be completed in 2023.

Three street project contracts were awarded in 2022.
- Chaparral Road Extension – The project consists of the construction of a new complete street on a "greenfield" forested site, including installation underground utilities, curb and gutter, sidewalk, multi-use path, bus shelters, street lighting, landscaping, signage and striping. This will support the Parcel.
- Laurel Mountain – The project includes construction of new sidewalk, curb and gutter, storm drain, sewer, street lighting, RRFB pedestrian beacon, and reconstruction of existing pavement on Laurel Mountain Road between Main Street/CA Hwy 203 and Sierra Nevada Road.
- Bluffs Slurry Seal – The project included a resurfacing of Pine St, Fir St, Benz Way and Le Verne St to extend the life and enhance the quality of the existing asphalt pavement. This project was bid, awarded, and constructed in 2022. Funding for this project came from the Bluffs Benefit Assessment District.

Additionally, work was completed on the Local Road and MUP Rehab Project. The project included asphalt pavement reconstruction and rehabilitation on a variety of roads and multi-use paths throughout Town. The work included removal of concrete gutter and existing pavement via grinding or cold planing, pulverization of asphalt and road base, re-compaction of base course, crack sealing, installation of geosynthetic fabric crack treatment, placement of new hot mix asphalt, striping, installation of detectable warning pavers, and associated traffic control and erosion control. Work was completed on the Mammoth Creek MUP and MUPs along Meridian Blvd and SR203. Road rehabilitation work included Sherwin St, Majestic Pines Dr, Monterey Pine Rd, Red Fir Rd and Mountain Blvd.

The Town held meetings with the California Department of Transportation (Caltrans – District 9) and works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

The Town road crew provided stop gap and seasonal maintenance of the Town's streets, signs, and drainage systems. This included restriping all the Town's streets, replacement of damaged signs, and clearing the Town's culverts and dry wells. Additionally, the Town continued replacing all street name signs with MUTCD compliant signs.

Pedestrian Facilities and Trails
Trails accomplishments for the summer of 2022 included the deployment of the Host Program staff to key public access nodes, construction of 1.5 new miles of trail in the Lakes Basin, Trail Days volunteer opportunities, new signage, tree removal, and public communications.

Reds Meadow
The project plans for the Reds Meadow Road project have been finalized. The project was put out to bid in late 2022 and awarded in January 2023. Work will begin summer 2023 and will take two seasons to complete.

Air Service
Advanced Airlines provided flights from Mammoth Yosemite Airport (MMH) to Burbank (BUR), Carlsbad (CLD), and Hawthorne (HHR) during winter months and CLD and HHR during summer months. United Airlines also continued commercial service to Bishop. Mammoth Yosemite Airport also supported firefighting, emergency response, snow removal, and general aviation.

During 2022, the Security Gates and Terminal Area Fencing project, which began in 2021, was completed. The project included construction of a new 8-foot-tall chain link fence along a portion of the north side of the airport, with two single cantilever gates for vehicles, one pedestrian gate, and a new security camera system.

The Town put out to bid and awarded a project to relocate and upgrade the Automated Weather Observation System (AWOS) at the airport in preparation for the Aircraft Rescue and Firefighting (ARFF)/Snow Removal Equipment Building project. The AWOS Relocation and Upgrade project will begin construction in 2023. The airport also received a grant for the design of the ARFF/Snow Removal Equipment Building.

Staff continued to work with the Federal Aviation Administration (FAA) and consultants to complete the Airport Layout Plan (ALP) Update. The ALP update will be completed in early 2023. Staff continues to work with Inyo County, Mono County, Eastern Sierra Council of Governments, Caltrans, and the FAA on enhancing regional air service and transportation.

Public Transit
The Town continues to contract with Eastern Sierra Transit Authority (ESTA) to provide community transit services, which are funded with committed Transient Occupancy Tax revenues and dedicated transit funding. These services provide over 15,000 service hours annually.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation, and Resource Management and Conservation. The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

Adopted by Town Council in February 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and guides the development and improvement of a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes' residents and visitors. As stated in the PRMP, the parks and recreation vision is to "provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."

The fundamental purpose of the Parks and Recreation Department is to deliver residents and visitors with high-quality recreation facilities and diverse programming that promotes excitement, individual expression, exploration, pleasure, challenge and accomplishment that can lead to an improved quality of life. By providing opportunities for these interactions and connections to occur, the department is directly contributing to the development of strong families, social equity, an enriched quality of life and most importantly, a healthy and vibrant community.

Parks and Recreation Strategic Workplan
Accepted by the Recreation Commission in December 2022, the annual workplan was developed to strategically guide the department and Recreation Commission in fulfilling the shared vision and mission for community recreation. The strategies for 2023 are aligned with the Town Council 18-Month Strategic Priorities and the Parks and Recreation Master Plan.

The four core strategies and goals that were accepted by the Recreation Commission are as follows:

1. Maintain and Enhance the Town's Recreation Infrastructure
    a. Open and operate the Community Recreation Center (CRC), which consists of LA Kings Ice at Mammoth Lakes and the Mammoth RecZone.
    b. Lead and support efforts to provide multi-purpose, year-round, indoor and outdoor recreation amenities in Mammoth Lakes. CIP projects include: Community Dog Park, Park at the Parcel, MACC/Edison Theatre, Outdoor courts (tennis/pickleball), Bike Park/pump track, Bouldering Park, and Mammoth Creek Park West play area.
    c. Enhance recreation infrastructure to improve user safety, operations, and overall guest experience through: (1) Maintenance Best and NEXT practices, (2) Deferred Maintenance Program, (3) Amenities Enhancement Program.

2. Deliver High-Quality, Innovative and Affordable Recreation Programming
    a. Create and deliver scalable, sustainable and DEI Core Community Programs aligned with the resource capacity and capabilities of the Department.

b. Core Program Areas: (1) Youth/Teen camps and programs, (2) Adult activities, (3) CRC programs, (4) Facility operations/maintenance, (5) Community events.
c. Provide enhanced recreation programming by partnering with local organizations, fund local non-profit youth sporting groups (YSF), hire skilled instructors, or contract with recreation entities.

3. Strengthen Organizational Systems, Structures and Operations
    a. Realign the Department's organizational structure to further the growth, quality, and efficient delivery of the Core Program Areas.
    b. Continually improve the delivery of Core Program Areas by constantly measuring performance, utilize a data-driven approach, and implement a NEW community recreation management platform: (1) Recreation and Facility Satisfaction Survey, (2) DaySmart Recreation, (3) PlayCore Data Services Lab.
    c. Implement a Communication Plan that effectively and in a cost-effective manner, disseminates inclusive information and encourages participation in the Core Program Areas: (1) New Parks and Recreation Department website, (2) Recreation This Week newsletter, (3) social media, (4) Brochures, flyers, and print ads.

4. Build Capacity, Teamwork and Recruit & Retain the Best
    a. Build capacity by aligning positions (responsibilities) and desired outcomes with professional, prepared, and passionate people through: (1) Workforce Development, (2) Professional Development, (3) Education and Networking, (4) Customer Service Training.
    b. Build a high-performing Team by integrating the 5 C's into daily operations to achieve extraordinary results: (1) Communicate, (2) Connect, (3) Collaborate, (4) Commit, and (5) Celebrate!
    c. Strategically recruit, retain and recognize our employees: (1) Recruitment Plan, (2) Recognition Plan.

Recreation Programming
Parks and Recreation provide essential services and infrastructure critical for the physical and mental well-being and resilience of our community. It is well documented that having access to quality parks and recreation services improves physical and mental health, reduces crime and violence, increases access to healthy foods, drives community connection and boosts economic activity. It is the mission of the Parks and Recreation Department to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors.

Although the continued COVID-19 pandemic restricted programming early in the year, the department returned to regular pre-COVID-19 programming by Spring 2022. Our popular summer camps were enjoyed by over 500 children, with a host of new products on offer: 5 Day Climbing Camps, TK-1st Grade Bike Camp, Sports Camp, Counselor in Training Camp, Park 'n' Play Camp, Winter Camp, 2nd-5th Grade Mountain Bike Camp, Nature Camp, Photography Camp, Adventures in Art Camp, Crafters Art Camp, and Backpacking Camp. New after-school programming included Gymnastics, Spring Bike Squad, Fall Skate Squad, and Cooking Classes.

Department support enabled all local youth sport organizations to return to pre-COVID operating levels, and the return of the Adult Softball and Volleyball Tournaments were a welcome addition during the summer.

Recreation Facilities
The COVID-19 pandemic highlighted the physical and mental health benefits of outdoor recreation. Regular operations resumed at all parks and facilities in 2022, with the Mammoth Ice Rink hosting 9,477 visitors during the 2020/21 season, and the Whitmore Pool receiving 6,346 swimmers in summer 2022.

Deferred Maintenance
The Town continues to operate and maintain all Town owned and managed parks and recreation facilities, including Mammoth Creek Park, Community Center Park and Tennis Courts, Shady Rest Park, and Whitmore Recreation Area. In 2022, a total of $457,002 of deferred maintenance work was completed.

Deferred maintenance continued at the Whitmore Pool in 2022 with the installation of backwash storage tanks, an updated automated chlorinator for the lap pool, and new sand filters and pumps in the wading pool mechanical room. Extensive rehabilitation of Whitmore Softball Field 2 began in summer and includes removal of lips at the turf/infield interface and the replacement of infield mix and perimeter fencing. Work is scheduled for completion in Spring 2023. New irrigation components were installed at Shady Rest Park and minor crack repair, in addition to parking lot resurfacing and restriping, was completed at the Community Tennis Courts.

Community Recreation Center
In February 2021, Town Council awarded the contract to build the new Community Recreation Center (CRC) at Mammoth Creek Park West to Hamel Contracting Inc. The CRC will be a Sprung Performance Arena enclosing an Olympic size ice rink that will operate in the winter. In the summer, durable sport tiles will cover the rink area creating a 20,000 square foot Mammoth RecZone. Combined with community-driven and professionally branded programming, the new year-round facility operated by the Parks and Recreation Department will be a game-changer for recreation in Mammoth Lakes.

The CRC will be the major recreation amenity at Mammoth Creek Park that includes three complementary components: the natural play area, a National Demonstration Site 7,700 sq. ft. inclusive playground, and the new minor-mobility hub with parking for up to 118 vehicles along with electric vehicle charging stations and convenient access to the Town's expansive trails system.

Hamel Contracting Inc. resumed construction in Spring 2022, with the erection of the Sprung structure and the mobility hub completed in 2022. Crews continue to build out the interior Sprung components and operating amenities, including the mechanical enclosure (Chiller/HVAC/Trash), interior restrooms, locker rooms and storage, mechanical and Zamboni rooms. Completion of the project is scheduled for 2023.

Special Use Taxes
The Measure R or "Mammoth Lakes Recreation, Trails and Parks Investment Initiative" Ordinance No. 08-01 was adopted by the Mammoth Lakes Town Council in February 2008 and approved by the voters of Mammoth Lakes in June 2008. The Ordinance imposed a

Transactions and Use Tax in the amount of one-half percent for the purpose of funding Recreation, Trails and Parks. Measure R is a special fund designated for use by the Town of Mammoth Lakes only for the planning, construction, operation, maintenance, programming and administration of all trails, parks and recreation facilities managed by the Town of Mammoth Lakes without supplanting existing parks and recreation facility maintenance funds. Recommendations for the use of Measure R funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure R projects completed in 2022 include:

- Measure R audit
- Whitmore Track/Trails End Park maintenance
- Whitmore Track and Sports Field Sports Equipment
- Mammoth Lakes Recreation administration
- Trails administration and projects

The Measure U or "Mammoth Lakes Mobility, Recreation and Arts & Culture Utility Users Tax Ordinance" was adopted by the Mammoth Lakes Town Council in March 2010 and approved by the voters of the Town of Mammoth Lakes in June 2010. The Ordinance states: "On or after July 1, 2011 all proceeds of the tax and imposed hereunder shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for Mobility, Recreation and Arts & Culture. Such tax proceeds shall not supplant existing funds used for the purposes set forth above." Recommendations for the use of Measure U funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure U projects completed in 2022 include:

- Special event transit services
- Arts and cultural programming and special projects
- Contract administration
- Measure U audit
- Special event equipment
- Mammoth Lakes Recreation administration

Conservation Elements

Two elements in the 2007 General Plan address conservation. These elements are Resource Management and Conservation and Arts, Culture, Heritage and Natural History.

Resource Management and Conservation Element

The Resource Management and Conservation Element states: "Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources."

The Town continues to support the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by

managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation.

In accordance with the Town Council's Strategic Priority to "enhance our recreational based economy through amenity investment," the following items were accomplished in 2022:

Summer Trails and Programs

The Mammoth Lakes Trail System Trail crew worked over the summer clearing fallen trees, maintaining system trails, installing new signage and continued construction of the new Lakes Basin trail – Black Bear Run. Trail Crew and volunteers were able to complete Dog Boulder, Mamie Woods, Horseshoe Woods, and Horseshoe Lake Loop. There was a ribbon cutting and opening of these trails in October 2022. The summer Trail Host program continues to provide information, collect data, and help residents and visitors have fun safely. Summer 2022 reporting included 14,900 interactions with the public, over 2,000 pounds of trash collected, and over 600 pounds of dog waste removed from trails and recreation facilities. Mammoth Lakes Trail System Trails Days began on June 4th, 2022, in celebration of 'National Trails Days'. Weekly volunteer opportunities were available through September, which allowed the public to volunteer for Trail Crew, Trail Host, and the new Water Host positions. The season ended with the return of the in-person Lakes Basin clean up event that had 42 participants. Trail Days data included 311 Trail Crew and Lakes Basin Cleanup volunteer hours, 30 Trail Host volunteer hours, 15 Water Host volunteer hours, 1.5 miles of new trail construction in the Lakes Basin, Trail maintenance on Mountain View Trail, and 375 pounds of trash removed. Other Town cleanup programs include town cleanup day in May and weekly "Trashy Thursday" events from June – August. Trashy Thursdays reported 177.5 volunteer hours, 1,576 pounds of trash and 15.5 pounds of dog waste removed. The Eastern Sierra Adopt a Trail program grew over the 2022 summer hosting a total of 23 volunteer adopters and 19 sponsors. This program is a partnership between Mammoth Lakes Recreation, Mono County and the USFS.

Winter Trails and Programs

Winter multi-use trails were groomed and open to the public through March 25, 2022. The Shady Rest Winter Trails continued to be a highly used facility for Nordic skiers, walkers, fat-bike riders, snowshoers, and dog play. The Sherwins Winter Trail was groomed as conditions allowed. This new facility brings additional recreation use and visitation to the Sherwins area. Over the summer the Mammoth Lakes Trails Committee approved the purchase of a new 4-foot wide Tidd Tech that allows for increased winter grooming capacity. Winter grooming began at Shady Rest on November 10, 2022, thanks to early season snowfall. During the winter season, the Host team was stationed at Shady Rest Park, Sherwins Trailhead, Lake Mary Road closure, and the Village. The host team reported 5,515 interactions from January to April 2022 assisting visitors and locals with wayfinding, directions, parking, regulations, and etiquette information.

These accomplishments made progress towards meeting the Town Council's objectives for this Strategic Priority, which includes enhancing the public's experience with improved access points to the natural environment and utilizing partnerships with Mammoth Lakes Recreation, Mono County, U.S. Forest Service, and the Eastern Sierra Sustainable Recreation Partnership to identify grant funded projects and programs that should be pursued.

Climate Change Vulnerability Assessment
As part of the SB1 Climate Adaptation Planning Grant awarded to the Town in 2017, The Town contracted Placeworks, Inc., to prepare a Climate Change Vulnerability Assessment. The Vulnerability Assessment identifies and analyzes the impacts climate change poses to the Town and the specific geographic areas at risk from certain impacts. The Vulnerability Assessment informed the preparation of climate adaptation goals, policies, and objectives, as well as the development of feasible implementation measures. The adaptation strategies were adopted as part of the 2019 Public Health and Safety Element update.

This project furthers Resource Management and Conservation Element Goal R.1. of the Element, which directs the Town to "Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value." The tourism-based economy of Mammoth Lakes relies on its scenic qualities and world-class recreational opportunities, and some of these assets were considered in the Vulnerability Assessment, and the Town adopted recommended adaptation strategies in order to lessen identified impacts to these resources.

Stormwater Resource Plan
The Town is an active member of the Inyo-Mono Integrated Regional Water Management Plan (IRWMP) and has a Stormwater Resource Plan (SWRP). The SWRP provides a regional prioritization of stormwater management projects that qualifies agencies for participation in Prop 1 Funding.

Waste Management/ Recycling
In 2020, Town Council approved a new Solid Waste Franchise Agreement between the Town and Mammoth Disposal Company. The Agreement allows Mammoth Disposal to provide all solid waste collection and processing services on behalf of the Town for 20 years. This includes addressing the disposal of solid waste after the Benton Crossing Landfill closed at the end of 2022. The new Agreement provides for increased solid waste disposal services and improved recycling services for customers in Mammoth Lakes. To accommodate future solid waste disposal needs, Mammoth Disposal is upgrading and constructing a new transfer station for solid waste and a Materials Recovery Facility (MRF) for recyclables. Reconfiguration and renovation of the existing site to accommodate the new facilities and improve circulation is currently underway, and the renovated facility is expected to be operational in 2023.

Work continued on a feasibility study for a potential biomass facility which was facilitated through a U.S. Forest Service Wood Innovations Grant.

The Town held its annual Town Clean-Up Day in May 2022. The Town provided a drop-off station for the collection of large/bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials. In total, 76.91 tons of waste was collected, which was a increase from the 21 tons of waste material collected when Town Clean-Up Day was held in 2021

Tree Removal Permits
Planning staff continues to implement the Town's Tree Removal and Protection Ordinance by requiring property owners obtain a Tree Removal Permit for the removal of live trees

that are 12 inches or greater in diameter at breast height. In 2022, 51 tree removal permits were processed with a small number of those permits being denied because the minimum criteria for removal was not met. The top three reasons specified on the tree removal permit requests include the removal of hazard trees, trees causing property damage, and tree removal for wildfire fuel reduction purposes.

Air Quality
The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (GBUAPCD). This monitoring effort focuses on particulate matter (PM_{10}), which is primarily caused by wood burning and cinders spread on roads to increase traction during icy conditions. During the period of November 15th to March 15th, the Town monitors the air quality and when PM_{10} reaches certain levels in town, "no-burn" days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period.

The Great Basin Unified Air Pollution Control District (District) provides the Town an annual report in May of each year that summarizes the air quality measurements recorded by the district during the monitoring period (Mid-March through Mid-March of the following year) and identifies any exceedances of the State and Federal PM_{10} standards. During the Mid-March 2021 through Mid-March 2022 reporting period, the Federal PM_{10} standard was exceeded on zero (0) days and the State PM_{10} standard was exceeded on five (5) days. Three of the State exceedances were due to wildfire smoke impacts. In August 2021, the Town was impacted by the Dixie and Caldor Fires. In mid-September through early October the Town was impacted by the KNP Complex Fire located in Sequoia and Kings Canyon National Parks. The two non-wildfire State exceedances occurred in December 2021 and January 2022 and were deemed to been caused by local sources, primarily wood-burning stoves, though road cinders may have had a minor contributing impact.

An update to the Air Quality Management Plan (AQMP) was completed in 2013, and the Town continues to implement the goals and policies of that Plan. As part of the AQMP update process, the Town and the GBUAPCD requested the EPA re-designate the Town as in attainment for the federal air quality standard for particulate matter less than 10 microns (PM_{10}). The Town had been designated non-attainment for PM_{10} since 1987. EPA found that the Town has met the federal standard since 2009 and the EPA formally re-designated the Town as in compliance in 2015. In addition to the re-designation, the EPA also approved the Mammoth Lakes air quality maintenance plan, which demonstrates that compliance with air quality standards can be maintained through 2030.

Outdoor Lighting
Mammoth Lakes' dark night skies are an important resource to the community and local wildlife. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance, which requires exterior lighting to be downward directed and shielded. This requirement significantly reduces dangerous glare for drivers and pedestrians and helps preserve the dark skies for wildlife and residents. The Town continues to require all development projects to be consistent with these lighting requirements and continues code compliance efforts to bring non-conforming fixtures into compliance with the Town's Lighting Ordinance.

Arts, Culture, Heritage, and Natural History Element

The Arts, Culture, Heritage and Natural History Element states: "It is important that arts, culture, heritage and natural history are encouraged throughout the community."

One of the Town Council's Strategic Priorities directs various work programs and funding to "Enhance our recreational based economy through amenity investment." Specific objectives are identified to assist with accomplishing this priority including finalizing an agreement with the Mammoth Lakes Foundation for the Mammoth Arts & Cultural Center (MACC) operational funding to be provided through Measure U.

In July, Town Council approved an agreement with the Mammoth Lakes Foundation for the operation of the Edison Theatre. The Town re-opened and operated the facility for community use starting in the summer of 2022. A second agreement approved by Town Council supports a planning effort on Mammoth Lakes Foundation property to support an expanded performing arts facility, a childcare center, a community dog park, expanded parking and a limited snow storage area. The environmental review of the proposed uses began in 2022.

Measure U funds are specifically dedicated for recreation, mobility, and arts and culture. CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 and Assembly Bill 52 regarding Native American Tribal consultation.

Noise Elements

Noise is addressed in two elements of the 2007 General Plan. These elements are Noise (1997) and Community Design.

Noise Element

A goal of the Noise Element is "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise."

The Town continues to enforce the noise limits stated in Municipal Code §8.16 *Noise Regulation*. An update of the Noise Element and the Noise Ordinance is included on the Community and Economic Development Work Program, but a start date and funding source has not been established.

Community Design Element

A goal of the Community Design Element states, "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects that are not exempt from CEQA review. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts. Nuisance complaints related to noise are handled by continued enforcement through the Mammoth Lakes Police Department and the Town Code Compliance staff.

Safety Element – Public Health and Safety Element

The Public Health and Safety Element states: "The community will be comfortable and safe. Facilities that are important to a livable community will be supported, provided, and encouraged."

In 2022, the Mammoth Lakes Police Department was awarded a grant of $344,273 from the California Department of Justice Tobacco Grant program. The grant provides program funding for the next three years for a full-time school resource officer and aims to reduce illegal tobacco sales to minors through retail enforcement.

The Town continues to enforce building code requirements to minimize loss of life, injury, and property damage from snow, earthquakes, and fire. The Town also continues to work closely with the Mammoth Lakes Fire Protection District to review proposed development projects to ensure adequate emergency access and fire equipment access. The Town continues to respond to code compliance complaints including those related to potential safety issues. Additionally, the Town's snow removal operations are essential to the safety, wellbeing, and daily operations of the Community. The Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snowstorms.

Staff continues to enforce the Quality-of-Life Ordinance, adopted in 2015, to ensure that transient rental uses do not create adverse impacts to neighboring properties due to excessive traffic, noise, trash, and similar issues and to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure or cause health and safety concerns. This ordinance requires any new transient use within a residential structure to be inspected prior to the commencement of the transient use. The inspection verifies compliance with the standards and conditions of operation outlined in the Ordinance and ensures compliance with all applicable safety requirements.

All development project applicants are required to submit a Hazardous Waste Acknowledgement Form to disclose any hazardous materials information prior to project review and approval. In addition, the Town maintains an Emergency Operations Plan (EOP) that outlines how the Town will organize to respond to emergencies within the Town's jurisdiction. In 2022, EOP training continued for all Town staff with a designated roll in EOP operations.

Economy Element

The Economy Element in the 2007 General Plan is an optional Element (not required by California State Law) that states: "Mammoth Lakes' economy is tourism-based…Mammoth Lakes' economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community."

The Town Council's Strategic Priority objective related to the economy calls for "Investment in Capital infrastructure, new investment, improvements, and maintenance." The Town continues to track economic indicators for changes that may affect community land resources, tax base, including Transient Occupancy Tax (TOT),

and employment base. In 2022, the Town continued its TOT enforcement program and initiated 73 TOT compliance cases. Total TOT revenue increased approximately 25% in 2022. TOT revenue collection remained strong during the months rental operations were allowed, including record breaking TOT revenue collection during the months of January, February, March, September, October, and December.

As part of the implementation of the Town Council's Strategic Priority mentioned above, a portion of the excess TOT revenue was allocated to ensure the long-term health and resiliency of the Town by investing in the Town's reserve funds.

- The Operating Reserve (OR) Fund target is 5% of the General Fund budgeted revenue determined on an annual basis. The status of the fund is 100% funded to target.
- The Reserve for Economic Uncertainty (REU) target is 20% of General Fund Budgeted revenue determined on an annual basis. Status of this fund is 100% funded to target.

The Mammoth Lakes Tourism Business Improvement District (TBID) is a benefit assessment district that was developed to help fund marketing and sales promotion efforts for Mammoth Lakes tourism businesses. The TBID was put in place for a period of five years and was renewed for another five years in 2018. The term of the renewed TBID will be in place for five (5) years from September 1, 2018 through August 31, 2023.

A Commercial Cannabis Tax Ballot measure was approved by the voters in the June 2018, General Municipal Election ballot. The approved measure read, "To fund general Town core services such as police, recreation, and road maintenance, shall an ordinance be adopted to impose a business license tax of up to 8% for cannabis retail businesses and up to 4% for all other cannabis businesses (cultivation, manufacturing, distribution, testing), to raise an estimated $99,550-$261,708 per year, levied until voters change or repeal it." A total of $143,872 was collected from this tax in 2022, which is an approximately 13% reduction from the $165,798 collected in 2021.

The Economy Element includes several implementation items that relate to Mammoth Yosemite Airport (MMH) operations, including seeking Federal funding for airport improvements, upgrading the airport terminal, updating the Airport Master Plan and working with the Federal Aviation Administration (FAA) to evaluate the development of Mammoth Yosemite Airport.

In 2022, scheduled charter air service continued to MMH with service provided by Advanced Airlines. Advanced Airlines and providing flights to Burbank (BUR), Carlsbad (CLD), and Hawthorne (HHR) during the winter months. United Airlines continued commercial service to Bishop.

During 2022, the Security Gates and Terminal Area Fencing project, which began in 2021, was completed. The project included construction of a new 8-foot-tall chain link fence along a portion of the north side of the airport, with two single cantilever gates for vehicles, one pedestrian gate, and a new security camera system.

The Town bid and awarded a project to relocated and upgrade the Automated Weather Observation System (AWOS) at the airport in preparation for the Airport Rescue and Firefighting (ARFF)/Snow Removal Equipment Building project. The AWOS Relocation and

Upgrade project will begin construction in 2023. The airport also received a grant for the design of the ARAFF/Snow Removal Equipment Building.

Staff continued to work with the FAA and consultants to complete the Airport Layout Plan (ALP) Update. The ALP update will be completed in early 2023. Staff continues to work with Inyo County, Mono County, Eastern Sierra Council of Governments, Caltrans, and the FAA on enhancing regional air service and transportation.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community and requires all Housing Elements meet the requirements of the California Government Code sections 65583 and 65584. The Town's 6th cycle Housing Element was adopted in 2019 and covers the 8-year planning period of 2019-2027.[2]

The following summarizes the Town's progress to achieving the programs identified in the adopted Housing Element. A complete summary of the Town's progress is included as Attachment 1, *2022 Mammoth Lakes Hosing Element Annual Progress Report*.

The top Town Council Strategic Priority for 2022 directs staff to, "Expand availability and affordability of community housing." Progress made in 2022 towards this priority and the defined objectives is summarized below:

- Initial planning for "The Parcel" shall be complete and ready to proceed to development and funding through the development of a community-based master plan. (*Action H.1.F.1*)
    - The Parcel Master Plan was adopted by Town Council in January 2021. The updated Master Plan provides the framework for development.
    - The Town Council made a determination that the Parcel was 'exempt surplus land' pursuant to Government Code §54221(f)(1)(A) in April 2021, thereby allowing the Town to enter into a Disposition and Development Agreement (DDA) with the Town's development partner for the project, Pacific West Companies, Inc (PWC).
    - The building permit for Phase 1 (80 affordable units and 1 manager's unit) was issued in May 2022.
    - The parking podium and placement of the Phase 1 modular units was completed in November 2022. Additional work to weather-proof the units and complete the exterior has continued through the winter. Occupancy of Phase 1 is expected in fall 2023.
    - Approximately $78M in funding has been committed to the Parcel from various sources, including, but not limited to, the State Housing Accelerator Program ($38.6M), the Infill Infrastructure Grant program ($21.6M), and local fund commitments from the Town and Mono County.

[2] The change in the Housing Element update cycle from a 5-year cycle to an 8-year cycle was implemented by CA Senate Bill 375 (SB-375) and is intended to align land use planning for housing with land use planning for greenhouse gas reduction. The RHNA sets local housing and zoning goals to support future growth and these local goals are in turn aggregated into a region-wide Sustainable Community Strategy (SCS) to fairly allocate greenhouse gas emission reduction targets across the region. SB-375 requires consistency between the RHNA and the region-wide SCS, and the consistency is achieved through the implementation of the Regional Transportation Plan (RTP). The Mono County RTP was last updated in 2019, shortly after the adoption of the Town's Housing Element.

The Town and PWC are continuing to pursue additional grant programs for future phase funding, in addition to the funding that the Town continues to set aside for the project.

- The Town and MLH launched the Bridge program in 2021 to acquire market-rate units that are then resold to local workforce households at an affordable price. Since the program's inception in November 2021, six units have been acquired and four units have been resold to income eligible households. Staff continue to look for additional units for the program.
- The Town purchased a vacant 0.20-acre site in 2021 and completed the procurement process in 2022 to bring on a design-build entity to construct a 4-unit planned unit development (PUD) The completed units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units. The entitlement application was submitted in early-2023 and construction on this project is expected to begin in spring-2023.

The Town continued to dedicate funding (including allocation of Transient Occupancy Tax monies) in support of affordable and workforce housing programs (*Action H.2.A.1*). In 2022, the following programs and entities were funded:

- Mammoth Lakes Housing, Inc. (MLH), operating under a contract with the Town, continued to receive funding from the Town to support their work. MLH was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes, and to manage and facilitate the ownership and rental of such housing. MLH has successfully rehabilitated and preserved numerous income-restricted housing units in coordination with the Town and other organizations such as IMACA.
- The Town has committed approximately $14M of General Fund dollars towards housing over the past two years to the following programs and projects:
    - Parcel Phases 1 and 2
    - Bridge Program (conversion of market-rate to affordable)
    - Creative housing solutions (i.e., public/private partnerships, acquisition of employee housing units)
    - Small-site affordable housing development projects (i.e., 60 Joaquin Rd)
    - MLH's 238 Sierra Manor Road affordable housing project (11 affordable units) and Innsbruck Lodge affordable housing project (15 affordable units / 1 manager's unit)

To assist in the inadvertent loss of deed-restricted units (*Policy H.2.G*), the Town and MLH achieved the following:

- The Town sent letters to the 25 deed restricted properties that the Town is tasked with monitoring in late-2021. Through this outreach, the Town was made aware of seven properties (7) where the deed restrictions had been previously rescinded for various reasons and are continuing to work with the owners of the remaining properties to ensure compliance. The goal of this work program item is to determine the status of all the Town deed-restricted units and work with MLH to oversee the monitoring during subsequent years.
- In addition to the Town deed restricted units, MLH monitors approximately 40 deed restricted units on an annual basis.

The Town and MLH continue to pursue grant funds to support housing programs (*Action H.2.A.2*) and the following grant-related work was completed in 2022:

- The Town and MLH applied for, and were awarded, a $4.56M Homekey grant for the Innsbruck Lodge Affordable Housing project. This adaptive reuse project will convert the existing hotel into 16 residential rental units, of which 15 will be affordable to households earning at or below 80% AMI. Construction began in winter 2022 and occupancy is expected in fall 2023.
- The Town was awarded a $3M CDBG housing rehabilitation grant and MLH was awarded a $3.4M HOME grant for the Access Apartments project. This adaptive reuse project will convert two existing commercial buildings into 11 residential rental units affordable to households earning at or below 80% AMI. MLH is hopeful to being construction in spring 2023.
- The Town was awarded $317,184 in CDBG funding allocated by the CARES Act in 2021. The Town initially intended to use the funds for a subsistence payment program (e.g., rental, mortgage, and utility payment assistance) for those financially impacted by COVID-19; however, due to low interest in the program, the Town amended the scope of work to allow for the remaining $290,000 in funding to go towards the new public park in the Parcel. Construction on the park is anticipated to be completed in summer 2023.
- The Town applied for $500,000 in CDBG grant funding and $1M in HOME grant funding in 2022; however, the Town was not successful in the HOME grant application and are still awaiting notification regarding the CDBG grant.
- The Town applied for $490,000 in Permanent Local Housing Allocation (PLHA) grant funds in November 2022 for mortgage assistance to households earning up to 120% AMI (*awaiting notification*).
- Mortgage assistance continues to be provided through the reinvestment of repaid BEGIN loan funds and two loans totaling $128,000 were made in 2022. Those funds in turn leveraged $602,000 of private investment for a total of $730,000 in local real estate investment.

In 2022, progress was made on the following work program items intended to increase the supply of workforce housing:

- MLH made progress towards construction on their 238 Sierra Manor Road project. The project consists of a substantial rehabilitation and conversion of an existing commercial structure into 11 one-bedroom, low-income apartments. MLH and the Town continued to coordinate with the State on the HOME and CDBG grants for the project. MLH is hopeful to begin construction in 2023.
- The Town issued the building permit and began construction of the initial 81 units (*80 of the units will qualify as affordable housing w/ AMI levels no higher than 80%*) for Phase 1 of The Parcel. Occupancy is expected in fall 2023. Future phases will be dependent on acquisition of funding. (*See highlights in the Town Council Strategic Priorities section above for additional details*)
- Through the Town's Bridge program, four (4) existing market-rate units were converted to owner-occupied deed-restricted units. The income restrictions on these units range from 120% -150% AMI and require occupancy by a local workforce household.
- The Town initiated a zoning code amendment to implement Senate Bill 9 (SB 9) in December 2021. SB 9 requires local agencies consider certain proposed two-

unit projects and lot splits ministerially and allows residential property owners to split a single-family lot into two lots and place up to two units on each resulting lot. The purpose of SB 9 is to create housing the is affordable-by-design that is affordable to the local workforce.

In order to ensure accessibility and the provision of equal housing opportunities for all persons, the following was implemented and/or continued in 2022:

- MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants and respond to substandard housing complaints and has setup a legal aid remote workstation in the MLH office. The Town's Code Compliance Officer aids in investigating substandard housing complaints. (*Action H.2.E.1; Action H.5.C.1*)
- The Town continues to process applications at no cost to the applicants for Reasonable Accommodation to provide appropriate relief from development standards to might create a barrier to providing housing for a disabled or special needs person. (*Action H.1.E.3*)
- The Town requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). (*Action H.6.B.1*)
- MLH and the Town continue to maintain information regarding fair housing practices on their websites and in the offices. (*Action H.5.B.1*)

Additional 2022 housing related highlights:

- The Town continues to implement the mitigation requirements of the Housing Ordinance and the Town collected approximately $900,000 in Housing Impact Mitigation Fees from the issuance of building permits for 34 residential units, 158 lodging rooms, and 3 industrial permits.[3]
- The Town and MLH continue to monitor the annual apartment vacancy rate and enforce its condominium-conversion requirements pursuant to Municipal Code Section 17.52.110. Due to the ongoing low apartment vacancy rate (less than 1%), no condominium conversions have taken place in at least the last five years.

[3] An additional 13 building permits for residential construction were issued in 2022; however, those permits were either exempt from the housing mitigation fee (e.g., ADU construction, Affordable Deed-Restricted Housing) or their housing mitigation was previously satisfied through the donation of land that was ultimately developed with affordable housing (e.g., Snowcreek VII previously mitigated their housing impact via the donation of land for the Aspen Village apartments).

REGIONAL HOUSING NEEDS

Table 1 summarizes the Town's progress towards meeting the Town's share of the Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element period.

Table 1: 2019-2027 Progress to Meeting RHNA [1]

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA 2019-2027	**13**	**13**	**30**	**34**	**65**
2019	0	0	0	0	41[2]
2020	0	0	0	0	61[2]
2021	0	0	0	0	42[2]
2022	8	8	64	0	46[2]
Total	8	8	64	0	190
Total Remaining by Income Level	*5*	*5*	*0 (34 units over the allocation)*	*34*	*0 (125 units over the allocation)*

[1] The State relies on the number of building permits issued, rather than the number of permits completed, to demonstrate progress in meeting the jurisdiction's share of the RHNA for the planning period.

[2] In years 2019-2022, all of the Above Moderate units permitted were non-deed restricted market rate units.

The building permit for the first phase of development of the Parcel was issued in 2022 and includes 80 units that will be available to households with incomes ranging from extremely-low to low based on the Mono County AMI levels. This project made substantial progress towards meeting the Town's share of the RHNA for the lower income levels; however, additional efforts will need to be focused on the production of housing, particularly for moderate-income residents, in order to achieve the Town's fair share of the regional housing needs.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

The Housing Element is required to analyze and identify potential government constraints to the production of affordable housing, and where possible, identify programs that will help to lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the town's local context, particularly the need to deal with large amounts of snowfall.

The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and time to process applications and are not unduly restrictive to new residential development. The Town undertook a review of its development impact fees, including housing mitigation in-lieu fees, and as a result lowered fees substantially in 2015. Work began in 2021 on a new Housing Nexus Study and Development Impact Fee study and is expected to be completed in 2023.

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. The Community and Economic Development Division is committed to reviewing and processing applications for Reasonable Accommodation, at no cost, to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person.

Related to the elimination or reduction of government constraints to the production of affordable housing, the Town has completed the following zoning code amendments in recent years aimed at achieving this objective:

- The Town Council adopted an urgency ordinance in 2019 making amendments to the Municipal Code standards for Secondary Dwelling Units ("accessory dwelling units" or "ADUs") to bring the Zoning Code into compliance with the State ADU laws. This amendment to the Zoning Code reduced governmental constraints applicable to building ADUs by further limiting certain development standards and approval requirements. Staff initiated a subsequent amendment in 2020 to the Town's ADUs regulations with the goal of further reducing governmental constraints and improving the clarity and usability of the ADU regulations. This amendment was completed in 2021.
- Town staff completed an update to the Town Density Bonus Program in 2020, which included modifications to the General Plan and Zoning Code. Amendments to the Zoning Code regulations included implementing the revised Town Density Bonus Program and allowing for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units, up to a maximum of twice the base density. This program update reduces governmental constraints by allowing for greater flexibility in the use of the Town density bonus and an allowance for smaller projects to qualify for the program. The minimum project size prior to the update

required a base density of at least five-units and the updated minimum project size allows for projects with a base density of at least two-units to qualify.

- The Town initiated a zoning code amendment to implement Senate Bill 9 (SB 9) in December 2021. SB 9 requires local agencies consider certain proposed two-unit projects and lot splits ministerially and allows residential property owners to split a single-family lot into two lots and place up to two units on each resulting lot. SB 9 was signed into law in September 2021 and became effective on January 1, 2022. The Town adopted an urgency ordinance in January 2022 to implement development standards related to SB 9. This amendment to implement SB 9 standards is intended to reduce governmental constraints applicable to building residential units by eliminating and/or reducing certain development standards (e.g., setbacks, density, parking, lot coverage, and height) and approval requirements (e.g., ministerial approval of urban lot splits).

Programs identified in the 2019-2027 Housing Element to reduce governmental constraints to housing production include:

- **Policy H.4.A.** *Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.*
- **Policy H.4.B.** *Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.*
    - *Action H.4.B.1. Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.*
- **Policy H.4.C.** *Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.*
- **Policy H.4.D.** *Continue to allow accessory dwelling units by right in all residential zones.*
    - *Action H.4.D.1. Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.*
    - *Action H.4.D.2. Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side*

yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.

- **Policy H.4.E.** *Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).*
    - *Action H.4.E.1. Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.*
    - *Action H.4.E.2. To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.*

- **Policy H.4.F.** *Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.*

Additional information on the Town's progress towards implementing the above-described policies and actions related to governmental constraints to affordable housing is included in Attachment 1, *2022 Mammoth Lakes Hosing Element Annual Progress Report*.

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2022. A detailed list of application requests is attached to this report (Attachment 2).

Table 2: 2022 Planning Applications

Table 1				
Application Types	Requests	Approved[4]	Denied	In Process
General Plan Amendments (GPA)	1	0	0	1
District Zoning Amendments (DZA)	1	0	0	1
Zoning Code Amendments (ZCA)	0	1	0	0
Use Permit Applications (UPA)	4	4	0	1
Tentative Tract Maps (TTM)	4	5	0	1
Tentative Parcel Maps (TPM)	0	0	0	0
Variances (VAR)	4	4	0	1
Design Reviews (DR)	7	9	0	3
Administrative Design Review (ADR)	5	4	0	2
Lot Line Adjustments (LLA)	0	2	0	0
Concept Reviews (CR)	0	NA	NA	0
Adjustments (ADJ)	9	6	0	3
Administrative Permits (AP)	4	4	0	0
Time Extension Requests (TER)	0	1	0	0
Land Donations	0	0	0	0
Building Permits (BP)	832	795	NA	NA
Code Compliance Cases (CC)	160	NA	NA	NA
TOT Compliance Cases	73	NA	NA	NA
Sign Permits (SP)	15	15	0	0
Master Sign Plans (MSP)	1	1	0	0
Tree Removal Permits (TRP)	51	51	0	0
Outdoor Sales Permit (OS)	0	0	0	0
Business Tax Certificates (BTC)	325	323	NA	NA
Film Permits (FP)	5	5	0	0

[4] Approved list includes projects from previous years approved in 2022 by the Director, PEDC, or Town Council

LOOK AHEAD - MAJOR PROJECTS IN 2023

The Town of Mammoth Lakes anticipates a busy 2023 completing significant work programs and projects that will further implement the 2007 General Plan and anticipated projects include:

- Continued work on the Multi-Use Facility and Ice Rink (aka Community Recreation Center) with an expected completion in 2023.
- Process entitlements and the environmental review for the Main Lodge redevelopment project. This multi-year effort will continue in 2023.
- Various hotel entitlement projects within the Commercial zones and North Village Specific Plan (NVSP) area.
- Complete the Parcel Phase 1, which will include 81 units (80 affordable, 1 manager) of housing, childcare space for up to 34 children, community space, and a 0.8-acre park, and begin development of the Parcel Phase II, which will include up to 148 units (*funding dependent*).
- Continue planning the Mammoth Lakes Foundation (MLF) site. Potential uses on the site include a snow pit, child-care facility, dog park, housing, a performing arts center, and parking.
- Continue to pursue the purchase of market-rate units through the Bridge program that will then be resold as affordable deed-restricted units.
- Begin construction on the four-unit residential project on the Town-owned 60 Joaquin Road site. These units will be sold at an affordable deed-restricted price.
- Completion of a Housing Nexus Study and DIF Fee Study update.
- Continued administration of existing housing grants (CDBG, HOME, and BEGIN) in conjunction with MLH. The Town and MLH will continue to review and consider additional housing grant opportunities as funding becomes available.
- Continued TOT Enforcement.
- Continued implementation of the Quality-of-Life Ordinance.
- Code Compliance.
- Permit Processing.
- Implementation of grant funded sidewalk and trails projects.

2022 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Nolan	**Street Address**	P.O. Box 1609	**Phone**	7609653631
Last Name	Bobroff	**City**	Mammoth Lakes	**Email**	nbobroff@townofmammothlakes.ca.gov
Title	Senior Planner - Housing Coordinator	**Zip Code**	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

2022 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
022-392-013-000	365 Fir Street	0	0	0	0	0	0	1	1	1	0
022-382-041-000	180 Le Verne Steet	0	0	0	0	0	0	1	1	1	0
033-330-087-000	100 Callahan Way	0	0	0	0	0	0	33	33	33	0
035-230-005-000	164 Old Mammoth Road	0	0	3	0	0	0	0	3	3	0
033-390-004-000	5 Canyon Blvd	0	0	0	0	0	0	15	15	15	0
033-110-003-000	3789 Main Street	0	0	0	0	0	0	12	12	12	0
035-290-001-000	1699 Tavern Road	0	0	148	0	0	0	0	148	148	0
022-400-022-000	520 Le Verne Street	0	0	0	0	0	0	1	1	1	0
033-041-006-000	913 Forest Trail	3	0	12	0	0	0	1	16	16	0
033-150-039-000	377 Manzanita Road	0	0	0	0	0	0	6	6	6	0
033-123-008-000	53 Lupin Street	0	0	0	0	0	0	1	1	0	0
032-060-020-000	67 Valley Vista Drive	0	0	0	0	0	0	1	1	0	0
031-180-040-000	211 Rainbow Place	0	0	0	0	0	0	1	1	0	0

022-400-022-000	520 Le Verne Street	0	0	0	0	0	0	1	1	0	0
033-210-031-000	52 White Pine Drive	0	0	0	0	0	0	1	1	0	0
035-160-017-000	362 Chaparral Road	0	0	0	0	0	0	6	6	0	0
033-350-011-000	229 Starwood Drive	0	0	0	0	0	0	1	1	0	0
032-120-011-000	751 Majestic Pines Drive	0	0	0	0	0	0	1	1	0	0
031-080-012-000	1427 Forest Trail	0	0	0	0	0	0	1	1	0	0
022-290-014-000	2321 Old Mammoth Road	0	0	0	0	0	0	1	1	0	0
022-382-049-000	245 Le Verne Street	0	0	0	0	0	0	1	1	0	0
032-020-017-000	1219 Majestic Pines Drive	0	0	0	0	0	0	1	1	0	0
035-021-009-000	55 Knob Hill Lane	0	0	0	0	0	0	1	1	0	0
035-200-023-000	540 Old Mammoth Road	0	0	0	0	0	0	1	1	0	0
040-090-016-000	92 Ridge Way	0	0	0	0	0	0	1	1	0	0
032-060-008-000	6 Holiday Vista Drive	0	0	0	0	0	0	1	1	1	0
040-090-004-000	23 Ridge Way	0	0	0	0	0	0	1	1	1	0
033-421-009-000	460 E Bear Lake Drive	0	0	0	0	0	0	1	1	1	0
022-393-050-000	445 Le Verne Street	0	0	0	0	0	0	1	1	1	0
035-100-004-000	25 Center Street	0	0	0	0	0	0	2	2	2	0

039-041-020-000	29 St. Anton Circle	0	0	0	0	0	0	1	1	1	0
032-070-022-000	301 Valley Vista Drive	0	0	0	0	0	0	1	1	1	0
033-133-012-000	94 Mono Street	0	0	0	0	0	0	1	1	1	0
035-210-029-000	220 Sierra Manor Road	0	0	0	0	0	0	1	1	1	0
Totals		**3**	**0**	**163**	**0**	**0**	**0**	**100**	**266**	**246**	**0**

Project Information

Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	022-392-013-000	365 Fir Street	New SFR	ADR 21-005; UPA 21-006; BP22-0002	SFD	Owner	01/10/2022	No	No	No	Approved	
	022-382-041-000	180 Le Verne Steet	New SFR	ADR 22-001	SFD	Owner	06/08/2022	No	No	No	Approved	
	033-330-087-000	100 Callahan Way	Villas III PUD	TTM 21-001; BP 22-00467; BP22-00468; BP22-00469	SFA	Owner	01/19/2022	No	No	No	Pending	Entitlement approved; Building permits pending
	035-230-005-000	164 Old Mammoth Road	Sierra Nevada Resort Expansion	DR 21-005; UPA 21-005	2 to 4	Renter	01/26/2022	No	No	No	Approved	3 affordable units included within a hotel expansion project
	033-390-004-000	5 Canyon Blvd	Limelight Hotel	TTM 22-002; BP22-00766	5+	Owner	04/01/2022	No	No	No	Pending	Entitlement approved; Building permit is pending; 149 key hotel project plus 15 condominium units
	033-110-003-000	3789 Main Street	Terra Blanca PUD	TTM 22-003	5+	Owner	10/06/2022	No	No	No	Approved	
	035-290-001-000	1699 Tavern Road	The Parcel Ph 2	DR 22-003	5+	Renter	06/07/2022	No	No	No	Approved	
	022-400-022-000	520 Le Verne Street	New SFR	DR 22-004; UPA 22-004	SFD	Owner	06/08/2022	No	No	No	Approved	

	033-041-006-000	913 Forest Trail	Innsbruck Affordable Housing Project	SIP 22-001; BP 22-00693	5+	Renter	11/03/2022	Yes-Approved	No	No	Approved	
	033-150-039-000	377 Manzanita Road	377 Manzanita Road	DR 20-004; UPA 20-002	5+	Renter	11/01/2021	No	No	No	Approved	
	033-123-008-000	53 Lupin Street	ADU - Detached	BP22-00205	ADU	Renter	04/21/2022	No	No	No	Pending	
	032-060-020-000	67 Valley Vista Drive	ADU - Detached	BP22-00394	ADU	Renter	06/27/2022	No	No	No	Pending	
	031-180-040-000	211 Rainbow Place	New SFR	BP22-00081	SFD	Owner	02/24/2022	No	No	No	Pending	
	022-400-022-000	520 Le Verne Street	New SFR	BP22-00633	SFD	Owner	09/15/2022	No	No	No	Pending	
	033-210-031-000	52 White Pine Drive	New SFR	BP22-00669	SFD	Owner	09/26/2022	No	No	No	Pending	
	035-160-017-000	362 Chaparral Road	Chaparral Townhomes PUD	BP22-00836; BP22-00837	5+	Owner	12/30/2022	No	No	No	Pending	
	033-350-011-000	229 Starwood Drive	New SFR	BP22-00689	SFD	Owner	10/03/2022	No	No	No	Pending	
	032-120-011-000	751 Majestic Pines Drive	New SFR	BP22-00653	SFD	Owner	09/21/2022	No	No	No	Pending	
	031-080-012-000	1427 Forest Trail	New SFR	BP22-00706	SFD	Owner	10/10/2022	No	No	No	Pending	
	022-290-014-000	2321 Old Mammoth Road	New SFR	BP22-00818	SFD	Owner	12/05/2022	No	No	No	Pending	
	022-382-049-000	245 Le Verne Street	New SFR	BP22-00823	SFD	Owner	12/08/2022	No	No	No	Pending	
	032-020-017-000	1219 Majestic Pines Drive	New SFR	BP22-00835	SFD	Owner	12/29/2022	No	No	No	Pending	
	035-021-009-000	55 Knob Hill Lane	ADU - Detached	BP22-00834	ADU	Renter	12/29/2022	No	No	No	Pending	
	035-200-023-000	540 Old Mammoth Road	540 Mixed-Use	BP22-00145	SFA	Owner	03/23/2022	No	No	No	Pending	

	040-090-016-000	92 Ridge Way	New SFR	BP22-00085	SFD	Owner	02/28/2022	No	No	No	Pending	
	032-060-008-000	6 Holiday Vista Drive	New SFR	BP22-00136	SFD	Owner	06/22/2022	No	No	No	Approved	
	040-090-004-000	23 Ridge Way	New SFR	BP22-00068	SFD	Owner	07/27/2022	No	No	No	Approved	
	033-421-009-000	460 E Bear Lake Drive	ADU - Attached	BP22-00093	ADU	Renter	12/28/2022	No	No	No	Approved	
	022-393-050-000	445 Le Verne Street	ADU - Detached	BP22-00189	ADU	Renter	08/15/2022	No	No	No	Approved	
	035-100-004-000	25 Center Street	New Duplex	BP22-00190	2 to 4	Renter	08/17/2022	No	No	No	Approved	
	039-041-020-000	29 St. Anton Circle	New SFR	BP22-00061	SFD	Owner	09/12/2022	No	No	No	Approved	
	032-070-022-000	301 Valley Vista Drive	New SFR	BP22-00349	SFD	Owner	09/08/2022	No	No	No	Approved	
	033-133-012-000	94 Mono Street	ADU - MFR Interior	BP22-00114	ADU	Renter	10/28/2022	No	No	No	Approved	
	035-210-029-000	220 Sierra Manor Road	220 SMR - Commercial Conversion	BP22-00783	2 to 4	Renter	01/12/2023	No	No	No	Approved	Office space being converted to a rental apartment within a bldg w/ 4 existing apartments (previously converted from office space)

2022 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
035-290-001-000	1699 Tavern Rd	DR 22-003	32	0	115	0	0	0	1	07/13/2022	148
022-382-041-000	365 Fir Street	ADR 21-005; UPA 21-006; BP22-0002	0	0	0	0	0	0	1	02/09/2022	1
033-330-087-000	180 Le Verne Steet	ADR 22-001	0	0	0	0	0	0	1	06/29/2022	1
035-230-005-000	100 Callahan Way	TTM 21-001	0	0	0	0	0	0	33	05/11/2022	33
033-390-004-000	164 Old Mammoth Road	DR 21-005; UPA 21-005	0	0	3	0	0	0	0	02/10/2022	3
033-110-003-000	5 Canyon Blvd	TTM 22-002	0	0	0	0	0	0	15	07/06/2022	15
035-290-001-000	3789 Main Street	TTM 22-003	0	0	0	0	0	0	12	11/08/2022	12
022-400-022-000	520 Le Verne Street	DR 22-004; UPA 22-004	0	0	0	0	0	0	1	08/09/2022	1
033-041-006-000	913 Forest Trail	SIP 22-001	3	0	12	0	0	0	1	12/02/2022	16
033-150-039-000	377 Manzanita Road	DR 20-004; UPA 20-002	0	0	0	0	0	0	6	03/02/2022	6
035-010-020-000	1699 Tavern Rd	BP21-00725; BP21-00794	0	0	0	0	0	0	0		0
031-051-007-000	422 John Muir Road	BP21-00241	0	0	0	0	0	0	0		0

033-421-009-000	460 E Bear Lake Drive	BP22-00093	0	0	0	0	0	0	0		0
033-180-021-000	33 Hidden Valley Road	BP21-00654	0	0	0	0	0	0	0		0
022-393-050-000	445 Le Verne Street	BP22-00189	0	0	0	0	0	0	0		0
033-133-012-000	94 Mono Street	BP22-00114	0	0	0	0	0	0	0		0
033-350-010-000	225 Starwood Drive	BP21-00535	0	0	0	0	0	0	0		0
033-360-002-000	2006 Lodestar Drive	BP21-00624	0	0	0	0	0	0	0		0
033-180-021-000	33 Hidden Valley Road	BP21-00653	0	0	0	0	0	0	0		0
031-260-011-000	89 Bridges Lane	BP21-00655	0	0	0	0	0	0	0		0
040-100-034-000	247 Ridge Way	BP21-00631	0	0	0	0	0	0	0		0
031-051-014-000	368 John Muir Road	BP21-00713	0	0	0	0	0	0	0		0
022-382-041-000	180 Le Verne Street	BP21-00768	0	0	0	0	0	0	0		0
033-350-022-000	210 Starwood Drive	BP20-00672	0	0	0	0	0	0	0		0
032-060-008-000	6 Holiday Vista Drive	BP22-00136	0	0	0	0	0	0	0		0
040-090-004-000	23 Ridge Way	BP22-00068	0	0	0	0	0	0	0		0
022-300-049-000	145 Pine Street	BP21-00770	0	0	0	0	0	0	0		0
039-041-020-000	29 St. Anton Circle	BP22-00061	0	0	0	0	0	0	0		0
032-070-022-000	301 Valley Vista Drive	BP22-00349	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00815	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00816	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00803	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00804	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00819	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00802	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00820	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP21-00315	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP21-00316	0	0	0	0	0	0	0		0
035-100-004-000	25 Center Street	BP22-00190	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP19-00342	0	0	0	0	0	0	0		0
033-421-034-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	0		0
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	0		0
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	0		0
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	0		0

031-031-012-000	292 Davison Road	BP15-00333	0	0	0	0	0	0	0		0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0		0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd.	BP19-00821	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd.	BP19-00845	0	0	0	0	0	0	0		0
022-382-034-000	320 Le Verne Street	BP19-00727	0	0	0	0	0	0	0		0
031-140-028-000	195 Horseshoe Drive	BP07-164196	0	0	0	0	0	0	0		0
033-421-034-000	86 E Bear Lake Drive	BP19-00830	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd.	BP19-00822	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00837	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00836	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00839	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00838	0	0	0	0	0	0	0		0
Totals			**35**	**0**	**130**	**0**	**0**	**0**	**71**		**236**

Building Permits

Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
035-290-001-000	1699 Tavern Rd	DR 22-003	0	0	0	0	0	0	0		0
022-382-041-000	365 Fir Street	ADR 21-005; UPA 21-006; BP22-0002	0	0	0	0	0	0	1	05/23/2022	1
033-330-087-000	180 Le Verne Steet	ADR 22-001	0	0	0	0	0	0	0		0
035-230-005-000	100 Callahan Way	TTM 21-001	0	0	0	0	0	0	0		0
033-390-004-000	164 Old Mammoth Road	DR 21-005; UPA 21-005	0	0	0	0	0	0	0		0
033-110-003-000	5 Canyon Blvd	TTM 22-002	0	0	0	0	0	0	0		0
035-290-001-000	3789 Main Street	TTM 22-003	0	0	0	0	0	0	0		0
022-400-022-000	520 Le Verne Street	DR 22-004; UPA 22-004	0	0	0	0	0	0	0		0
033-041-006-000	913 Forest Trail	SIP 22-001	0	0	0	0	0	0	0		0
033-150-039-000	377 Manzanita Road	DR 20-004; UPA 20-002	0	0	0	0	0	0	0		0
035-010-020-000	1699 Tavern Rd	BP21-00725; BP21-00794	16	0	64	0	0	0	1	05/03/2022	81
031-051-007-000	422 John Muir Road	BP21-00241	0	0	0	0	0	0	1	03/22/2022	1
033-421-009-000	460 E Bear Lake Drive	BP22-00093	0	0	0	0	0	0	1	12/28/2022	1
033-180-021-000	33 Hidden Valley Road	BP21-00654	0	0	0	0	0	0	1	04/14/2022	1

022-393-050-000	445 Le Verne Street	BP22-00189	0	0	0	0	0	0	1	08/15/2022	1
033-133-012-000	94 Mono Street	BP22-00114	0	0	0	0	0	0	1	10/28/2022	1
033-350-010-000	225 Starwood Drive	BP21-00535	0	0	0	0	0	0	1	02/08/2022	1
033-360-002-000	2006 Lodestar Drive	BP21-00624	0	0	0	0	0	0	1	03/07/2022	1
033-180-021-000	33 Hidden Valley Road	BP21-00653	0	0	0	0	0	0	1	04/14/2022	1
031-260-011-000	89 Bridges Lane	BP21-00655	0	0	0	0	0	0	1	04/28/2022	1
040-100-034-000	247 Ridge Way	BP21-00631	0	0	0	0	0	0	1	05/13/2022	1
031-051-014-000	368 John Muir Road	BP21-00713	0	0	0	0	0	0	1	04/27/2022	1
022-382-041-000	180 Le Verne Street	BP21-00768	0	0	0	0	0	0	1	07/11/2022	1
033-350-022-000	210 Starwood Drive	BP20-00672	0	0	0	0	0	0	1	06/20/2022	1
032-060-008-000	6 Holiday Vista Drive	BP22-00136	0	0	0	0	0	0	1	06/22/2022	1
040-090-004-000	23 Ridge Way	BP22-00068	0	0	0	0	0	0	1	07/27/2022	1
022-300-049-000	145 Pine Street	BP21-00770	0	0	0	0	0	0	1	08/05/2022	1
039-041-020-000	29 St. Anton Circle	BP22-00061	0	0	0	0	0	0	1	09/12/2022	1
032-070-022-000	301 Valley Vista Drive	BP22-00349	0	0	0	0	0	0	1	09/08/2022	1
040-160-003-000	1474 Old Mammoth Road	BP19-00815	0	0	0	0	0	0	3	04/01/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00816	0	0	0	0	0	0	3	04/01/2022	3

040-160-003-000	1474 Old Mammoth Road	BP19-00803	0	0	0	0	0	0	3	04/01/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00804	0	0	0	0	0	0	3	04/01/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00819	0	0	0	0	0	0	3	04/13/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00802	0	0	0	0	0	0	2	04/13/2022	2
040-160-003-000	1474 Old Mammoth Road	BP19-00820	0	0	0	0	0	0	3	04/01/2022	3
033-370-020-000	2610 Meridian Blvd.	BP21-00315	0	0	0	0	0	0	2	05/23/2022	2
033-370-020-000	2610 Meridian Blvd.	BP21-00316	0	0	0	0	0	0	2	05/23/2022	2
035-100-004-000	25 Center Street	BP22-00190	0	0	0	0	0	0	2	08/17/2022	2
022-480-045-000	233 Red Fir Road	BP19-00342	0	0	0	0	0	0	0		0
033-421-034-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	0		0
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	0		0
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	0		0
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	0		0
031-031-012-000	292 Davison Road	BP15-00333	0	0	0	0	0	0	0		0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0		0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0		0

031-110-026-000	125 Lakeview Blvd.	BP19-00821	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd.	BP19-00845	0	0	0	0	0	0	0		0
022-382-034-000	320 Le Verne Street	BP19-00727	0	0	0	0	0	0	0		0
031-140-028-000	195 Horseshoe Drive	BP07-164196	0	0	0	0	0	0	0		0
033-421-034-000	86 E Bear Lake Drive	BP19-00830	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd.	BP19-00822	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00837	0	0	0	0	0	0	0		0

033-370-020-000	2610 Meridian Blvd.	BP19-00836	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00839	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP19-00838	0	0	0	0	0	0	0		0
Totals			**16**	**0**	**64**	**0**	**0**	**0**	**46**		**126**

Certificate of Occupancy

Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
035-290-001-000	1699 Tavern Rd	DR 22-003	0	0	0	0	0	0	0		0
022-382-041-000	365 Fir Street	ADR 21-005; UPA 21-006; BP22-0002	0	0	0	0	0	0	0		0
033-330-087-000	180 Le Verne Steet	ADR 22-001	0	0	0	0	0	0	0		0
035-230-005-000	100 Callahan Way	TTM 21-001	0	0	0	0	0	0	0		0
033-390-004-000	164 Old Mammoth Road	DR 21-005; UPA 21-005	0	0	0	0	0	0	0		0
033-110-003-000	5 Canyon Blvd	TTM 22-002	0	0	0	0	0	0	0		0
035-290-001-000	3789 Main Street	TTM 22-003	0	0	0	0	0	0	0		0
022-400-022-000	520 Le Verne Street	DR 22-004; UPA 22-004	0	0	0	0	0	0	0		0
033-041-006-000	913 Forest Trail	SIP 22-001	0	0	0	0	0	0	0		0
033-150-039-000	377 Manzanita Road	DR 20-004; UPA 20-002	0	0	0	0	0	0	0		0
035-010-020-000	1699 Tavern Rd	BP21-00725; BP21-00794	0	0	0	0	0	0	0		0
031-051-007-000	422 John Muir Road	BP21-00241	0	0	0	0	0	0	0		0
033-421-009-000	460 E Bear Lake Drive	BP22-00093	0	0	0	0	0	0	0		0

033-180-021-000	33 Hidden Valley Road	BP21-00654	0	0	0	0	0	0	0		0
022-393-050-000	445 Le Verne Street	BP22-00189	0	0	0	0	0	0	0		0
033-133-012-000	94 Mono Street	BP22-00114	0	0	0	0	0	0	0		0
033-350-010-000	225 Starwood Drive	BP21-00535	0	0	0	0	0	0	0		0
033-360-002-000	2006 Lodestar Drive	BP21-00624	0	0	0	0	0	0	0		0
033-180-021-000	33 Hidden Valley Road	BP21-00653	0	0	0	0	0	0	0		0
031-260-011-000	89 Bridges Lane	BP21-00655	0	0	0	0	0	0	0		0
040-100-034-000	247 Ridge Way	BP21-00631	0	0	0	0	0	0	0		0
031-051-014-000	368 John Muir Road	BP21-00713	0	0	0	0	0	0	0		0
022-382-041-000	180 Le Verne Street	BP21-00768	0	0	0	0	0	0	0		0
033-350-022-000	210 Starwood Drive	BP20-00672	0	0	0	0	0	0	0		0
032-060-008-000	6 Holiday Vista Drive	BP22-00136	0	0	0	0	0	0	0		0
040-090-004-000	23 Ridge Way	BP22-00068	0	0	0	0	0	0	0		0
022-300-049-000	145 Pine Street	BP21-00770	0	0	0	0	0	0	0		0
039-041-020-000	29 St. Anton Circle	BP22-00061	0	0	0	0	0	0	0		0
032-070-022-000	301 Valley Vista Drive	BP22-00349	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00815	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00816	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00803	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00804	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00819	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00802	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00820	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP21-00315	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd.	BP21-00316	0	0	0	0	0	0	0		0
035-100-004-000	25 Center Street	BP22-00190	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP19-00342	0	0	0	0	0	0	1	01/10/2022	1
033-421-034-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	1	01/26/2022	1
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	1	02/17/2022	1
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	1	06/06/2022	1
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	1	07/13/2022	1
031-031-012-000	292 Davison Road	BP15-00333	0	0	0	0	0	0	1	08/01/2022	1

022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	1	09/02/2022	1
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	1	10/20/2022	1
031-110-026-000	125 Lakeview Blvd.	BP19-00821	0	0	0	0	0	0	2	09/30/2022	2
031-110-026-000	125 Lakeview Blvd.	BP19-00845	0	0	0	0	0	0	2	12/02/2022	2
022-382-034-000	320 Le Verne Street	BP19-00727	0	0	0	0	0	0	1	01/14/2022	1
031-140-028-000	195 Horseshoe Drive	BP07-164196	0	0	0	0	0	0	1	11/02/2022	1
033-421-034-000	86 E Bear Lake Drive	BP19-00830	0	0	0	0	0	0	1	01/26/2022	1
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	1	01/07/2022	1
031-110-026-000	125 Lakeview Blvd.	BP19-00822	0	0	0	0	0	0	2	09/13/2022	2
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	3	01/18/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	3	02/16/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	3	05/17/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	3	07/22/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	3	08/25/2022	3
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	2	09/29/2022	2

040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	3	11/03/2022	3
033-370-020-000	2610 Meridian Blvd.	BP19-00837	0	0	0	0	0	0	2	05/04/2022	2
033-370-020-000	2610 Meridian Blvd.	BP19-00836	0	0	0	0	0	0	2	05/04/2022	2
033-370-020-000	2610 Meridian Blvd.	BP19-00839	0	0	0	0	0	0	2	07/11/2022	2
033-370-020-000	2610 Meridian Blvd.	BP19-00838	0	0	0	0	0	0	2	07/11/2022	2
Totals			**0**	**0**	**0**	**0**	**0**	**0**	**46**		**46**

Project Information

Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units Units?			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units?	Demolished/ or Destroyed Units Owner or Renter	Notes
	035-290-001-000	1699 Tavern Rd	The Parcel Ph 2	DR 22-003	5+	Renter	16	N	Y	IIG, Other	Other		55	0			DR Type: Regulatory Agreement
	022-382-041-000	365 Fir Street	New SFR	ADR 21-005; UPA 21-006; BP22-0002	SFD	Owner	0	N	Y					0			
	033-330-087-000	180 Le Verne Steet	New SFR	ADR 22-001	SFD	Owner	0	N	Y					0			
	035-230-005-000	100 Callahan Way	Villas III PUD	TTM 21-001	SFA	Owner	0	N	Y					0			
	033-390-004-000	164 Old Mammoth Road	Sierra Nevada Resort Expansion	DR 21-005; UPA 21-005	2 to 4	Renter	0	N	Y		Other		55	0			DR Type: Regulatory Agreement
	033-110-003-000	5 Canyon Blvd	Limelight Hotel	TTM 22-002	5+	Owner	0	N	Y					0			
	035-290-001-000	3789 Main Street	Terra Blanca	TTM 22-003	5+	Owner	0	N	Y					0			

	022-400-022-000	520 Le Verne Street	New SFR	DR 22-004; UPA 22-004	SFD	Owner	0	N	Y					0			
	033-041-006-000	913 Forest Trail	Innsbruck Affordable Housing Project	SIP 22-001	5+	Renter	3	Y	Y	HKEY	Other		55	0			DR Type: Regulatory Agreement
	033-150-039-000	377 Manzanita Road	377 Manzanita Road	DR 20-004; UPA 20-002	5+	Renter	0	N	Y					0			
	035-010-020-000	1699 Tavern Rd	The Parcel Ph 1	BP21-00725; BP21-00794	5+	Renter	8	N	Y	IIG, NPLH, Other	Other		55	0			DR Type: Regulatory Agreement
	031-051-007-000	422 John Muir Road	ADU - Attached	BP21-00241	ADU	Renter	0	N	Y					0			
	033-421-009-000	460 E Bear Lake Drive	ADU - Attached	BP22-00093	ADU	Renter	0	N	Y					0			
	033-180-021-000	33 Hidden Valley Road	ADU - Attached	BP21-00654	ADU	Renter	0	N	Y					0			
	022-393-050-000	445 Le Verne Street	ADU - Detached	BP22-00189	ADU	Renter	0	N	Y					0			
	033-133-012-000	94 Mono Street	ADU - MFR Interior	BP22-00114	ADU	Renter	0	N	Y					0			
	033-350-010-000	225 Starwood Drive	New SFR	BP21-00535	SFD	Owner	0	N	Y					0			
	033-360-002-000	2006 Lodestar Drive	New SFR	BP21-00624	SFD	Owner	0	N	Y					0			

	033-180-021-000	33 Hidden Valley Road	New SFR	BP21-00653	SFD	Owner	0	N	Y					0			
	031-260-011-000	89 Bridges Lane	New SFR	BP21-00655	SFD	Owner	0	N	Y					0			
	040-100-034-000	247 Ridge Way	New SFR	BP21-00631	SFD	Owner	0	N	Y					0			
	031-051-014-000	368 John Muir Road	New SFR	BP21-00713	SFD	Owner	0	N	Y					0			
	022-382-041-000	180 Le Verne Street	New SFR	BP21-00768	SFD	Owner	0	N	Y					0			
	033-350-022-000	210 Starwood Drive	New SFR	BP20-00672	SFD	Owner	0	N	Y					0			
	032-060-008-000	6 Holiday Vista Drive	New SFR	BP22-00136	SFD	Owner	0	N	Y					0			
	040-090-004-000	23 Ridge Way	New SFR	BP22-00068	SFD	Owner	0	N	Y					0			
	022-300-049-000	145 Pine Street	New SFR	BP21-00770	SFD	Owner	0	N	Y					0			
	039-041-020-000	29 St. Anton Circle	New SFR	BP22-00061	SFD	Owner	0	N	Y					0			
	032-070-022-000	301 Valley Vista Drive	New SFR	BP22-00349	SFD	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 21	BP19-00815	2 to 4	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 22	BP19-00816	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 23	BP19-00803	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 24	BP19-00804	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 38	BP19-00819	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 39	BP19-00802	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 40	BP19-00820	2 to 4	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 21 & 22	BP21-00315	2 to 4	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 23 & 24	BP21-00316	2 to 4	Owner	0	N	Y					0			
	035-100-004-000	25 Center Street	New Duplex	BP22-00190	2 to 4	Owner	0	N	Y					0			
	022-480-045-000	233 Red Fir Road	ADU - Detached	BP19-00342	ADU	Renter	0	N	Y					0			
	033-421-034-000	86 E Bear Lake Drive	New SFR	BP19-00621	SFD	Owner	0	N	Y					0			
	033-320-010-000	35 Starwood Drive	New SFR	BP19-00049	SFD	Owner	0	N	Y					0			
	033-420-005-000	463 E Bear Lake Drive	New SFR	BP19-00700	SFD	Owner	0	N	Y					0			

	033-421-018-000	56 Bear Cub Lane	New SFR	BP19-00831	SFD	Owner	0	N	Y					0			
	031-031-012-000	292 Davison Road	New SFR	BP15-00333	SFD	Owner	0	N	Y					0			
	022-300-061-000	385 Pine Street	New SFR	BP21-00007	SFD	Owner	0	N	Y					0			
	031-170-037-000	93 Twin Lakes Lane	New SFR	BP19-00849	SFD	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd.	Lakeview Townhomes - 3 & 4	BP19-00821	SFA	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd.	Lakeview Townhomes - 1 & 2	BP19-00845	SFA	Owner	0	N	Y					0			
	022-382-034-000	320 Le Verne Street	New SFR	BP19-00727	SFD	Owner	0	N	Y					0			
	031-140-028-000	195 Horseshoe Drive	New SFR	BP07-164196	SFD	Owner	0	N	Y					0			
	033-421-034-000	86 E Bear Lake Drive	ADU - Detached	BP19-00830	ADU	Renter	0	N	Y					0			
	039-020-015-000	415 Hillside Drive	ADU - Interior	BP21-00062	ADU	Renter	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd.	Lakeview Townhomes - 5 & 6	BP19-00822	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 18	BP19-00812	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 19	BP19-00813	2 to 4	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 6	BP19-00811	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 5	BP19-00810	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 4	BP19-00809	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 3	BP19-00800	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 20	BP19-00814	2 to 4	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 15 & 16	BP19-00837	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 13 & 14	BP19-00836	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 19 & 20	BP19-00839	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Obsidian - 17 & 18	BP19-00838	SFA	Owner	0	N	Y					0			

Density Bonus

Project Identifier				Density Bonus			
Current APN	**Street Address**	**Local Jurisdiction Tracking ID**	**Deed Restriction Type**	**Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)**	**Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)**	**List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)**	**Did the project receive a reduction or waiver of parking standards? (Y/N)**

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TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Projection Period	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	26	Deed restricted	0	0	0	0	16	0	0	0	0	0	16	10
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	30	Deed restricted	0	0	0	0	64	0	0	0	0	0	64	0
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate	34	Deed restricted	0	0	0	0	0	0	0	0	0	0	0	34
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Above Moderate	65		36	23	61	42	46	0	0	0	0	0	208	0
Total Units			**36**	**23**	**61**	**42**	**126**	**0**	**0**	**0**	**0**	**0**	**288**	
Total RHNA	**155**											**Total Remaining Need for RHNA Period**		**44**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1)

	Extremely Low-Income Need	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date	Total Remaining ELI Need
Extremely Low-Income Units**	13	0	0	0	8	0	0	0	0	0	8	5

For the last year of the 5th cycle planning period, Table B will only include units that were permitted before the end date of the 5th cycle planning period.
For the first year of the 6th cycle planning period, Table B will only include units that were permitted since the start date of the 6th cycle planning period.

Projection Period units are included in a separate column.

***Units serving extremely low-income households must be included in the very low-income permitted totals in order to be credited toward the RHNA.**

****Extremely low-income units determined pursuant to Government Code 65583(a)(1). Default value is half of the very low-income RHNA. May be overwritten.**

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TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

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TABLE D - Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	• Contract w/ GIS coordinator to keep the GIS database functioning and up-to-date. • The Town continues to maintain various housing related datasets (deed-restricted unit locations, existing apartments, transient rental locations, and vacant parcels) in a central GIS database and to add information as necessary.
H.1.A.2	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	• This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA. • In 2022, the Town made substantial progress towards satisfying our share of the RHNA in the Extremely-Low, Very Low-, and Low-income categories.
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	• As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.

H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	• The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.
H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	• The Housing Ordinance provides a menu of options for developers to choose from to mitigate their housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. • In 2022, the Town collected approximately $900,000 in Housing Impact Mitigation Fees from the issuance of building permits for 34 residential units, 158 lodging rooms, and 3 industrial permits. An additional 13 building permits for residential construction were issued in 2022; however, those permits were either exempt from the housing mitigation fee (e.g., ADU construction, Affordable Deed-Restricted Housing) or their housing mitigation was previously satisfied through the donation of land that was ultimately developed with affordable housing (e.g., Snowcreek VII previously mitigated their housing impact via the donation of land for the Aspen Village apartments). • One AHMP was reviewed and approved in 2022 to allow the Sierra Nevada Resort expansion project to satisfy their housing mitigation by converting existing areas within the hotel into three residential units with seven bedrooms that will be rented at affordable prices (80% AMI) to employees of the hotel.

H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	• The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.
H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	• The Town will work with Mammoth Lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH previously worked with the Center to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 11-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.
H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	• The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processes at no cost to the applicants.

H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	9/1/21	• The Town reviewed the Zoning Code requirements applicable to supportive housing, and determined that no changes to the zoning code are necessary to comply with the requirements of AB-2162 since multi-family and mixed-use developments are a permitted use in all of the zones that allow supportive housing type of uses (i.e., no use permit or other entitlement is required for the use) and Municipal Code §17.52.290 specifies that “supportive housing is a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.” Staff will develop an application to be used for the Supportive Housing Streamlined Approval process required by AB-2162 to demonstrate that the project meets the eligibility criteria specified in the legislation.
H.1.E.5.	The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	9/1/21	• The Town reviewed the Zoning Code requirements related to the State Employee Housing Act and determined that no changes to the zoning code are necessary to comply with the requirements of this legislation. The Employee Housing Act requires jurisdictions consider housing in an agriculture zone that serves six or fewer persons to be treated the same as a single-family residence (if permitted) and requires housing that consists of 12 units or less, or 36 beds, be considered an agriculture use and be permitted in the same manner (i.e., if a use permit is required for agriculture use, then a use permit is required for the housing use). The only zone that permits agricultural uses is the Open Space zone and a use permit is required for the agriculture use. Single-family residences are not a permitted use in this zone and therefore, the requirement to consider housing for six or fewer persons a single-family residence is not applicable. Housing consisting of 12 units or less, or 36 beds, would require a use permit since agriculture uses require a use permit and would be subject to the same requirements as the agricultural use since the use is considered to be the same. Therefore, no changes to the zoning code are necessary to comply with this requirement.

H.1.F.1.	Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.	On-going	• Prior to 2022, the Town completed, or made substantial progress towards the completion of, the following Planning processes related to the Parcel: (1) Acceptance of the Conceptual Land Use Plan by the Town Council in December 2019. (2) Adopted the updated Master Plan for the Parcel site in January 2021. The Master Plan serves as the sole zoning for the site and provides the regulatory framework for the subsequent phases of development. (3) Conducted a public bid process to select a development partner in accordance with the State's Surplus Land Act in 2020 and execution of the Disposition and Development Agreement (DDA) with Pacific West Companies, Inc. (PWC) in April 2021. (4) Approved the Phase 1 design review entitlement in February 2021. (5) Officially broke ground on the project in November 2021. • In 2022, the Town completed, or made progress on, the following Planning and/or Building processes: (1) Issued the building permits for Phase 1 of the project in May 2022, which includes 80 affordable units and 1 manager's unit. (2) Completed the parking podium and placement of the Phase 1 modular units in November 2022. Occupancy of Phase 1 is expected in fall 2023. (3) Approval of a tentative map in May 2022 to subdivide the site into 14 lots for future affordable housing uses and 3 lots for open space, parks, and public street dedications. (4) Approval of the Phase 2 design review entitlement for 148 units (146-147 affordable units and 1-2 manager's units) in June 2022. (5) Applied for LIHTC funding for Phase 2 of the project in 2022 but were not successful in the first application round. • The Town has been successful in the following grant applications specific to the Parcel: (1) $38.6 million in Housing Accelerator funding for construction costs (awarded January 2022);

			(2) $20.6 million in Infill Infrastructure Grant funding which is intended to fund infrastructure related to affordable housing production and will help fund the necessary infrastructure for the project; (3) $65,000 in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update. (4) $290,000 in CDBG CARES Act funds which will be used for the Parcel Park. • The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, LIHTC, and tax exempt bonds, and loans.
H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	• The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). • In addition to the dedicated TOT revenues, the Town provided, or allocated, approximately $14M over the past two years to the following housing projects and programs: (1) Creative housing solutions (i.e., public/private partnerships, conversion of units); (2) Small-site affordable housing development (i.e., 60 Joaquin Rd); (3) MLH's 238 Sierra Manor Road 11-unit low-income apartment conversion project; (4) Bridge program (conversion of market-rate to affordable units); (5) Parcel phases 1 and 2; and (6) Innsbruck Lodge Affordable Housing Homekey Project (conversion of the existing hotel into 15 affordable units and 1 manager’s unit).

H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	• The Town and MLH continue to pursue grant funds to support housing programs and regularly review and respond to NOFAs at they are released. The Town applied for, or were awarded, the following housing related grants in 2022: o Applied for, and were awarded in May 2022, a $4.56M Homekey grant for the Innsbruck Lodge Affordable Housing Project o Applied for a $1M HOME grant for mortgage assistance in March 2022. Not awarded o Amended the scope of work for the Town's CDBG CARES Act grants to allocate $290,000 in funding towards the Parcel Park o Awarded a CDBG Housing Rehabilitation grant for the Access Apartments project in the amount of $3M in November 2022. MLH was successful in acquiring an additional $3.4M from the HOME program for the project. o Applied for a $500K CDBG grant for mortgage assistance in August 2022. Awaiting notification o Applied for $490K in Permanent Local Housing Allocation (PLHA) grant funds in November 2022 for mortgage assistance to households earning up to 120% AMI. Awaiting notification o MLH was awarded a $1M CalHOME grant for mortgage assistance and ADU construction loans • Repaid first-time homebuyer (FTHB) loans from various grant programs (e.g., BEGIN ReUse, HOME, CDBG) continue to be reinvested into new FTHB loans.
H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	12/1/24	• Not yet started. Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.

H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Dec-2020 and On-going	• The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with $101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. This program has not been successful and is currently on-hold while the Town considers various options for how to best leverage the funds. One reason for the programs lack of success is the high price of market-rate housing. The high prices create a gap between what the local workforce can afford and the market-rate prices, and the gap is too large to be closed by the downpayment assistance program on its own. The Town's Bridge program aims to assist in closing the affordability gap by acquiring existing market-rate units and reducing the sales price to an affordable price for households earning 120%-150% AMI. Since the launch of the Bridge program, four units have been sold to eligible households, of which two have received downpayment assistance using BEGIN ReUse funds and Town funds for the purchase of the units.
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Postponed	• The Town was considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing, but due to the unknown long-term economic impacts associated with COVID-19, the ballot measure was postponed. • The Town Council continues to commit excess TOT revenue towards housing with approximately $14M committed over the past two years.
H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	• The Town has previously been awarded grant funding intended for rehabilitation ($700,000 In 2017 CDBG funds) but had limited success in finding eligible households and the grant expenditure period ended in 2021. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.

H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	On-going	• Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). • In 2021, the Town and MLH launched the Bridge program aimed at acquiring existing market-rate units that are then resold to local workforce households at an affordable price (120%-150% AMI). The program was launched in November 2021 and has been successful in acquiring six (6) units as of March 2023. Of those, four (4) have been sold to income qualified households and MLH continues to work on selling the other units. Staff continue to look for additional units for the program. • MLH continues to make progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project. The Town and MLH were awarded $6.4M in grant funding for the project from the HOME and CDBG programs and the Town committed an additional $1.5M towards this project. MLH is hopeful to award a construction bid and begin work on this project in 2023. The target occupancy date is spring 2024. • The Town purchased a vacant 0.20-acre site in 2021 and completed the procurement process to bring on a design-build entity in 2022. The site is proposed to be developed with a 4-unit planned unit development (PUD) in which the units will be sold at an affordable price with a deed-restriction in place to ensure the long -term affordability of the units. Construction is scheduled to begin in 2023. • MLH and the Town were successful in a Homekey grant award for the acquisition and conversion of the Innsbruck Lodge into a 16-unit affordable rental project (15 affordable units and 1 manager’s unit). Acquisition was completed in August 2022 and construction began in late-2022. The target occupancy date is fall 2023.

			• As a part of the Sierra Nevada Resort expansion, the developers proposed an Alternate Housing Mitigation Plan (AHMP) that proposes creating three apartment units with seven bedrooms within the existing hotel. The bedrooms will be rented to income eligible employees of the resort at affordable prices. Occupancy of the units is expected in 2023.
H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	12/1/24	• Not yet started. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	• The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation. MLH has established a relationship with CA Indian Legal Aid service to assist tenants and has setup a legal aid remote workstation in the MLH office. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.
H.2.E.2.	Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.	Jul-2019 and On-Going	• In 2019, the Town committed $149,000 to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops. • The program was put on-hold in 2021 due to a change in staffing, but was relaunched in March 2022. The program has provided housing for over 50 people since launching in 2019 and has housed seven (7) additional people since relaunching in 2022.

H.2.G.1.	As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including: · Development of priorities for a rental deed restriction instrument. · Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.	Dec-2021 and On-going	• The Town previously sent letters to the 25 deed-restricted properties that the Town is tasked with monitoring to determine whether the units are in compliance with the existing deed-restrictions. Through this outreach, the Town was made aware of seven properties (7) where the deed restrictions had been previously rescinded for various reasons and are continuing to work with the owners of the remaining properties to ensure compliance. • In addition to the Town monitored units, MLH monitors approximately 40 additional deed-restricted units and annually monitor the occupancy. • In 2021, MLH began using the Homekeeper database system to track their deed-restricted units. The Town will look into the potential of utilizing a similar system or partnering with MLH to monitor the town deed-restricted properties utilizing their Homekeeper software. • Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.
H.2.G.2.	Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.	On-going	• The Revolving Loan Fund is used annually to buy back deed restricted units. • One 200% AMI deed-restricted unit was purchased using the RLF in 2022. The unit was then resold at a 150% AMI price in early-2023. • The additional deed-restricted units created under the Bridge program are eligible for assistance from the RLF should there be a need to buy back the unit in the future to ensure it remains affordable.

H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	• In 2022, the Town made progress on increasing the supply of housing available to the workforce through the implementation of the following programs and projects: (1) continued work efforts for the development of the Parcel (occupancy of the initial 81-units representing the first phase of development is expected in fall 2023); (2) worked with developers to utilize the Town Density Bonus Program aimed at removing barriers to the development of workforce housing by allowing for more flexible development standards; (3) implemented the Bridge program in partnership with MLH aimed at increasing the supply of workforce housing by purchasing market-rate units that are then converted to affordable ownership units; (4) added three units to the Town's inventory of employee housing units, bringing the total to six units; and (4) drafted program guidelines and development standards for SB-9 projects (two-lot subdivisions and duplex construction) which could create smaller, affordable-by-design units on residential lots throughout the community. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project and began construction on their 16-unit Homekey hotel-to-residential conversion project.
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	• Not yet started. The Town began work on the update to the DIF and Housing Fee Nexus Study in 2021 and expect to complete the update in 2023. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.

H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019 and On-going	• The Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package in late-2019 and completed a subsequent amendment in 2021 to clarify conflicting and/or confusing code language and improve the usability of the ADU regulations by clearly articulating the requirements for each type of ADU. The Town continues to monitor changes to state law to ensure on-going compliance and review the Town's regulations to ensure they are easy to understand and implement. A minor amendment to the ADU regulations is expected to be completed in 2023 to implement changes in State ADU laws that went into effect in January 2023.
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024 and On-going	• These program components were included in the CHAP. The Town continues to work on the development of a program to incentivize ADU creation and implementation of the program is expected within the next 2-5 years.
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	• An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects and an update to the DIF ordinance was adopted in 2019, which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and began work on the update to the DIF and Housing Fee Nexus Study in 2021. The update is expected to be completed in 2023.

H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	12/1/24	• Not yet started. Implementation of the program is expected within the next 2-5 years.
H.5.B.1.	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	On-going	• This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	• The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH has established a relationship with CA Indian Legal Aid service to assist tenants and has setup a legal aid remote workstation in the MLH office.
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	• The Town is enforcing the California Building Code requirements.

H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	• The Town previously had CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below); however, that grant ended in 2021. • The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.

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TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

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TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes (Units that DO NOT count towards RHNA)				
Activity Type	**Extremely Low-Income**	**Very Low-Income**	**Low-Income**	**Total Units**	**Description of Activity**
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	(1) 200% AMI unit was preserved and sold to a 150% AMI household.
Acquisition of Units	0	0	0	0	(3) market-rate units were converted to moderate-income (120% AMI) deed-restricted units
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	**0**	**0**	**0**	**0**	

	Affordability by Household Incomes (Units that DO count towards RHNA)				
Activity Type	**Extremely Low-Income**	**Very Low-Income**	**Low-Income**	**Total Units**	**Description of Activity**
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	**0**	**0**	**0**	**0**	

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TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 ï¿½6202)

No Data Available

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TABLE H - Locally Owned Surplus Sites (CCR Title 25 ï¿½6202)

No Data Available

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LEAP Reporting (CCR Title 25 ï¿½6202)

No Data Available

Attachment 2: Detailed List of Application Requests

The following summarizes the status of applications that have been submitted or approved during the period of January 1, 2022 - December 31, 2022.

A. Adjustments –

1. ADJ 21-006: 100 Callahan Way - A 7.1% increase in the maximum allowed structure height for three single-family residences; Approved 5/11/2022
2. ADJ 22-001: 49 Top of Slopes Court – A 20% reduction of the north side yard setback to allow an addition of a second garage bat and minor encroachment of building corners for an addition to the living area of the existing single-family residence; Approved 7/19/2022
3. ADJ 22-002: 75 Majestic Pines Drive – A 9.3% increase in the maximum allowable structure height for a new single-family residence; Approved 5/11/2022
4. ADJ 22-004: 195 Davison Road – An 8% increase in the maximum allowed structure height; Approved 9/7/2022
5. ADJ 22-005: 508 Hillside Place – A 20% reduction to the side yard setback for an existing single-family residence; Approved 8/26/2022
6. ADJ 22-006: 203 Hill Street – A 20% decrease to the front yard setback, and increase of 5% to the maximum lot coverage, and vehicle parking within the front yard setback for the development of an accessory dwelling unit, garage, and studio; Approved 11/2/2022
7. ADJ 22-007: 262 Hillside Drive – Allow vehicle parking the front yard setback and public right-of-way; Ongoing at the end of 2022
8. ADJ 22-008: 665 Monterey Pine Road – An 5% increase to the maximum lot coverage; Ongoing at the end of 2022
9. ADJ 22-009: 111 North Street – Allow vehicle parking in the front yard setback; Ongoing at the end of 2022

B. Administrative Design Reviews –

1. ADR 21-005: 365 Fir Street – New single-family residence located in the Bluffs Subdivision; Approved 2/9/2022
2. ADR 22-001: 180 Le Verne Street – New single-family residence in the Bluffs Subdivision; Approved 6/29/2022
3. ADR 22-002: 3711 Main Street – Re-paint permit; Approved 6/23/2022
4. ADR 22-003: 480 Fir Street - New single-family residence in the Bluffs Subdivision; Ongoing at the end of 2022
5. ADR 22-004; 2251 Meridian Boulevard – Re-paint permit; Approved 9/6/2022
6. ADR 22-005: 64 Juniper Road – New single-family residence in the Juniper Ridge Master Plan Area; Ongoing at the end of 2022

C. Administrative Permits –

1. AP 22-001: The Rolling Chef 395 – Mobile vendor permit; Approved 9/1/2022
2. AP 22-002: 160 Commerce Drive – An industry, general use (commercial laundry); Approved 7/18/2022
3. AP 22-003: 67 Valley Vista Drive – A 1,431 square foot detached garage with a 665 square foot accessory dwelling unit; Approved 7/20/222
4. AP 22-004: 1 Fairway Drive - Temporary off-site snow storage use located on approximately 8-acres of the vacant Snowcreek VIII parcel; Approved 11/22/2022

D. Building Permits - A total of 832 building permits were applied for in 2022 and 795 building permits were issued

E. Business Tax Certificates – A total of 325 business tax certificates were applied for in 2022 and 323 were approved.

F. Concept Reviews/Planning Services Review – No Concept Reviews/Planning Services Reviews were processed in 2022

G. Design Review –

1. DR 20-003: 377 Manzanita Road – Multi-family development; Approved 3/2/2022
2. DR 21-001: 100 Callahan Way – Multi-family development consisting of 3 single-family residences and 15 duplex buildings; Approved 5/11/2022
3. DR 21-004: 94 and 150 Berner Street –Residence Inn branded condominium hotel project; Approved 4/13/2022
4. DR 21-005: 64, 202, and 248 Old Mammoth Road – Redevelopment of the Sierra Nevada Resort; Approved 2/9/2022
5. DR 21-006: 365 Fir Street – Construction of a new single-family residence located within the Bluffs subdivision; Approved 2/9/2022
6. DR 22-001: 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, and 106 Lake Mary Road – Limelight Hotel project; Approved 5/11/2022
7. DR 22-002: 3789 Main Street – New 12-unit multi-family development; Approved 11/8/2022
8. DR 22-003: 1699 Tavern Road and 33 Center Street – Phase 2 of The Parcel; Approved 7/13/2022
9. DR 22-004: 520 Le Verne Street – New single-family residence in the Bluffs Subdivision; Approved 8/9/2022
10. DR 22-005: 185 Sierra Park Road – Proposed hospital parking lot improvements; Ongoing at the end of 2022
11. DR 22-006: 156 Commerce Drive – Proposed 1,500 square foot

prefabricated structure utilized as a garage/warehouse; Ongoing at the end of 2022

12. DR 22-007: 1300 Airport Road – Proposed Mammoth Yosemite Airport Aircraft Rescue and Fire Fighting Equipment Building; Ongoing at the end of 2022

H. District Zoning Amendments –

1. DZA 22-001: Mammoth Mountain Main Lodge Redevelopment; Ongoing at the end of 2022

I. Film Permits – Five (5) Film Permit applications were processed in 2022

J. General Plan Amendments –

1. GPA 22-001: Mammoth Mountain Main Lodge Redevelopment; Ongoing at the end of 2022

K. Interpretation Requests – No Interpretation Requests were processed in 2022

L. Lot Line Adjustments –

1. LLA 21-006: 62, 202, and 248 Old Mammoth Road – A lot line adjustment to merge three parcels in the Clearwater Specific Plan Area to allow for the Sierra Nevada Resort redevelopment; Approved 2/9/2022
2. LLA 21-007: 365 and 385 Fir Street – A lot line adjustment to adjust the shared lot line between two parcels; Approved 2/4/2022

M. Master Sign Plans –

1. MSP 22-001: 164, 202, and 248 Old Mammoth Road – Master Sign Program for the Sierra Nevada Resort Redevelopment Project; Approved 11/8/2022

N. Outdoor Sales Permits –No Outdoor Sales Permits were processed in 2022

O. Sign Permits –15 sign permits were processed in 2022

P. Tentative Tract Maps –

1. TTM 21-001: 100 Callahan Way – Multi-family development consisting of 3 single-family residences and 15 duplex buildings; Approved 5/11/2022
2. TTM 21-003: 94 and 150 Berner Street - Residence Inn branded condominium hotel project; Approved 4/13/2022
3. TTM 22-001: 1699 Tavern Road and 33 Center Street – Create 14 lots of future affordable housing uses, 3 lots for open space, and parks and public street dedications for The Parcel Phase 2; Approved 5/11/2022
4. TTM 22-002: 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, and 106 Lake Mary Road – Limelight Hotel project; Approved 5/11/2022
5. TTM 22-003: New 12-unit multi-family development; Approved

11/8/2022

6. TTM 22-004: 1 Fairway Drive – Proposed condominium subdivision for lots 1-3 of final map for Snowcreek VIII; Ongoing at the end of 2022

Q. TOT Code Compliance- 160 TOT compliance cases were initiated in 2022

R. Tree Removal Permits – 51 tree removal permit applications were submitted in 2022. Some tree permits included multiple trees, and many trees were removed for fuel reduction purposes to provide defensible space around residences and other structures. Other trees were removed because they were dying or deemed hazardous by a certified arborist.

S. Use Permit Applications –

1. UPA 20-002: 377 Manzanita Road – Multi-family development; Approved 3/2/2022
2. UPA 22-001: 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, and 106 Lake Mary Road – Limelight Hotel project; Approved 5/11/2022
3. UPA 22-002: 100 Callahan Way – Gate on a private road for Villas III multi-family project; Approved 5/11/2022
4. UPA 22-003: 1574 Old Mammoth Road – Proposed AT&T Cell Tower; Ongoing at the end of 2022
5. UPA 22-004: 520 Le Verne Street – New single-family residence in the Snow Deposition Design Overlay Zone of the Bluffs Subdivision; Approved 8/9/2022

T. Variances -

1. VAR 21-001: 182 Davison Road – Reduction of the rear setback to allow construction of a new single-family residence and an attached garage; Approved 5/11/2022
2. VAR 21-003: 94 and 150 Berner Street – Increased height for a parking structure for a Residence Inn branded condominium hotel project; Approved 4/13/2022
3. VAR 22-001: 31 Mala Ulice – Allow a zero-foot front setback for construction of a detached single-family garage for an existing single-family residence; Approved 5/11/2022
4. VAR 22-002: 751 Majestic Pines Drive – Allow a seven-foot front setback for a new attached garage; Approved 5/11/2022
5. VAR 22-003: 508 Hillside Drive – Reduce front and side yard setback; Withdrawn
6. VAR 22-004: 1574 Old Mammoth Road - Height Variance for proposed AT&T cell tower; Ongoing at the end of 2022

U. Zoning Code Amendments -

1. ZCA 21-001: Senate Bill 9 – Amendment to implement SB9 related to urban lot splits and two-unit projects; Approved 1/19/2022

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
BEST BEST & KRIEGER								
02/23/2023	22323100	957163	33	BEST BEST & KRIEGE	100-412-43031	01/23-CRC	1,736.00	02/23
02/23/2023	22323100	957164	33	BEST BEST & KRIEGE	100-412-43031	01/23-PERSONNEL	17,272.80	02/23
Total BEST BEST & KRIEGER:							19,008.80	
BPR CONSULTING GROUP								
02/23/2023	107608	497	19259	BPR CONSULTING GR	100-442-43031	DEC 2022-PLAN CHEC	3,150.00	02/23
Total BPR CONSULTING GROUP:							3,150.00	
BRITT'S DIESEL & AUTOMOTIVE								
02/23/2023	22323101	58787	2559	BRITT'S DIESEL & AUT	910-000-13003	PARTS	3,040.01	02/23
Total BRITT'S DIESEL & AUTOMOTIVE:							3,040.01	
BROWN'S SUPPLY, INC.								
02/23/2023	107609	38680	41	BROWN'S SUPPLY, INC	910-000-13003	MAINT SUPPLIES	96.35	02/23
Total BROWN'S SUPPLY, INC.:							96.35	
CALIFORNIA ASSOC. OF CODE ENFORCEMENT								
02/23/2023	107610	300017886	18930	CALIFORNIA ASSOC.	100-444-43110	CACEO MEMBERSHIP-	100.00	02/23
Total CALIFORNIA ASSOC. OF CODE ENFORCEMENT:							100.00	
CASELLE INC.								
02/23/2023	107611	122815	10606	CASELLE INC.	100-418-45050	MARCH 2023	3,445.00	02/23
Total CASELLE INC.:							3,445.00	
CASHMAN EQUIPMENT CO.								
02/23/2023	107612	INPS3728515	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	896.12	02/23
02/23/2023	107612	INCS0385417	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	856.11-	02/23
02/23/2023	107612	INPS3730319	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	896.12	02/23
02/23/2023	107612	INPS3730320	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	1,469.49	02/23
02/23/2023	107612	INPS3730321	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	640.63	02/23
02/23/2023	107612	INPS3731174	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	1,803.98	02/23
02/23/2023	107612	INPS3732954	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	795.81	02/23
02/23/2023	107612	INPS3732955	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	432.64	02/23
02/23/2023	107612	INPS3733783	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	567.19	02/23
02/23/2023	107612	INCS0386045	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	313.55-	02/23
02/23/2023	107612	INPS3740513	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	1,616.86	02/23
Total CASHMAN EQUIPMENT CO.:							7,949.18	
CITY OF BISHOP POLICE DEPARTMENT								
02/23/2023	107613	01/23/23	18811	CITY OF BISHOP POLI	100-417-43140	LIVESCAN	57.00	02/23
Total CITY OF BISHOP POLICE DEPARTMENT:							57.00	
CREATIVE BUS SALES, INC.								
02/23/2023	22323102	VA101000438	6623	CREATIVE BUS SALES	915-570-48100	HOMETOWN TROLLEY	314,722.16	02/23
02/23/2023	22323102	XA113008312	6623	CREATIVE BUS SALES	910-000-13003	PARTS	820.80	02/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
02/23/2023	22323102	XA113008320:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	1,891.87	02/23
02/23/2023	22323102	XA107000448:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	2,037.51	02/23
02/23/2023	22323102	XA113006372:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	244.23-	02/23
02/23/2023	22323102	XA128006112:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	503.03	02/23
02/23/2023	22323102	XA128006112:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	393.00	02/23
Total CREATIVE BUS SALES, INC.:							320,124.14	
DESIGNS UNLIMITED SCREEN PRINTS								
02/23/2023	107614	26416	63	DESIGNS UNLIMITED	220-471-42006	PATCHES	65.00	02/23
02/23/2023	107614	26429	63	DESIGNS UNLIMITED	220-471-42006	UNIFORM	951.00	02/23
Total DESIGNS UNLIMITED SCREEN PRINTS:							1,016.00	
EL SOL DE LA SIERRA								
02/23/2023	107615	3313	7831	EL SOL DE LA SIERRA	100-413-43130	12/22-DYK	209.16	02/23
Total EL SOL DE LA SIERRA:							209.16	
FEDERAL EXPRESS CORP								
02/23/2023	107616	8-007-16126	717	FEDERAL EXPRESS C	205-490-42030	SHIPPING CHGS	20.04	02/23
Total FEDERAL EXPRESS CORP:							20.04	
FRONTIER COMMUNICATIONS								
02/23/2023	107617	01/23-3636	10869	FRONTIER COMMUNIC	100-420-43404	01/23-PD	207.74	02/23
Total FRONTIER COMMUNICATIONS:							207.74	
HOLLER, DANIEL								
02/23/2023	22323103	02/16-02/17/23	10360	HOLLER, DANIEL	100-413-43150	PER DIEM	35.00	02/23
Total HOLLER, DANIEL:							35.00	
HOT CREEK AVIATION, LLC								
02/23/2023	107618	AMAZON	6335	HOT CREEK AVIATION,	220-471-46440	TERMINAL TV & MOUN	959.57	02/23
Total HOT CREEK AVIATION, LLC:							959.57	
INTERNATIONAL CODE COUNCIL INC								
02/23/2023	107619	1001604608	19164	INTERNATIONAL COD	100-442-43110	CODE BOOKS	320.56	02/23
02/23/2023	107619	1001605682	19164	INTERNATIONAL COD	100-442-43110	CODE BOOKS	39.33	02/23
Total INTERNATIONAL CODE COUNCIL INC:							359.89	
LEAGUE OF CALIFORNIA CITIES, PUBLICATION								
02/23/2023	107620	643413	90	LEAGUE OF CALIFOR	100-413-43110	MEMBERSHIP-D HOLL	4,699.00	02/23
Total LEAGUE OF CALIFORNIA CITIES, PUBLICATION:							4,699.00	
LINDE GAS & EQUIPMENT INC.								
02/23/2023	107621	33644956	19251	LINDE GAS & EQUIPM	910-000-13003	PARTS	3,070.54	02/23
02/23/2023	107621	33673780	19251	LINDE GAS & EQUIPM	910-000-13003	PARTS	805.28	02/23
Total LINDE GAS & EQUIPMENT INC.:							3,875.82	
MAMMOTH LAKES TOURISM								
02/23/2023	107622	TBID PASS TH	8858	MAMMOTH LAKES TO	218-480-49020	THROUGH JAN 31, 202	1,082,170.71	02/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total MAMMOTH LAKES TOURISM:							1,082,170.71	
MCMASTER-CARR SUPPLY COMPANY								
02/23/2023	107623	90444585	272	MCMASTER-CARR SU	910-000-13003	PARTS	136.42	02/23
02/23/2023	107623	90905272	272	MCMASTER-CARR SU	910-000-13003	PARTS	1,033.47	02/23
Total MCMASTER-CARR SUPPLY COMPANY:							1,169.89	
MERIDIAN COURT CONDOMINIUM ASSOC.								
02/23/2023	107624	MER17727-MA	18792	MERIDIAN COURT CO	100-464-43404	MARCH 2023-C201	280.14	02/23
Total MERIDIAN COURT CONDOMINIUM ASSOC.:							280.14	
MEYERS/NAVE								
02/23/2023	22323104	201542	19007	MEYERS/NAVE	100-412-43031	DEC 2022	10,334.58	02/23
Total MEYERS/NAVE:							10,334.58	
MISSION LINEN SUPPLY, INC								
02/23/2023	107625	518549208	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	126.74	02/23
02/23/2023	107625	518591076	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	123.67	02/23
Total MISSION LINEN SUPPLY, INC:							250.41	
MOLINA JANITORIAL SERVICE								
02/23/2023	107626	6304	8617	MOLINA JANITORIAL S	220-471-43031	JAN 2023	1,756.61	02/23
Total MOLINA JANITORIAL SERVICE:							1,756.61	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
02/23/2023	107627	MS17687 G1-	19168	MOUNTAIN SHADOWS	100-464-43404	MARCH 2023 G1	270.96	02/23
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							270.96	
OPTIMUM BUSINESS								
02/23/2023	107628	JAN & MARCH	10002	OPTIMUM BUSINESS	100-464-43404	JAN & MARCH 2023 ST	242.73	02/23
Total OPTIMUM BUSINESS:							242.73	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
02/23/2023	22323105	X101149692.01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	57.09	02/23
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							57.09	
SIERRA SECURITY SYS, INC.								
02/23/2023	107629	675291	5362	SIERRA SECURITY SY	100-438-43031	12/22-PARKS	39.50	02/23
Total SIERRA SECURITY SYS, INC.:							39.50	
SILVER STATE INTERNATIONAL TRUCKS								
02/23/2023	22323106	X201100877.01	35	SILVER STATE INTERN	910-000-13003	PARTS	846.85	02/23
02/23/2023	22323106	X201100914.01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,756.18	02/23
Total SILVER STATE INTERNATIONAL TRUCKS:							3,603.03	
SNOQUIP INC.								
02/23/2023	22323107	52005	2082	SNOQUIP INC.	910-000-13003	PARTS	2,049.97	02/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
02/23/2023	22323107	52048	2082	SNOQUIP INC.	910-000-13003	PARTS	1,848.62	02/23
Total SNOQUIP INC.:							3,898.59	
SOUTHERN CALIF EDISON								
02/23/2023	107630	02/23-6264	145	SOUTHERN CALIF EDI	857-452-43404	02/23-LIGHTS	284.57	02/23
Total SOUTHERN CALIF EDISON:							284.57	
SRM KODIAK AMERICA, LLC								
02/23/2023	107631	K62	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	501.54	02/23
02/23/2023	107631	K72	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	7,386.05	02/23
Total SRM KODIAK AMERICA, LLC:							7,887.59	
STEVE'S AUTO & TRUCK MAMMOTH								
02/23/2023	107632	072823	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	74.13	02/23
02/23/2023	107632	072829	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	142.49	02/23
02/23/2023	107632	072913	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	96.55	02/23
02/23/2023	107632	072982	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	17.42-	02/23
02/23/2023	107632	071607	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	120.79	02/23
02/23/2023	107632	071945	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	10.45	02/23
02/23/2023	107632	071957	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	347.75	02/23
02/23/2023	107632	071994	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	55.15	02/23
02/23/2023	107632	072355	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	93.37	02/23
02/23/2023	107632	072396	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	14.58	02/23
02/23/2023	107632	072478	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	484.68	02/23
02/23/2023	107632	072479	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	34.85	02/23
02/23/2023	107632	072513	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	20.40	02/23
02/23/2023	107632	072548	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	80.40	02/23
02/23/2023	107632	072590	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	112.60	02/23
02/23/2023	107632	072603	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	411.77	02/23
02/23/2023	107632	072610	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.88-	02/23
02/23/2023	107632	072615	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	71.80	02/23
02/23/2023	107632	072616	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	143.61	02/23
02/23/2023	107632	072632	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.88	02/23
02/23/2023	107632	072741	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.84	02/23
02/23/2023	107632	072782	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	29.09-	02/23
02/23/2023	107632	072784	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	93.12-	02/23
02/23/2023	107632	072999	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.42	02/23
02/23/2023	107632	073000	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	47.39	02/23
02/23/2023	107632	073013	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	34.85	02/23
02/23/2023	107632	073023	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	71.24	02/23
02/23/2023	107632	073029	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.88	02/23
02/23/2023	107632	073044	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	71.24-	02/23
02/23/2023	107632	073139	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	50.00	02/23
02/23/2023	107632	073151	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	54.63	02/23
02/23/2023	107632	073154	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	106.67	02/23
02/23/2023	107632	073172	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.86	02/23
02/23/2023	107632	073174	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.86	02/23
02/23/2023	107632	073198	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	118.58	02/23
02/23/2023	107632	073201	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	17.77	02/23
02/23/2023	107632	073247	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	101.08	02/23
02/23/2023	107632	073266	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	17.77	02/23
02/23/2023	107632	073268	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	17.77	02/23
02/23/2023	107632	073278	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	35.90-	02/23
02/23/2023	107632	073468	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.37	02/23
02/23/2023	107632	073473	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	33.78	02/23

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02/23/2023	107632	073487	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	107.70	02/23
02/23/2023	107632	073597	18231	STEVE'S AUTO & TRU	910-000-13003	PARTS	18.99	02/23
Total STEVE'S AUTO & TRUCK MAMMOTH:							3,007.05	
STEVE'S AUTO & TRUCK PARTS								
02/23/2023	107633	070848	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	87.27	02/23
02/23/2023	107633	070858	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	17.91	02/23
02/23/2023	107633	070868	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	4.60	02/23
Total STEVE'S AUTO & TRUCK PARTS:							109.78	
Grand Totals:							1,483,715.93	

Signature: DANIEL HOLLER Date 2-23-23

Signature: ROBERT PATTERSON Date 2/23/23

Signature: STEPHANIE TRUJILLO Date 2/23/23

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
03/03/2023	107653	93733	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	8.90	03/23
03/03/2023	107653	93734	5476	DIY HOME CENTER	910-000-13003	MAINT SUPPLIES	5.89-	03/23
03/03/2023	107653	93836	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	18.41	03/23
03/03/2023	107653	93966	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	39.73	03/23
03/03/2023	107653	94112	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	19.38	03/23
03/03/2023	107653	94752	5476	DIY HOME CENTER	100-460-42007	MAINT SUPPLIES - SN	131.20	03/23
Total DIY HOME CENTER:							481.54	
EASTERN SIERRA PEACE OFFICERS ASSOC.								
03/03/2023	107654	2023	10810	EASTERN SIERRA PEA	100-420-43110	MEMBERSHIP	150.00	03/23
Total EASTERN SIERRA PEACE OFFICERS ASSOC.:							150.00	
EASTERN SIERRA PROPANE								
03/03/2023	107655	3955180302-J	5323	EASTERN SIERRA PR	210-452-43404	VOO DOO CHUTE	2,392.11	03/23
03/03/2023	107655	4222370201-F	5323	EASTERN SIERRA PR	210-452-43404	VOO DOO CHUTE	1,510.26	03/23
Total EASTERN SIERRA PROPANE:							3,902.37	
ELDRIDGE ELECTRIC & SON, INC.								
03/03/2023	107656	MA01	6917	ELDRIDGE ELECTRIC	220-471-43031	01/23-SVCS	5,492.28	03/23
Total ELDRIDGE ELECTRIC & SON, INC.:							5,492.28	
ESTA								
03/03/2023	107657	230109-01	7884	ESTA	100-475-43404	OCT-DEC 2022 UTILITI	3,175.66	03/23
Total ESTA:							3,175.66	
FEDERAL EXPRESS CORP								
03/03/2023	107658	8-020-39833	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING CHGS-PD	97.83	03/23
03/03/2023	107658	8-027-91952	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING CHGS	72.55	03/23
Total FEDERAL EXPRESS CORP:							170.38	
HIGH COUNTRY LUMBER								
03/03/2023	107659	97670	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	30.59	03/23
03/03/2023	107659	11261	830	HIGH COUNTRY LUMB	215-511-42007	MAINT SUPPLIES	7.52	03/23
03/03/2023	107659	11471	830	HIGH COUNTRY LUMB	858-436-45080	MAINT SUPPLIES	29.08	03/23
03/03/2023	107659	11848	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	60.71	03/23
03/03/2023	107659	12395	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	60.51	03/23
Total HIGH COUNTRY LUMBER:							188.41	
HIGH SIERRA GLASSWORKS								
03/03/2023	107660	WO012642	8614	HIGH SIERRA GLASS	910-000-13047	WINDSHIELD	777.63	03/23
03/03/2023	107660	WO012643	8614	HIGH SIERRA GLASS	910-000-13047	WINDSHIELD	1,155.84	03/23
03/03/2023	107660	WO12634	8614	HIGH SIERRA GLASS	910-000-13047	WINDSHIELD	3,225.23	03/23
Total HIGH SIERRA GLASSWORKS:							5,158.70	
HOT CREEK AVIATION, LLC								
03/03/2023	107661	MARCH 2023	6335	HOT CREEK AVIATION,	220-471-45010	HANGAR RENTAL	6,169.66	03/23
Total HOT CREEK AVIATION, LLC:							6,169.66	

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HYDRAULIC CONTROLS, INC								
03/03/2023	107662	02629861	948	HYDRAULIC CONTROL	910-000-13003	PARTS	210.54	03/23
Total HYDRAULIC CONTROLS, INC:							210.54	
INT'L ASSOC. FOR PROPERTY &EVIDENCE INC								
03/03/2023	107663	M23-C640170	18812	INT'L ASSOC. FOR PR	100-420-43110	MEMBERSHIP-CASABI	65.00	03/23
Total INT'L ASSOC. FOR PROPERTY &EVIDENCE INC:							65.00	
JIM CHARLON FORD, INC.								
03/03/2023	107664	60522	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	516.08	03/23
Total JIM CHARLON FORD, INC.:							516.08	
KIMLEY-HORN AND ASSOC., INC.								
03/03/2023	107665	24128820	18739	KIMLEY-HORN AND AS	300-531-43031	MINARET MUP PHASE	10,300.00	03/23
Total KIMLEY-HORN AND ASSOC., INC.:							10,300.00	
L'ABRI HOMEOWNERS ASSOCIATION								
03/03/2023	107666	UNIT 2-MARC	5816	L'ABRI HOMEOWNERS	100-464-43404	03/23-CAM	378.00	03/23
03/03/2023	107666	UNIT 4-MARC	5816	L'ABRI HOMEOWNERS	100-464-43404	03/23-CAM	378.00	03/23
Total L'ABRI HOMEOWNERS ASSOCIATION:							756.00	
LEAGUE OF CALIFORNIA CITIES, PUBLICATION								
03/03/2023	107667	2058	90	LEAGUE OF CALIFOR	100-413-43110	MEMBERSHIP-DESER	600.00	03/23
Total LEAGUE OF CALIFORNIA CITIES, PUBLICATION:							600.00	
LINDE GAS & EQUIPMENT INC.								
03/03/2023	107668	32527621	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENTAL	112.50	03/23
03/03/2023	107668	34263686	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENTAL	129.42	03/23
03/03/2023	107668	31363803	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENTAL	112.50	03/23
Total LINDE GAS & EQUIPMENT INC.:							354.42	
LWC								
03/03/2023	107669	4426	18203	LWC	100-440-43031	MAIN LODGE SPECIFI	1,837.50	03/23
Total LWC:							1,837.50	
MAMMOTH COMMUNITY WATER DISTRICT								
03/03/2023	107670	01518	308	MAMMOTH COMMUNI	100-434-43031	JAN 2023-LAB PARKS	22.00	03/23
03/03/2023	107670	01518-AIRPOR	308	MAMMOTH COMMUNI	220-471-43031	JAN 2023 LAB-AIRPOR	22.00	03/23
Total MAMMOTH COMMUNITY WATER DISTRICT:							44.00	
MAMMOTH HOSPITAL								
03/03/2023	107671	210023621	7376	MAMMOTH HOSPITAL	100-417-43140	MEDICAL EXAM	129.75	03/23
03/03/2023	107671	210024011	7376	MAMMOTH HOSPITAL	100-417-43140	MEDICAL EXAM	103.50	03/23
Total MAMMOTH HOSPITAL:							233.25	
MAMMOTH LAKES CHAMBER OF COMMERCE								
03/03/2023	107672	3461	2279	MAMMOTH LAKES CH	100-440-43150	CHAMBER LUNCH	25.00	03/23

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Total MAMMOTH LAKES CHAMBER OF COMMERCE:							25.00	
MAMMOTH LAKES HOUSING,INC								
03/03/2023	107673	589	6441	MAMMOTH LAKES HO	245-445-43031	BRIDGE Program - MC	263.95	03/23
03/03/2023	107673	590	6441	MAMMOTH LAKES HO	100-445-43031	FY 22/23 3RD QTR	84,000.00	03/23
Total MAMMOTH LAKES HOUSING,INC:							84,263.95	
MAMMOTH UNIFIED SCHOOL DISTRICT								
03/03/2023	107674	2022/23	111	MAMMOTH UNIFIED S	858-436-45010	FY 22/23 MUF	33,600.00	03/23
Total MAMMOTH UNIFIED SCHOOL DISTRICT:							33,600.00	
MICHAELS RENO POWER SPORTS								
03/03/2023	107675	SKIDOO	19006	MICHAELS RENO POW	100-420-46200	SNOWMOBILE	16,198.00	03/23
Total MICHAELS RENO POWER SPORTS:							16,198.00	
MISSION LINEN SUPPLY, INC								
03/03/2023	107676	518630218	6482	MISSION LINEN SUPPL	210-452-42006	MAINT SUPPLIES	176.11	03/23
03/03/2023	107676	518634978	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	123.67	03/23
03/03/2023	107676	518656769	6482	MISSION LINEN SUPPL	100-464-42003	MAINT SUPPLIES	79.24	03/23
03/03/2023	107676	519634977	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/03/2023	107676	518647264	6482	MISSION LINEN SUPPL	100-464-42003	MAINT SUPPLIES	376.79	03/23
03/03/2023	107676	518677487	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/03/2023	107676	518677488	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	132.89	03/23
03/03/2023	107676	518690848	6482	MISSION LINEN SUPPL	100-464-45100	MAINT SUPPLIES	247.85	03/23
03/03/2023	107676	518716934	6482	MISSION LINEN SUPPL	100-420-42007	MAINT SUPPLIES	232.32	03/23
03/03/2023	107676	518721959	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/03/2023	107676	518721960	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	123.67	03/23
03/03/2023	107676	518731259	6482	MISSION LINEN SUPPL	100-420-42007	MAINT SUPPLIES	258.32	03/23
03/03/2023	107676	518725628	6482	MISSION LINEN SUPPL	100-420-42007	MAINT SUPPLIES	179.10	03/23
03/03/2023	107676	518733356	6482	MISSION LINEN SUPPL	100-464-42003	MAINT SUPPLY	197.24	03/23
03/03/2023	107676	518763047	6482	MISSION LINEN SUPPL	210-450-42006	UNIFORM	57.78	03/23
03/03/2023	107676	518763048	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	139.04	03/23
03/03/2023	107676	518806480	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/03/2023	107676	518806481	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	132.89	03/23
Total MISSION LINEN SUPPLY, INC:							2,688.03	
MOLINA JANITORIAL SERVICE								
03/03/2023	107677	6274	8617	MOLINA JANITORIAL S	220-471-43031	DEC 2022	2,273.26	03/23
Total MOLINA JANITORIAL SERVICE:							2,273.26	
MONO COUNTY HEALTH DEPT.								
03/03/2023	107678	IN0015975	2922	MONO COUNTY HEAL	100-434-43031	POOL PERMIT	446.00	03/23
Total MONO COUNTY HEALTH DEPT.:							446.00	
NCE								
03/03/2023	107679	220172517	10411	NCE	100-440-43031	ON CALL CIVIL ENG A	3,312.50	03/23
Total NCE:							3,312.50	
NEVADA OVERHEAD DOOR CO. INC.								
03/03/2023	107680	90809	18221	NEVADA OVERHEAD D	100-420-45060	01/23-SVCS	490.00	03/23

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03/03/2023	107680	90812	18221	NEVADA OVERHEAD D	100-420-45060	01/23-SVCS	290.00	03/23
Total NEVADA OVERHEAD DOOR CO. INC.:							780.00	
PERFECT CLEAN INC.								
03/03/2023	107681	10206	19173	PERFECT CLEAN INC.	100-464-42003	L'ABRI 2	140.00	03/23
Total PERFECT CLEAN INC.:							140.00	
PERRY MOTORS, INC.								
03/03/2023	107682	155585	499	PERRY MOTORS, INC.	910-000-13003	PARTS	526.31	03/23
Total PERRY MOTORS, INC.:							526.31	
PLEXUSGLOBAL								
03/03/2023	107683	15695	18747	PLEXUSGLOBAL	100-417-43140	DOT SCREENING	107.00	03/23
Total PLEXUSGLOBAL:							107.00	
RICE, AMANDA								
03/03/2023	107684	01/31-02/04/23	18877	RICE, AMANDA	100-410-43150	PER DIEM	35.00	03/23
Total RICE, AMANDA:							35.00	
SAUSER, BILL								
03/03/2023	107685	02/16-02/17/23	18155	SAUSER, BILL	100-410-43150	PER DIEM	35.00	03/23
Total SAUSER, BILL:							35.00	
SHAFER EQUIPMENT CO. INC.								
03/03/2023	107686	10029407	18540	SHAFER EQUIPMENT	910-000-13003	PARTS	357.98	03/23
Total SHAFER EQUIPMENT CO. INC.:							357.98	
SHEET, THE								
03/03/2023	107687	10473	6678	SHEET, THE	100-414-43130	12/22-ADVERT	70.00	03/23
03/03/2023	107687	10474	6678	SHEET, THE	100-414-43130	12/22-ADVERT	28.00	03/23
03/03/2023	107687	10475	6678	SHEET, THE	100-414-43130	12/22-ADVERT	49.00	03/23
Total SHEET, THE:							147.00	
SHRED PRO, INC								
03/03/2023	107688	9176	8188	SHRED PRO, INC	100-416-43031	SHREDDING	68.00	03/23
Total SHRED PRO, INC:							68.00	
SIERRA BUSINESS PARK OWNERS ASSOC.								
03/03/2023	107689	LOTS 36 & 37-	18782	SIERRA BUSINESS PA	100-464-43404	FEB 2023	1,060.33	03/23
03/03/2023	107689	LOTS 36 & 37-	18782	SIERRA BUSINESS PA	100-464-43404	MARCH 2023	1,060.33	03/23
Total SIERRA BUSINESS PARK OWNERS ASSOC.:							2,120.66	
STEVE'S AUTO & TRUCK PARTS								
03/03/2023	107690	073206	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	222.72	03/23
03/03/2023	107690	073724	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	10.84	03/23
03/03/2023	107690	073725	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	170.23	03/23
03/03/2023	107690	073726	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	65.04	03/23
03/03/2023	107690	073848	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	146.71	03/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
03/03/2023	107690	073867	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	146.71	03/23
03/03/2023	107690	568559	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.66	03/23
03/03/2023	107690	073934	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	18.92	03/23
03/03/2023	107690	073964	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	495.00	03/23
03/03/2023	107690	073968	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	31.97	03/23
03/03/2023	107690	074174	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	85.69	03/23
03/03/2023	107690	074400	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	12.53	03/23
03/03/2023	107690	074421	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	25.06	03/23
03/03/2023	107690	074423	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	46.95	03/23
03/03/2023	107690	074425	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	29.63	03/23
03/03/2023	107690	074426	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	43.15	03/23
03/03/2023	107690	074523	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	103.76	03/23
03/03/2023	107690	074524	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	103.76	03/23
03/03/2023	107690	074681	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	734.81	03/23
03/03/2023	107690	074705	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	232.74-	03/23
03/03/2023	107690	074707	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	293.42	03/23
03/03/2023	107690	074831	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	248.49	03/23
03/03/2023	107690	074920	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	103.08	03/23
03/03/2023	107690	074921	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.59	03/23
03/03/2023	107690	074926	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	57.41	03/23
03/03/2023	107690	074929	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.16	03/23
03/03/2023	107690	074945	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	39.90-	03/23
03/03/2023	107690	074983	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	45.35	03/23
03/03/2023	107690	075040	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	44.87	03/23
03/03/2023	107690	075043	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	123.92	03/23
03/03/2023	107690	075044	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	199.28	03/23
03/03/2023	107690	075045	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	182.34	03/23
03/03/2023	107690	075057	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.52	03/23
03/03/2023	107690	075080	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	107.71	03/23
03/03/2023	107690	075131	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	182.34	03/23
03/03/2023	107690	075136	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	03/23
03/03/2023	107690	075232	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.41	03/23
03/03/2023	107690	075233	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	7.09	03/23
03/03/2023	107690	075472	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.74	03/23
03/03/2023	107690	075488	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	293.42	03/23
03/03/2023	107690	075505	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	03/23
Total STEVE'S AUTO & TRUCK PARTS:							4,212.84	
THOMAS PETROLEUM, LLC								
03/03/2023	107691	310281B-IN	7891	THOMAS PETROLEUM	910-000-13001	GASOLINE	18,364.55	03/23
03/03/2023	107691	310281C-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	13,016.55	03/23
03/03/2023	107691	0640809-IN	7891	THOMAS PETROLEUM	910-000-13003	OIL	2,998.68	03/23
03/03/2023	107691	0640932-IN	7891	THOMAS PETROLEUM	220-471-42016	GASOLINE	823.42	03/23
03/03/2023	107691	0640935-IN	7891	THOMAS PETROLEUM	220-471-42016	DIESEL	6,058.61	03/23
03/03/2023	107691	3104763-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	12,493.57	03/23
03/03/2023	107691	3108120-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	19,495.75	03/23
Total THOMAS PETROLEUM, LLC:							73,251.13	
TRANSUNION RISK & ALTERNATIVE								
03/03/2023	107692	01/01-01/31/23	10413	TRANSUNION RISK &	100-420-43031	CREDIT CK-PD	75.00	03/23
Total TRANSUNION RISK & ALTERNATIVE:							75.00	
UNITED PARCEL SERVICE								
03/03/2023	107693	0000F7850805	1030	UNITED PARCEL SERV	100-416-42005	SHIPPING CHGS	165.57	03/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total UNITED PARCEL SERVICE:							165.57	
Grand Totals:							313,443.60	

Signature: DANIEL HOLLER Date 3-3-23

Signature: JAMIE GRAY Date 3/3/23

Signature: ROBERT PATTERSON Date 3/3/2023

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

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Report type: Invoice detail
Check.Type = {<>} "Adjustment"

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AMERIGAS								
03/08/2023	107694	3146554392/20	6982	AMERIGAS	220-471-43404	02/23-AIRPORT NEW T	1,786.66	03/23
03/08/2023	107694	3146554396/20	6982	AMERIGAS	220-471-43404	02/23-AIRPORT	931.49	03/23
03/08/2023	107694	3146555321/20	6982	AMERIGAS	100-416-43404	01/23-SUITE Z	606.85	03/23
03/08/2023	107694	3146555326/20	6982	AMERIGAS	100-416-43404	01/23-TOWN T	559.66	03/23
03/08/2023	107694	3146555323/20	6982	AMERIGAS	100-416-43404	01/23-TOWN T	309.81	03/23
Total AMERIGAS:							4,194.47	
BISHOP AUTOMOTIVE CENTER								
03/08/2023	30823101	1-63578	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,213.76	03/23
03/08/2023	30823101	1-63886	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	907.79	03/23
03/08/2023	30823101	1-GS63889	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	559.54	03/23
03/08/2023	30823101	1-GS63991	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	687.72	03/23
Total BISHOP AUTOMOTIVE CENTER:							3,368.81	
CALIFORNIA BROADBAND CORP								
03/08/2023	107695	20000023010	10416	CALIFORNIA BROADB	100-418-43404	FEB 2023	2,630.13	03/23
Total CALIFORNIA BROADBAND CORP:							2,630.13	
CASHMAN EQUIPMENT CO.								
03/08/2023	107696	INPS3743091	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	334.39	03/23
03/08/2023	107696	INCS0386371	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	640.63-	03/23
03/08/2023	107696	INPS3744875	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	1,354.36	03/23
03/08/2023	107696	INCS0386449	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	924.30-	03/23
03/08/2023	107696	INPS3746516	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	4,793.24	03/23
03/08/2023	107696	INPS3748179	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	5,336.68	03/23
Total CASHMAN EQUIPMENT CO.:							10,253.74	
CHUCK VILLAR CONSTRUCTION INC.								
03/08/2023	30823104	26597	7277	CHUCK VILLAR CONS	100-420-43031	12/22-PD & CIVIC CTR	18,104.52	03/23
Total CHUCK VILLAR CONSTRUCTION INC.:							18,104.52	
CREATIVE BUS SALES, INC.								
03/08/2023	30823106	XA128006001:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	3,765.61	03/23
Total CREATIVE BUS SALES, INC.:							3,765.61	
DAY SMART SOFTWARE								
03/08/2023	107697	INV00896131	19303	DAY SMART SOFTWAR	100-432-43031	DaySmart Training	735.77	03/23
Total DAY SMART SOFTWARE:							735.77	
DIY HOME CENTER								
03/08/2023	107698	93866	5476	DIY HOME CENTER	100-432-42008	Volleyball Lines Tape	25.17	03/23
03/08/2023	107698	94552	5476	DIY HOME CENTER	100-438-42007	Community Center Air Fi	31.02	03/23
Total DIY HOME CENTER:							56.19	

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ELBERT DISTRIBUTING								
03/08/2023	30823109	PI0050747	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	212.25	03/23
Total ELBERT DISTRIBUTING:							212.25	
FELKEL CONSTRUCTION								
03/08/2023	30823111	2023.50	18990	FELKEL CONSTRUCTI	210-452-43031	SHOVELING - GENERA	4,958.55	03/23
03/08/2023	30823111	2023-53	18990	FELKEL CONSTRUCTI	100-452-43031	SHOVELING - VOO DO	1,215.53	03/23
Total FELKEL CONSTRUCTION:							6,174.08	
FRONTIER COMMUNICATIONS								
03/08/2023	107699	01/23-3825	10869	FRONTIER COMMUNIC	220-471-43404	01/23-AIRPORT	105.87	03/23
Total FRONTIER COMMUNICATIONS:							105.87	
HMC ARCHITECTS								
03/08/2023	30823112	166745	10804	HMC ARCHITECTS	300-531-43031	JAN 2023-COMMUNITY	12,690.71	03/23
Total HMC ARCHITECTS:							12,690.71	
JIM CHARLON FORD, INC.								
03/08/2023	107700	60585	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	161.94	03/23
Total JIM CHARLON FORD, INC.:							161.94	
KIMBALL-MIDWEST								
03/08/2023	107701	100740633	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	58.38	03/23
03/08/2023	107701	100741485	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	130.67	03/23
03/08/2023	107701	100803747	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	483.37	03/23
Total KIMBALL-MIDWEST:							672.42	
LINDE GAS & EQUIPMENT INC.								
03/08/2023	107702	33991680	19251	LINDE GAS & EQUIPM	910-000-13003	MISC SUPPLIES	145.15	03/23
Total LINDE GAS & EQUIPMENT INC.:							145.15	
MAMMOTH BUSINESS ESSENTIALS								
03/08/2023	107703	9426	18730	MAMMOTH BUSINESS	910-000-13003	SHIPPING CHGS	69.24	03/23
Total MAMMOTH BUSINESS ESSENTIALS:							69.24	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
03/08/2023	107704	02/23-5700	97	MAMMOTH COMMUNI	100-438-43404	02/23-CRK RST	301.29	03/23
03/08/2023	107704	02/23-6000	97	MAMMOTH COMMUNI	100-438-43404	02/23-HWY LAND	66.40	03/23
03/08/2023	107704	02/23-6383	97	MAMMOTH COMMUNI	100-438-43404	CRK PARK IRRIGATIO	254.56	03/23
03/08/2023	107704	02/23-6398	97	MAMMOTH COMMUNI	100-438-43404	02/23-C CTR	118.08	03/23
03/08/2023	107704	02/23-6440	97	MAMMOTH COMMUNI	210-456-43404	02/23-PWM	302.57	03/23
03/08/2023	107704	02/23-6564	97	MAMMOTH COMMUNI	100-434-43404	02/23-SDY RST PARK	157.14	03/23
03/08/2023	107704	02/23-7783	97	MAMMOTH COMMUNI	100-438-43404	02/23-OLD LIBRARY	67.10	03/23
03/08/2023	107704	02/23-7851	97	MAMMOTH COMMUNI	100-438-43404	02/23-SKATE PARK	198.13	03/23
03/08/2023	107704	02/23-7884	97	MAMMOTH COMMUNI	856-452-43404	02/23--OMR	66.40	03/23
03/08/2023	107704	02/23-7981	97	MAMMOTH COMMUNI	100-438-43404	02/23-PARKS	117.89	03/23
03/08/2023	107704	02/23-8069	97	MAMMOTH COMMUNI	858-436-43404	02/23-OLD ICE RINK	176.45	03/23
03/08/2023	107704	02/23-8520	97	MAMMOTH COMMUNI	210-452-43404	02/23-HYDRONIC SYS	29.84	03/23
03/08/2023	107704	02/23-8577	97	MAMMOTH COMMUNI	100-438-43404	02/23-PARK & RIDE	23.23	03/23
03/08/2023	107704	02/23-8657	97	MAMMOTH COMMUNI	100-420-43404	02/23-PD	199.25	03/23

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Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							2,078.33	
MAMMOTH DISPOSAL, INC.								
03/08/2023	107705	1195677U014	94	MAMMOTH DISPOSAL,	220-471-43404	01/23-AIRPORT	1,496.68	03/23
03/08/2023	107705	1195680U014	94	MAMMOTH DISPOSAL,	210-452-43404	02/23-PWM	5,002.50	03/23
Total MAMMOTH DISPOSAL, INC.:							6,499.18	
MAMMOTH LOCK AND KEY								
03/08/2023	30823117	52035	7888	MAMMOTH LOCK AND	220-471-43031	MASTER PIN LOCKS	176.00	03/23
Total MAMMOTH LOCK AND KEY:							176.00	
McMAHAN, MICHAEL								
03/08/2023	107706	03/03/23	19264	McMAHAN, MICHAEL	100-464-42007	WOOD BURNING STO	150.00	03/23
Total McMAHAN, MICHAEL:							150.00	
MINARET VILLAGE SHOPPING CENTE								
03/08/2023	30823118	MARCH 2023	1	MINARET VILLAGE SH	100-416-45010	MARCH 2023-RENT	33,470.31	03/23
Total MINARET VILLAGE SHOPPING CENTE:							33,470.31	
PARS								
03/08/2023	107707	52474	6552	PARS	100-416-43031	12/23-SVCS	374.95	03/23
Total PARS:							374.95	
SAFEWAY, INC. - VONS DIV								
03/08/2023	107708	439484-12222	136	SAFEWAY, INC. - VONS	858-436-42030	SKATE WITH SANTA	10.00	03/23
03/08/2023	107708	669549-12222	136	SAFEWAY, INC. - VONS	858-436-42030	SKATE WITH SANTA	35.46	03/23
03/08/2023	107708	439722-12232	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	25.54	03/23
03/08/2023	107708	722877-12292	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	59.70	03/23
03/08/2023	107708	431809-01623-	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	30.50	03/23
03/08/2023	107708	72530/-010623	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	9.98	03/23
03/08/2023	107708	805400-01062	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	39.92	03/23
03/08/2023	107708	807677-011323	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	17.78	03/23
03/08/2023	107708	663267-011423	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	92.88	03/23
03/08/2023	107708	808973-011723	136	SAFEWAY, INC. - VONS	100-432-42008	BACKING CLASS SUP	47.28	03/23
03/08/2023	107708	664528-01202	136	SAFEWAY, INC. - VONS	858-436-42030	ICE RINK CONCESSIO	42.95	03/23
Total SAFEWAY, INC. - VONS DIV:							411.99	
SILVER STATE INTERNATIONAL TRUCKS								
03/08/2023	30823122	X201100070:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,874.96	03/23
03/08/2023	30823122	X201101271:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,074.58	03/23
03/08/2023	30823122	R201014138.0	35	SILVER STATE INTERN	910-000-13003	PARTS	475.00	03/23
03/08/2023	30823123	X201101222.01	35	SILVER STATE INTERN	910-000-13003	PARTS	5,879.77	03/23
03/08/2023	30823124	R201014066.0	35	SILVER STATE INTERN	910-000-13003	PARTS	571.87	03/23
Total SILVER STATE INTERNATIONAL TRUCKS:							9,876.18	
SNOQUIP INC.								
03/08/2023	30823126	52215	2082	SNOQUIP INC.	910-000-13003	PARTS	2,608.35	03/23
Total SNOQUIP INC.:							2,608.35	

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SOUTHERN CALIF EDISON								
03/08/2023	107709	01/23-0749	145	SOUTHERN CALIF EDI	100-464-43404	01/23-MERIDIAN CT I10	145.22	03/23
03/08/2023	107709	02/23-5720	145	SOUTHERN CALIF EDI	220-471-43404	02/23-AIRPORT	90.91	03/23
03/08/2023	107709	02/23-9143	145	SOUTHERN CALIF EDI	100-464-43404	02/23-L'ABRI 2	408.94	03/23
Total SOUTHERN CALIF EDISON:							645.07	
SRM KODIAK AMERICA, LLC								
03/08/2023	107710	K108	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	5,298.13	03/23
Total SRM KODIAK AMERICA, LLC:							5,298.13	
STANTEC CONSULTING SVCS INC.								
03/08/2023	30823127	2043389	19294	STANTEC CONSULTIN	300-531-43031	CRC NESTING BIRD S	3,470.00	03/23
Total STANTEC CONSULTING SVCS INC.:							3,470.00	
THOMAS PETROLEUM, LLC								
03/08/2023	107711	250955	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	1,221.68	03/23
Total THOMAS PETROLEUM, LLC:							1,221.68	
VERIZON WIRELESS								
03/08/2023	107712	9926895064	10652	VERIZON WIRELESS	220-471-43404	01/23-AIRPORT	190.05	03/23
03/08/2023	107712	9927324004	10652	VERIZON WIRELESS	100-467-43404	01/23-TRAILS	1,268.86	03/23
Total VERIZON WIRELESS:							1,458.91	
WEST COAST ENERGY SYSTEMS LLC.								
03/08/2023	107713	51524-1	19010	WEST COAST ENERG	910-000-13003	PARTS	608.68	03/23
Total WEST COAST ENERGY SYSTEMS LLC.:							608.68	
WESTERN NEVADA SUPPLY CO.								
03/08/2023	30823128	59648032	155	WESTERN NEVADA SU	220-471-42007	CEILING FAN	419.15	03/23
Total WESTERN NEVADA SUPPLY CO.:							419.15	
XEROX CORPORATION								
03/08/2023	107714	018138505	234	XEROX CORPORATIO	100-416-46010	JAN 2023-7TX-145461	171.42	03/23
Total XEROX CORPORATION:							171.42	
Grand Totals:							132,279.23	

Signature: SANDRA MOBERLY Sandra Moberly Date 3-8-23

Signature: JAMIE GRAY Jamie Gray Date 3/8/23

Signature: STEPHANIE TRUJILLO Stephanie Trujillo Date 3/24/23

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03/16/2023	107728	02/23-8983	1447	A T & T	100-420-43404	02/23-PD	142.47	03/23
03/16/2023	107728	03/23-1311	1447	A T & T	210-456-43404	02/23-PWM	1.09	03/23
Total A T & T:							143.56	
ALEX PRINTING								
03/16/2023	107729	55215	2976	ALEX PRINTING	100-416-42002	BUS CARDS-WENTWO	130.50	03/23
Total ALEX PRINTING:							130.50	
AMERIGAS								
03/16/2023	107730	3147044673/20	6982	AMERIGAS	220-471-43404	02/23-NEW TERMINAL	1,714.53	03/23
03/16/2023	107730	3147374178/20	6982	AMERIGAS	100-416-43404	02/23-SUITE (Z)	476.39	03/23
03/16/2023	107730	3147374180/20	6982	AMERIGAS	100-416-43404	02/23-TOWN (R)	13.22	03/23
03/16/2023	107730	3147374183/20	6982	AMERIGAS	100-416-43404	02/23-TOWN (S)	39.99	03/23
03/16/2023	107730	3147374185/20	6982	AMERIGAS	100-416-43404	02/23-TOWN (T)	991.59	03/23
03/16/2023	107730	3147374188/20	6982	AMERIGAS	100-416-43404	02/22-TOWN (U)	510.76	03/23
03/16/2023	107730	3147374192/20	6982	AMERIGAS	100-416-43404	02/23-TOWN (T)	416.88	03/23
03/16/2023	107730	3147375650/20	6982	AMERIGAS	100-420-43404	02/23-PD	2,067.14	03/23
03/16/2023	107730	3147376607/20	6982	AMERIGAS	210-456-43404	02/23-PWM	6,090.40	03/23
03/16/2023	107730	3147385388/20	6982	AMERIGAS	100-464-43404	02/23-MERIDIAN CT I10	140.01	03/23
Total AMERIGAS:							12,460.91	
ANDREW J. MORRIS,ATTORNEYAT LAW								
03/16/2023	30823131	FEB 2023	10439	ANDREW J. MORRIS,A	100-412-43031	02/23-PWE	7,943.13	03/23
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							7,943.13	
AT&T MOBILITY								
03/16/2023	107731	28731171540X	8453	AT&T MOBILITY	100-420-43404	FEB 2023-MIFI PD	83.92	03/23
03/16/2023	107731	287292079320	8453	AT&T MOBILITY	100-416-43404	FEB 2023-MIFI REC	40.74	03/23
Total AT&T MOBILITY:							124.66	
BEACON MAMMOTH, INC.								
03/16/2023	107732	SNOW STORA	18561	BEACON MAMMOTH, I	210-452-43031	LEASE	25,000.00	03/23
Total BEACON MAMMOTH, INC.:							25,000.00	
BEEGHLY, JOHN-PAUL								
03/16/2023	107733	7716-STATE D	19081	BEEGHLY, JOHN-PAUL	001-000-10760	REPLACE STALE DATE	48.41	03/23
Total BEEGHLY, JOHN-PAUL:							48.41	
BEST BEST & KRIEGER								
03/16/2023	31623100	959254	33	BEST BEST & KRIEGE	100-412-43031	02/23-PERSONNEL	4,716.00	03/23
03/16/2023	31623100	959255	33	BEST BEST & KRIEGE	100-440-43031	FEB 2023-MAIN LODG	118.00	03/23
Total BEST BEST & KRIEGER:							4,834.00	
BLACK POINT CINDERS, INC.								
03/16/2023	31623101	1054	1012	BLACK POINT CINDER	210-452-42025	CINDERS	743.04	03/23

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03/16/2023	31623101	1055	1012	BLACK POINT CINDER	210-452-42025	CINDERS	5,933.43	03/23
03/16/2023	31623101	1060	1012	BLACK POINT CINDER	210-452-42025	CINDERS	2,215.12	03/23
Total BLACK POINT CINDERS, INC.:							8,891.59	
BOBCAT OF RENO								
03/16/2023	107734	P32646	6344	BOBCAT OF RENO	910-000-13003	PARTS	1,547.48	03/23
Total BOBCAT OF RENO:							1,547.48	
BUBSER, CHRIS								
03/16/2023	107735	01/31/23	19321	BUBSER, CHRIS	100-410-43150	PER DIEM	35.00	03/23
Total BUBSER, CHRIS:							35.00	
CALIFORNIA BUILDING OFFICIALS								
03/16/2023	107736	16155	10769	CALIFORNIA BUILDING	100-442-43150	WEBINAR-R HASKINS	90.00	03/23
Total CALIFORNIA BUILDING OFFICIALS:							90.00	
CASABIAN, DANIEL								
03/16/2023	107737	03/26-03/31/23	6171	CASABIAN, DANIEL	100-420-43150	PER DIEM	378.00	03/23
Total CASABIAN, DANIEL:							378.00	
CASELLE INC.								
03/16/2023	107738	123477	10606	CASELLE INC.	100-418-45050	APRIL 2023	3,445.00	03/23
Total CASELLE INC.:							3,445.00	
CEPEDA, LUIS								
03/16/2023	107739	02/18/23	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107739	03/05/23	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	180.00	03/23
Total CEPEDA, LUIS:							200.00	
COLORADO ASSOCIATION OF SKI TOWNS								
03/16/2023	107740	1701	19172	COLORADO ASSOCIAT	100-413-43110	MEMBERSHIP	630.00	03/23
Total COLORADO ASSOCIATION OF SKI TOWNS:							630.00	
COVINGTON CONSTRUCTION LLC								
03/16/2023	107741	BT 9870-REPL	19227	COVINGTON CONSTR	001-000-10760	REPLACE STALE DATE	50.00	03/23
Total COVINGTON CONSTRUCTION LLC:							50.00	
CREATIVE BUS SALES, INC.								
03/16/2023	31623102	XA128007056:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	185.08	03/23
03/16/2023	31623102	XA101003387:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	898.79	03/23
03/16/2023	31623102	XA128007264:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	41.91	03/23
03/16/2023	31623102	XA128007642:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	1,965.45	03/23
Total CREATIVE BUS SALES, INC.:							3,091.23	
DEPT OF WATER & POWER OF THE CITY OF LOS								
03/16/2023	107742	BL-1423 03/01/	259	DEPT OF WATER & PO	100-434-45010	ANNUAL RENT	1,969.51	03/23

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Total DEPT OF WATER & POWER OF THE CITY OF LOS:							1,969.51	
DIMAS, JESUS								
03/16/2023	107743	03/05/23	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total DIMAS, JESUS:							200.00	
DIY HOME CENTER								
03/16/2023	107744	95405	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	21.58	03/23
Total DIY HOME CENTER:							21.58	
DTW REAL ESTATE HOLDINGS, LLC								
03/16/2023	107745	BT 9162	19323	DTW REAL ESTATE HO	001-000-10760	BT OVERPYMT	71.00	03/23
Total DTW REAL ESTATE HOLDINGS, LLC:							71.00	
ESTA								
03/16/2023	107746	221223-01	7884	ESTA	100-475-43031	NIGHT OF LIGHTS ME	2,554.25	03/23
Total ESTA:							2,554.25	
FIGUEROA, SALVADORE								
03/16/2023	107747	02/18/23	18759	FIGUEROA, SALVADO	210-452-42030	MEAL ALLOWANCE	40.00	03/23
03/16/2023	107747	03/05/23	18759	FIGUEROA, SALVADO	210-452-42030	MEAL ALLOWANCE	240.00	03/23
Total FIGUEROA, SALVADORE:							280.00	
FIRST NATIONAL BANK OF OMAHA								
03/16/2023	107748	FEB 2023	3387	FIRST NATIONAL BAN	100-416-43115	FEB 2023	23,822.36	03/23
Total FIRST NATIONAL BANK OF OMAHA:							23,822.36	
FRONTIER COMMUNICATIONS								
03/16/2023	107749	02/23-3509	10869	FRONTIER COMMUNIC	858-436-43404	02/23-ICE RINK	78.12	03/23
03/16/2023	107749	02/23-0348	10869	FRONTIER COMMUNIC	210-452-43404	02/23-PWM	240.74	03/23
03/16/2023	107749	02/23-2490	10869	FRONTIER COMMUNIC	100-420-43404	02/23-PD FAX	94.22	03/23
03/16/2023	107749	02/23-2536	10869	FRONTIER COMMUNIC	100-420-43404	02/23-PD	284.15	03/23
03/16/2023	107749	02/23-3119	10869	FRONTIER COMMUNIC	220-471-43404	02/23-AIRPORT	202.22	03/23
03/16/2023	107749	02/23-7662	10869	FRONTIER COMMUNIC	100-420-43404	02/23-PD RADIO	208.26	03/23
Total FRONTIER COMMUNICATIONS:							1,107.71	
GARNICA, VICTOR								
03/16/2023	107750	03/05/23	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	240.00	03/23
Total GARNICA, VICTOR:							240.00	
GONZALES, ROBERT								
03/16/2023	107751	02/19/23	19308	GONZALES, ROBERT	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107751	03/05/23	19308	GONZALES, ROBERT	210-452-42030	MEAL ALLOWANCE	60.00	03/23
Total GONZALES, ROBERT:							80.00	
HALFERTY, DERRICK								
03/16/2023	107752	02/19/23	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107752	03/05/23	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	200.00	03/23

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Total HALFERTY, DERRICK:							220.00	
HANSEN'S SNOW REMOVAL								
03/16/2023	107753	BT 5315	19322	HANSEN'S SNOW REM	001-000-10760	BT OVERPYMT	93.80	03/23
Total HANSEN'S SNOW REMOVAL:							93.80	
HERNANDEZ-LOPEZ, JONATHAN								
03/16/2023	107754	02/19/23	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107754	03/05/23	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total HERNANDEZ-LOPEZ, JONATHAN:							220.00	
HERNANDEZ-PEREZ, JONATHAN								
03/16/2023	107755	02/19/23	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107755	03/05/23	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total HERNANDEZ-PEREZ, JONATHAN:							220.00	
HIGH COUNTRY LUMBER								
03/16/2023	107756	13039	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	28.00	03/23
Total HIGH COUNTRY LUMBER:							28.00	
HIGH SIERRA GLASSWORKS								
03/16/2023	107757	WO012644	8614	HIGH SIERRA GLASS	910-000-13047	BACK GLASS	629.88	03/23
Total HIGH SIERRA GLASSWORKS:							629.88	
INTERWEST CONSULTING GROUP								
03/16/2023	31623103	85517	18150	INTERWEST CONSULT	100-442-43031	JAN 2023 PLAN CHEC	2,688.75	03/23
Total INTERWEST CONSULTING GROUP:							2,688.75	
JOHNSON CONTROLS FIRE PROTECTION								
03/16/2023	107758	23366003	18436	JOHNSON CONTROLS	210-456-43031	03/02/23-02/29/24-FIRM	527.00	03/23
Total JOHNSON CONTROLS FIRE PROTECTION:							527.00	
KIMBALL-MIDWEST								
03/16/2023	107759	100809399A	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	238.13	03/23
03/16/2023	107759	100824208	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	505.89	03/23
03/16/2023	107759	100826152	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	110.07	03/23
03/16/2023	107759	100831654	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	215.48	03/23
03/16/2023	107759	100837113	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,800.78	03/23
03/16/2023	107759	100837267	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,332.14	03/23
03/16/2023	107759	100838070	4812	KIMBALL-MIDWEST	210-455-46200	PARTS	483.02	03/23
03/16/2023	107759	100838342	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,784.28	03/23
03/16/2023	107759	100838366	4812	KIMBALL-MIDWEST	220-471-42017	PARTS	93.31	03/23
03/16/2023	107759	100838813	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	6,165.74	03/23
03/16/2023	107759	100846767	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	104.40	03/23
Total KIMBALL-MIDWEST:							12,833.24	
LEMUS, BRIAN								
03/16/2023	107760	02/19/23	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107760	03/05/23	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	200.00	03/23

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Total LEMUS, BRIAN:							220.00	
LEMUS, RIGOBERTO								
03/16/2023	107761	02/18/23	18461	LEMUS, RIGOBERTO	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107761	03/05/23	18461	LEMUS, RIGOBERTO	210-452-42030	MEAL ALLOWANCE	140.00	03/23
Total LEMUS, RIGOBERTO:							160.00	
MALDONADO, FERNANDO								
03/16/2023	107762	02/19/23	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107762	03/05/23	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	240.00	03/23
Total MALDONADO, FERNANDO:							260.00	
MAMMOTH LAKES CREATIVE								
03/16/2023	31623104	1307	18437	MAMMOTH LAKES CR	100-413-42030	CERTIFICATE OF APP	2,230.97	03/23
Total MAMMOTH LAKES CREATIVE:							2,230.97	
MAMMOTH LAKES HOUSING,INC								
03/16/2023	107763	591	6441	MAMMOTH LAKES HO	245-445-43031	BRIDGE - LVB #65 Rep	4,401.22	03/23
Total MAMMOTH LAKES HOUSING,INC:							4,401.22	
MAMMOTH LAKES TOURISM-TBID								
03/16/2023	31623105	TBID PASS TH	8858	MAMMOTH LAKES TO	218-480-49020	THROUGH 02/28/23	1,078,793.56	03/23
Total MAMMOTH LAKES TOURISM-TBID:							1,078,793.56	
MAMMOTH LAKES TRAILS AND PUBLIC ACCESS								
03/16/2023	31623106	029_09-7	7566	MAMMOTH LAKES TR	215-511-43031	DATA	2,192.00	03/23
03/16/2023	31623107	031_11-6	7566	MAMMOTH LAKES TR	215-511-43031	COMM	1,490.00	03/23
03/16/2023	31623107	041_08-5	7566	MAMMOTH LAKES TR	215-511-43031	AAT	763.00	03/23
03/16/2023	31623108	052_12-7	7566	MAMMOTH LAKES TR	215-511-43031	SIGNAGE	2,092.50	03/23
03/16/2023	31623109	069_12-3	7566	MAMMOTH LAKES TR	215-511-43031	PHOTO LIBRARY	50.25	03/23
03/16/2023	31623110	088_13-6	7566	MAMMOTH LAKES TR	215-511-43031	WEB MGMT	263.76	03/23
03/16/2023	31623111	098_08-6	7566	MAMMOTH LAKES TR	215-511-43031	WEB CONTENT	686.50	03/23
03/16/2023	31623112	103_08-5	7566	MAMMOTH LAKES TR	215-511-43031	MAPS	133.00	03/23
03/16/2023	31623113	106_08-7	7566	MAMMOTH LAKES TR	215-511-43031	PROJECT MGMT	3,398.25	03/23
03/16/2023	31623114	115_05-1	7566	MAMMOTH LAKES TR	215-511-43031	STD MAN	234.50	03/23
03/16/2023	31623115	029_09-8	7566	MAMMOTH LAKES TR	215-511-43031	GIS DATA	1,667.75	03/23
03/16/2023	31623116	041_08-6	7566	MAMMOTH LAKES TR	215-511-43031	AAT	356.00	03/23
03/16/2023	31623117	052_12-8	7566	MAMMOTH LAKES TR	215-511-43031	SIGNAGE	1,228.25	03/23
03/16/2023	31623118	069_12-4	7566	MAMMOTH LAKES TR	215-511-43031	PHOTO LIBRARY	879.25	03/23
03/16/2023	31623119	088_13-7	7566	MAMMOTH LAKES TR	215-511-43031	WEB MGMT	630.61	03/23
03/16/2023	31623120	094_09-7	7566	MAMMOTH LAKES TR	215-511-43031	BUDGET	50.25	03/23
03/16/2023	31623121	098_08-7	7566	MAMMOTH LAKES TR	215-511-43031	WEB CONTENT	1,356.50	03/23
03/16/2023	31623122	099_12-1	7566	MAMMOTH LAKES TR	215-511-43031	SHARP	16.75	03/23
03/16/2023	31623123	103_08-6	7566	MAMMOTH LAKES TR	215-511-43031	MAPS	1,174.50	03/23
03/16/2023	31623124	106_08-8	7566	MAMMOTH LAKES TR	215-511-43031	PROJECT MGMT	4,679.75	03/23
03/16/2023	31623125	112_06-1	7566	MAMMOTH LAKES TR	215-511-43031	WBR	88.75	03/23
03/16/2023	31623126	115_05-2	7566	MAMMOTH LAKES TR	215-511-43031	STD MAN	955.75	03/23
03/16/2023	31623127	7031_11-7	7566	MAMMOTH LAKES TR	215-511-43031	COMM	554.25	03/23
Total MAMMOTH LAKES TRAILS AND PUBLIC ACCESS:							24,942.12	

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MARTINEZ, FEDERICO								
03/16/2023	107764	02/19/23	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107764	03/05.23	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	180.00	03/23
Total MARTINEZ, FEDERICO:							200.00	
MAVERICK SIGNS AND GRAPHICS								
03/16/2023	31623128	4200	5898	MAVERICK SIGNS AND	100-442-42003	UTILITY STICKERS	199.34	03/23
Total MAVERICK SIGNS AND GRAPHICS:							199.34	
MCMASTER-CARR SUPPLY COMPANY								
03/16/2023	107765	91531739	272	MCMASTER-CARR SU	910-000-13003	PARTS	1,207.97	03/23
Total MCMASTER-CARR SUPPLY COMPANY:							1,207.97	
MICHAELS RENO POWER SPORTS								
03/16/2023	107766	2022 SKIDOO	19006	MICHAELS RENO POW	100-420-46200	SNOWMOBILE	16,198.00	03/23
Total MICHAELS RENO POWER SPORTS:							16,198.00	
MISSION LINEN SUPPLY, INC								
03/16/2023	107767	518846266	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	126.33	03/23
03/16/2023	107767	518815845	6482	MISSION LINEN SUPPL	910-000-13003	GLOVES	179.51	03/23
03/16/2023	107767	518850950	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/16/2023	107767	518850951	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	132.89	03/23
03/16/2023	107767	518893519	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	03/23
03/16/2023	107767	518893520	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	137.50	03/23
Total MISSION LINEN SUPPLY, INC:							691.79	
MONO COUNTY TAX COLLECTOR								
03/16/2023	107768	035-266-040-0	511	MONO COUNTY TAX C	100-464-43420	MTN SHADOWS D8	3,686.44	03/23
Total MONO COUNTY TAX COLLECTOR:							3,686.44	
MORRIS, PATRICK								
03/16/2023	107769	02/19/23	18774	MORRIS, PATRICK	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107769	03/05/23	18774	MORRIS, PATRICK	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total MORRIS, PATRICK:							220.00	
MORROW, ZEKE								
03/16/2023	107770	02/19/23	18172	MORROW, ZEKE	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107770	03/05/23	18172	MORROW, ZEKE	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total MORROW, ZEKE:							220.00	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
03/16/2023	107771	MS17952-MAR	19168	MOUNTAIN SHADOWS	100-464-43404	MARCH 2023	596.12	03/23
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							596.12	
MURPHY, LUCAS								
03/16/2023	107772	02/19/23	19292	MURPHY, LUCAS	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107772	03/05/23	19292	MURPHY, LUCAS	210-452-42030	MEAL ALLOWANCE	240.00	03/23

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Total MURPHY, LUCAS:							260.00	
OCAMPOS, ISIDRO								
03/16/2023	107773	02/19/23	19272	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107773	03/05/23	19272	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	260.00	03/23
Total OCAMPOS, ISIDRO:							280.00	
OPTIMUM BUSINESS								
03/16/2023	107774	MARCH 2023-	10002	OPTIMUM BUSINESS	100-464-43404	03/23-L'ABRI 2	1.07	03/23
03/16/2023	107774	MARCH 2023-	10002	OPTIMUM BUSINESS	210-456-43404	03/23-PWM	117.89	03/23
03/16/2023	107774	MARCH 2023	10002	OPTIMUM BUSINESS	100-464-43404	MTN SHADOWS D8	94.36	03/23
Total OPTIMUM BUSINESS:							213.32	
PARS								
03/16/2023	107775	52534	6552	PARS	100-420-43031	12/22-SVCS PD	800.00	03/23
Total PARS:							800.00	
PELHAM, AMANDA								
03/16/2023	31623129	SNOW REMOV	18144	PELHAM, AMANDA	100-417-42030	PWM EMPLOYEE APP	48.66	03/23
Total PELHAM, AMANDA:							48.66	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
03/16/2023	31623130	X101148898:01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	2,020.04	03/23
03/16/2023	31623130	X101149235:01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	57.09	03/23
03/16/2023	31623130	X101152326:01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	894.24	03/23
03/16/2023	31623130	X101152624.01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	53.88-	03/23
03/16/2023	31623130	X101152867:01	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	3,807.44	03/23
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							6,724.93	
PLEXUSGLOBAL								
03/16/2023	107776	15774	18747	PLEXUSGLOBAL	100-417-43140	DOT SCREENING	206.00	03/23
Total PLEXUSGLOBAL:							206.00	
QUILL CORPORATION								
03/16/2023	31623131	31006391	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	246.56	03/23
Total QUILL CORPORATION:							246.56	
RICH ENVIRONMENTAL SERVICE STATION SVCS								
03/16/2023	107777	99075	10132	RICH ENVIRONMENTA	210-456-43031	DEC 2022	100.00	03/23
03/16/2023	107777	99367	10132	RICH ENVIRONMENTA	210-456-43031	JAN 2023	100.00	03/23
Total RICH ENVIRONMENTAL SERVICE STATION SVCS:							200.00	
SAMBASAFETY								
03/16/2023	107778	INV01065882	18151	SAMBASAFETY	100-417-43140	FEB 2023	241.99	03/23
Total SAMBASAFETY:							241.99	
SHAFER EQUIPMENT CO. INC.								
03/16/2023	107779	10029735	18540	SHAFER EQUIPMENT	910-000-13003	PARTS	2,465.63	03/23

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03/16/2023	107779	10029658	18540	SHAFER EQUIPMENT	910-570-48200	TRACKLESS MT57	143,954.00	03/23
Total SHAFER EQUIPMENT CO. INC.:							146,419.63	
SHEET, THE								
03/16/2023	107780	10501	6678	SHEET, THE	100-413-43130	02/23-DYK	741.00	03/23
Total SHEET, THE:							741.00	
SIERRA GEOTECHNICAL SVCS.								
03/16/2023	107781	309370	1876	SIERRA GEOTECHNIC	100-442-43031	11/01-12/31/22 FIELD I	5,980.25	03/23
03/16/2023	107781	309389	1876	SIERRA GEOTECHNIC	100-442-43031	JAN 2023 INSPECTION	80.00	03/23
Total SIERRA GEOTECHNICAL SVCS.:							6,060.25	
SIERRA SECURITY SYS, INC.								
03/16/2023	107782	677203	5362	SIERRA SECURITY SY	100-438-43031	01/23-PARKS	39.50	03/23
Total SIERRA SECURITY SYS, INC.:							39.50	
SILVER STATE INTERNATIONAL TRUCKS								
03/16/2023	31623132	X201101613:1	35	SILVER STATE INTERN	910-000-13003	PARTS	486.53	03/23
03/16/2023	31623132	X201101690:01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,628.99	03/23
03/16/2023	31623132	X201102292:01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,554.53	03/23
03/16/2023	31623132	X201102499:01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,122.83	03/23
03/16/2023	31623132	X201102500:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,649.56	03/23
03/16/2023	31623132	X201102832:01	35	SILVER STATE INTERN	910-000-13003	PARTS	358.10	03/23
03/16/2023	31623132	X201103238.01	35	SILVER STATE INTERN	910-000-13003	PARTS	4,093.42	03/23
03/16/2023	31623132	X201103880:01	35	SILVER STATE INTERN	910-000-13003	PARTS	387.92	03/23
03/16/2023	31623132	R201014284:0	35	SILVER STATE INTERN	910-000-13003	PARTS	475.00	03/23
03/16/2023	31623132	X201103781:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,050.33	03/23
03/16/2023	31623133	X201102498.01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,355.50	03/23
Total SILVER STATE INTERNATIONAL TRUCKS:							17,162.71	
SNOQUIP INC.								
03/16/2023	31623134	52263	2082	SNOQUIP INC.	910-000-13003	PARTS	3,623.76	03/23
03/16/2023	31623134	52291	2082	SNOQUIP INC.	910-000-13003	PARTS	557.56	03/23
Total SNOQUIP INC.:							4,181.32	
SOUTHERN CALIF EDISON								
03/16/2023	107783	02/23-1155	145	SOUTHERN CALIF EDI	210-452-43404	02/23-CANYON LIGHT	59.13	03/23
03/16/2023	107783	02/23-4645	145	SOUTHERN CALIF EDI	857-452-43404	02/23-STREET LIGHTS	208.42	03/23
03/16/2023	107783	02/23-4777	145	SOUTHERN CALIF EDI	857-452-43404	02/23-STREET LIGHTS	163.59	03/23
03/16/2023	107783	02/23-5841	145	SOUTHERN CALIF EDI	100-434-43404	02/23-POOL	897.80	03/23
03/16/2023	107783	02/23-6190	145	SOUTHERN CALIF EDI	857-452-43404	02/23-MERIDIAN	967.34	03/23
03/16/2023	107783	02/23-4492	145	SOUTHERN CALIF EDI	100-438-43404	02/23-C CTR	301.15	03/23
03/16/2023	107783	02/22-3857	145	SOUTHERN CALIF EDI	100-464-43404	MOUNTAIN SHADOWS	68.96	03/23
03/16/2023	107783	02/23-7351	145	SOUTHERN CALIF EDI	210-452-43404	02/23-PWM	800.35	03/23
03/16/2023	107783	02/23-7915	145	SOUTHERN CALIF EDI	100-464-43404	MOUNTAIN SHADOWS	338.02	03/23
03/16/2023	107783	02/23-9768	145	SOUTHERN CALIF EDI	220-471-43404	02/23-AIRPORT	2,499.27	03/23
03/16/2023	107783	02/22-5862	145	SOUTHERN CALIF EDI	100-464-43404	02/22-SAINT MORITZ 7	186.85	03/23
03/16/2023	107783	02/23-1725	145	SOUTHERN CALIF EDI	210-452-43404	02/23-PWM	494.45	03/23
03/16/2023	107783	02/23-8889	145	SOUTHERN CALIF EDI	210-452-43404	02/23-BIKE TRAIL STR	52.37	03/23
03/16/2023	107783	02/23-1134	145	SOUTHERN CALIF EDI	858-438-43404	02/23-ICE RINK	11,707.03	03/23
03/16/2023	107783	02/23-4494	145	SOUTHERN CALIF EDI	210-456-43404	02/23-PWM	4,266.66	03/23
03/16/2023	107783	02/23-3004	145	SOUTHERN CALIF EDI	210-452-43404	02/23-LIGHTS	1,667.58	03/23

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03/16/2023	107783	02/23-7919	145	SOUTHERN CALIF EDI	100-416-43404	02/23-TOWN REC	67.16	03/23
03/16/2023	107783	02/23-4416	145	SOUTHERN CALIF EDI	210-452-43404	02/23-PWM	188.32	03/23
03/16/2023	107783	02/23-7029	145	SOUTHERN CALIF EDI	100-438-43404	02/23-CRK RST	254.10	03/23
03/16/2023	107783	02/23-8520	145	SOUTHERN CALIF EDI	210-452-43404	02/23-PARK & RIDE	116.08	03/23
03/16/2023	107783	02/23-8559	145	SOUTHERN CALIF EDI	100-420-43404	02/23-PD	839.57	03/23
03/16/2023	107783	02/23-9837	145	SOUTHERN CALIF EDI	100-464-43404	02/23-SIERRA MANOR	65.50	03/23
03/16/2023	107783	02/23-4188	145	SOUTHERN CALIF EDI	100-438-43404	02/23-LIGHTS	625.95	03/23
Total SOUTHERN CALIF EDISON:							26,835.65	
SRM KODIAK AMERICA, LLC								
03/16/2023	107784	K183	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	4,375.63	03/23
03/16/2023	107784	K10	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	5,573.56	03/23
03/16/2023	107784	K141	19312	SRM KODIAK AMERIC	910-000-13003	PARTS	4,972.81	03/23
Total SRM KODIAK AMERICA, LLC:							14,922.00	
TANAKA, RYAN								
03/16/2023	31623135	04/02-04/08/23	19149	TANAKA, RYAN	100-420-43150	PER DIEM	324.00	03/23
Total TANAKA, RYAN:							324.00	
THENE, KEVIN								
03/16/2023	107785	BT 8056-STAL	19085	THENE, KEVIN	001-000-10760	REPLACE STALE DATE	26.63	03/23
Total THENE, KEVIN:							26.63	
THOMAS PETROLEUM, LLC								
03/16/2023	107786	0661019-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	8,306.77	03/23
03/16/2023	107786	661012R-DM	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	7,576.59	03/23
03/16/2023	107786	0668286-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	6,677.70	03/23
03/16/2023	107786	0668313-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	6,669.85	03/23
03/16/2023	107786	M025971-IN	7891	THOMAS PETROLEUM	910-000-13003	DEF	1,400.75	03/23
Total THOMAS PETROLEUM, LLC:							30,631.66	
TITUS TOOLS LLC								
03/16/2023	107787	03072310994	19153	TITUS TOOLS LLC	210-452-46200	TOOLS	1,335.29	03/23
Total TITUS TOOLS LLC:							1,335.29	
TORRES, MAX								
03/16/2023	107788	02/19/23	19316	TORRES, MAX	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107788	03/05/23	19316	TORRES, MAX	210-452-42030	MEAL ALLOWANCE	200.00	03/23
Total TORRES, MAX:							220.00	
TRUIST GOVERNMENTAL FINANCE								
03/16/2023	107789	MUF	18381	TRUIST GOVERNMENT	990-590-49494	INTEREST	32,335.00	03/23
Total TRUIST GOVERNMENTAL FINANCE:							32,335.00	
US BANK CORPORATE TRUST SVCS								
03/16/2023	107790	2249711	19160	US BANK CORPORATE	990-590-49498	INTEREST	373,116.13	03/23
03/16/2023	107790	2246312	19160	US BANK CORPORATE	854-590-49490	INTEREST	77,661.39	03/23
Total US BANK CORPORATE TRUST SVCS:							450,777.52	

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VARGAS, PAT								
03/16/2023	107791	02/19/23	6627	VARGAS, PAT	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107791	03/05/23	6627	VARGAS, PAT	210-452-42030	MEAL ALLOWANCE	220.00	03/23
Total VARGAS, PAT:							240.00	
VEGA, VALENTINE								
03/16/2023	107792	02/19/23	18512	VEGA, VALENTINE	210-452-42030	MEAL ALLOWANCE	20.00	03/23
03/16/2023	107792	03/05/23	18512	VEGA, VALENTINE	210-452-42030	MEAL ALLOWANCE	20.00	03/23
Total VEGA, VALENTINE:							40.00	
WEST, QWINA								
03/16/2023	107793	03/05/23	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	220.00	03/23
Total WEST, QWINA:							220.00	
WESTERN NEVADA SUPPLY CO.								
03/16/2023	31623136	19640607A	155	WESTERN NEVADA SU	100-475-42007	MAINT SUPPLIES-TRA	186.12	03/23
Total WESTERN NEVADA SUPPLY CO.:							186.12	
WEX BANK								
03/16/2023	107794	87789358	2069	WEX BANK	100-416-43114	STATEMENT FEE	61.39	03/23
Total WEX BANK:							61.39	
ZUMAR INDUSTRIES, INC.								
03/16/2023	31623137	98643	159	ZUMAR INDUSTRIES, I	210-450-45224	SIGNS	771.45	03/23
Total ZUMAR INDUSTRIES, INC.:							771.45	
Grand Totals:							1,993,830.66	

Signature: SANDRA MOBERLY Sandra Moberly Date 3.17.23

Signature: JAMIE GRAY Jamie Gray Date 3117123

Signature: STEPHANIE TRUJILLO Stephanie Trujillo Date 3/24/23

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

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BRANDLEY ENGINEERING, INC.								
03/23/2023	32323100	10662	3443	BRANDLEY ENGINEER	220-531-43031	MMH PARKING LOT DE	5,597.50	03/23
03/23/2023	32323100	10663	3443	BRANDLEY ENGINEER	220-531-43031	MMH ALP UPDATE-FIN	1,925.00	03/23
03/23/2023	32323100	10686	3443	BRANDLEY ENGINEER	220-471-43031	MMH STATE CIP	281.25	03/23
Total BRANDLEY ENGINEERING, INC.:							7,803.75	
BRUCE MACKAY PUMP & WELL SERVICE, INC.								
03/23/2023	32323101	72865	19002	BRUCE MACKAY PUM	220-471-43031	03/23-SVCS	3,733.63	03/23
Total BRUCE MACKAY PUMP & WELL SERVICE, INC.:							3,733.63	
CESCO LINGUISTIC SERVICES								
03/23/2023	107795	20-2976	18913	CESCO LINGUISTIC S	105-405-42002	INTERPRETING	190.00	03/23
Total CESCO LINGUISTIC SERVICES:							190.00	
CONSTRUCTION SPECIALTY, INC.								
03/23/2023	107796	17965	683	CONSTRUCTION SPE	856-452-43031	TRUCKING CHGS	5,193.65	03/23
Total CONSTRUCTION SPECIALTY, INC.:							5,193.65	
DIY HOME CENTER								
03/23/2023	107797	95669	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	186.13	03/23
Total DIY HOME CENTER:							186.13	
EASTERN SIERRA PROPANE								
03/23/2023	107798	3874121202-F	5323	EASTERN SIERRA PR	210-452-43404	VOO DOO CHUTE	1,893.26	03/23
Total EASTERN SIERRA PROPANE:							1,893.26	
GRANICUS, INC.								
03/23/2023	107799	160131A	8809	GRANICUS, INC.	100-418-45050	ENGAGEMENTHQ STA	1,605.00	03/23
Total GRANICUS, INC.:							1,605.00	
HIGH COUNTRY LUMBER								
03/23/2023	107800	13034	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	48.46	03/23
Total HIGH COUNTRY LUMBER:							48.46	
MAMMOTH DISPOSAL, INC.								
03/23/2023	107801	1200156U014	94	MAMMOTH DISPOSAL,	100-434-43404	02/23-SDY RST PARK	520.54	03/23
03/23/2023	107801	1200170U014	94	MAMMOTH DISPOSAL,	220-471-43404	02/23-AIRPORT	157.10	03/23
03/23/2023	107801	1200250U014	94	MAMMOTH DISPOSAL,	100-420-43404	02/23-PD	417.50	03/23
03/23/2023	107801	1200359U014	94	MAMMOTH DISPOSAL,	100-438-43404	02/23-PARKS	519.50	03/23
03/23/2023	107801	1200716U014	94	MAMMOTH DISPOSAL,	205-490-43404	02/23-TRANSIT STOPS	2,815.20	03/23
03/23/2023	107801	1200744U014	94	MAMMOTH DISPOSAL,	205-490-43404	02/23-BUSINESS & VA	1,902.80	03/23
03/23/2023	107801	1200778U014	94	MAMMOTH DISPOSAL,	100-416-43404	02/23-OLD LIBRARY	328.00	03/23
03/23/2023	107801	1200956U014	94	MAMMOTH DISPOSAL,	100-434-43404	02/23-SDY RST PARK	311.40	03/23
Total MAMMOTH DISPOSAL, INC.:							6,972.04	

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MAMMOTH LAKES RECREATION								
03/23/2023	32323102	1191	10529	MAMMOTH LAKES RE	215-511-42026	EASTERN SIERRA WIN	320.00	03/23
Total MAMMOTH LAKES RECREATION:							320.00	
MAMMOTH UNIFIED SCHOOL DISTRICT								
03/23/2023	107802	2022/23 ICE RI	111	MAMMOTH UNIFIED S	858-436-45010	ICE RINK PYMT 2 OF 2	4,200.00	03/23
Total MAMMOTH UNIFIED SCHOOL DISTRICT:							4,200.00	
MOBERLY, SANDRA								
03/23/2023	32323103	05/15-05/19/23	7533	MOBERLY, SANDRA	100-440-43150	PER DIEM	243.00	03/23
Total MOBERLY, SANDRA:							243.00	
MOLINA JANITORIAL SERVICE								
03/23/2023	107803	6335	8617	MOLINA JANITORIAL S	220-471-43031	FEB 2023	1,446.62	03/23
Total MOLINA JANITORIAL SERVICE:							1,446.62	
MONO COUNTY RECORDER								
03/23/2023	107804	GENERAL ELE	18317	MONO COUNTY RECO	100-414-44620	2022 STATEWIDE GEN	9,411.36	03/23
03/23/2023	107804	GENERAL ELE	18317	MONO COUNTY RECO	100-414-44620	STATEWIDE GENERAL	2,218.94	03/23
Total MONO COUNTY RECORDER:							11,630.30	
OPTIMUM BUSINESS								
03/23/2023	107805	MARCH 2023-I	10002	OPTIMUM BUSINESS	100-464-43404	03/23-MERIDIAN CT I10	118.99	03/23
Total OPTIMUM BUSINESS:							118.99	
SILVER STATE INTERNATIONAL TRUCKS								
03/23/2023	32323104	X201101222:01	35	SILVER STATE INTERN	910-000-13003	PARTS	5,879.77	03/23
03/23/2023	32323104	X201102292.01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,554.53	03/23
03/23/2023	32323104	X201104278:01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,960.03	03/23
03/23/2023	32323104	X201104334:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,041.55	03/23
03/23/2023	32323105	R201014067:0	35	SILVER STATE INTERN	910-000-13003	PARTS	571.87	03/23
Total SILVER STATE INTERNATIONAL TRUCKS:							13,007.75	
SOUTHERN CALIF EDISON								
03/23/2023	107806	02/23-1042	145	SOUTHERN CALIF EDI	100-464-43404	02/23-L'ABRI 4	278.60	03/23
Total SOUTHERN CALIF EDISON:							278.60	
STEVE'S AUTO & TRUCK PARTS								
03/23/2023	107807	075473	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	35.56	03/23
03/23/2023	107807	075610	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	97.42	03/23
03/23/2023	107807	075628	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	182.34	03/23
03/23/2023	107807	075648	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	03/23
03/23/2023	107807	075667	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	190.31	03/23
03/23/2023	107807	075793	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	312.26	03/23
03/23/2023	107807	075839	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	182.10	03/23
03/23/2023	107807	076012	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	8.48	03/23
03/23/2023	107807	076013	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	5.27	03/23
03/23/2023	107807	076014	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	3.16	03/23
03/23/2023	107807	076320	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	501.83	03/23
03/23/2023	107807	076363	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	34.11	03/23

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03/23/2023	107807	076475	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	30.36	03/23
Total STEVE'S AUTO & TRUCK PARTS:							1,563.80	
SWRCB FEES								
03/23/2023	107808	SW-0251626	5563	SWRCB FEES	100-460-43031	PERMIT FEE	600.00	03/23
Total SWRCB FEES:							600.00	
WESTERN NEVADA SUPPLY CO.								
03/23/2023	32323106	19640607A	155	WESTERN NEVADA SU	100-438-45080	MAINT SUPPLIES	79.76	03/23
Total WESTERN NEVADA SUPPLY CO.:							79.76	
XEROX CORPORATION								
03/23/2023	107809	018334177	234	XEROX CORPORATIO	100-416-46010	FEB 2023-7TX-145461	191.38	03/23
Total XEROX CORPORATION:							191.38	
Grand Totals:							61,306.12	

Signature: SANDRA MOBERLY Sandra Moberly Date 3.23.23

Signature: JAMIE GRAY Jamie Gray Date 3/23/23

Signature: STEPHANIE TRUJILLO Stephanie Trujillo Date 3/24/23

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Consider approval of Zoning Code Amendment 23-001 to update Municipal Code Section 17.52.055, Accessory Dwelling Units, Section 17.52.100 Child Day Care Facilities, and Municipal Code Chapter 17.40, Water Efficient Landscape Regulations including finding the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Council Meeting Date: 4/5/2023

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Waive the first reading and introduce by title only the Ordinance making the required CEQA and Municipal Code findings and approving Zoning Amendment 23-001 as recommended by the Planning and Economic Development Commission, or as modified by the Town Council.

Summary:

The proposed update includes the following amendments to the Zoning Code:

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.

TOWN COUNCIL STAFF REPORT

Subject: Consider approval of Zoning Code Amendment 23-001 to update Municipal Code Section 17.52.055, *Accessory Dwelling Units*, Section 17.52.100 *Child Day Care Facilities*, and Municipal Code Chapter 17.40, *Water Efficient Landscape Regulations.*

Meeting Date: April 5, 2023

Written by: Kimberly Cooke, Senior Planner

RECOMMENDATION:

Staff recommends that the Town Council choose Option 1:

Waive the first reading and introduce by title only the Ordinance making the required CEQA and Municipal Code findings and approving Zoning Amendment 23-001 as recommended by the Planning and Economic Development Commission, or as modified by the Town Council. The proposed Zoning Code Amendment includes finding the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

BACKGROUND:

The California Legislature has enacted a series of bills over the past few years aimed at easing a State-wide housing shortage as well as a shortage of regulated childcare options. To comply with new State requirements applicable to accessory dwelling units (ADUs) and child daycare facilities, local ordinances must be updated as needed to maintain consistency with State Law.

The proposed Zoning Code Amendment achieves consistency with recent changes to State law applicable to ADUs and State licensed family child care homes. This zoning code amendment process also provides an opportunity for the Town to implement three action items of the General Plan Public Health and Safety Element, which directs staff to update the Town's landscape regulations to incorporate defensible space standards that would be applicable to new and rehabilitated landscape projects.

The Zoning Code is an evolving document that may be updated as necessary, following the amendment procedures outlined in Section 17.112 of the Municipal Code. The Zoning Code Amendment described in this staff report is not a comprehensive update, so the proposed text amendments are limited to updates that clarify existing regulations and include the addition of defensible space standards for landscape projects.

Planning and Economic Development Commission – February 14, 2023

On February 14, 2023, the PEDC held a public hearing to consider the proposed amendments to the Zoning Code. The Commission discussed the proposed amendments to the Zoning Code and were supportive of the proposed amendments as recommended by

staff. The Commission voted 4-0 to recommend approval of Zoning Code Amendment 23-001 to the Town Council. The PEDC Resolution is attached (Attachment 2).

ANALYSIS:

The proposed Zoning Code amendments are described below along with a brief explanation of the purpose for each amendment. For the complete text of the Zoning Code Amendments (**additions shown in blue underlined text and deletions shown in ~~red strikeout text~~**), see **Attachment 1 – Exhibits "A, B, and C"** respectively.

M.C. Section 17.52.055 - Accessory Dwelling Units

The proposed revisions to the Zoning Code will achieve compliance with state legislative requirements imposed by SB 897 and AB 2221. These recent legislative requirements enact development standards that all local jurisdictions must utilize when evaluating applications for accessory dwelling units (ADUs).

The amendment will increase the allowed height of detached and attached ADUs that are located within a side or rear setback area, up to four (4) feet from the property line. The permitted height for detached ADUs will increase from 16 to 18 feet with an allowance for an additional two feet to accommodate a roof pitch that aligns with the primary dwelling unit. The permitted height of detached ADUs on a lot with an existing or proposed multi-family dwelling will also increase from 16 to 18 feet. The permitted height of an ADU attached to a primary dwelling will increase from 16 feet to 25 feet. Additionally, front setback requirements cannot preclude the construction of an 800 square foot ADU that meets height limits and complies with four-foot side and rear setbacks.

> **Rationale:** This amendment is limited to incorporating the mandated ADU standards described above, which will bring the Accessory Dwelling Unit standards into compliance with State law.

M.C. Section 17.52.100 - Child Day Care Facilities

Senate Bill 234 enacted t*he Keeping Kids Close to Home Act*, which prohibits cities and counties from requiring any small or large family day care home licensed by the CA Department of Social Services, from having to obtain a land use/zoning permit and/or business license to operate. Health and Safety Code section 1597.45, states that Large Family Child Care Homes (caring for up to 14 children) shall be treated the same as Small Family Child Care Homes (caring for up to 8 children) under all local laws. The law states that cities and counties must consider the operation of a Large Family Child Care Home to be the same as a residential use of property as is the case with Small Family Child Care Homes.

> **Rationale:** Section 17.52.100.A.1, is amended to provide clarification of the applicable State licensing division and briefly describes the role that agency has in oversight of all licensed child care facilities. Standards of section 17.52.100.B specific to large family day care homes has been deleted because large family day care homes are required to be treated the same as small family day care homes. The

new section 17.52.100.B. combines land use standards for small and large family day care homes, and clarifies that a single dwelling includes single-family homes, apartments, condos, townhouses, duplexes, and other multi-family buildings.

Currently, Section 17.52.100.C - *Standards for Child Day Care Centers,* incorporates the land use standards appliable large family day care homes by reference. Since the standards specific to large family day care homes are proposed to be deleted, the standards applicable to Child Care Centers will be modified to add the relevant land use standards that were previously required of large family day care centers. These standards include the fire protection and outdoor activity areas and snowshed standards.

Allowable land use Table 17.24.020 – Commercial Zoning Districts, has been updated to add large family day care homes alongside the small family day care homes land use category. Large family daycare homes are currently excluded. A reference to the applicable Code Section for the specific use regulations has been added for reference, as this was inadvertently omitted in the allowable land use table. The updated table also strikes the footnote which limits specific uses on the ground floor on primary or secondary active frontages. This footnote would not apply to the establishment of a small or large family day care within an existing residence so it should be deleted for clarity.

M.C. Chapter 17.40 - Water Efficient Landscape Regulations

The purpose of the proposed amendment to Chapter 17.40 is to integrate wildfire risk-reduction strategies into the design and implementation of new and rehabilitated landscape projects on private property. In 2019, the Town updated its Public Health and Safety Element of the General Plan. This update included the adoption of climate adaptation strategies and action items that direct staff to implement actionable strategies that can reduce the Town's vulnerability to specific climate related hazards, including wildfire.

The three specific General Plan Action items that are addressed by the proposed Zoning Code Amendment are referenced below:

- S.5.A.2. Action: Prepare wildfire mitigation landscape standards to address wildfire hazard within the Structure Ignition Zone.
- S.5.A.3. Action: Review the Zoning Code to ensure compatibility with wildfire mitigation landscape standards and modify if necessary.
- S.6.F.2. Action: Update building and landscaping requirements and protocols that integrate Cal Fire and MLFPD regulations and procedures.

Rationale: There is no current requirement to address wildfire hazard mitigation as part of the Town's landscape or screening requirements. The proposed zoning code amendment proposes standards for defensible space and fuels reduction that would be implemented for new and rehabilitated landscape projects. The proposed landscape standards are primarily taken from the final recommendations report that was prepared for the Town by the Community Planning Assistance for Wildfire (CPAW) team.

OPTIONS ANALYSIS

Option 1: Waive the first reading and introduce by title only the Ordinance making the required CEQA and Municipal Code findings and approving Zoning Amendment 23-001 as recommended by the Planning and Economic Development Commission, or as modified by the Town Council. The proposed Zoning Code Amendment includes finding the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Option 2: Deny Zoning Code Amendment 23-001.

Option 1 would allow the Ordinance to proceed to a second reading on April 19, 2023. The Ordinance would become effective 30 days after the second reading.

Option 2 would not allow the Ordinance to be approved. The Town Council would need to make findings for denial. Findings for denial are the same as those for approval (Municipal Code Sections 17.112.060 and 17.116.060), but the finding would be inconsistency or noncompliance.

FINANCIAL CONSIDERATIONS:

Staff time for processing ZCA 23-001 is funded through the Town's General Fund.

ENVIRONMENTAL CONSIDERATIONS:

Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

Based on this staff report, including its attachments, the Town's General Plan, the Zoning Code, and all other evidence contained in the administrative record for this project, the Ordinance (Attachment 1) finds that this amendment to the Zoning Code is: (1) consistent with the development densities established by the General Plan; (2) does not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that were not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant that described in the General Plan EIR.

Consequently, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis is required.

LEGAL CONSIDERATIONS:

The proposed amendments to Municipal Code Section 17.52.055 - Accessory Dwelling Units and Section 17.52.100 - Child Day Care Facilities are necessary to maintain consistency with State law.

Public Notice for this application was published as a ¼ page advertisement in The Sheet on March 25, 2023, and April 1, 2023.

ATTACHMENTS:

Attachment 1: Town Council Ordinance 23-XX - Zoning Code Amendment 23-001
Attachment 2: Planning and Economic Development Commission Resolution 2023-04
Attachment 3: Planning and Economic Development Commission Staff Report dated February 14, 2023.

ORDINANCE NO. 23-___

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, APPROVING ZONING CODE AMENDMENT 23-001, AMENDING MUNICIPAL CODE TITLE 17 (ZONING)

WHEREAS, a request for consideration of a Zoning Code Amendment was filed by the Town of Mammoth Lakes to amend Municipal Code Title 17, in accordance with Chapter 17.112 of the Town of Mammoth Lakes Municipal Code for the following sections of the zoning code:

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.; and

WHEREAS, Town staff periodically prepares zoning code amendments applicable to the Zoning Code to maintain consistency with State law, clarify specific standards, and amend land use provisions, in accordance with Chapter 17.112 of the Town of Mammoth Lakes Municipal Code.

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request on February 14, 2023, at which time the public hearing was opened and all those desiring to be heard were heard and the Commission determined that Zoning Code Amendment 23-001 is consistent with the General Plan and with the applicable provisions of the Town of Mammoth Lakes Municipal Code, Section 17.112, and, therefore, recommended approval of Zoning Code Amendment 23-001 to Town Council; and

WHEREAS, on April 5, 2023, the Town Council conducted a duly noticed public hearing on Zoning Code Amendment 23-001, and considered testimony and materials in the staff report and accompanying documents and exhibits; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are all true and correct,

Section 2. Environmental Review. The Town Council makes the following findings and takes the following actions pursuant to the requirements of the California Environmental Quality Act (CEQA):

CEQA Findings - Public Resources Code section 21083.3 and State CEQA Guidelines section 151813:

A. Based on the information included in the accompanying staff report, the oral presentation by staff, other such written and oral evidence presented to the Town Council, and the administrative record for this amendment to the Zoning Code, the Town Council finds and determines that this amendment to the Zoning Code is exempt from further CEQA review pursuant to the Public Resources Code section 21083.3 and State CEQA Guidelines section 15183. This amendment is consistent with the land use designations and development densities established by the General Plan and analyzed in the certified General Plan EIR. Further, there are no potentially significant environmental impacts peculiar to this amendment to the Zoning Code or the sites to which this amendment to the Zoning Code applies. Moreover, this amendment to the Zoning Code does not pose the potential for new off-site or cumulatively considerable impacts not previously analyzed in the General Plan EIR. Additionally, no substantial new information has come to light that was not known nor could have been known at the time the General Plan EIR was certified, showing that significant impacts identified by the General Plan EIR will be more adverse than previously determined. And finally, the Town Council finds and determines that all mitigation measures in the General Plan EIR shall apply to this amendment to the Zoning Code and are incorporated herein by this reference. Consequently, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis need be prepared for this amendment to the Zoning Code.

B. CEQA Action: The Town Council directs staff to file a Notice of Exemption within five days of the adoption of this Ordinance.

Section 3. Findings. The Town Council HEREBY FINDS AND DETERMINES based on the information presented herewith:

FINDINGS FOR ZONING CODE AMENDMENT
(Municipal Code Section 17.112.060)

A. **The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan;**

The proposed zoning code amendment maintains consistency with the General Plan because the scope of the proposed amendments are intended to update existing standards applicable to accessory dwelling units and child day care facilities, to reflect changes in State Law. The proposed amendments to these sections of the zoning code also include the addition of clarifications where appropriate.

The proposed amendments to Chapter 17.40 - Water Efficient Landscape Regulations, implement three action items of the General Plan Public Health and Safety Element, which results in improved consistency between the Zoning Code and the General Plan.

B. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the town; and**

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town because the proposed amendment does not substantively alter the policies and intent of the General Plan or the Zoning Code and will provide increased transparency, for the public in understanding the standards that apply to accessory dwelling units, child day care facilities, as well as new and rehabilitated landscape projects.
The proposed amendments implement improvements to the public health and safety by providing greater flexibility in establishing or expanding State licensed child day care homes, and by adopting more flexible standards the promote the development of accessory dwelling units. The amendments to the water efficient landscape regulations also result in better implementation of wildfire risk-reduction strategies applicable to new and rehabilitated landscape areas on private property.

C. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA); and**

The Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

Based on this staff report, including its attachments, the General Plan, the Zoning Code, and all other evidence contained in the administrative record for this project, the Town Council finds that the amendments to the Zoning Code are: (1) consistent with the development densities established by the General Plan; (2) do not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that was not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant that described in the General Plan EIR.

D. **Additional finding for Zoning Code Amendments: The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The proposed zoning code amendment is intended to incorporate State mandated changes to specific development standards that may be applied to accessory dwelling units, as well as State mandated changes to land use standards that may be applied to child day care facilities. The scope of the text amendments results in clarification of existing standards, corrects minor errors and omissions, and increases flexibility within Sections 17.52.055, “Accessory Dwelling Units,” and 17.52.100, “Child Care Facilities.” The changes to these sections do not result in a conflict with any other provision of the Zoning Code.

The proposed amendment to the water efficient landscape regulations more clearly defines application and review requirements, and applicable landscape design standards which includes defensible space requirements within Chapter 17.40, “Water Efficient Landscape Regulations” in accordance with existing goals, policies and actions included in the Public Health and Safety Element of the General Plan. This

proposed amendment improves the Town's ability to ensure that wildfire risk reduction strategies are incorporated into new and rehabilitated landscape projects on private property, which works in tandem with other applicable provisions of the Zoning Code.

Section 4. Approval. Based on the findings contained in this Ordinance and all other evidence in the record of proceedings in this matter, the Town Council hereby approves Zoning Code Amendment 23-001 and amends Municipal Code Title 17 as shown in attached Exhibits "A", "B" and "C," which is incorporated herein by this reference. The Town Council may rescind this Ordinance and any project approvals granted pursuant to any remedies and rights the Town may possess.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, then such decision shall not affect the validity of the remaining sections or portions of this Ordinance or part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that any one or more sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 6. Effective Date. The Mayor shall sign and the Town Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and ***APPROVED*** this 19th day of April, 2023.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____	_____
JAMIE GRAY, Town Clerk	JOHN WENTWORTH, Mayor

EXHIBIT "A"

Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline text and deletions are shown in ~~Red Strikeout text~~)

17.52.055 Accessory Dwelling Units (ADUs)

A. **Purpose and Applicability.** This Section establishes standards for the development and operation of Accessory Dwelling Units (*previously known as second dwelling units and hereafter referred to as "ADUs"*) where allowed by Article II (Zoning Districts and Allowable Land Uses) and consistent with Government Code Section 65852.2 and 65852.22. An ADU that conforms to the development standards described herein is deemed to be an accessory use and the accessory dwelling unit(s) shall not count towards the overall density for the lot upon which it is located.

B. **General Requirements.** All ADUs shall be subject to the following requirements:

1. ***Primary Dwelling.*** ADUs are permitted as an accessory use only on lots or parcels containing a primary dwelling unit. If being constructed simultaneously with the primary dwelling unit, a certificate of occupancy for the ADU shall not be issued prior to the issuance of a certificate of occupancy for the primary dwelling unit.

2. ***Types of ADUs***

a. *Attached ADU.* An ADU that is constructed as a physical expansion of an existing single-family dwelling and maintains at least one (1) wall in common with the existing single-family dwelling.

b. *Interior ADU.* An ADU that is either: (a) constructed within a new single-family dwelling unit; or (b) converted from existing space within the structure of an existing single-family or multi-family dwelling.

c. *Detached ADU.* An ADU that is located in a separate structure from the primary dwelling and does not share a common wall with the primary dwelling.

d. *Junior ADU (JADU).* An ADU that is restricted to no more than five hundred (500) square feet in size and is contained entirely within a single-family dwelling.

3. ***Occupancy and Rental Requirements.***

a. *Short-term rental restriction.* The short-term rental of an ADU for a period of thirty consecutive days or less is prohibited for all ADUs.

b. *Owner occupancy.* There are no owner-occupancy restrictions for long-term rentals of either the primary dwelling or the ADU for terms longer than 30 days. On a parcel with a primary dwelling unit and a JADU, the owner-occupancy restrictions specified in Subsection C.5.d (JADU Occupancy Requirements) shall apply.

4. ***Sale of Unit Prohibited.*** No ADU shall be sold or otherwise conveyed separately from the primary dwelling unit.

5. ***Minimum Floor Area.*** An ADU shall have a minimum gross floor area of 150 square feet or the minimum required for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code.

6. ***Required Facilities.*** All ADUs shall contain the following:

   a. *Kitchen.* A kitchen separate from the primary dwelling unit, consistent with the definition of a kitchen specified in Chapter 17.148 of this Code; and

   b. *Bathroom*. A bathroom separate from the primary dwelling unit. JADUs may share bathroom facilities with the primary dwelling unit, so long as unrestricted interior access to the bathroom facility is always available.

7. ***Design Standards***

   a. *Roof design and materials*. When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this Section, the pitch of any portion of the roof within the reduced setback area shall not be directed towards the side or rear property line(s), or the structure shall have a non-shedding roof material and/or an engineered snowslide restraint device for the life of the structure.

   b. *Architectural Projections*. When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this Section, no portion of the structure, including the architectural features specified in Table 17.36.100 (Allowed Projections into Setbacks), shall be located closer than four (4) feet to the side and rear property lines.

8. ***Parking.***

   a. No parking is required for an ADU.

   b. If a garage, carport, or covered parking structure providing required parking for a primary dwelling unit is demolished in conjunction with the construction of an ADU, or converted to an ADU, replacement parking for the lost off-street parking is not required.

   c. To encourage the provision of parking for ADUs, one (1) additional on-site parking space for properties with an ADU may be located within a setback area, provided that the following criteria are met:

      i. The maximum lot coverage allowance for the applicable zoning district is not exceeded;

      ii. Snow storage on the property complies with the size and location requirements specified in Section 17.36.110 (Snow Storage);

      iii. The additional parking area is setback a minimum of five (5) feet from side property lines;

iv. The additional parking area shall be accessed by the same driveway as the primary dwelling unless a second driveway is approved pursuant to the "Residential Driveway Standards" for a second driveway specified in the Public Works Town Standards; and

v. Use of the setback to provide additional parking for an ADU shall require the property owner to indemnify and hold harmless the Town from any action or expense, including damage to vehicles as a result of snow removal, that may occur as a result of the use of the setback for parking.

d. Nothing within this Section shall be deemed to permit on-street parking during any time when such parking is prohibited, including the on-street winter parking prohibition throughout Town from November 1 to April 30 (Section 10.12.100).

9. ***Building Code Requirements.*** Each ADU shall obtain a building permit from the Town and shall be constructed in compliance with all applicable California Building Standards Code and Mammoth Lakes Fire Protection District Code requirements.

a. *Fire sprinklers.* An ADU is not required to have fire sprinklers if sprinklers are not required for the primary dwelling unit.

b. *Manufactured home.* A manufactured or modular unit that is permanently attached to a foundation and that complies with the California Building Standards Code may be used as an ADU in compliance with this section. A mobile home, recreational vehicle, or other movable habitable space (e.g., park model home, tiny home, etc.) that does not comply with the California Building Standards Code shall not be used as an ADU, unless it is modified to meet the aforementioned standards.

10. ***Illegal ADUs.*** This Section shall not validate any existing illegal ADUs, including unpermitted ADUs. To convert an illegal ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a new ADU. For any illegal ADU built before January 1, 2020, upon an owner's request, the city's building official shall delay enforcing any building standards if the building official determines that correcting the violation is not necessary to protect health and safety. This provision shall sunset on January 1, 2025.

11. ***Deed restriction.*** Prior to issuance of a temporary or final certificate of occupancy for the ADU, recordation of a deed restriction in a form approved by the Town ensuring ongoing compliance with the applicable provisions of this Section shall occur.

12. ***ADU Removal.*** If an ADU is removed or converted to another use after a certificate of occupancy has been issued for the ADU, any deviations from development standards (e.g., setbacks, lot coverage, parking) or exemptions granted specific to the ADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. Upon approval of the reversion request by the Town, the deed restriction applicable to the ADU shall be rescinded from title.

C. **Requirements for ADUs Constructed on Lots with Single-Family Dwellings.** In Zoning Districts where single-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing or proposed single-family dwelling, the following requirements shall apply in addition to the General Requirements specified in Section B above.

1. ***Number of Accessory Dwelling Units (ADUs) Allowed.***

   a. Where ADUs are permitted, in addition to the primary unit a property owner may construct one (1) ADU that is either Interior, Attached, or Detached.

   b. On properties with either a primary single-family dwelling or a primary single-family dwelling and a detached ADU not exceeding 800 square feet in size, one additional Junior Accessory Dwelling Unit (JADU) is permitted consistent with Section C.5 below.

2. ***Interior Accessory Dwelling Units***

   a. *Access*.

      i. Interior ADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

      ii. Interior access between the Interior ADU and the primary dwelling unit shall be prohibited. An Interior ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

      In the event practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

      (1) The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

      (2) It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

      The exemption request shall include any information determined necessary by the Director to make those determinations.

   b. *Maximum Size*. The gross floor area of the Interior ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.

   c. *Expansion for Ingress/Egress*. Interior ADUs located within an existing single-family dwelling may include an expansion of the existing structure of up to 150 square feet for the purpose of accommodating ingress or egress to/from the ADU, provided that the expansion area is non-habitable space and not fully enclosed (e.g., front porch, covered stairway, breezeway, wheelchair ramp). This space:

      i. shall be excluded from lot coverage limitations applicable to the property; and

      ii. may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines.

d. *New Construction*. When an Interior ADU is constructed concurrently with a new single-family dwelling, the following shall apply in addition to the other standards in this Section:

i. lot coverage limitations shall not preclude the development of a maximum 800 square foot ADU; and

ii. portions of an Interior ADU constructed as part of a new single-family dwelling that do not exceed 16 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of an Interior ADU that exceeds 16 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

3. ***Attached Accessory Dwelling Units***

a. *Access*.

i. Attached ADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

ii. Interior access between the Attached ADU and the primary dwelling unit shall be prohibited. An Attached ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

In the event practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

(1) The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

(2) It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

The exemption request shall include any information determined necessary by the Director to make those determinations.

b. *Maximum Size*. The gross floor area of the Attached ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.

c. *Rear and Side Setbacks and Height*. Portions of an Attached ADU that do not exceed 25~~16~~ feet in exterior building height may encroach into required side or rear yard setbacks but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of an Attached ADU that exceeds 25~~16~~ feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

d. *Front Setback.* A minimum front setback standard shall not be applied if it would prohibit construction of an ADU, where there is no other feasible location on a parcel to allow for construction of an 800 square foot ADU that meets height limits and complies with four-foot side and rear setbacks.

e. *Lot Coverage.* Lot coverage limitations shall not preclude the development of a maximum 800 square foot Attached ADU. Attached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation applicable to the property.

4. ***Detached Accessory Dwelling Units***

a. *Maximum Size*. A Detached ADU shall not exceed 1,200 square feet in gross floor area. Detached ADUs located on a lot that contains a JADU shall not exceed 800 square feet in gross floor area.

b. *Side and Rear Setbacks and Height*. Portions of a Detached ADU that do not exceed 186 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of a Detached ADU that exceeds 186 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property. A Detached ADU can be up to two feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the ADU to that of the main house.

c. *Front Setback.* Front setback requirements cannot be used to prohibit construction of an ADU, where there is no other alternative to allow for construction of an 800 square foot ADU that meets height limits and complies with four foot side and rear setbacks.

d. *Lot Coverage*. Lot coverage limitations shall not preclude the development of a maximum 800 square foot Detached ADU. Detached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation applicable to the property.

e. *Legal Nonconforming Setbacks for Conversions of Existing Structures.* A legal nonconforming structure that is converted to a Detached ADU, or partially or completely demolished and replaced with a new Detached ADU structure, shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height. The maximum gross floor area of the Detached ADU shall not exceed the size limitation specified above.

5. ***Junior Accessory Dwelling Units (JADU)***

a. *Access*.

i. JADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

ii. Interior Access from the JADU to the primary dwelling unit may be maintained; however, if the required bathroom facilities are shared with

the primary dwelling unit, unrestricted interior access to the bathroom facility is required at all times. If interior access is maintained, the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy.

b. *Maximum Size*. The gross floor area of the JADU shall not exceed 500 square feet and must be contained entirely within a single-family dwelling. No expansion of the single-family dwelling is permitted for the purposes of accommodating a JADU, except in instances where the expansion area complies with all general development standards applicable to the property.

c. *Owner Occupancy Restriction*. On a parcel with a primary dwelling unit and a JADU, only one (1) of the units may be rented on a long-term basis, and the owner must use the remaining portion of the primary dwelling or the JADU as their primary or seasonal residence. In instances when there is both a Detached ADU and a primary dwelling unit with a JADU, the owner occupancy requirement described herein shall only apply to the primary dwelling unit or the JADU.

D. **Requirements for ADUs Constructed on Lots with Multi-Family Dwellings.** In Zoning Districts where multi-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing multi-family residential use, the following requirements shall apply in addition to the General Requirements specified in Section B above.

1. ***Number of Accessory Dwelling Units (ADUs) Allowed.***

a. A maximum of two (2) Detached ADUs; and/or

b. One (1) Interior ADU per existing multi-family residential structure or a number of Interior ADUs equal to 25 percent of the existing multi-family dwelling unit count, whichever is greater.

2. ***Detached Accessory Dwelling Units (ADU)***

a. *Maximum Size*. The gross floor area of a Detached ADU shall not exceed 1,200 square feet.

b. *Rear and Side Setbacks and Height*. Portions of a Detached ADU on a parcel developed with one or more multi-family dwellings that do not exceed 186 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of a Detached ADU that exceeds 186 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

~~b~~.c *Front Setback.* A minimum front setback standard shall not be applied if it would prohibit construction of an ADU, where there is no other feasible location to allow for construction of an 800 square foot ADU that meets height limits and complies with four foot side and rear setbacks.

~~c~~.d. *Lot Coverage and Floor Area Ratio (FAR)*. Lot coverage limitations or floor area ratio (FAR) limitations, where applicable, shall not preclude the development of a

maximum of two (2) 800 square foot Detached ADU units. Detached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation or the FAR limitation applicable to the property.

~~d.~~e. *Legal Nonconforming Setbacks for Conversions of Existing Structures.* A legal nonconforming structure that is converted to a Detached ADU or partially or completely demolished and replaced with a new Detached ADU structure shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height. The maximum gross floor area of the Detached ADU shall not exceed the size limitation specified above.

3. ***Interior Accessory Dwelling Units (ADU)***

a. *Space Requirements*. Non-habitable spaces (e.g., storage rooms, boiler rooms, passageways, attics, basements, garages, etc.) within existing multi-family residential structures may be converted to Interior ADUs, provided that the size of the unit complies with the minimum floor area specified in Section B.5 above and the space complies with the State building standards for a dwelling. No expansion of the multi-family residential structure(s) is permitted for the purposes of accommodating an ADU.

EXHIBIT "B"

Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline Text and deletions are shown in ~~Red Strikeout Text~~)

17.52.100 Child Day Care Facilities

Where allowed by Article II (Zoning Districts and Allowable Land Uses), child day care facilities shall comply with the standards in this section. This Section establishes standards for child day care facilities in compliance with State law (Health and Safety Code Sections 1596.70 et seq. and 1597.30 et seq.), in a manner that recognizes the needs of childcare operators and minimizes the effects on surrounding properties. These standards apply in addition to the other provisions of this Code and requirements imposed by the California State Department of Social Services. Child day care facilities shall meet all requirements of the California Building Standards Code and California Fire Code.

A. **General requirements for all Child Day Care Facilities.**

1. ***State licensing.*** Licensing by the California State Department of Social Services is required for all child day care facilities. The California Department of Social Services, Community Care Licensing Division (CCLD) evaluates family child care homes and determines whether they meet the health and safety requirements in order to be licensed by CCLD. CCLD also conducts ongoing, unannounced inspections of all family child care homes and ensures child care providers meet the training requirements to care for children.

2. ***Noise.*** Child day care facilities shall comply with interior and exterior noise standards specified in Chapter 8.16 (Noise Regulation). Additionally, child day care facilities in residential zones shall operate only from 6 a.m. to 8 p.m. and may only conduct outdoor activities between the hours of 7 a.m. and 7 p.m.

3. ***Signs.*** Signs advertising a child day care facility in any residential zone shall be prohibited. Signs advertising a child day care facility in zones other than residential zones shall be consistent with Chapter 17.48 (Signs).

~~**B. Standards for large family day care.** A large family day care is a facility in a single dwelling where an occupant of the residence provides family day care for seven to 14 children, including children under the age of 10 years who reside in the home.~~

1. ~~***Primary use as a residence required.*** The large family day care home shall be the principal residence of the day care provider, and the child care use shall be secondary to the use of the property as a residence.~~

2. ~~***On-site parking.*** In addition to the minimum on-site parking requirements for the residential use, one additional on-site parking space exclusively for the dropping off and picking up children, and one additional parking space for each employee not residing on the site shall be provided.~~

3. ~~***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for large family day care homes.~~

4. ~~***Outdoor activity areas.***~~

~~a. *Location.* Outside activity areas shall not be located in the front or street side setback area.~~

~~b. *Fencing.* Outside activity areas shall be fenced and equipped with a self-closing and latching gate.~~

~~c. *Snowshed.* Outside activity areas used during winter conditions must be set back a minimum of 10 feet from snowshed impact areas of buildings on or off site as defined in Title 15 of the Municipal Code. No permitted reduction of snowshed impact areas will be considered in establishing this setback.~~

B. **Standards for small and large family day care homes.** A small family day care is a facility in a single dwelling ~~residence~~ where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home. A large family day care is a facility is a single dwelling where an occupant of the residence provides family day care for seven to 14 children, including children under the age of 10 years who reside in the home. The following standards shall apply to small and large family day care facilities.

1. ***Primary use as a residence required.*** The small family day care home shall be the principal residence of the day care provider, and the child care use shall be secondary to the use of the property as a residence. A single dwelling includes single-family homes, apartments, condos, townhouses, duplexes, and all other multi-family buildings (Group R-2 & R-3 occupancies).

2. ***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for small and large family day care homes.

3. ***No Town license, land use/zoning permit, tax, or fee required.*** The Town shall not impose any business license, land use or zoning permit, fee, or tax for the privilege of operating a State licensed small or large family day care home consistent with State law.

C. **Standards for child day care centers.** The following standards shall apply to child day care centers.

~~1. ***Large family day care standards apply.*** The standards in Subsection 17.52.100.B. (Standards for large family day care), above, shall also apply to child day care centers.~~

1. ***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for Child Day Care Centers.

2. ***On-site parking.*** On-site parking provided shall be a minimum of one on-site parking space per each full-time employee equivalent, plus one on-site parking space for each five children authorized by the State license.

3. ***Outdoor Activity Areas and Snowshed***. Outside activity areas used during winter conditions must be set back a minimum of 10 feet from snowshed impact areas of buildings on or off-site as defined in Title 15 of the Municipal Code. No permitted reduction of snowshed impact areas will be considered in establishing this setback.

4. ***Separation*.** No child care center shall be located within 300 feet of an existing child care center.

TABLE 17.24.020: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS				
P: Permitted Use; U: Use Permit Required; A: Administrative Permit Required; - : Use Not Allowed; (#) Limitation Applies, See Footnote				
Land Use	*D*	*OMR*	*MLR*	*See Specific Use Regulations:*
Residential Use Classifications				
Single Family Dwelling	-	-	-	
Multi-family Residential	P(1)	P(1)	P	See 17.52.210 (Multi-Family Residential Projects) See 17.52.110 (Condominium Conversions)
Assisted Living Facility	-	P(1)	P	See 17.52.260 (Residential Care and Assisted Living Facilities)
Convalescent Home	-	U(1)	-	
Emergency Housing/Shelter	-	P(1)	-	
Family Day Care Home, Small and Large	P~~(1)~~	P~~(1)~~	P	See 17.52.100 (Child Daycare Facilities)
Live/Work Unit	P(1)	P(1)	P(1)	See 17.52.110 (Condominium Conversions) See 17.52.150 (Live Work Units)
Residential Care Facility	*See subclassifications below*			
General	-	A(1)	A	See 17.52.260 (Residential Care and Assisted Living Facilities)
Limited	P(1)	P(1)	P	
Second Dwelling Unit	P	P	P	See 17.52.270 (Second Dwelling Units)
Single Room Occupancy	-	U(1)	U	
Supportive Housing	See 17.52.290 (Transitional and Supportive Housing)			
Transitional Housing	See 17.52.290 (Transitional and Supportive Housing)			

Specific Limitations:

1. Limited to no more than 75% of the ground floor area when located along Primary and Secondary Active frontages. A minimum of 25% of the ground floor area shall be occupied by uses permitted by right or by administrative permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet (Administrative Permit required for depths less than 20 feet).
2. Limited to establishments with a gross floor area of 5,000 square feet or less when located on the ground floor along Designated Active Frontages. Administrative Permit required if greater than 5,000 square feet.
3. Limited to establishments with a gross floor area of 1,200 square feet or less when located on the ground floor along Designated Active Frontages.
4. Permitted if existing, no new fueling stations allowed.
5. Use shall be completely enclosed in a building of soundproof construction.
6. At least 50 percent of the ground floor Designated Active Frontages shall be occupied by retail or food service uses.
7. Limited to walk-in clientele when located on the ground floor along Designated Active Frontages.
8. Shall be located behind buildings or in structures where other uses are located in the portion of the structure along Designated Active Frontages.
9. Limited to establishments with a gross floor area of 5,000 square feet or less.
10. Allowed only as accessory to a hotel or motel or other lodging use. Administrative Permit required if primary use in OMR and MLR districts.

EXHIBIT "C"

Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline Text and deletions are shown in ~~Red Strikeout Text~~)

Chapter 17.40 Water Efficient Landscape Regulations

17.40.010 Purpose
17.40.020 Applicability
17.40.030 Landscape and Irrigation Plans
17.40.040 General Requirements
17.40.050 Water Efficient Design and Compliance Options
17.40.060 Installation and Completion
17.40.070 Maintenance
17.40.080 Reporting

17.40.010 Purpose

The specific purposes of the water efficient landscape regulations are to:

A. Implement the Water Conservation in Landscaping Act and the 2015 California Model Water Efficient Landscape Ordinance (CA MWELO);

B. Reduce water waste in landscaping by promoting the use of alpine region-appropriate plants that require minimal supplemental irrigation, and by establishing standards for irrigation efficiency;

C. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitation projects;

D. Integrate "defensible space" into all new and rehabilitated landscape projects to reduce potential wildfire impacts on private property;

~~D~~.E. Promote rainwater capture and graywater use; and

~~E~~.F. Promote the effective and efficient irrigation of landscapes.

17.40.020 Applicability

A. The standards of this section apply to all of the following projects:

1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

2. Rehabilitation landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet.

3. Existing landscapes that were installed before December 1, 2015 and are over one acre in size shall be subject to the provisions for existing landscapes provided for in Section 17.40.040.H.

B. Any landscape project with an aggregate landscape area of 500 – 2,500 square feet may comply with the performance requirements of this section or conform to the prescriptive measures contained in the Water Efficient Landscape Checklist.

C. For projects using treated or untreated graywater or rainwater captured on-site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through rainwater captured on-site is subject only to the irrigation system requirements of the Water Efficient Landscape Checklist.

D. The following are exempt from the standards of this section when an applicant submits a WELO Exemption Form attesting to one of the following:

1. New construction with an aggregate landscape area less than 500 square feet.

2. R~~r~~ehabilitated landscape projects with an aggregate landscape area of less than 2,500 square feet.

~~2~~3. Registered local, state, or federal historic sites.

~~3~~4. Temporary irrigation systems utilized for three full growing seasons or less for purposes of ecological restoration, erosion/sedimentation control, and mine reclamation projects.

45. Community gardens or plant collections, as part of botanical gardens and arboretums open to the public.

46. Commercial cultivation of agricultural products, including but not limited to products of farms, orchards, production nurseries and forests.

17.40.030 Landscape and Irrigation Plans

A Landscape Documentation Package that complies with the requirements described in Section 17.40.040 shall be submitted with the permit application for all applicable projects, except for projects that are exempt pursuant to Section 17.40.020.D. When landscaping is proposed or required as part of a discretionary permit (i.e., use permit, tentative map, etc.), the application shall include a statement on the plans or a condition of approval shall be included that indicates compliance with the Town's Water Efficient landscape Regulations shall be demonstrated at the building permit phase. For discretionary permits that will not entail subsequent building or grading permits, a fully compliant Landscape Documentation Package may be required as part of the discretionary permit process. The contents of the Landscape Documentation Package shall be drawn to scale and shall demonstrate landscape water efficiency pursuant to Section 17.40.050, Water Efficient Design and Compliance Options.

17.40.040 General Requirements

A. Defensible Space

1. All Landscape projects shall include a noncombustible area at least five-feet-wide that surrounds the base of structures. This noncombustible area may incorporate noncombustible materials such as crushed rock, steppingstones, gravel, stone pavers, bare earth, irrigated herbaceous plants, or a combination of these materials. This area shall be depicted and called out on all landscape plans. This noncombustible area shall be kept free of wood mulches.

2. Utilize boulders, stone, gravel, or other noncombustible materials within the landscape to create intermittent bare spaces (fire breaks). Noncombustible landscape features and materials shall be identified on all Landscape Plans.

3. Retained conifer trees located within 30-feet of a habitable structure shall be pruned to the highest roof deck height, or a maximum of 1/3 of the total tree crown height. Existing trees shall be pruned up and away from structures to provide at least 10-feet of separation from roofs and chimneys.

4. At least 10-feet of horizontal distance between individual tree crowns shall be maintained for retained conifer trees within 30 feet horizontal distance of a habitable structure.

5. Landscape materials that are listed on the Town's prohibited planting list shall not be approved in new or rehabilitated landscape projects.

6. New plantings located within 30-feet of a structure shall not include plants listed on the Town's high fire hazard plant list.

7. Plants on the recommended plant list should be used for required and desired landscape and screening; plants that are not on the list shall be submitted for review.

B. **Plant Materials**

1. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of Mammoth Lakes. Native species and natural areas are to be protected and preserved to the extent possible. Generally, turf is discouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this chapter. Recommendations for plant materials that could meet the requirements of this section are included in the Mammoth Lakes Recommended Plant List found in the Making the Most of Every Drop users guide and methods to achieve water efficiency shall include one or more of the following:

   a. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental influence on local climate;

   b. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines) and allow for adequate soil volume for healthy root growth; and

   c. Consider the solar orientation for plant placement to maximize winter solar gain.

2. Plants having similar water use should be grouped together by hydrozone (i.e. high, medium, low). Though not encouraged, plants of low and moderate water use may be planted in the same hydrozone, and plants of moderate and high water use may be planted

in the same hydrozone. Plants of low and high water use may not be planted in the same hydrozone. The Estimated Total Water Usage (Section 17.40.040. F) for these mixed areas shall assume a plant factor based on the proportions of the represented plant species or apply the plant factor of the least water efficient plant species (Refer to Making the Most of Every Drop user guide).

3. Plant materials and mulches will be in compliance with local Fire Codes. Fire prevention measures shall be addressed in areas that are fire prone as identified by The Mammoth Fire Severity Zone Map.

4. Turf shall not be planted on slopes greater than 25 percent.

5. No portions of turf areas shall be less than ten feet (10') wide to prevent overspray.

6. Noxious weeds as identified by the USDA and invasive plant species as identified in by the California Invasive Plant Inventory are prohibited.

7. The landscape area shall be the sum of all the landscaped areas on the site per the definition in Section 17.148.020.

8. The landscape area shall use efficient water conservation practices and shall generally separate areas of similar slope, sun exposure, soil, and other site conditions appropriate for the selected plants. Refer to the Making the Most of Every Drop user guide.

9. High water use plants (including turf), characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

10. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water plants as a group.

C. **Soil Preparation and Mulch**

1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

2. For landscape installations, compost at a rate of minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempts from adding compost and tilling.

3. A minimum three-inch (3") layer of mulch shall be applied on all exposed soil surfaces of non-turf planting areas, except for creeping or rooting groundcovers, direct seeding, and other applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such. Stabilizing mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

4. Organic mulch materials made from recycled or post-consumer materials shall be used instead of inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fire Codes.

5. When a Soil Management Report is required pursuant to the application requirements, the soil analysis recommendations shall be implemented and soil amendments shall be incorporated according to the report and what is appropriate for the plants selected.

D. **Irrigation Specifications**

This section applies to landscape areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period.

1. The irrigation system and its related components shall be planned and designed to allow for proper installation, operation, management, and maintenance. An irrigation system is expected to meet or exceed 75.0% efficiency for overhead spray devices and 81.0% efficiency for drip system devices, and be installed in compliance with the manufacturers' recommendations.

2. All irrigation systems shall be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures.

3. Automatic irrigation controllers and sensors are required. Controllers may either be weather-based or soil moisture-based controllers utilizing non-volatile memory that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, shall be required and shall function to suspend or alter irrigation operation during unfavorable weather conditions.

4. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates with soil type and soil infiltration rates in order to minimize runoff.

5. Low-volume irrigation shall be required in mulched areas to maximize water infiltration into the root zone. Narrow or irregular shaped areas that are less than ten feet (10') in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray. In areas with slopes greater than 25 percent, the area shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour unless the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

6. Pressure regulation is a key component in efficient irrigation system operation. Static pressure throughout the Town of Mammoth varies greatly due to many factors (e.g., topography, time of year, time of day, location of project in relationship to water source, etc.). Pressure regulation shall be required on all projects and set to 60 pounds per square inch unless the landscape plan demonstrates a need for higher pressure. The system shall

be designed to ensure that the dynamic pressure at irrigation feature is within the manufacturer's recommended pressure range for optimal performance.

7. Overhead irrigation is prohibited within 24 inches of any non-permeable surface. If planted, only low-volume irrigation shall be allowed within the 24-inch setback.

8. Recirculating water shall be used for decorative water features. Surface area of a water feature shall be included in the high-water use hydrozone area of the water budget calculation.

9. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

10. Irrigation systems for non-residential landscapes and residential landscapes of 5,000 square feet or larger shall include flow sensors that detect high flow conditions created by system damage or malfunction.

11. Master shut-off valves are required on all landscape projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

12. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.

13. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

14. The design of the irrigation system shall conform to the hydrozones of the landscape design plan and each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

15. Sprinkler heads shall have matched precipitation rates within each control circuit valve and shall be selected for proper coverage and precipitation rate. Head to head coverage is recommended and sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacture's recommendations.

16. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or located in high traffic areas.

17. Where feasible, trees shall be placed on separate valves form shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.

18. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE /ICC) 802 -2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must

document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in the ASABE/ICC 802-2014.

E. **Mammoth Community Water District (MCWD) Served Connections**

1. Separate landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet, but not more than 5,000 square feet (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater, or as required by MCWD Code if the MCWD Code has more stringent standards. A landscape water meter may be either a customer service meter dedicated to landscape use provided by the MCWD or a privately owned meter or submeter.

2. When a landscape has a separate water meter the irrigation system and decorative water features shall be designed to allow for the current and future use of recycled water and shall use recycled water. Compliance or exemption shall be documented via a written letter from the MCWD, that details compliance or states that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.

3. Program settings for irrigation controllers shall comply with MCWD watering regulations.

4. All irrigation shall be subject to regulations and restrictions put forth by the MCWD.

F. **Maintenance.** A regular maintenance schedule shall be submitted as part of the Landscape Documentation Package. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to: testing, adjusting and repairing backflow prevention devices, pressure regulating devices and irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning and weeding in all landscaped areas. Refer to Section 17.40.070.

G. **Water Budget Worksheet.** When a Landscape Documentation Package is required, the project applicant shall complete the Water Budget Worksheet contained within the Landscape Documentation Package application which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas (SLAs). The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance (MAWA) is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

1. In calculating the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU), a project applicant shall use the Evapotranspiration (ETo) value for Mammoth Lakes, which is thirty-three inches.

2. Water budget calculations shall adhere to the following requirements:

a. The plant factor (PF) value may be found in the Making the Most of Every Drop users guide, or for more specific information the WUCOLS publication, or may be more precisely determined by a landscape professional, with consideration of site-specific soil and microclimate conditions. The PF ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

b. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

c. All Special Landscape Areas (SLAs) shall be identified and their water use calculated. ETAF for new and existing (non-rehabilitated) SLAs shall not exceed 1.0.

H. **Graywater Systems.** Graywater systems are encouraged for on-site landscape irrigation. All gray water systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any requirements of the town and/or MCWD.

I. **Existing Landscapes Over One Acre in Size.** For existing landscapes over one acre in size that have a landscape water meter, the town and/or MCWD shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applies Water Allowance for existing landscapes shall be calculated as: MAWA = (0.8) (ETo) (LA) (0.62). For existing landscapes over one acre in size that do not have a landscape water meter, the town and/or MCWD shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

J. **Other Information.** Other information determined necessary by the Director.

END of Section 17.40.030 – Landscape and Irrigation Plans

RESOLUTION NO. PEDC 2023-02

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION RECOMMENDING TO THE TOWN COUNCIL APPROVAL OF ZONING CODE AMENDMENT 23-001 TO MODIFY THE ZONING CODE STANDARDS FOR ACCESSORY DWELLING UNITS, CHILD DAY CARE FACILITIES, AND WATER EFFICIENT LANDSCAPE REGULATIONS

WHEREAS, a request for consideration of a Zoning Code Amendment was filed by the Town of Mammoth Lakes to amend the development and land use standards applicable to the following sections of the zoning code:

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.; and

WHEREAS, the proposed amendments to Municipal Code Title 17, are in accordance with Chapter 17.112 of the Town of Mammoth Lakes Municipal Code; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request on February 14, 2023, at which time the public hearing was opened and 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 attachments;
2. The 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.**

   a. Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c) mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

   Based on the staff report, which is incorporated by reference including its attachments, the General Plan, the Zoning Code, and all other evidence contained in the administrative record for this project, the PEDC finds that the amendments to the Zoning Code are: (1) consistent with the development densities established by the General Plan; (2) do not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that were not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant that described in the General Plan EIR.

   Therefore, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis is required.

2. **MUNICIPAL CODE FINDINGS.**

FINDINGS FOR ZONING CODE AMENDMENT
(Municipal Code Section 17.112.060)

a. **The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan;**

   The proposed zoning code amendment maintains consistency with the General Plan because the scope of the proposed amendments are intended to update existing standards applicable to accessory dwelling units and child day care facilities, to reflect changes in State Law. The proposed amendments to these sections of the zoning code also include the addition of clarifications where appropriate.

   The proposed amendments to Chapter 17.40 - Water Efficient Landscape Regulations, implement three action items of the General Plan Public Health and Safety Element, which results in improved consistency between the Zoning Code and the General Plan.

b. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the town; and**

   The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town because the proposed amendment does not substantively alter the policies and intent of the General Plan or the Zoning Code

and will provide increased transparency, for the public in understanding the standards that apply to accessory dwelling units, child day care facilities, as well as new and rehabilitated landscape projects.

The proposed amendments implement improvements to the public health and safety by providing greater flexibility in establishing or expanding State licensed child day care homes, and by adopting more flexible standards the promote the development of accessory dwelling units. The amendments to the water efficient landscape regulations also result in better implementation of wildfire risk-reduction strategies applicable to new and rehabilitated landscape areas on private property.

c. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA); and**

The Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

Based on this staff report, including its attachments, the General Plan, the Zoning Code, and all other evidence contained in the administrative record for this project, the PEDC Resolution (Attachment 1) finds that the amendments to the Zoning Code are: (1) consistent with the development densities established by the General Plan; (2) do not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that was not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant that described in the General Plan EIR.

Therefore, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis is required.

d. **Additional finding for Zoning Code Amendments: The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The proposed zoning code amendment is intended to incorporate State mandated changes to specific development standards that may be applied to accessory dwelling units, as well as State mandated changes to land use standards that may be applied to child day care facilities. The scope of the text amendments results in clarification of existing standards, corrects minor errors and omissions, and increases flexibility within Sections 17.52.055, "Accessory Dwelling Units," and 17.52.100, "Child Care Facilities." The changes to these sections do not result in a conflict with any other provision of the Zoning Code.

The proposed amendment to the water efficient landscape regulations more clearly defines application and review requirements, and applicable landscape design standards which includes defensible space requirements within Chapter 17.40, "Water Efficient Landscape Regulations" in accordance with existing goals, policies and actions included in the Public Health and Safety Element of the General Plan. This proposed amendment improves the Town's ability to ensure that wildfire risk reduction

strategies are incorporated into new and rehabilitated landscape projects on private property, which works in tandem with other applicable provisions of the Zoning Code.

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

1. Recommends that the Town Council finds that this project is exempt pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183(c) and directs staff to file a Notice of Exemption; and

2. Recommends to the Town Council approval of Zoning Code Amendment 23-001 as described in Exhibits "A", "B" and "C".

PASSED AND ADOPTED this 14th day of February 2023, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____	_____
Sandra Moberly, 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.

EXHIBIT "A"

Resolution No. PEDC 2023-02
Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline text and deletions are shown in ~~Red Strikeout text~~)

17.52.055 Accessory Dwelling Units (ADUs)

A. **Purpose and Applicability.** This Section establishes standards for the development and operation of Accessory Dwelling Units (*previously known as second dwelling units and hereafter referred to as "ADUs"*) where allowed by Article II (Zoning Districts and Allowable Land Uses) and consistent with Government Code Section 65852.2 and 65852.22. An ADU that conforms to the development standards described herein is deemed to be an accessory use and the accessory dwelling unit(s) shall not count towards the overall density for the lot upon which it is located.

B. **General Requirements.** All ADUs shall be subject to the following requirements:

1. ***Primary Dwelling.*** ADUs are permitted as an accessory use only on lots or parcels containing a primary dwelling unit. If being constructed simultaneously with the primary dwelling unit, a certificate of occupancy for the ADU shall not be issued prior to the issuance of a certificate of occupancy for the primary dwelling unit.

2. ***Types of ADUs***

   a. *Attached ADU.* An ADU that is constructed as a physical expansion of an existing single-family dwelling and maintains at least one (1) wall in common with the existing single-family dwelling.

   b. *Interior ADU.* An ADU that is either: (a) constructed within a new single-family dwelling unit; or (b) converted from existing space within the structure of an existing single-family or multi-family dwelling.

   c. *Detached ADU.* An ADU that is located in a separate structure from the primary dwelling and does not share a common wall with the primary dwelling.

   d. *Junior ADU (JADU).* An ADU that is restricted to no more than five hundred (500) square feet in size and is contained entirely within a single-family dwelling.

3. ***Occupancy and Rental Requirements.***

   a. *Short-term rental restriction.* The short-term rental of an ADU for a period of thirty consecutive days or less is prohibited for all ADUs.

   b. *Owner occupancy.* There are no owner-occupancy restrictions for long-term rentals of either the primary dwelling or the ADU for terms longer than 30 days. On a parcel with a primary dwelling unit and a JADU, the owner-occupancy restrictions specified in Subsection C.5.d (JADU Occupancy Requirements) shall apply.

4. ***Sale of Unit Prohibited.*** No ADU shall be sold or otherwise conveyed separately from the primary dwelling unit.

5. ***Minimum Floor Area.*** An ADU shall have a minimum gross floor area of 150 square feet or the minimum required for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code.

6. ***Required Facilities.*** All ADUs shall contain the following:

   a. *Kitchen.* A kitchen separate from the primary dwelling unit, consistent with the definition of a kitchen specified in Chapter 17.148 of this Code; and

   b. *Bathroom*. A bathroom separate from the primary dwelling unit. JADUs may share bathroom facilities with the primary dwelling unit, so long as unrestricted interior access to the bathroom facility is always available.

7. ***Design Standards***

   a. *Roof design and materials*. When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this Section, the pitch of any portion of the roof within the reduced setback area shall not be directed towards the side or rear property line(s), or the structure shall have a non-shedding roof material and/or an engineered snowslide restraint device for the life of the structure.

   b. *Architectural Projections*. When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this Section, no portion of the structure, including the architectural features specified in Table 17.36.100 (Allowed Projections into Setbacks), shall be located closer than four (4) feet to the side and rear property lines.

8. ***Parking.***

   a. No parking is required for an ADU.

   b. If a garage, carport, or covered parking structure providing required parking for a primary dwelling unit is demolished in conjunction with the construction of an ADU, or converted to an ADU, replacement parking for the lost off-street parking is not required.

   c. To encourage the provision of parking for ADUs, one (1) additional on-site parking space for properties with an ADU may be located within a setback area, provided that the following criteria are met:

      i. The maximum lot coverage allowance for the applicable zoning district is not exceeded;

      ii. Snow storage on the property complies with the size and location requirements specified in Section 17.36.110 (Snow Storage);

      iii. The additional parking area is setback a minimum of five (5) feet from side property lines;

iv. The additional parking area shall be accessed by the same driveway as the primary dwelling unless a second driveway is approved pursuant to the "Residential Driveway Standards" for a second driveway specified in the Public Works Town Standards; and

v. Use of the setback to provide additional parking for an ADU shall require the property owner to indemnify and hold harmless the Town from any action or expense, including damage to vehicles as a result of snow removal, that may occur as a result of the use of the setback for parking.

d. Nothing within this Section shall be deemed to permit on-street parking during any time when such parking is prohibited, including the on-street winter parking prohibition throughout Town from November 1 to April 30 (Section 10.12.100).

9. ***Building Code Requirements.*** Each ADU shall obtain a building permit from the Town and shall be constructed in compliance with all applicable California Building Standards Code and Mammoth Lakes Fire Protection District Code requirements.

a. *Fire sprinklers.* An ADU is not required to have fire sprinklers if sprinklers are not required for the primary dwelling unit.

b. *Manufactured home.* A manufactured or modular unit that is permanently attached to a foundation and that complies with the California Building Standards Code may be used as an ADU in compliance with this section. A mobile home, recreational vehicle, or other movable habitable space (e.g., park model home, tiny home, etc.) that does not comply with the California Building Standards Code shall not be used as an ADU, unless it is modified to meet the aforementioned standards.

10. ***Illegal ADUs.*** This Section shall not validate any existing illegal ADUs, including unpermitted ADUs. To convert an illegal ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a new ADU. For any illegal ADU built before January 1, 2020, upon an owner's request, the city's building official shall delay enforcing any building standards if the building official determines that correcting the violation is not necessary to protect health and safety. This provision shall sunset on January 1, 2025.

11. ***Deed restriction.*** Prior to issuance of a temporary or final certificate of occupancy for the ADU, recordation of a deed restriction in a form approved by the Town ensuring ongoing compliance with the applicable provisions of this Section shall occur.

12. ***ADU Removal.*** If an ADU is removed or converted to another use after a certificate of occupancy has been issued for the ADU, any deviations from development standards (e.g., setbacks, lot coverage, parking) or exemptions granted specific to the ADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. Upon approval of the reversion request by the Town, the deed restriction applicable to the ADU shall be rescinded from title.

C. **Requirements for ADUs Constructed on Lots with Single-Family Dwellings.** In Zoning Districts where single-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing or proposed single-family dwelling, the following requirements shall apply in addition to the General Requirements specified in Section B above.

1. ***Number of Accessory Dwelling Units (ADUs) Allowed.***

   a. Where ADUs are permitted, in addition to the primary unit a property owner may construct one (1) ADU that is either Interior, Attached, or Detached.

   b. On properties with either a primary single-family dwelling or a primary single-family dwelling and a detached ADU not exceeding 800 square feet in size, one additional Junior Accessory Dwelling Unit (JADU) is permitted consistent with Section C.5 below.

2. ***Interior Accessory Dwelling Units***

   a. *Access*.

      i. Interior ADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

      ii. Interior access between the Interior ADU and the primary dwelling unit shall be prohibited. An Interior ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

      In the event practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

      (1) The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

      (2) It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

      The exemption request shall include any information determined necessary by the Director to make those determinations.

   b. *Maximum Size*. The gross floor area of the Interior ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.

   c. *Expansion for Ingress/Egress*. Interior ADUs located within an existing single-family dwelling may include an expansion of the existing structure of up to 150 square feet for the purpose of accommodating ingress or egress to/from the ADU, provided that the expansion area is non-habitable space and not fully enclosed (e.g., front porch, covered stairway, breezeway, wheelchair ramp). This space:

      i. shall be excluded from lot coverage limitations applicable to the property; and

      ii. may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines.

d. *New Construction*. When an Interior ADU is constructed concurrently with a new single-family dwelling, the following shall apply in addition to the other standards in this Section:

i. lot coverage limitations shall not preclude the development of a maximum 800 square foot ADU; and

ii. portions of an Interior ADU constructed as part of a new single-family dwelling that do not exceed 16 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of an Interior ADU that exceeds 16 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

3. ***Attached Accessory Dwelling Units***

a. *Access*.

i. Attached ADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

ii. Interior access between the Attached ADU and the primary dwelling unit shall be prohibited. An Attached ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

In the event practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

(1) The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

(2) It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

The exemption request shall include any information determined necessary by the Director to make those determinations.

b. *Maximum Size*. The gross floor area of the Attached ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.

c. *Rear and Side Setbacks and Height*. Portions of an Attached ADU that do not exceed 25~~16~~ feet in exterior building height may encroach into required side or rear yard setbacks but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of an Attached ADU that exceeds 25~~16~~ feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

d. *Front Setback.* A minimum front setback standard shall not be applied if it would prohibit construction of an ADU, where there is no other feasible location on a parcel to allow for construction of an 800 square foot ADU that meets height limits and complies with four-foot side and rear setbacks.

e. *Lot Coverage.* Lot coverage limitations shall not preclude the development of a maximum 800 square foot Attached ADU. Attached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation applicable to the property.

4. ***Detached Accessory Dwelling Units***

a. *Maximum Size*. A Detached ADU shall not exceed 1,200 square feet in gross floor area. Detached ADUs located on a lot that contains a JADU shall not exceed 800 square feet in gross floor area.

b. *Side and Rear Setbacks and Height*. Portions of a Detached ADU that do not exceed 186 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of a Detached ADU that exceeds 186 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property. A Detached ADU can be up to two feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the ADU to that of the main house.

c. *Front Setback.* Front setback requirements cannot be used to prohibit construction of an ADU, where there is no other alternative to allow for construction of an 800 square foot ADU that meets height limits and complies with four foot side and rear setbacks.

d. *Lot Coverage*. Lot coverage limitations shall not preclude the development of a maximum 800 square foot Detached ADU. Detached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation applicable to the property.

e. *Legal Nonconforming Setbacks for Conversions of Existing Structures.* A legal nonconforming structure that is converted to a Detached ADU, or partially or completely demolished and replaced with a new Detached ADU structure, shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height. The maximum gross floor area of the Detached ADU shall not exceed the size limitation specified above.

5. ***Junior Accessory Dwelling Units (JADU)***

a. *Access*.

i. JADUs shall have exterior access separate from the main entrance to the primary dwelling unit.

ii. Interior Access from the JADU to the primary dwelling unit may be maintained; however, if the required bathroom facilities are shared with

the primary dwelling unit, unrestricted interior access to the bathroom facility is required at all times. If interior access is maintained, the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy.

b. *Maximum Size*. The gross floor area of the JADU shall not exceed 500 square feet and must be contained entirely within a single-family dwelling. No expansion of the single-family dwelling is permitted for the purposes of accommodating a JADU, except in instances where the expansion area complies with all general development standards applicable to the property.

c. *Owner Occupancy Restriction*. On a parcel with a primary dwelling unit and a JADU, only one (1) of the units may be rented on a long-term basis, and the owner must use the remaining portion of the primary dwelling or the JADU as their primary or seasonal residence. In instances when there is both a Detached ADU and a primary dwelling unit with a JADU, the owner occupancy requirement described herein shall only apply to the primary dwelling unit or the JADU.

D. **Requirements for ADUs Constructed on Lots with Multi-Family Dwellings.** In Zoning Districts where multi-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing multi-family residential use, the following requirements shall apply in addition to the General Requirements specified in Section B above.

1. ***Number of Accessory Dwelling Units (ADUs) Allowed.***

a. A maximum of two (2) Detached ADUs; and/or

b. One (1) Interior ADU per existing multi-family residential structure or a number of Interior ADUs equal to 25 percent of the existing multi-family dwelling unit count, whichever is greater.

2. ***Detached Accessory Dwelling Units (ADU)***

a. *Maximum Size*. The gross floor area of a Detached ADU shall not exceed 1,200 square feet.

b. *Rear and Side Setbacks and Height*. Portions of a Detached ADU on a parcel developed with one or more multi-family dwellings that do not exceed 186 feet in exterior building height may encroach into required side or rear yard setbacks, but shall maintain a minimum setback of four (4) feet from the side and rear property lines. Any portion of a Detached ADU that exceeds 186 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

~~b~~.c *Front Setback.* A minimum front setback standard shall not be applied if it would prohibit construction of an ADU, where there is no other feasible location to allow for construction of an 800 square foot ADU that meets height limits and complies with four foot side and rear setbacks.

~~c~~.d. *Lot Coverage and Floor Area Ratio (FAR)*. Lot coverage limitations or floor area ratio (FAR) limitations, where applicable, shall not preclude the development of a

maximum of two (2) 800 square foot Detached ADU units. Detached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation or the FAR limitation applicable to the property.

~~d.~~e. *Legal Nonconforming Setbacks for Conversions of Existing Structures.* A legal nonconforming structure that is converted to a Detached ADU or partially or completely demolished and replaced with a new Detached ADU structure shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and height. The maximum gross floor area of the Detached ADU shall not exceed the size limitation specified above.

3. ***Interior Accessory Dwelling Units (ADU)***

a. *Space Requirements*. Non-habitable spaces (e.g., storage rooms, boiler rooms, passageways, attics, basements, garages, etc.) within existing multi-family residential structures may be converted to Interior ADUs, provided that the size of the unit complies with the minimum floor area specified in Section B.5 above and the space complies with the State building standards for a dwelling. No expansion of the multi-family residential structure(s) is permitted for the purposes of accommodating an ADU.

EXHIBIT "B"

Resolution No. PEDC 2023-02
Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline Text and deletions are shown in ~~Red Strikeout Text~~)

17.52.100 Child Day Care Facilities

Where allowed by Article II (Zoning Districts and Allowable Land Uses), child day care facilities shall comply with the standards in this section. This Section establishes standards for child day care facilities in compliance with State law (Health and Safety Code Sections 1596.70 et seq. and 1597.30 et seq.), in a manner that recognizes the needs of childcare operators and minimizes the effects on surrounding properties. These standards apply in addition to the other provisions of this Code and requirements imposed by the California State Department of Social Services. Child day care facilities shall meet all requirements of the California Building Standards Code and California Fire Code.

A. **General requirements for all Child Day Care Facilities.**

1. ***State licensing.*** Licensing by the California State Department of Social Services is required for all child day care facilities. The California Department of Social Services, Community Care Licensing Division (CCLD) evaluates family child care homes and determines whether they meet the health and safety requirements in order to be licensed by CCLD. CCLD also conducts ongoing, unannounced inspections of all family child care homes and ensures child care providers meet the training requirements to care for children.

2. ***Noise.*** Child day care facilities shall comply with interior and exterior noise standards specified in Chapter 8.16 (Noise Regulation). Additionally, child day care facilities in residential zones shall operate only from 6 a.m. to 8 p.m. and may only conduct outdoor activities between the hours of 7 a.m. and 7 p.m.

3. ***Signs.*** Signs advertising a child day care facility in any residential zone shall be prohibited. Signs advertising a child day care facility in zones other than residential zones shall be consistent with Chapter 17.48 (Signs).

~~**B. Standards for large family day care.** A large family day care is a facility in a single dwelling where an occupant of the residence provides family day care for seven to 14 children, including children under the age of 10 years who reside in the home.~~

1. ~~***Primary use as a residence required.*** The large family day care home shall be the principal residence of the day care provider, and the child care use shall be secondary to the use of the property as a residence.~~

2. ~~***On-site parking.*** In addition to the minimum on-site parking requirements for the residential use, one additional on-site parking space exclusively for the dropping off and picking up children, and one additional parking space for each employee not residing on the site shall be provided.~~

3. ~~***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for large family day care homes.~~

4. ~~***Outdoor activity areas.***~~

~~a. *Location.* Outside activity areas shall not be located in the front or street side setback area.~~

~~b. *Fencing.* Outside activity areas shall be fenced and equipped with a self-closing and latching gate.~~

~~c. *Snowshed.* Outside activity areas used during winter conditions must be set back a minimum of 10 feet from snowshed impact areas of buildings on or off site as defined in Title 15 of the Municipal Code. No permitted reduction of snowshed impact areas will be considered in establishing this setback.~~

B. **Standards for small and large family day care homes.** A small family day care is a facility in a single dwelling ~~residence~~ where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home. A large family day care is a facility is a single dwelling where an occupant of the residence provides family day care for seven to 14 children, including children under the age of 10 years who reside in the home. The following standards shall apply to small and large family day care facilities.

1. ***Primary use as a residence required.*** The small family day care home shall be the principal residence of the day care provider, and the child care use shall be secondary to the use of the property as a residence. A single dwelling includes single-family homes, apartments, condos, townhouses, duplexes, and all other multi-family buildings (Group R-2 & R-3 occupancies).

2. ***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for small and large family day care homes.

3. ***No Town license, land use/zoning permit, tax, or fee required.*** The Town shall not impose any business license, land use or zoning permit, fee, or tax for the privilege of operating a State licensed small or large family day care home consistent with State law.

C. **Standards for child day care centers.** The following standards shall apply to child day care centers.

~~1. ***Large family day care standards apply.*** The standards in Subsection 17.52.100.B. (Standards for large family day care), above, shall also apply to child day care centers.~~

1. ***Fire protection.*** The facility shall meet fire and life safety standards established by the State Fire Marshal for Child Day Care Centers.

2. ***On-site parking.*** On-site parking provided shall be a minimum of one on-site parking space per each full-time employee equivalent, plus one on-site parking space for each five children authorized by the State license.

3. ***Outdoor Activity Areas and Snowshed***. Outside activity areas used during winter conditions must be set back a minimum of 10 feet from snowshed impact areas of buildings on or off-site as defined in Title 15 of the Municipal Code. No permitted reduction of snowshed impact areas will be considered in establishing this setback.

4. ***Separation*.** No child care center shall be located within 300 feet of an existing child care center.

TABLE 17.24.020: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS				
P: Permitted Use; U: Use Permit Required; A: Administrative Permit Required; - : Use Not Allowed; (#) Limitation Applies, See Footnote				
Land Use	*D*	*OMR*	*MLR*	*See Specific Use Regulations:*
Residential Use Classifications				
Single Family Dwelling	-	-	-	
Multi-family Residential	P(1)	P(1)	P	See 17.52.210 (Multi-Family Residential Projects) See 17.52.110 (Condominium Conversions)
Assisted Living Facility	-	P(1)	P	See 17.52.260 (Residential Care and Assisted Living Facilities)
Convalescent Home	-	U(1)	-	
Emergency Housing/Shelter	-	P(1)	-	
Family Day Care Home, Small and Large	P~~(1)~~	P~~(1)~~	P	See 17.52.100 (Child Daycare Facilities)
Live/Work Unit	P(1)	P(1)	P(1)	See 17.52.110 (Condominium Conversions) See 17.52.150 (Live Work Units)
Residential Care Facility	*See subclassifications below*			
General	-	A(1)	A	See 17.52.260 (Residential Care and Assisted Living Facilities)
Limited	P(1)	P(1)	P	
Second Dwelling Unit	P	P	P	See 17.52.270 (Second Dwelling Units)
Single Room Occupancy	-	U(1)	U	
Supportive Housing	See 17.52.290 (Transitional and Supportive Housing)			
Transitional Housing	See 17.52.290 (Transitional and Supportive Housing)			

Specific Limitations:

1. Limited to no more than 75% of the ground floor area when located along Primary and Secondary Active frontages. A minimum of 25% of the ground floor area shall be occupied by uses permitted by right or by administrative permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet (Administrative Permit required for depths less than 20 feet).
2. Limited to establishments with a gross floor area of 5,000 square feet or less when located on the ground floor along Designated Active Frontages. Administrative Permit required if greater than 5,000 square feet.
3. Limited to establishments with a gross floor area of 1,200 square feet or less when located on the ground floor along Designated Active Frontages.
4. Permitted if existing, no new fueling stations allowed.
5. Use shall be completely enclosed in a building of soundproof construction.
6. At least 50 percent of the ground floor Designated Active Frontages shall be occupied by retail or food service uses.
7. Limited to walk-in clientele when located on the ground floor along Designated Active Frontages.
8. Shall be located behind buildings or in structures where other uses are located in the portion of the structure along Designated Active Frontages.
9. Limited to establishments with a gross floor area of 5,000 square feet or less.
10. Allowed only as accessory to a hotel or motel or other lodging use. Administrative Permit required if primary use in OMR and MLR districts.

EXHIBIT "B"

Resolution No. PEDC 2023-02
Case No. ZCA 23-001

Amendments to the Zoning Code

(Additions are shown in Blue Underline Text and deletions are shown in ~~Red Strikeout Text~~)

Chapter 17.40 Water Efficient Landscape Regulations

17.40.010 Purpose
17.40.020 Applicability
17.40.030 Landscape and Irrigation Plans
17.40.040 General Requirements
17.40.050 Water Efficient Design and Compliance Options
17.40.060 Installation and Completion
17.40.070 Maintenance
17.40.080 Reporting

17.40.010 Purpose

The specific purposes of the water efficient landscape regulations are to:

A. Implement the Water Conservation in Landscaping Act and the 2015 California Model Water Efficient Landscape Ordinance (CA MWELO);

B. Reduce water waste in landscaping by promoting the use of alpine region-appropriate plants that require minimal supplemental irrigation, and by establishing standards for irrigation efficiency;

C. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitation projects;

D. Integrate "defensible space" into all new and rehabilitated landscape projects to reduce potential wildfire impacts on private property;

~~D~~.E. Promote rainwater capture and graywater use; and

~~E~~.F. Promote the effective and efficient irrigation of landscapes.

17.40.020 Applicability

A. The standards of this section apply to all of the following projects:

1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

2. Rehabilitation landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet.

3. Existing landscapes that were installed before December 1, 2015 and are over one acre in size shall be subject to the provisions for existing landscapes provided for in Section 17.40.040.H.

B. Any landscape project with an aggregate landscape area of 500 – 2,500 square feet may comply with the performance requirements of this section or conform to the prescriptive measures contained in the Water Efficient Landscape Checklist.

C. For projects using treated or untreated graywater or rainwater captured on-site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through rainwater captured on-site is subject only to the irrigation system requirements of the Water Efficient Landscape Checklist.

D. The following are exempt from the standards of this section when an applicant submits a WELO Exemption Form attesting to one of the following:

1. New construction with an aggregate landscape area less than 500 square feet.

2. R~~r~~ehabilitated landscape projects with an aggregate landscape area of less than 2,500 square feet.

~~2~~3. Registered local, state, or federal historic sites.

~~3~~4. Temporary irrigation systems utilized for three full growing seasons or less for purposes of ecological restoration, erosion/sedimentation control, and mine reclamation projects.

45. Community gardens or plant collections, as part of botanical gardens and arboretums open to the public.

46. Commercial cultivation of agricultural products, including but not limited to products of farms, orchards, production nurseries and forests.

17.40.030 Landscape and Irrigation Plans

A Landscape Documentation Package that complies with the requirements described in Section 17.40.040 shall be submitted with the permit application for all applicable projects, except for projects that are exempt pursuant to Section 17.40.020.D. When landscaping is proposed or required as part of a discretionary permit (i.e., use permit, tentative map, etc.), the application shall include a statement on the plans or a condition of approval shall be included that indicates compliance with the Town's Water Efficient landscape Regulations shall be demonstrated at the building permit phase. For discretionary permits that will not entail subsequent building or grading permits, a fully compliant Landscape Documentation Package may be required as part of the discretionary permit process. The contents of the Landscape Documentation Package shall be drawn to scale and shall demonstrate landscape water efficiency pursuant to Section 17.40.050, Water Efficient Design and Compliance Options.

17.40.040 General Requirements

A. Defensible Space

1. All Landscape projects shall include a noncombustible area at least five-feet-wide that surrounds the base of structures. This noncombustible area may incorporate noncombustible materials such as crushed rock, steppingstones, gravel, stone pavers, bare earth, irrigated herbaceous plants, or a combination of these materials. This area shall be depicted and called out on all landscape plans. This noncombustible area shall be kept free of wood mulches.

2. Utilize boulders, stone, gravel, or other noncombustible materials within the landscape to create intermittent bare spaces (fire breaks). Noncombustible landscape features and materials shall be identified on all Landscape Plans.

3. Retained conifer trees located within 30-feet of a habitable structure shall be pruned to the highest roof deck height, or a maximum of 1/3 of the total tree crown height. Existing trees shall be pruned up and away from structures to provide at least 10-feet of separation from roofs and chimneys.

4. At least 10-feet of horizontal distance between individual tree crowns shall be maintained for retained conifer trees within 30 feet horizontal distance of a habitable structure.

5. Landscape materials that are listed on the Town's prohibited planting list shall not be approved in new or rehabilitated landscape projects.

6. New plantings located within 30-feet of a structure shall not include plants listed on the Town's high fire hazard plant list.

7. Plants on the recommended plant list should be used for required and desired landscape and screening; plants that are not on the list shall be submitted for review.

B. **Plant Materials**

1. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of Mammoth Lakes. Native species and natural areas are to be protected and preserved to the extent possible. Generally, turf is discouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this chapter. Recommendations for plant materials that could meet the requirements of this section are included in the Mammoth Lakes Recommended Plant List found in the Making the Most of Every Drop users guide and methods to achieve water efficiency shall include one or more of the following:

   a. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental influence on local climate;

   b. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines) and allow for adequate soil volume for healthy root growth; and

   c. Consider the solar orientation for plant placement to maximize winter solar gain.

2. Plants having similar water use should be grouped together by hydrozone (i.e. high, medium, low). Though not encouraged, plants of low and moderate water use may be planted in the same hydrozone, and plants of moderate and high water use may be planted

in the same hydrozone. Plants of low and high water use may not be planted in the same hydrozone. The Estimated Total Water Usage (Section 17.40.040. F) for these mixed areas shall assume a plant factor based on the proportions of the represented plant species or apply the plant factor of the least water efficient plant species (Refer to Making the Most of Every Drop user guide).

3. Plant materials and mulches will be in compliance with local Fire Codes. Fire prevention measures shall be addressed in areas that are fire prone as identified by The Mammoth Fire Severity Zone Map.

4. Turf shall not be planted on slopes greater than 25 percent.

5. No portions of turf areas shall be less than ten feet (10') wide to prevent overspray.

6. Noxious weeds as identified by the USDA and invasive plant species as identified in by the California Invasive Plant Inventory are prohibited.

7. The landscape area shall be the sum of all the landscaped areas on the site per the definition in Section 17.148.020.

8. The landscape area shall use efficient water conservation practices and shall generally separate areas of similar slope, sun exposure, soil, and other site conditions appropriate for the selected plants. Refer to the Making the Most of Every Drop user guide.

9. High water use plants (including turf), characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

10. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water plants as a group.

C. **Soil Preparation and Mulch**

1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

2. For landscape installations, compost at a rate of minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempts from adding compost and tilling.

3. A minimum three-inch (3") layer of mulch shall be applied on all exposed soil surfaces of non-turf planting areas, except for creeping or rooting groundcovers, direct seeding, and other applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such. Stabilizing mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

4. Organic mulch materials made from recycled or post-consumer materials shall be used instead of inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fire Codes.

5. When a Soil Management Report is required pursuant to the application requirements, the soil analysis recommendations shall be implemented and soil amendments shall be incorporated according to the report and what is appropriate for the plants selected.

D. **Irrigation Specifications**

This section applies to landscape areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period.

1. The irrigation system and its related components shall be planned and designed to allow for proper installation, operation, management, and maintenance. An irrigation system is expected to meet or exceed 75.0% efficiency for overhead spray devices and 81.0% efficiency for drip system devices, and be installed in compliance with the manufacturers' recommendations.

2. All irrigation systems shall be designed to avoid runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures.

3. Automatic irrigation controllers and sensors are required. Controllers may either be weather-based or soil moisture-based controllers utilizing non-volatile memory that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, shall be required and shall function to suspend or alter irrigation operation during unfavorable weather conditions.

4. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates with soil type and soil infiltration rates in order to minimize runoff.

5. Low-volume irrigation shall be required in mulched areas to maximize water infiltration into the root zone. Narrow or irregular shaped areas that are less than ten feet (10') in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray. In areas with slopes greater than 25 percent, the area shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour unless the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

6. Pressure regulation is a key component in efficient irrigation system operation. Static pressure throughout the Town of Mammoth varies greatly due to many factors (e.g., topography, time of year, time of day, location of project in relationship to water source, etc.). Pressure regulation shall be required on all projects and set to 60 pounds per square inch unless the landscape plan demonstrates a need for higher pressure. The system shall

be designed to ensure that the dynamic pressure at irrigation feature is within the manufacturer's recommended pressure range for optimal performance.

7. Overhead irrigation is prohibited within 24 inches of any non-permeable surface. If planted, only low-volume irrigation shall be allowed within the 24-inch setback.

8. Recirculating water shall be used for decorative water features. Surface area of a water feature shall be included in the high-water use hydrozone area of the water budget calculation.

9. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

10. Irrigation systems for non-residential landscapes and residential landscapes of 5,000 square feet or larger shall include flow sensors that detect high flow conditions created by system damage or malfunction.

11. Master shut-off valves are required on all landscape projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

12. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.

13. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

14. The design of the irrigation system shall conform to the hydrozones of the landscape design plan and each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

15. Sprinkler heads shall have matched precipitation rates within each control circuit valve and shall be selected for proper coverage and precipitation rate. Head to head coverage is recommended and sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacture's recommendations.

16. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or located in high traffic areas.

17. Where feasible, trees shall be placed on separate valves form shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.

18. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE /ICC) 802 -2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must

document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in the ASABE/ICC 802-2014.

E. **Mammoth Community Water District (MCWD) Served Connections**

1. Separate landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet, but not more than 5,000 square feet (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater, or as required by MCWD Code if the MCWD Code has more stringent standards. A landscape water meter may be either a customer service meter dedicated to landscape use provided by the MCWD or a privately owned meter or submeter.

2. When a landscape has a separate water meter the irrigation system and decorative water features shall be designed to allow for the current and future use of recycled water and shall use recycled water. Compliance or exemption shall be documented via a written letter from the MCWD, that details compliance or states that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.

3. Program settings for irrigation controllers shall comply with MCWD watering regulations.

4. All irrigation shall be subject to regulations and restrictions put forth by the MCWD.

F. **Maintenance.** A regular maintenance schedule shall be submitted as part of the Landscape Documentation Package. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to: testing, adjusting and repairing backflow prevention devices, pressure regulating devices and irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning and weeding in all landscaped areas. Refer to Section 17.40.070.

G. **Water Budget Worksheet.** When a Landscape Documentation Package is required, the project applicant shall complete the Water Budget Worksheet contained within the Landscape Documentation Package application which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas (SLAs). The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance (MAWA) is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

1. In calculating the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU), a project applicant shall use the Evapotranspiration (ETo) value for Mammoth Lakes, which is thirty-three inches.

2. Water budget calculations shall adhere to the following requirements:

a. The plant factor (PF) value may be found in the Making the Most of Every Drop users guide, or for more specific information the WUCOLS publication, or may be more precisely determined by a landscape professional, with consideration of site-specific soil and microclimate conditions. The PF ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

b. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

c. All Special Landscape Areas (SLAs) shall be identified and their water use calculated. ETAF for new and existing (non-rehabilitated) SLAs shall not exceed 1.0.

H. **Graywater Systems.** Graywater systems are encouraged for on-site landscape irrigation. All gray water systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any requirements of the town and/or MCWD.

I. **Existing Landscapes Over One Acre in Size.** For existing landscapes over one acre in size that have a landscape water meter, the town and/or MCWD shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing landscapes. The Maximum Applies Water Allowance for existing landscapes shall be calculated as: MAWA = (0.8) (ETo) (LA) (0.62). For existing landscapes over one acre in size that do not have a landscape water meter, the town and/or MCWD shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.

J. **Other Information.** Other information determined necessary by the Director.

END of Section 17.40.030 – Landscape and Irrigation Plans

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 14, 2023

AGENDA TITLE: Zoning Code Amendment 23-001 to update Municipal Code Section 17.52.055, *Accessory Dwelling Units*, Section 17.52.100 *Child Day Care Facilities*, and Municipal Code Chapter 17.40, *Water Efficient Landscape Regulations.* The proposed Zoning Code Amendment includes finding the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

REQUESTING DEPARTMENT:
Community & Economic Development Department
Report Prepared By: Kim Cooke, Senior Planner
Report Approved By: Sandra Moberly, Community and Economic Development Director

OBJECTIVE:
1. Receive Staff presentation
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action options:
    a. Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommend to the Town Council approval of Zoning Code Amendment 23-001 as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

SUMMARY:

Proposal: The proposed update includes the following amendments to the Zoning Code:

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.

Project Name:	Zoning Code Amendment ZCA 23-001
Location:	Town-Wide
Zoning:	All Zones
Applicant:	Town of Mammoth Lakes

Environmental Review: Pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional environmental analysis is required for the proposed zoning code amendment.

KEY ISSUES:

1. Can the findings be made for approval of a Zoning Code Amendment pursuant to Municipal Code (MC) Chapter 17.112?
2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. Introduction and Background

Over the past few years, the California Legislature has enacted a series of bills aimed at easing a State-wide housing shortage as well as a shortage of regulated childcare options. To comply with new State requirements applicable to accessory dwelling units (ADUs) and child daycare facilities, local ordinances must be updated as needed to maintain consistency with State Law.

The proposed Zoning Code Amendment achieves consistency with recent changes to State law applicable to ADUs and State licensed family child care homes. This zoning code amendment process also provides an opportunity for the Town to implement three action items of the General Plan Public Health and Safety Element, which calls for an update to the Town's landscape regulations to incorporate defensible space standards applicable to new and rehabilitated landscape projects.

The Zoning Code is an evolving document that may be updated as necessary, following the amendment procedures outlined in Section 17.112 of the Municipal Code. The Zoning Code Amendment described in this staff report is not a comprehensive update, so the proposed text amendments are updates that clarify existing regulations and include the addition of defensible space standards for landscape projects.

Project Proposal:

The key components of the proposed Zoning Code amendment are described below along with a brief explanation of the rationale. For the complete text of the Zoning Code Amendments (a**dditions shown in blue underlined text and deletions shown in ~~red strikeout text~~)**, see **Attachment 1 – Exhibits "A, B, and C"** respectively.

M.C. Section 17.52.055 - Accessory Dwelling Units

The proposed revisions to the Zoning Code will achieve compliance with state legislative requirements imposed by SB 897 and AB 2221. These recent legislative requirements enact development standards that all local jurisdictions must utilize when evaluating applications for accessory dwelling units (ADUs).

The amendment will increase the allowed height of detached and attached ADUs that are located within a side or rear setback area, up to four (4) feet from the property line. The permitted height for detached ADUs will increase from 16 to 18 feet with an allowance for an additional two feet to accommodate a roof pitch that aligns with the primary dwelling unit. The permitted height of detached ADUs on a lot with an existing or proposed multi-family dwelling will also increase from 16 to 18 feet. The permitted height of an ADU attached to a primary dwelling will increase from 16 feet to 25 feet. Additionally, front setback requirements cannot preclude the construction of an 800 square foot ADU that meets height limits and complies with four-foot side and rear setbacks.

> **Rationale:** This amendment is limited to incorporating the mandated ADU standards described above, which will bring the Accessory Dwelling Unit standards into compliance with State law.

M.C. Section 17.52.100 - Child Day Care Facilities

Senate Bill 234 enacted t*he Keeping Kids Close to Home Act*, which prohibits cities and counties from requiring any small or large family day care home licensed by the Department of Social Services, from having to obtain a land use/zoning permit and/or business license for their operation. Health and Safety Code section 1597.45, states that Large Family Child Care Homes (caring for up to 14 children) shall be treated the same as Small Family Child Care Homes (caring for up to 8 children) under all local laws. The law states that cities and counties must consider the operation of a Large Family Child Care Home to be the same as a residential use of property as is the case with Small Family Child Care Homes.

Rationale: Section 17.52.100.A.1, is amended to provide clarification of the applicable State licensing division and briefly describes the role of that agency has in oversight of all licensed child care facilities. Standards of section 17.52.100.B specific to large family day care homes has been deleted because large family day care homes are required to be treated the same as small family day care homes. The new section 17.52.100.B. combines land use standards for small and large family day care homes, and clarifies that a single dwelling includes single-family homes, apartments, condos, townhouses, duplexes, and other multi-family buildings.

Currently, Section 17.52.100.C - *Standards for Child Day Care Centers,* incorporates the land use standards appliable large family day care homes by reference. Since the standards specific to large family day care homes are proposed to be deleted, the standards applicable to Child Care Centers will be modified to add the relevant land use standards that were previously required of large family day care centers. These standards include the fire protection and outdoor activity areas and snowshed standards.

Allowable land use Table 17.24.020 – Allowed uses and permit requirements for commercial zoning districts has been updated to add large family day care homes to the small family day care homes land use category. Large family daycare homes were previously excluded. A reference to the applicable Code Section for the specific use regulations has been added for reference, as this was inadvertently omitted in the allowable land use table. The updated table also strikes the footnote which limits specific uses on the ground floor on primary or secondary active frontages. This footnote would not apply to the establishment of a small or large family day care home in an existing residence and should be deleted for clarity.

M.C. Chapter 17.40 - Water Efficient Landscape Regulations

The purpose of the proposed amendment to Chapter 17.40 is to integrate risk-reduction strategies into the design and implementation of new and rehabilitated landscape projects on private property. In 2019, the Town updated its Public Health and Safety Element of the General Plan, to adopt climate adaptation strategies and action items that are aimed at implementing actionable strategies that can reduce the Town's vulnerability to specific climate related hazards, including wildfire.

The Three specific General Plan Action Items that are addressed by the proposed Zoning Code Amendment are referenced below:

- S.5.A.2. Action: Prepare wildfire mitigation landscape standards to address wildfire hazard within the Structure Ignition Zone.
- S.5.A.3. Action: Review the Zoning Code to ensure compatibility with wildfire mitigation landscape standards and modify if necessary.
- S.6.F.2. Action: Update building and landscaping requirements and protocols that integrate Cal Fire and MLFPD regulations and procedures.

Rationale: There is no current requirement to address wildfire hazard mitigation as part of the Town's landscape or screening requirements. The proposed zoning code amendment proposes standards for defensible space and fuels reduction that would be implemented for new and rehabilitated landscape projects. The proposed landscape standards are primarily taken from the final recommendations report that was prepared for the Town by the Community Planning Assistance for Wildfire (CPAW) team.

II. Analysis of Key Issues

KEY ISSUE #1: Can the findings be made for approval of a Zoning Code Amendment pursuant to Municipal Code Chapter 17.112?

Pursuant to MC Chapter 17.112, amendments to the Zoning Code may be approved only after all of the findings required by MC Section 17.112.060 are made. Below is staff's analysis of the proposed amendment's consistency with each required finding.

A. Mandatory findings required for all amendments:

1. The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan;

The proposed zoning code amendment maintains consistency with the General Plan because the scope of the proposed amendments are intended to update existing standards applicable to accessory dwelling units and child day care facilities, to reflect changes in State Law. The proposed amendments to these sections of the zoning code also include the addition of clarifications where appropriate.

The proposed amendments to Chapter 17.40 - Water Efficient Landscape Regulations, implement three action items of the General Plan Public Health and Safety Element, which results in improved consistency between the Zoning Code and the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the town; and

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town because the proposed amendment does not substantively alter the policies and intent of the General Plan or the Zoning Code and will provide increased transparency, for the public in understanding the standards that apply to accessory dwelling units, child day care facilities, as well as new and rehabilitated landscape projects.

The proposed amendments implement improvements to the public health and safety by providing greater flexibility in establishing or expanding State licensed child day care homes, and by adopting more flexible standards the promote the development of accessory dwelling units. The amendments to the water efficient landscape regulations also result in better implementation of wildfire risk-reduction strategies applicable to new and rehabilitated landscape areas on private property.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

Based on this staff report, including its attachments, the General Plan, the Zoning Code, and all other evidence contained in the administrative record for this project, the PEDC Resolution (Attachment 1) finds that the amendments to the Zoning Code are: (1) consistent with the development densities established by the General Plan; (2) do not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that was not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant that described in the General Plan EIR.

Therefore, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis is required.

B. Additional finding for Zoning Code amendments. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The proposed zoning code amendment is intended to incorporate State mandated changes to specific development standards that may be applied to accessory dwelling units, as well as State mandated changes to land use standards that may be applied to child day care facilities. The scope of the text amendments results in clarification of existing standards, corrects minor errors and omissions, and increases flexibility within Sections 17.52.055, "Accessory Dwelling Units," and 17.52.100, "Child Care Facilities." The changes to these sections do not result in a conflict with any other provision of the Zoning Code.

The proposed amendment to the water efficient landscape regulations more clearly defines application and review requirements, and applicable landscape design standards which includes defensible space requirements within Chapter 17.40, "Water Efficient Landscape Regulations" in accordance with existing goals, policies and actions included in the Public Health and Safety Element of the General Plan. This proposed amendment improves the Town's ability to ensure that wildfire risk reduction strategies are incorporated into new and rehabilitated landscape projects on private property, which works in tandem with other applicable provisions of the Zoning Code.

KEY ISSUES #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

The Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

Based on this staff report, including its attachments, the General Plan, the Zoning Code, and all other evidence contained in the administrative record for this proposed Zoning Code Amendment, the PEDC Resolution (Attachment 1) finds that the amendments to the Zoning Code are: (1) consistent with the development densities established by the General Plan; (2) does not have the potential to result in impacts peculiar to the project; (3) there are no other potential impacts of this amendment to the Zoning Code that were not addressed in the General Plan EIR; (4) there are no potentially significant off-site or cumulative impacts posed by this amendment to the Zoning Code that were not addressed in the General Plan EIR; and (5) substantial new information has not come to light that shows that impacts previously addressed will be more significant than described in the General Plan EIR.

Consequently, under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c), no additional EIR or other environmental analysis is required.

Public Notice

Public Notice for this application was published as a ¼ page advertisement in The Sheet on February 4, 2023 and February 11, 2023.

Financial and Staffing Considerations

Staff time for processing ZCA 23-001 is funded through the Town's General Fund.

III. Staff Findings and Recommendation

Based on the analysis provided in this report, staff has made the determination that the required findings to support the approval of the project can be made and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA findings and Municipal Code findings, and recommending that the Town Council take the following actions:

(1) Adopt the required CEQA findings pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183(c) that no additional EIR or other environmental analysis is required;

(2) Adopt the required Municipal Code findings; and

(3) Approve Zoning Code Amendment 23-001 as recommended by staff.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution No. 2023-02

Exhibit "A" – Proposed Zoning Code Amendments to Section 17.52.055 – Accessory Dwelling Units

Exhibit "B" – Proposed Zoning Code Amendments to Section 17.52.100 – Child Care Facilities

Exhibit "C" - Proposed Zoning Code Amendments to Section 17.52.100 – Water Efficient Landscape Regulations.

TOWN COUNCIL STAFF REPORT

Title: TOML Maintenance CFD 2023-1 Formation

Meeting Date: April 5, 2023

Prepared by: Pam Smitheman, Assistant Engineer

RECOMMENDATION:

Adopt the attached two resolutions to form the Community Facilities District No. 2023-1 (TOML Maintenance CFD) and declaring the results of the landowner election. Waive the first reading and introduce by title only the attached ordinance authorizing the levy of special taxes in Community Facilities District No. 2023-1. Adopt the attached resolution declaring the intention to order the detachment of territory from the North Village Benefit Assessment District 2002-2.

BACKGROUND:

The Town has received petitions from developers requesting the Town Council complete proceedings to include the developers' properties into the Mello-Roos Community Facilities District (CFD) 2023-1. The petitions request the Town finance services and improvements with a special tax levied against properties included in the District that allow transient occupancies. The properties include the Limelight Hotel and Residence Inn projects. The Limelight Hotel project is approved for 151 hotel rooms plus 15 condominium units and is currently under construction. The Residence Inn project is approved for 101 condominium units and expects to begin construction this spring.

The boundary map has been recorded with Mono County as shown in Attachment 9. Town Council has previously adopted a resolution declaring its intention to establish a Community Facilities District, authorize the levy of special taxes, and setting the time and date for this public hearing. Properties are not subject to the tax until an occupancy permit for a qualified residential property has been issued.

Today's formation process involves:

- a public hearing to consider adoption of a Resolutions Establishing the Formation of CFD 2023-1 and calling a Special Election for a CFD;
- a special election of landowners. A minimum of 2/3 of votes in favor of formation are required in order for annexation to proceed;
- adoption of a Resolution declaring the election results;
- introduction of an Ordinance levying special taxes; and
- adoption of a Resolution of Intention to Detach Territory from the North Village BAD 2002-2

ATTACHMENTS:

1. Order of Proceedings for Hearing and Subsequent Actions
2. Resolution Establishing the Formation of CFD 2023-1
    b. Exhibit B - 2023-1 Rate and Method of Apportionment
3. Resolution Calling a Special Election for a CFD
4. Resolution Declaring Results of Landowner Election
5. Formation Ordinance for CFD 2023-1
6. Resolution of Intention for BAD Detachment
    a. Exhibit A – BAD Detachment
7. CFD 2023-1 Notice of Special Tax Lien
8. CFD 2023-1 Special Tax Report
9. Recorded Boundary Map 2023-1

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

ORDER OF PROCEEDINGS FOR PUBLIC HEARING AND SUBSEQUENT ACTIONS

The Mayor makes the following opening remarks:

"This is the time and place for the public hearing for the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services). The hearing is to inquire into the formation of the District and the levy of special taxes for Town-wide maintenance services within or adjacent to the District. Before I formally open the hearing, are there any property owners or registered voters in the proposed District who wish to file written protests? If so, they must be filed with the Town Clerk now."

[Pause to see if there are any written protests.]

"The hearing is now open. We will first have presentations by staff about the formation of the District. After that, we will receive comments and questions and any oral protests from any interested persons. When all comments have been received the hearing will be closed."

Staff makes presentations.

Mayor asks for comments, questions and protests from audience.

When no more comments, Mayor closes the public hearing and says:

"The hearing is closed. We may now consider and adopt the Resolution Establishing the Formation of a Community Facilities District."

Mayor asks for comments, and questions from Council.

Council considers a motion to ADOPT:

1. **A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Establishing the Formation of a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting the Levy of Special Tax to Qualified Electors.**

   (Council Votes to adopt resolution)***

Mayor then says:

"We may now consider and adopt the Resolution Calling a Special Election for a Community Facilities District."

Council considers a motion to ADOPT:

2. **A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Calling a Special Election for a Community Facilities District.**

   (Council Votes to adopt resolution)***

Mayor then says:

"Will the Clerk please announce the result of the property owner vote?"

Clerk announces result and completes the* Canvass (attached to the Resolution below*).

Mayor then says:

"The record shows that at least 2/3rds of the property owner votes are in favor of the formation of the District and levy of the special tax. We may now proceed with the final actions for the formation of the District."

Mayor then says:

"We may now consider and adopt the Resolution Declaring Results of a Special Election and Directing the Recording of a Special Tax Lien."

Council considers a motion to ADOPT:

3. **A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Declaring Results of a Special Election and Directing the Recording of a Special Tax Lien.**

   (Council Votes to adopt resolution)***

Council considers a motion to WAIVE FIRST READING AND INTRODUCE BY TITLE ONLY:

4. **An Ordinance of the Town Council of the Town of Mammoth Lakes, State of California, Authorizing the Levy of Special Taxes in a Community Facilities District.**

   (Council Votes to introduce ordinance)***

Mayor then says:

"We may now consider and adopt the Resolution of Intention to detach these properties from the North Village Benefit Assessment District No. 2002-2."

Council considers a motion to ADOPT:

5. **A Resolution of the Town Council of Mammoth Lakes Declaring its Intention to Order the Detachment of Territory from North Village Benefit Assessment District No. 2002-2.**

(Council Votes to adopt resolution)***

END OF ITEM

RESOLUTION NO._____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ESTABLISHING THE FORMATION OF A COMMUNITY FACILITIES DISTRICT

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

WHEREAS, on February 15, 2023, this Town Council (the "Town Council") of the Town of Mammoth Lakes (the "Town") adopted Resolution No. 23-09 entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Declaring its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes" (the "Resolution of Intention"), stating its intention to form the Town of Mammoth Lakes, Community Facilities District No. 2023-1 (Maintenance Services) (the "District"), of the Town pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"); and

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the District and stating the services to be provided, the estimated cost of providing such services, and the rate and method of apportionment of the special tax to be levied within the District to pay for the services, is on file with the Town Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, under the Resolution of Intention, the Director of Public Works was directed to make, or cause to be made, and file with the Town Clerk a report (the "Report") in writing, presenting the services to be provided and an estimate of the reasonable cost of providing the services. The Report was prepared and submitted to the Town Clerk prior to the public hearing described below; and

WHEREAS, the Resolution of Intention called for a public hearing pertaining to the formation of the District and the levy of said special tax to be held on April 5, 2023, at 4:00 p.m., or as soon thereafter as the matter may be heard, at the meeting place of the Town Council; and

WHEREAS, under the Resolution of Intention, the Town Clerk was directed to cause notice of said public hearing to be given by publication one time in a newspaper published in the area of the District, and the Town Clerk caused the publication of such notice at least seven (7) days before the date set for said public hearing; and

WHEREAS, on April 5, 2023, this Town Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the District; and

WHEREAS, at the public hearing all interested persons desiring to be heard on all matters pertaining to the formation of the District, the services to be provided therein and the levy of such special tax were heard and a full and fair public hearing was held; and

WHEREAS, written protests with respect to the formation of the District, the furnishing of specified types of services and the rate and method of apportionment of the special taxes have not been filed with the Town Clerk by fifty percent (50%) or more of the registered voters residing within the

territory of the District or property owners of one-half (1/2) or more of the area of land within the District and not exempt from the proposed special taxes; and

WHEREAS, the special tax proposed to be levied in the District to pay for the proposed services has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the District or the owners of one-half (1/2) or more of the area of land within the District and not exempt from the special taxes.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Mammoth Lakes, as follows:

1. The Town Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the Town Council's adoption of this Resolution.

2. The proposed special tax to be levied within the District has not been precluded by majority protest pursuant to Section 53324 of the Act.

3. All prior proceedings taken by the Town Council in connection with the establishment of the District and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the requirements of the Act. The Town Council has heretofore adopted Local Goals and Policies for Community Facilities Districts, and the Town Council hereby finds and determines that the District is in conformity with said goals and policies.

4. The community facilities district designated as the "Town of Mammoth Lakes, Community Facilities District No. 2023-1 (Maintenance Services)" of the Town is hereby established pursuant to the Act.

5. The District Report is hereby approved.

6. The boundaries of the District, as set forth in the map entitled "Proposed Boundaries of Town of Mammoth Lakes, Community Facilities District No. 2023-1 (Maintenance Services), Town of Mammoth Lakes, County of Mono, State of California" heretofore recorded in the Mono County Recorder's Office on March 8, 2023, in Book 2 at Page 89 as Document No. 2023000470 of Maps of Assessment and Community Facilities Districts, are hereby approved, are incorporated herein by reference, and shall be the boundaries of the District.

7. The type of public services proposed to be funded by the District and pursuant to the Act shall consist of those items shown in Exhibit A hereto and by this reference incorporated herein (the "Services"). It is hereby found and determined that the Services are necessary to meet the increased demands as the result of development occurring in the District.

8. Except to the extent that funds are otherwise available to the District to pay for the Services, a special tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the District, will be levied annually within the District pursuant to the Rate and Method of Apportionment, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as the

Town Council or its designee shall determine, including direct billing of the affected landowners.

9. The Rate and Method of Apportionment of the special tax among the parcels of real property within the District, in sufficient detail to allow each landowner within the District to estimate the maximum amount such owner will have to pay, is shown in Exhibit B attached hereto and hereby incorporated herein.

10. The Finance Director of the Town, 437 Old Mammoth Road, Suite 230, Town of Mammoth Lakes, California, 93546, telephone number (760) 965-3600, is the officer of the Town who will be responsible for preparing annually a current roll of the levy of the special tax obligations by assessor's parcel number and who will be responsible for estimating future levies of the special tax.

11. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the District and this lien shall continue in force and effect until the collection of the special tax by the Town ceases.

12. In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the District is hereby preliminarily established at an amount equal to the proceeds of the special tax collected annually and such appropriations limit shall be submitted to the voters of the District as hereafter provided. The proposition establishing such annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act and the California Constitution.

13. Pursuant to the provisions of the Act, the proposition of the levy of the special tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the District at an election, the time, place and conditions of which election shall be as specified by a separate resolution of this Town Council.

14. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 5th day of April 2023.

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

EXHIBIT A

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

DESCRIPTION OF SERVICES

It is intended that the District will be eligible to fund all or a portion of the direct and incidental costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances, within or adjacent to the District.

The District may fund any of the following related to the maintenance of the services described in the preceding paragraph: obtaining, constructing, reconstructing, furnishing, and operating and maintaining equipment, apparatuses or facilities related to providing the services; equipment, apparatuses, facilities, or fixtures in areas to be maintained; paying the salaries and benefits of personnel necessary or convenient to provide the services; payment of insurance costs and other related expenses; and the provision of reserves for repairs, replacements, and for the future provision of services. It is expected that the services will be provided by the Town, either with its own employees or by contract with third parties, or any combination thereof. The District may also fund administrative fees of the Town related to the District.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District and will not supplant services already available within that territory when the District is created.

EXHIBIT B

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

RATE AND METHOD OF APPORTIONMENT
FOR TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

A Special Tax, as hereinafter defined, shall be levied and collected in Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) ("CFD No. 2023-1") each Fiscal Year commencing in Fiscal Year 2022/23, in an amount determined by the application of the procedures below. All Taxable Property, as hereinafter defined, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Accessory Dwelling Unit" or "ADU" means all Assessor's Parcels of Single-Family Residential Property for which a building permit(s) has been issued for an "Accessory Dwelling Unit" as defined in California Government Code Section 65852.2(j)(1), as may be amended from time to time, which is accessory to a primary Unit. The ADU may be located on the same Assessor's Parcel as the primary Unit that is the primary Unit or on a separate Assessor's Parcel. For purposes of clarification, where an ADU and primary Unit are on the same Assessor's Parcel, the ADU located on such Assessor's Parcel is considered a separate Unit from the primary Unit on such Assessor's Parcel for purposes of the Special Tax. Should an Assessor's Parcel contain only an ADU, such Assessor's Parcel will be taxed as an ADU Unit only.

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event the Assessor's Parcel Map or Assessor's Data shows no Acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable final map, parcel map, condominium plan, or other recorded County parcel map. If the preceding maps are not available, the Acreage of an Assessor's Parcel may be determined utilizing GIS.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State.

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the administration of CFD No. 2023-1 including, but not limited to, the following: the costs of computing the Annual Special Tax Requirement and of preparing the Special Tax collection schedules; the costs of collecting the Special Tax, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the Town or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Tax; the costs of the Town or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any action arising from any delinquent Special Tax in CFD No. 2023-1. Administrative Expenses shall also include amounts estimated or advanced by the Town or CFD No. 2023-1 for any other administrative purposes, including, but not limited to, attorney's fees.

"Annual Services Costs" means the respective amounts determined by the CFD Administrator required to fund services authorized to be funded by CFD No. 2023-1 for the applicable yearly period.

"Annual Special Tax Requirement" means that amount with respect to CFD No. 2023-1 determined by the Town Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Annual Services Costs, (3) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD No. 2023-1, and (4) any reasonably anticipated delinquent Special Tax based on the delinquency rate for any Special Tax levied in the previous Fiscal Year.

"Apartment Property" means all Assessor's Parcel of Developed Property with two or more Units that share a single Assessor's Parcel Number, are offered for rent to the general public, and cannot be purchased by individual homebuyers, according to Assessor's Data or as otherwise known by the CFD Administrator. Apartment Property does not include Hotel Property.

"Assessor's Data" means Assessor's Parcel Number, Units, Acreage, or other information contained in the records of the County Assessor for each Assessor's Parcel.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map and/or Assessor's Data with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means, with respect to an Assessor's Parcel, that number assigned to such Assessor's Parcel by the County Assessor for purposes of identification.

"Building Square Feet" or "BSF" means all of the square footage within the perimeter of a commercial structure or a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Building Square Feet shall be made by reference to the Assessor's Data. If the Assessor's Data does not show Building Square Feet, building permit(s) issued for such structure, or other records of the Town shall be used, as determined by the CFD Administrator.

"CFD Administrator" means an official of the Town, or designee thereof, responsible for determining the Annual Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 2023-1" means the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services).

"Condominium Property" means all Assessor's Parcel of Developed Property with one Unit with a single Assessor's Parcel Number that is a condominium, pursuant the definition in Civil Code Section 4125, or a townhome.

"Commercial Property" means all Assessor's Parcel of Developed Property with a commercial use, according to Assessor's Data or as otherwise known by the CFD Administrator.

"County" means the County of Mono.

"County Assessor" means the County Assessor of the County.

"Developed Property" means, in any Fiscal Year, all Taxable Property in CFD No. 2023-1 for which a building permit for new construction was issued by the Town prior to June 30 of the preceding Fiscal Year.

"Exempt Property" means all Assessors' Parcels within the boundary of CFD No. 2023-1 which are exempt from the Special Tax pursuant to Section E.

"Final Map Property" means, in any Fiscal Year, all Taxable Property in CFD No. 2023-1 for which a Final Subdivision Map was approved by Town Council prior to June 30 of the preceding Fiscal Year.

"Final Subdivision Map" means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the Town pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.)* or recordation of a condominium plan pursuant to California Civil Code 4120, that creates individual lots for which residential building permits may be issued without further subdivision of such property.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"GIS" means a geographic information system.

"Hotel Property" means all Assessor's Parcel of Developed Property used for the purpose of temporary, overnight lodging for which a fee is paid, and reservations are required, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist camp, tourist court, tourist cabin, motel or any place in which rooms, lodgings or accommodations are furnished to transients for a consideration.

"Maximum Special Tax" means the maximum Special Tax authorized to fund the Annual Special Tax Requirement in any Fiscal Year that may apply to Taxable Property as described in Section C.

"Mixed-Use Property" means all Assessor's Parcels of Developed Property that have more than one land use category, allowing for both residential and other use types on each such Assessor's Parcel. For an Assessor's Parcel of Mixed-Use Property, the Special Tax shall be calculated and levied for each use type present on the Assessor's Parcel.

"Open Space Property" means property within the boundaries of CFD No. 2023-1 which (i) has been designated with specific boundaries and Acreage on a final subdivision map as open space, (ii) is classified by the County Assessor as open space, (iii) has been irrevocably offered for dedication as open space to the federal government, the State, the County, the Town, or any other public agency, or (iv) is encumbered by an easement or other restriction required by the Town limiting the use of such property to open space.

"Property Owner's Association" means any property owner's association. As used in this definition, a Property Owner's Association includes any home-owner's association, condominium owner's association, master or sub-association or non-residential owner's association.

"Property Owner's Association Property" means any property within the boundaries of CFD No. 2023-1 which is (a) owned by a Property Owner's Association or (b) designated with specific boundaries and acreage on a final subdivision map as property owner association property.

"Proportionately" means for Taxable Property that the ratio of the Special Tax levy to the Maximum Annual Special Tax is equal for all Assessors' Parcels of Taxable Property levied within each property land use classification within CFD No. 2023-1.

"Public Property" means any property within the boundaries of CFD No. 2023-1 which (i) is owned by a public agency, (ii) has been irrevocably offered for dedication to a public agency, or (iii) is designated with specific boundaries and Acreage on a final subdivision map as property which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State, the County, the Town, school districts, or any other public agency.

"Single Family Residential Detached Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for a detached residential structure intended as a single primary Unit.

"Special Tax" means the amount levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Annual Special Tax Requirement.

"State" means the State of California.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Rate and Method of Apportionment. ***All the Taxable Property within CFD No. 2023-1 at the time of its formation is within either Tax Zone No. 1.*** Additional Tax Zones may be created when property is annexed to CFD No. 2023-1, and a separate Maximum Special Tax shall be identified for property within each new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone when such Parcels are annexed to CFD No. 2023-1 shall be identified by Assessor's Parcel number in the annexation documents at the time of annexation.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2023-1 that are not exempt from the Special Tax pursuant to law or Section E below.

"Town means the Town of Mammoth Lakes.

"Town Council" means the Town Council of the Town, acting as the legislative body of CFD No. 2023-1.

"Undeveloped Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2023-1 that is not classified as Developed Property, Open Space Property, Property Owner's Association Property, or Public Property.

"Unit" means (i) for Single Family Residential Detached Property, an individual single family detached residential unit, (ii) for Condominium Property, a residential condominium unit or townhome unit, (iii) for Apartment Property, an individual residential rental unit, (iv) for Hotel Property, an individual overnight lodging unit/room, and (v) and for ADUs, each residential unit. The number of Units assigned to each Assessor's Parcel may be determined by (i) referencing Assessor's

Data, (ii) site surveys and physical unit counts, and/or (iii) other research by the CFD Administrator.

"Welfare Exempt Property" means, in any Fiscal Year, all Parcels within the boundaries of CFD No. 2023-1 that (a) have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code indicated in the Assessor's Data finalized as of January 1 of the previous Fiscal Year, and (b) are exempt from the Special Tax pursuant to Section 53340(c) of the Act.

B. DETERMINATION OF TAXABLE PARCELS

Each Fiscal Year, the CFD Administrator shall determine the valid Assessor's Parcel Numbers for all Taxable Property within CFD No. 2023-1. If any Assessor's Parcel Numbers are no longer valid, the CFD Administrator shall determine the new Assessor's Parcel Number or Numbers in effect for the then-current Fiscal Year. To the extent a Parcel or Parcels of Taxable Property are subdivided, consolidated, or otherwise reconfigured, the Maximum Special Tax shall be assigned to the new Assessor's Parcels Numbers pursuant to Section C. The CFD Administrator shall also determine: (i) the Tax Zone within which each Parcel is located; (ii) which Parcels are Taxable Property; (iii) the number of Units or Building Square Footage each Parcel contains; (iv) the property type, i.e., Condominium Property, Commercial Property, etc.; and (v) the Annual Special Tax Requirement for the Fiscal Year.

C. MAXIMUM ANNUAL SPECIAL TAX RATES

The Maximum Special Taxes for each Assessor's Parcel of Taxable Property shall be assigned below:

1. Maximum Special Taxes

The Maximum Special Tax for each Assessor's Parcel of Taxable Property within Tax Zone No. 1 shall be assigned according to Table 1 below:

TABLE 1
MAXIMUM SPECIAL TAX RATES
TAX ZONE NO. 1
FISCAL YEAR 2022/23*

Land Use Category	Maximum Special Tax Rate	Per
Condominium Property – 1 Bedroom/Studio	$262.22	Unit
Condominium Property – 2 Bedrooms	349.63	Unit
Condominium Property – 3 Bedrooms	437.04	Unit
Condominium Property – 4 Bedrooms	546.30	Unit
Condominium Property – 5 Bedrooms	682.88	Unit
Commercial Property	0.00	BSF
Apartment Property	0.00	Unit
Hotel Property	262.22	Unit
Single-Family Residential Detached Property	0.00	Unit
Accessory Dwelling Unit	See below	Unit

The Maximum Special Tax for an Accessory Dwelling Unit shall be calculated as a percentage of the Maximum Special Tax for the primary Unit the ADU is accessory to, based on Building Square Footage. For example, if a primary Unit in Land Use Category Condominium Property – 3 Bedrooms with 2,000 BSF has an ADU of 800 BSF, the Maximum Special Tax for the ADU shall be calculated by the following steps:

1. 800 BSF / 2,000 BSF = 0.40 or 40%
2. $437.04 Maximum Special Tax per Unit x 40% = $174.81 Maximum Special Tax for such ADU

On July 1 of each Fiscal Year, commencing on July 1, 2023, the Maximum Special Tax rates for Tax Zone No. 1 shall be increased by amounts equal to two percent (2%) of the Maximum Special Tax rates amount in effect for the previous Fiscal Year.

Different Maximum Special Tax rates and tax escalation factors may be identified in Tax Zones added to CFD No. 2023-1 as a result of future annexations.

In some instances, an Assessor's Parcel of Developed Property may be Mixed-Use Property. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax for all Units and Building Square Feet of each property type on that Assessor's Parcel.

2. Assignment of Assessor's Parcel(s) to Property Land Use Category

When an Assessor's Parcel changes from being classified as Undeveloped Property to another land use category and is considered Developed Property, that assignment shall not change due to future changes in land use.

3. Assignment of Maximum Special Tax to Newly Created Assessor's Parcel(s)

When an Assessor's Parcel changes or subdivides, the Maximum Special Tax shall be assigned to each newly created Assessor's Parcel so that there is no net loss in the Maximum Special Tax revenue to be generated as a result of changes in the planned development.

When an Assessor's Parcel changes or subdivides, and there are changes to the overall planned development for each Tax Zone within CFD No. 2023-1, the process for assigning the Maximum Special Tax to each newly created Assessor's Parcel is as follows:

Step 1: Sum the expected Maximum Special Tax assigned to each Assessor's Parcel that is being changed or subdivided within that Tax Zone.

Step 2: Identify the newly created Assessor's Parcel(s) of Taxable Property created by the change or subdivision and assign the Maximum Special Tax to each newly created Assessor's Parcel of Taxable Property according to the then-current Maximum Special Tax Rates within that Tax Zone for each Land Use Category. Sum the Maximum Special Tax assigned to each newly created Assessor's Parcel of Taxable Property within that Tax Zone.

Step 3: Divide the total expected Maximum Special Tax in Step 1 by the total Maximum Special Tax assigned in Step 2 to arrive at a fraction for that Tax Zone.

Step 4: Apportion the total Maximum Special Tax from Step 1 to each newly created Assessor's Parcel of Taxable Property by multiplying each newly created Assessor's Parcel fraction, determined in Step 3, by the then-current Maximum Special Tax Rates within that Tax Zone for each Land Use Category.

Step 5: The Maximum Special Tax assigned to each newly created Assessor's Parcel of Taxable Property shall be the greater of the Maximum Special Tax assigned in Step 2 or the Maximum Special Tax calculated in Step 4 for the Tax Zone.

When an Assessor's Parcel changes or subdivides, and there are no changes to the planned development for each Tax Zone within CFD No. 2023-1, the Maximum Special Tax shall be assigned according to Table 1 for Tax Zone No. 1, or similar table for each successive Tax Zone.

The planned development for Tax Zone No. 1 is provided in the table below:

Land Use Category	Planned Development
Condominium Property – 1 Bedroom/Studio	101 Units
Condominium Property – 2 Bedrooms	4 Units
Condominium Property – 3 Bedrooms	4 Units
Condominium Property – 4 Bedrooms	4 Units
Condominium Property – 5 Bedrooms	3 Units
Hotel Property	149 Units

Once created, if a newly created Assessor's Parcel(s) of Taxable Property further changes or subdivides, the above steps shall be repeated to determine the Maximum Special Tax for the additional newly created Assessor's Parcel(s) of Taxable Property created from the change or subdivision.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAXES

All Taxable Property shall be subject to the Special Tax defined as follows. The Special Tax shall be levied each Fiscal Year by the CFD Administrator.

The Annual Special Tax Requirement shall be apportioned to each Parcel within CFD No. 2023-1 by the method shown below.

First: Determine the Annual Special Tax Requirement.

Second: Levy the Special Tax on each Parcel of Developed Property, Proportionately, up to the applicable Maximum Special Tax.

Under no circumstances will the Special Taxes on any Assessor's Parcel of Developed Property be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 2023-1.

E. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Open Space Property, Property Owner's Association Property, Undeveloped Property, Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement, or Public Property, except as otherwise provided in Sections 53317.3, 53317.5 and 533401 of the Act.

No Special Tax shall be levied on any Assessor's Parcel in any Fiscal Year in which such Assessor's Parcel is classified as Welfare Exempt Property.

F. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later

than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of the Special Tax. In addition, during the term of the appeal process, all Special Tax levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the Town Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the Town Council requires the Special Tax to be modified or changed in favor of the property owner, then an adjustment shall be made to credit the Special Tax in future years.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

G. INTERPRETATIONS OF RATE AND METHOD OF APPORTIONMENT

The Town reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be at the Town's discretion. Interpretations may be made by the Town Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

H. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the Town may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of CFD No. 2023-1, and may collect delinquent Special Taxes through available methods.

Special Taxes shall continue to be levied and collected within CFD No. 2023-1, as needed to fund the Annual Special Tax Requirement, in perpetuity.

I. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

J. REPEAL OF SPECIAL TAX

If the levy of the Special Tax is repealed by initiative or any other action participated in by the owners of Assessor's Parcels in CFD No. 2023-1, the Town shall cease to levy the Special Tax and shall cease to be obligated to provide the authorized services for which the Special Tax was levied. The obligations to provide the authorized services previously funded by the repealed Special Tax shall become the joint obligations of the property owners of Assessor's Parcels within CFD No. 2023-1.

RESOLUTION NO._____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, CALLING A SPECIAL ELECTION FOR A COMMUNITY FACILITIES DISTRICT

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

WHEREAS, this Town Council (the "Town Council") of the Town of Mammoth Lakes (the "Town") adopted a resolution entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Establishing the Formation of a Community Facilities District" (the "Resolution of Formation"), ordering the formation of the Town of Mammoth Lakes, Community Facilities District No. 2023-1 (Maintenance Services) (the "District"), defining the public services (the "Services") to be provided by the District, authorizing the levy of a special tax on property within the District and preliminarily establishing an appropriations limit for the District, all pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"); and

WHEREAS, pursuant to the provisions of the Resolution of Formation, the propositions of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors of the District as required by the provisions of the Act.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Mammoth Lakes, as follows:

1. The Town Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the Town Council's adoption of this Resolution.

2. Pursuant to the Act, the issues of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the District at a special election called therefor as provided below.

3. This Town Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the District for each of the ninety (90) days preceding the close of the public hearing heretofore conducted and concluded by this Town Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Town Council finds that, for these proceedings, the qualified electors are the landowners within the District and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the District as of the close of the public hearing.

4. This Town Council hereby calls a special election to consider the issues described in Section 2, above, which special election shall be held on April 5, 2023, and the results thereof canvassed at the meeting of this Town Council on April 5, 2023. The Town Clerk is hereby designated as the official to conduct the special election and to receive all ballots

until the close of business on the special election date. It is hereby acknowledged that the Town Clerk has on file the Resolution of Formation, a map of the boundaries of the District, and a sufficient description to allow the Town Clerk to determine the electors of the District. The special election shall be conducted by messenger or mail-delivered ballot in accordance with the Act.

5. As authorized by Section 53353.5 of the Act, the issues described in Section 2 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit A is hereby approved. The Town Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit A, to be delivered to each of the qualified electors of the District. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot shall be enclosed with the ballot, have the return postage prepaid, and contain the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot.

6. This Town Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the District. There is on file with the Town Clerk a written waiver executed by all of the qualified electors of the District allowing for a shortening of the time for the special election to expedite the process of formation of the District and waiving any requirement for notice, analysis, and arguments in connection with the special election. Accordingly, this Town Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the special election and waiver of analysis and arguments and have thereby been fully protected in these proceedings. This Town Council also finds and determines that the Town Clerk has concurred in the shortened time for the special election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

7. If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing the appropriations limit are cast in favor of the proposition after the canvass of the returns of such special election, the Town Council may levy such special tax within the District under the Act in accordance with the approved rate and method of apportionment of special tax. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in the Resolution of Formation, subject to the Act, except that the special tax may be levied at a rate lower than that specified herein and the maximum annual tax rate may be lowered.

8. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the construction and/or acquisition of the Services and the incidental costs thereof including any debt, all as defined in the Resolution of Formation, shall constitute the specific purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual report as required by Section 50075.3 of the Government Code.

9. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 5th day of April 2023.

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

EXHIBIT A

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

OFFICIAL BALLOT
FORMATION ELECTION
(April 5, 2023)

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the Town Clerk of the Town of Mammoth Lakes no later than the hour of 4:00 p.m. on Wednesday, April 5, 2023, either by mail or in person. The Town Clerk's office is located at 437 Old Mammoth Road, Suite 230, Town of Mammoth Lakes, California.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the Town Clerk of the Town of Mammoth Lakes and obtain another.

The estimated maximum amount of money raised annually by this measure is expected to be $72,936, in 2022/23 special tax rates, upon full build out of the District, based on the rate and duration of the special tax and subject to the tax escalation factor, as set forth in the rate and method of apportionment of special taxes for the District.

BALLOT MEASURE: Shall the Town of Mammoth Lakes be authorized to annually levy a special tax solely on lands within the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) (the "District") in accordance with the rate and method contained in the Resolution of Formation of the District adopted by the Town Council on April 5, 2023, commencing with the Town's fiscal year 2022-23, to pay for costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances, and to pay the costs of the Town in administering the District, and shall the annual appropriations limit of the District be established in an amount equal to the proceeds of the special tax collected annually?

YES: _____

NO: _____

By execution in the space provided below, you also confirm your written waiver of any time limit pertaining to the conduct of the election and any requirement for notice of election and analysis and arguments with respect to the ballot measure, as such waivers are described and permitted by Section 53326(a) and 53327(b) of the California Government Code.

Number of Votes: 11

Property Owner: _____

By: _____

RESOLUTION NO._____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING RESULTS OF A SPECIAL ELECTION AND DIRECTING THE RECORDING OF A SPECIAL TAX LIEN

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

WHEREAS, this Town Council (the "Town Council") of the Town of Mammoth Lakes (the "Town") adopted a resolution entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Establishing the Formation of a Community Facilities District" (the "Resolution of Formation"), ordering the formation of the Town of Mammoth Lakes, Community Facilities District No. 2023-1 (Maintenance Services) (the "District"), defining the public services (the "Services") to be provided by the District, authorizing the levy of a special tax on property within the District and preliminarily establishing an appropriations limit for the District, all pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"); and

WHEREAS, under the provisions of the Resolution of Formation, and pursuant to the resolution entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Calling a Special Election for a Community Facilities District" (the "Resolution Calling the Special Election") heretofore adopted by this Town Council, the propositions of the levy of the special tax and the establishment of the appropriations limit were submitted to the qualified electors of the District as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Resolution Calling the Special Election, which are by this reference incorporated herein, the special election has been held and the Town Clerk has on file a Canvass and Statement of Results of Special Election, (the "Canvass") a copy of which is attached hereto as Exhibit A; and

WHEREAS, this Town Council has been informed of the Canvass, finds it appropriate and wishes to complete its proceedings for the District.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Mammoth Lakes, as follows:

1. The Town Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the Town Council's adoption of this Resolution.

2. The issues presented at the special election were the levy of a special tax within the District and the approval of an annual appropriations limit of not to exceed an amount equal to the proceeds of the special tax collected annually all pursuant to the Resolution of Formation.

3. The Town Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the District. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the District by more than two-thirds (2/3) of the votes cast at the special election.

4. Pursuant to the voter approval, the District is hereby declared to be fully formed with the authority to levy the special taxes and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this Town Council with respect to the District were valid and in conformity with the Act.

5. The Town Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Mono a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption of this Resolution by the Town Council.

6. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 5th day of April 2023.

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

EXHIBIT A

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

CANVASS AND STATEMENT OF RESULT OF SPECIAL ELECTION

I hereby certify that on April 5, 2023, I canvassed the returns of the special election held on April 5, 2023, in the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) of the Town of Mammoth Lakes and the total number of ballots cast in such special election and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner Votes	**Votes Cast**	**Votes YES**	**Votes NO**
Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) Special Tax Election, April 5, 2023	11	_____	_____	_____

BALLOT MEASURE: Shall the Town of Mammoth Lakes be authorized to annually levy a special tax solely on lands within the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) (the "District") in accordance with the rate and method contained in the Resolution of Formation of the District adopted by the Town Council on April 5, 2023, commencing with the Town's fiscal year 2022-23, to pay for costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances, and to pay the costs of the Town in administering the District, and shall the annual appropriations limit of the District be established in an amount equal to the proceeds of the special tax collected annually?

Yes: _____

No: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND on April 5, 2023.

By: _____
Town Clerk
Town of Mammoth Lakes

ORDINANCE NO. _____

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

WHEREAS, this Town Council (the "Town Council") of the Town of Mammoth Lakes (the "Town") on February 15, 2023, adopted Resolution No. 23-09 entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Declaring its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes" (the "Resolution of Intention") and has conducted proceedings (the "Proceedings") to establish the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act") to finance the costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances (the "Services") as provided in the Act; and

WHEREAS, the Resolution of Intention called for a public hearing to be held on April 5, 2023, or as soon thereafter as the matter may be heard; and

WHEREAS, on April 5, 2023, and as part of the Proceedings, this Town Council held a public hearing under the Act relative to the determination to proceed with the formation of the District and the rate and method of apportionment of the special tax (the "Special Tax") to be levied within the District to finance the Services and, at such hearing, all persons desiring to be heard on all matters pertaining to the formation of the District and the levy of the Special Tax were heard, substantial evidence was presented and considered by this Town Council, and a full and fair public hearing was held; and

WHEREAS, upon the conclusion of the hearing, this Town Council adopted a resolution entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Establishing the Formation of a Community Facilities District" (the "Resolution of Formation"), whereby the Town Council (i) established the District, (ii) authorized the levy of the Special Tax within the District, and (iii) preliminarily established an appropriations limit for the District, all pursuant to the Act; and

WHEREAS, on April 5, 2023, a special election was held among the landowner voters within the District at which the landowner voters approved the proposition relating to the levy of Special Taxes within the District and the establishment of an appropriations limit for the District by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this Town Council; and

WHEREAS, the Town Council ordered the recordation with the County Recorder of the County of Mono of a Notice of Special Tax Lien (the "Notice").

NOW, THEREFORE, the Town Council of the Town of Mammoth Lakes, DOES HEREBY ORDAIN as follows:

By the passage of this Ordinance, the Town Council hereby authorizes and levies the Special Tax within the District pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation, which rate and method is by this reference incorporated herein. The Special Tax is hereby levied commencing in fiscal year 2022-2023 and in each fiscal year thereafter to pay for the Services for the District and all costs of administering the District, as contemplated by the Resolution of Formation and the Proceedings.

1. The Town's Finance Director or designee or employee or consultant of the Town is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the District, in the manner and as provided in the Resolution of Formation.

2. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the District in excess of the maximum Special Tax specified in the Resolution of Formation.

3. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of the costs of the Services, the payment of the costs of the Town in administering the District, and the costs of collecting and administering the Special Tax.

4. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Town Council may provide for other appropriate methods of collection by resolution(s) of the Town Council. The Finance Director of the Town is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Mono in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Mono for fiscal year 2022-23 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the Town.

5. If for any reason any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the District by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels within the District shall not be affected.

6. The Mayor shall sign this Ordinance and the Town Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation for the Town.

7. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

8. This Ordinance shall become effective thirty (30) days following adoption.

INTRODUCED and first read on the 5th day of April 2023; and PASSED AND ADOPTED this 19th day of April 2023.

_____
JOHN WENTWORTH, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

RESOLUTION NO._____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES DECLARING ITS INTENTION TO ORDER THE DETACHMENT OF TERRITORY FROM NORTH VILLAGE BENEFIT ASSESSMENT DISTRICT NO. 2002-2

WHEREAS, the Town Council of the Town of Mammoth Lakes (hereafter referred to as the "Town Council") has, by previous Resolution approved the formation of North Village Benefit Assessment District No. 2002-2 (hereafter referred to as the "BAD"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4, Part 1, Division 2, Title 5 of the California Government Code (commencing with Section 54703)* to pay the costs and expenses of operating, maintaining and servicing the improvements located within the BAD; and,

WHEREAS, the Town Council intends to detach from the BAD the territory identified in Exhibit A, as a Community Facilities District is now in place to pay the costs and expenses of operating, maintaining and servicing the improvements for the territory proposed for detachment.

NOW, THEREFORE, the Town Council of the Town of Mammoth Lakes DOES HEREBY RESOLVE as follows:

1. Public interest and convenience requires, and it is the intention of this legislative body to detach such property from the BAD.
2. The areas to be detached is described in Exhibit A.
3. Notice is hereby given that April 19, 2023, at 4:00 p.m. in the in the regular meeting place of this Town Council at Suite Z, Minaret Village Shopping Center, 437 Old Mammoth Road, Town of Mammoth Lakes, California, or virtually as noticed by the Town, is the time and place fixed by this legislative body for a Public Hearing on objections to the detachment of the property from the BAD. Any interested person may file a written protest with the Clerk of the Town Council prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.
4. Posted and mailed notice may be dispensed with during detachment proceedings and may be initiated by the adoption of this Resolution.

APPROVED AND ADOPTED this 5th day of April 2023.

_____
JOHN WENTWORTH, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

EXHIBIT A

The territory to be detached from the BAD is listed below:

APN	Owner	Acreage
033-390-005-000	LIMELIGHT MAMMOTH LLC	0.54
033-390-006-000	LIMELIGHT MAMMOTH LLC	0.76
033-390-007-000	LIMELIGHT MAMMOTH LLC	1.09
039-030-014-000	GREENS BERNER STREET LLC	0.40

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

Town Clerk
Town of Mammoth Lakes
437 Old Mammoth Road, Suite 230
Town of Mammoth Lakes, CA 93546

NOTICE OF SPECIAL TAX LIEN

Town of Mammoth Lakes
Community Facilities District No. 2023-1
(Maintenance Services)

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the undersigned Town Clerk of the Town of Mammoth Lakes (the "Town"), County of Mono, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Town Council of the Town. The special tax secured by this lien is authorized to be levied for the purpose of providing all or a portion of the public services described on Exhibit A attached hereto and hereby made a part hereof.

The special tax is authorized to be levied within the Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) (the "District") which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the California Government Code.

The rate and method of apportionment, and manner of collection of the authorized special tax, is as set forth in Exhibit B attached hereto and hereby made a part hereof. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as follows: The special tax may not be prepaid.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Mono, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the California Streets and Highways Code.

The name of the owners and the assessor's parcel numbers of the real property included within the area of the District and not exempt from the special tax is as set forth in Exhibit C attached hereto and hereby made a part hereof.

Reference is made to the boundary map of the District recorded at Book 2 of Maps of Assessment and Community Facilities Districts at Page 89, as Document No. 2023000470 in the office of the County Recorder for the County of Mono, State of California, which map is now the final boundary map of the District.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Director of the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546; telephone number (760) 965-3660.

Dated: As of _____, 2023

By: _____

Jamie Gray, Town Clerk
Town of Mammoth Lakes

EXHIBIT A

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

DESCRIPTION OF SERVICES TO BE FUNDED BY THE DISTRICT

It is intended that the District will be eligible to fund all or a portion of the direct and incidental costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances, within or adjacent to the District.

The District may fund any of the following related to the maintenance of the services described in the preceding paragraph: obtaining, constructing, reconstructing, furnishing, and operating and maintaining equipment, apparatuses or facilities related to providing the services; equipment, apparatuses, facilities, or fixtures in areas to be maintained; paying the salaries and benefits of personnel necessary or convenient to provide the services; payment of insurance costs and other related expenses; and the provision of reserves for repairs, replacements, and for the future provision of services. It is expected that the services will be provided by the Town, either with its own employees or by contract with third parties, or any combination thereof. The District may also fund administrative fees of the Town related to the District.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District and will not supplant services already available within that territory when the District is created.

EXHIBIT B

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

EXHIBIT C

TOWN OF MAMMOTH LAKES
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(MAINTENANCE SERVICES)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN DISTRICT

Assessor's Parcel Numbers	Name of Property Owner
031-110-027-000	LIMELIGHT MAMMOTH LLC
033-041-011-000	GREENS BERNER STREET LLC
033-390-002-000	LIMELIGHT MAMMOTH LLC
033-390-003-000	LIMELIGHT MAMMOTH LLC
033-390-004-000	LIMELIGHT MAMMOTH LLC
033-390-005-000	LIMELIGHT MAMMOTH LLC
033-390-006-000	LIMELIGHT MAMMOTH LLC
033-390-007-000	LIMELIGHT MAMMOTH LLC
039-030-014-000	GREENS BERNER STREET LLC

TOWN OF MAMMOTH LAKES

Report for:

Community Facilities District No. 2023-1 (Maintenance Services)

Special Tax Report

April 2023

Prepared by NBS for and on behalf of the Town of Mammoth Lakes

Prepared by:

NBS helping communities fund tomorrow

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INTRODUCTION

The Town Council (the "Town Council") of the Town of Mammoth Lakes (the "Town") did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"), on February 15, 2023, adopted Resolution No. 23-09 entitled "A Resolution of the Town Council of the Town of Mammoth Lakes, State of California, Declaring Its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Therein" (the "Resolution of Intention"). In the Resolution of Intention, the Town Council directed the study and filing of a public hearing report (the "Report") required by Section 53321.5 of the Act for the proposed Town of Mammoth Lakes Community Facilities District No. 2023-1 (Maintenance Services) (the "District").

Section 53321.5 of the Act provides that the Report contain the following:

1. A brief description of the public facilities or services to be provided by the District; and
2. An estimate of the fair and reasonable cost of providing the public facilities or services, including the incidental expenses in connection therewith, any Town administration costs, and all other related costs.

For particulars, reference is made to the Resolution of Intention for the District, as previously adopted on February 15, 2023, by the Town Council.

NOW, THEREFORE, the Director of Public Works of the Town, the appointed responsible officer directed to prepare the Report or cause the Report to be prepared pursuant to the provisions of the Act, does hereby submit this Report containing the following information:

- **DISTRICT INFORMATION**. Information related to the District, including background information, land use plans, and the proposed boundaries that include those properties and parcels on which special taxes may be levied to pay for the costs and expenses of the facilities or services.
- **DESCRIPTION OF FACILITIES OR SERVICES**. A description of the facilities or services that the Town Council has determined to be eligible to be funded by the District.
- **COST ESTIMATE**. The initial maximum cost estimate for the District facilities or services and the anticipated initial maximum special tax revenue.
- **RATE AND METHOD OF APPORTIONMENT**. The Rate and Method of Apportionment of Special Tax which was included in the Resolution of Intention and approved by this Town Council on February 15, 2023.

DISTRICT INFORMATION

Background

The District is generally located at Canyon Boulevard and Lake Mary Road, and Forest Trail and Berner Street. The District includes five properties covering approximately 9.21 acres.

Proposed Land Use

At build out, there is anticipated to be 116 Condominium Units and 149 Hotel Units within the District.

District Description

The proposed boundaries of the District are those parcels in which special taxes may be levied and collected to pay for the costs and expenses of the District services. The proposed boundaries of the District are identified on the map of the District recorded on March 8, 2023, in Book 2 at Page 89 of Maps of Assessment and Community Facilities Districts as Document No. 2023000470 in the office of the County Recorder for the County of Mono. The District map is on file with the Town Clerk, to which reference is hereby made and a reduced copy of such map is set forth in Appendix A of this Report.

DESCRIPTION OF SERVICES

It is intended that the District will be eligible to fund all or a portion of the direct and incidental costs of plowing and removal of snow, and maintenance of curbs/sidewalks, landscapes and streetlights and related appurtenances, within or adjacent to the District.

The District may fund any of the following related to the maintenance of the services described in the preceding paragraph: obtaining, constructing, reconstructing, furnishing, and operating and maintaining equipment, apparatuses or facilities related to providing the services; equipment, apparatuses, facilities, or fixtures in areas to be maintained; paying the salaries and benefits of personnel necessary or convenient to provide the services; payment of insurance costs and other related expenses; and the provision of reserves for repairs, replacements, and for the future provision of services. It is expected that the services will be provided by the Town, either with its own employees or by contract with third parties, or any combination thereof. The District may also fund administrative fees of the Town related to the District.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District and will not supplant services already available within that territory when the District is created.

COST ESTIMATE

Initial Maximum Amount Proposed to be Expended

The annual budget presented below represents the initial maximum costs for providing the District services as well as the estimated costs for Fiscal Year 2022/23.

District Costs	2022/23 Maximum Budget Amount	2022/23 Estimated Budget Amount
Annual Maintenance Costs	$25,650.40	$25,650.40
Administrative Costs	5,000.00	5,000.00
CIP Accumulation	42,285.12	42,285.12
Totals:	**$72,935.52**	**$72,935.52**

Anticipated Fiscal Year 2022/23 Maximum Special Tax Revenue

The initial maximum annual special tax rates are set forth in the Rate and Method of Apportionment for the District. Based upon expected development, the initial maximum annual special tax revenue is as follows:

MAXIMUM SPECIAL TAX RATES
TAX ZONE NO. 1
FISCAL YEAR 2022/23

Land Use Category	Maximum Special Tax Rate	Per	Special Tax Revenue
Condominium – 1 Bedroom/Studio	$262.22	Unit	$26,484.22
Condominium – 2 Bedroom	349.63	Unit	1,398.52
Condominium – 3 Bedroom	437.04	Unit	1,748.16
Condominium – 4 Bedroom	546.30	Unit	2,185.20
Condominium – 5 Bedroom	682.88	Unit	2,048.64
Commercial Property	0.00	BSF	0.00
Apartment Property	0.00	Unit	0.00
Hotel Property	262.22	Unit	39,070.78
Single-Family Residential Detached Property	0.00	Unit	0.00
Accessory Dwelling Unit	See below		
		Total:	**$72,935.52**

The Maximum Special Tax for an Accessory Dwelling Unit shall be calculated as a percentage of the Maximum Special Tax for the primary Unit the ADU is accessory to, based on Building Square Footage. For example, if

a primary Unit in Land Use Category Condominium Property – 3 Bedrooms with 2,000 BSF has an ADU of 800 BSF, the Maximum Special Tax for the ADU shall be calculated by the following steps:

1. 800 BSF / 2,000 BSF = 0.40 or 40%
2. $437.04 Maximum Special Tax per Unit x 40% = $174.81 Maximum Special Tax for such ADU

Annual Maximum Special Tax Escalation

On July 1 of each Fiscal Year, commencing on July 1, 2023, the Maximum Special Tax rates for Tax Zone No. 1 shall be increased by amounts equal to two percent (2%) of the Maximum Special Tax rates amount in effect for the previous Fiscal Year.

Different Maximum Special Tax rates and tax escalation factors may be identified in Tax Zones added to the District as a result of future annexations.

RATE AND METHOD OF APPORTIONMENT

All of the property located within the District, unless exempted by law or by the Rate and Method of Apportionment, shall be taxed for the purpose of providing the necessary facilities for the District. Pursuant to Section 53325.3 of the Act, the tax imposed "is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The special tax "may be based on benefit received by parcels of real property, the cost of making facilities available to each parcel, or other reasonable basis as determined by the legislative body," although the special tax may not be apportioned on an ad valorem basis pursuant to Article XIIIA of the California Constitution.

As shown in Appendix B, the Rate and Method of Apportionment provides information sufficient to allow each property owner to estimate the maximum special tax that he or she will be required to pay.

Term of Special Tax

The District's special tax shall be levied commencing in Fiscal Year 2022/23 to the extent necessary to fully satisfy the annual special tax requirement and shall be levied until such time the Town determines that revenues are no longer needed to pay the annual special tax requirement.

Manner of Collection

The annual special tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the District, may directly bill the special tax, and may collect special taxes at a different time or in a different manner as necessary to meet its financial obligations.

APPENDIX A: BOUNDARY MAP

The boundary map for the District is shown on the following page. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor, at the time this Report was prepared, and are incorporated by reference herein and made part of this Report.

APPENDIX B: RATE AND METHOD OF APPORTIONMENT

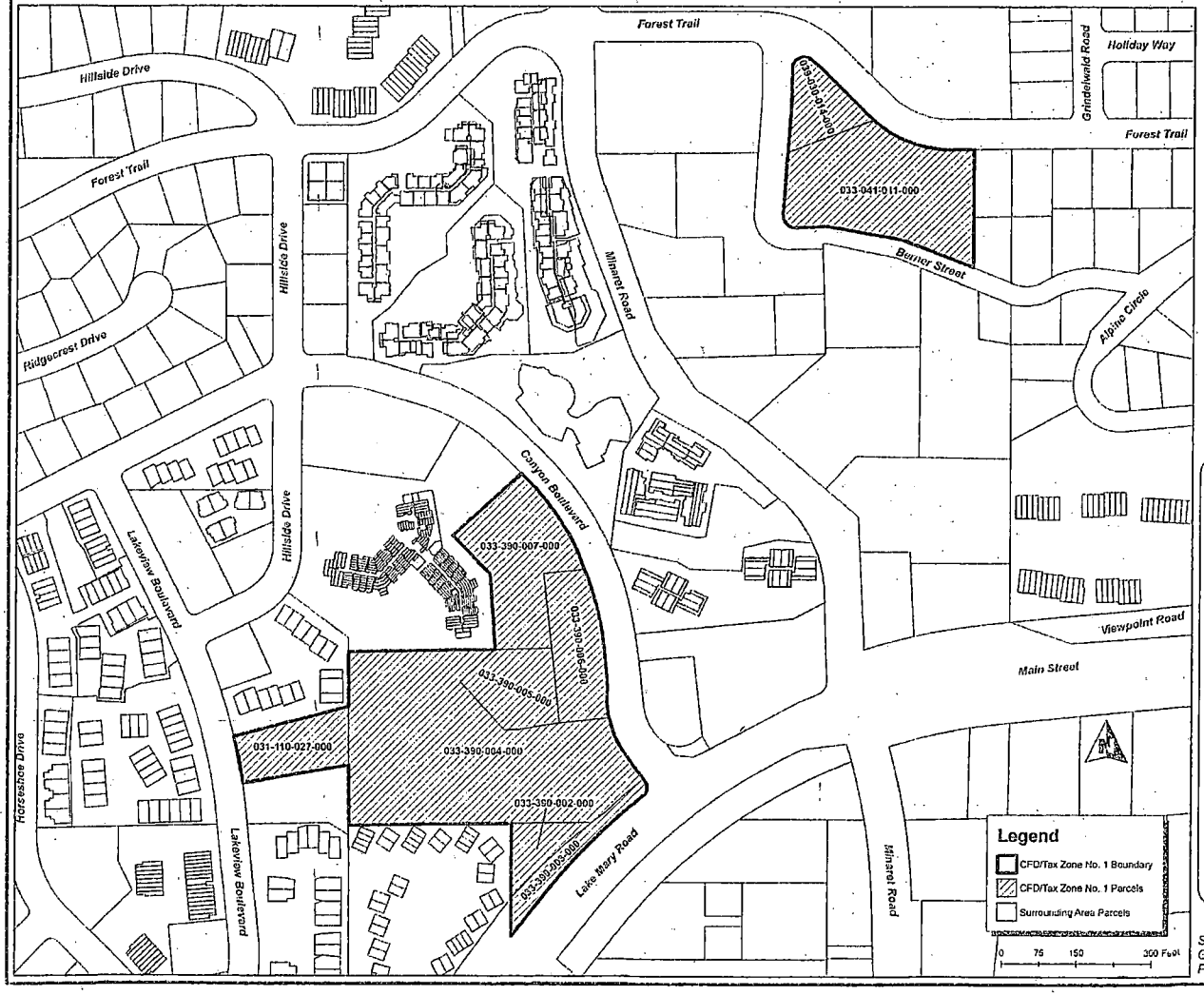
The following pages provide a copy of the District's Rate and Method of Apportionment approved by the Town Council on February 15, 2023, via Resolution No. 23-09.

Book 2 Page 89

Sheet 1 of 1

PROPOSED BOUNDARIES OF TOWN OF MAMMOTH LAKES COMMUNITY FACILITIES DISTRICT NO. 2023-1 (MAINTENANCE SERVICES)

TOWN OF MAMMOTH LAKES
COUNTY OF MONO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF MAMMOTH LAKES THIS 21 DAY OF February 2023.

TOWN CLERK
TOWN OF MAMMOTH LAKES
MONO COUNTY, CALIFORNIA

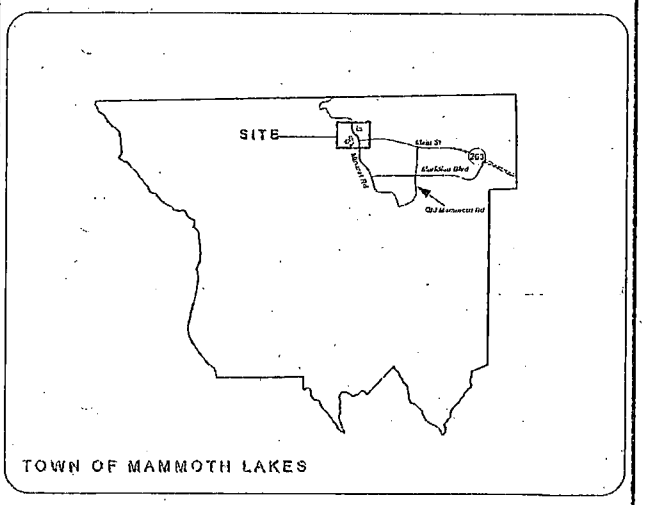
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF TOWN OF MAMMOTH LAKES COMMUNITY FACILITIES DISTRICT NO. 2023-1 (MAINTENANCE SERVICES), TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES AT A REGULAR MEETING THEREOF, HELD ON THE 15 DAY OF February 2023, BY ITS RESOLUTION NO. 23-09

TOWN CLERK
TOWN OF MAMMOTH LAKES
MONO COUNTY, CALIFORNIA

FILED THIS 8 DAY OF March 2023, AT THE HOUR OF 11:07 O'CLOCK A M, IN BOOK 2 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONO, STATE OF CALIFORNIA.
INSTRUMENT NUMBER: 2023000470

Shereen Dedman
COUNTY RECORDER
COUNTY OF MONO, CALIFORNIA
, Deputy Clerk Recorder

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF MONO, STATE OF CALIFORNIA.



Source: Mono County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet

NBS

TOWN COUNCIL STAFF REPORT

Title: Approve the resolution adopting Town of Mammoth Lakes Legislative Platform.

Meeting Date: April 5, 2023

Prepared by: Pam Kobylarz, Assistant to the Town Manager
Daniel C. Holler, Town Manager

RECOMMENDATION:

Approve the resolution adopting the Town of Mammoth Lakes Legislative Platform.

BACKGROUND AND ANALYSIS:

State and Federal legislators are constantly proposing new legislation that has the potential to impact the Town and its operations, both positively and negatively. In June 2019, the Town adopted the 2019-20 Legislative Platform, which was reaffirmed by the Council in March 2021. This has allowed staff the ability to act quickly when new legislation is proposed by preparing position letters and taking other action as needed, without bringing each individual item to the Council for discussion and approval. Items will still be brought to Council if there are questions on proposed positions or items requested by Council members. Previously, the Town had taken action by sending position letters on various legislative matters on a case-by-case basis.

The attached Legislative Platform incorporates the following Guiding Principles:

- Preserve Local Control
- Promote Fiscal Stability
- Protect the Environment
- Support Outdoor Recreation
- Enhance Local Government Efficiency
- Expand Availability and Affordability of Community Housing

These Guiding Principles are supported by 13 policy areas, which each include a number of specific items that the Town either supports or opposes:

- Communications, Broadband, and Technology
- Disaster Preparation, Mitigation, and Response
- Economic Development
- Education
- Employee and Labor Relations
- Environment and Resources

- Fiscal Responsibility
- Government Administration
- Housing
- Planning and Land Use
- Recreation and Community Services
- Solid Waste
- Transportation and Infrastructure

As the Town's priorities in regard to the Guiding Principles and subsequent subject areas have not changed significantly in the past two years, the draft Legislative Platform is the same as the one adopted in 2021, with the exception of four items related to climate change and resiliency that were added to the Platform (#6-9 on page 8).

The proposed Legislative Platform does not have dates associated with it, so it can be utilized until such time that the Council desires to amend it. It is intentionally broad, in order to allow for flexibility when applying it to various proposed legislation.

The proposed Legislative Platform does still allow for the Town to take action on items that are not specifically identified in the document by bringing these items to the Council, as staff has done previously. Over the past four years, having an adopted Legislative Platform has streamlined the process for both staff and Council, while still allowing the Town to participate in the legislative process.

OPTIONS ANALYSIS

Option 1: Approve the resolution adopting the Town of Mammoth Lakes Legislative Platform as proposed or with amendments.

Option 2: Do not approve the updated Legislative Platform. In this case, the existing Legislative Platform would still be valid and could be utilized to respond to proposed legislation, as needed.

Attachments:

- Resolution
- Legislative Platform

RESOLUTION NO. 23-XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE TOWN OF MAMMOTH LAKES LEGISLATIVE PLATFORM

WHEREAS, Legislative activities are ongoing in the State and Federal Legislature; and

WHEREAS, many proposed legislative measures have the potential to impact the Town and its operations, both positively and negatively; and

WHEREAS, the Town Council has previously taken action on legislative items of note by utilizing the Legislative Platform adopted on March 17, 2021; and

WHEREAS, the Town Council desires to continue to take a strategic and streamlined approach toward legislative action; and

WHEREAS, the Town Council has reviewed the recommended Town of Mammoth Lakes Legislative Platform and is of the belief that such legislative priorities are in the best interest of the Town and its residents; and

WHEREAS, the Town Council is of the further belief that the Town Manager or his designee shall be authorized to act on behalf of the Town consistent with the broad policy direction set forth in this Legislative Platform.

NOW, THEREFORE BE IT RESOLVED by the Mammoth Lakes Town Council that The Town of Mammoth Lakes Legislative Platform, attached hereto as Exhibit A is hereby adopted and approved as the Town of Mammoth Lakes Legislative Platform.

APPROVED AND ADOPTED THIS 5th DAY OF APRIL 2023.

_____
John Wentworth, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

EXHIBIT A

Town of Mammoth Lakes Legislative Platform

Mammoth Lakes Town Council
P.O. Box 1609, Mammoth Lakes, CA, 93546
(760) 965-3600
www.townofmammothlakes.ca.gov

TOWN OF MAMMOTH LAKES LEGISLATIVE PLATFORM

PURPOSE

The purpose of this Legislative Platform is to outline the position of the Town of Mammoth Lakes on priority issues and matters that impact the Town's ability to operate effectively, while allowing the consideration of additional legislative and budgetary issues that arise during the legislative session. The priorities throughout the platform are intended to assist the Mayor, Councilmembers, and staff to proactively and appropriately address legislation to support Town interests and preserve local legislative authority if and when necessary.

The Town of Mammoth Lakes Legislative Platform confirms the Town Council's position on current issues with the potential to directly or indirectly impact the Town, thereby establishing guidelines to actively pursue pending legislation through monitoring and communications activities. Below are the Guiding Principles and Policy Statements that will allow Town staff to address legislative and regulatory issues in a timely manner, without precluding the consideration of additional legislative issues that may arise during the legislative session.

The Legislative Platform is developed and maintained using the goals and objectives adopted by the Town Council, a review of legislative priorities from the League of California Cities, current and previous input from Town Council and staff, and research of current law and pending legislation.

For proposed legislation consistent with the Town's Legislative Platform, Town staff shall be authorized to prepare position letters for the Mayor's signature. Likewise, Town staff shall be authorized to prepare letters for the Mayor's signature for proposed legislation that contradict the Policy Statements laid out in this Legislative Platform (i.e. if a proposal is made that that would be in contrast to a Policy Statement that the Town supports, the Town would oppose such a measure). Items not addressed in the Town's Legislative Platform will require further Council direction, and staff will prepare an agenda item for Town Council consideration. If a situation arises where a legislative matter of concern may be consistent with one part of Platform but conflicts with a different part, the matter would be brought before Council for consideration.

Town departments are encouraged to monitor and be knowledgeable of any legislative issues related to their discipline. However, any requests for the Town to take positions on a legislative matter must be directed to the Town Manager's Office for review and approval.

PROCESS

The process for responding to legislative proposals is streamlined as follows:

1. Once a determination is made that a legislative proposal may impact the Town or policy area of concern to the Town, a letter outlining the Town's position (supporting, opposing and/or requesting an amendment on the issue) may be drafted for the Mayor's signature.

2. If the Mayor is unavailable, the Town Manager will sign the position letter.

3. If a legislative issue is not addressed in the Legislative Platform but could potentially impact the Town, staff will place the matter on a Town Council agenda for consideration.

4. The position letter will be sent to the bill's author, the Town's legislative representatives, the League of California Cities, and other stakeholders as deemed appropriate. The letter will be sent by the requested method (mail, electronic, fax, etc.).

5. A copy of the final letter will be distributed to the Town Council.

GUIDING PRINCIPLES

Preserve Local Control – Preserve and protect the Town's powers, duties and prerogatives to enact local legislation and policy direction concerning local affairs and oppose legislation that preempts local authority. Local agencies should preserve authority and accountability for revenues raised and services provided.

Promote Fiscal Stability – Support measures that promote fiscal stability, predictability, financial independence, and preserve the Town's revenue base and maximum local control over local government budgeting. Oppose measures that shift local funds to the County, State or Federal Governments and/or make cities more dependent on the County, State or Federal Governments for financial stability, such as unfunded mandates or mandated costs with no guarantee of local reimbursement or offsetting benefits.

Protect the Environment – Support measures that protect and enhance the amazing natural resources that make the Eastern Sierra so special. Support measures that acknowledge and take action to slow the effects of climate change and promote sustainable recreation

Support Outdoor Recreation – Support measures that support the outdoor recreation industry, on which Mammoth Lakes' economy is reliant.

Enhance Local Government Efficiency – Support measures that give local government the tools, policies, funding, and authority to address local issues in response to community needs and/or unique circumstances.

Expand Availability and Affordability of Community Housing – Support legislation that would increase available funding for a variety of housing types and income levels.

Communications, Broadband, and Technology

SUPPORT:

1. Legislative initiatives and funding which ensure a stable and modern telecommunications and broadband infrastructure in the region. Support policies, legislation, and funding to deliver secure technology which leverages the use of data to create efficiencies, promote economic development, enhance public safety, and improve transportation, distance learning and telemedicine.

2. Legislation and regulations that ensure emergency communication capabilities and interoperability for information technology and public safety departments and agencies.

3. Legislation that promotes and provides capacity for increased ability to manage technology, assistance in adhering to regulatory compliance requirements and reducing the risk of cyber-attacks.

4. Legislation, regulations, and funding which further stabilizes the communications and power grid in order to deliver effective services.

OPPOSE:

5. Legislation or regulatory policy that would negatively impact security practices and privacy considerations, further erode the ability of Local governments to regulate or maintain local control over telecommunications infrastructure (including the siting of cellular communications towers or transmission sites), or otherwise diminish service delivery to customers via technology.

6. Legislation that would require public agencies to share information in public settings that could be used by groups or individuals with malicious intent to compromise the systems, services or private information of public employees or citizens.

7. Legislation that would restrict procurement practices or impact vendor interaction that limits effective purchase and integration of technology.

Disaster Preparation, Mitigation, and Response

SUPPORT:

1. Legislation that streamlines the process to allow local, regional, State, and Federal agencies to prepare for and mitigate the potential for natural or man-made disasters impacts on local governments and property owners.

2. Legislation that provides funding and/or other resources for forest thinning efforts including the use of mixed-material biomass facilities and the integration of improved recreational facilities to provide added value in resource protection.

3. Forest management practices that have been recognized as being effective at reducing the impacts of wildfires on local communities and improvement of environmental planning processes that allows simplified implementation.

4. Legislation that addresses the impact of significant snowfall that limits the provision of local public services.

5. Legislation that would allow heavy snowfall and accumulation to be treated in the same manner as heavy rains, floodwaters, and associated impacts for the purpose of access to State and FEMA resources and reimbursement.

OPPOSE:

6. Efforts by Federal and State government to increase fees for and reduce and/or eliminate fire protection services on public lands.

Economic Development

SUPPORT:

1. Legislation that supports the Town's efforts to retain existing businesses and attract new businesses.

2. Legislation that provides tangible and productive tools and incentives to support job creation and retention.

3. Efforts to provide funding mechanisms for economic development tools including infrastructure investment and the development of workforce housing.

4. Policies and programs that encourage working with other cities, counties, and government agencies to jointly leverage resources and assets to create and strengthen economic clusters within the region.

5. Promotion of tourism as the primary economic engine for the State and rural areas such as Mammoth Lakes and the Eastern Sierra.

6. The film industry in our area as well as state efforts to promote film-making in rural areas.

7. Policies and programs that enhance and specifically acknowledge and help to overcome the unique challenges facing rural businesses and entrepreneurs.

OPPOSE:

8. Proposals or policies that negatively impact and burden small businesses and/or inhibit local government.

Education

SUPPORT:

1. Measures that support, encourage, and/or fund Career Technical and Science, Technology, Engineering, and Math (STEM) educational opportunities.

2. Continued funding for home to school transportation.

3. Enhanced funding for the Community College system.

4. Long-distance learning opportunities such as online learning in our schools and community colleges.

Employee and Labor Relations

SUPPORT:

1. Legislation that streamlines the Workers' Compensation system and makes it easier for employers, employees, and health care providers to navigate.

2. Reform measures that provide sustainable and secure public pensions and other post-retirement benefits to ensure responsive and affordable public services.

OPPOSE:

3. Measures that impose mandated employee benefits upon local government that are more properly decided at the local level.

4. Efforts to legislate changes in how the California Public Employee Pension System invests its assets if the proposed changes will result in a loss of funds.

5. Legislation that limits local control over how services are to be provided to community, through employees, contracts, or other means to provide efficient, effective, and responsive public services.

Environment and Resources

SUPPORT:

1. Legislation that allows for continued and increased motorized and non-motorized recreation on public lands and the provision of funding necessary to manage these uses.

2. Legislation that streamlines the CEQA/NEPA process.

3. Federal legislation that fully funds federal resource agency planning, programming, and law enforcement capabilities to enable management of natural resources.

4. Efforts that allow local governments to develop practical, local solutions to reduce and manage locally generated greenhouse gas emissions.

5. State legislation and regulatory initiatives that enhance local government's ability to set local policies relating to environmental "sustainability," including, but not limited to building standards, land use planning, solid waste, and multi-modal transportation.

6. Investments in and efforts to support the infrastructure needed in rural areas to reduce carbon emissions, including strengthening federal, state, and local capacity for carbon analysis and accounting, and emissions reduction strategies to support climate resilient planning and decision making.

7. Legislation and funding that would help the Town meet the goals of the Resilient Mammoth Lakes project.

8. Efforts and funding for climate resiliency and adaptation efforts at the agency and regional level.

9. Resources and funding for local evaluation and mitigation of hazards and risks associated with climate change (e.g., fire, extreme weather events).

OPPOSE:

10. Statewide or federal greenhouse gas emission estimating, monitoring, and reporting mandates affecting Town utilities, unless there is a clear need that provides demonstrated benefits to the environment.

11. Legislation that eliminates or diminishes the requirement for Federal and State land use agencies to coordinate with local government on decisions affecting its plans and policies.

12. Legislation that could negatively impact outdoor recreation.

Fiscal Responsibility

SUPPORT:

1. Federal legislation that will fully fund Payment in Lieu of Taxes (PILT) Secure Rural Schools (SRS) and Community Self-Determination Act.

2. Legislation that requires that a secure and dedicated funding stream be identified prior to the adoption of any legislation placing additional mandates on local government, and to provide full cost reimbursement for mandated programs.

3. Legislation to stabilize local government financing, to increase funding options for local government, and to allocate new State-wide revenues to local agencies in an equitable manner.

OPPOSE:

4. Any amendment to the redistribution of sales and use taxes that will negatively affect the Town and its ability to provide services, and thereby cause a negative fiscal impact.

5. Legislation that would make local agencies more dependent on the State for financial stability and policy direction.

6. Legislation that would impose State mandated costs for which there is no guarantee of local reimbursement or offsetting benefits, including actions that require local government to impose higher fees and charges to local residents to meet State mandates.

7. Efforts by the State and Federal governments to reduce funding of programs or other traditional State and Federal funding streams to local government.

Government Administration

SUPPORT:

1. Pension reform measures designed to control or decrease employer liability or increase transparency in reporting without imposing undue hardships or administrative burdens on local government.

2. Enhanced local government action and authority, rather than the imposition of state, federal, or regional mandates upon local governments.

3. Legislation that facilitates the ability of local government to share resources to increase efficiencies and decrease costs in providing services.

4. Legislation that provides small to mid-sized cities to have at-large elections instead of divisive districts.

5. Legislation that realigns governmental services in such a manner as to improve the delivery of services and make government more accountable to the people of California (greater local control).

6. Legislation that recognizes the inherent disadvantage rural communities have as it applies to using a population-based criteria (per capita) for allocating State and Federal funds and minimizes and/or eliminates the reliance on this funding criteria.

7. Legislation that reduces State and Federal regulations that impede or increase the cost of the delivery of services by local governments.

OPPOSE:

8. Efforts that erode the Town's authority to control its own affairs (loss of local control).

Housing

SUPPORT:

1. Legislation that supports increased financing, subsidy options, and tax incentives to support development of new, affordable housing units in rural communities.

2. Legislation and programs that assist in providing affordable housing for extremely-low and very-low income households within mixed-income residential developments and supportive services necessary for households to sustain their housing.

3. Full and expanded Federal funding for Housing and Economic Development programs, such as the Community Development Block Grant (CDBG), the HOME Investment Partnership Program, Section 8 voucher program, United States Department of Agriculture (USDA) Rural Development (RD) Programs, and the creation of a minimum four percent Low-Income Housing Tax Credit floor.

4. Housing measures that promote the development and enhancement of safe and attainable housing for all economic segments of the population.

5. Legislation that would increase available funding for affordable housing without the loss of local control, increased state wide taxes, or otherwise limiting local government resources.

6. Legislation that will enhance local government ability to regulate the loss of available long-term housing units to the short-term rental industry.

OPPOSE:

7. Legislation that would take away local control over enforcing local zoning requirements for housing projects, including items such as automatic density bonuses and decreased parking requirements.

Planning and Land Use

SUPPORT:

1. Native American tribal governments, affected landowners, and members of the public to actively participate in the renewable energy and utility corridor planning processes.

2. Legislation that streamlines State requirements regarding General Plans and their updates.

3. Legislation that maintains the Town's ability to protect and enhance its land use authority to determine the highest and best use of its natural resources.

4. Legislation that protects and/or reinstates the payment of geothermal royalties to local jurisdictions.

5. Legislation that strengthens local governments' regulatory authority and control over the siting of marijuana industries.

OPPOSE:

6. Legislation that reduces the ability of a local agency to establish its own local parking standards in all areas of a community.

7. Legislation that erodes the ability of cities to condition and deny projects that could negatively impact the community.

8. Legislation that minimizes and/or eliminates local control over land use decisions.

Recreation and Community Services

SUPPORT:

1. Legislation and new measures that will increase the Town's grant competitiveness for creating, expanding existing, or renovating existing parks, trails, or recreation infrastructure and amenities.

2. Legislation to broaden liability protection and enhance recreational opportunities for community programming and special events.

3. Full funding of State parks, recreation, bike trails, and open space; including, but not limited to, the Land and Water Conservation Fund.

4. Legislation that will help maintain and enhance the Town's performance arts venues, and funding for arts development.

5. Legislation that acknowledges and supports the economic value of recreation to local and/or urban communities.

OPPOSE:

6. Any reductions and/or eliminations of potential funding for the creation, expansion of, or renovation of existing parks, trails, or recreation infrastructure and amenities.

7. Any reductions and/or eliminations of arts and library programming or funding.

Solid Waste

SUPPORT:

1. Efforts to enact a comprehensive statewide Extended Producer Responsibility (EPR) law that allocates end-of-life disposal costs with the producer of the product.

2. Recycling market development by the State and Federal government for recyclables, green waste, food waste, sewage sludge and other organics.

3. Efforts to streamline the permitting, construction, and funding of facilities that allow the Town to transform usable waste into energy/beneficial byproducts; and efforts to provide State and Federal funding for any potential Town projects for waste-to- energy and other value added product production.

4. Legislation to overhaul CalRecycle and expand the use of transformation technologies, new market incentives and encourage local agencies to implement systems to reduce the amount of solid waste produced, landfilled and greenhouse gas generated.

5. Legislation that will enhance State and Federal funding, permitting and support the use of new technology to help comply with Solid Waste mandates for recycling and organics recovery/processing.

6. Measures that maintain and enhance local authority and economic flexibility to regulate solid waste and recyclables and to fully fund facilities, alternatives and technologies to meet State mandates.

OPPOSE:

7. Measures that invalidate AB 939 (California Integrated Waste Management Act of 1989) indemnification and prevent cities from negotiating indemnification clauses with waste haulers as well as support measures that would mandate State agencies to comply with AB 939 in the same manner as required of cities and counties.

8. Efforts to increase recycling diversion rates if determined not to be cost-effective relative to the benefits that could be achieved.

9. Mandated material disposal bans or restrictions in circumstances where there is an insufficient capacity in a Town without the private recycling market to handle these materials in a cost effective and beneficial way besides landfilling.

10. Efforts to increase Statewide tipping fees where there is no clear benefit to ratepayers.

Transportation and Infrastructure

SUPPORT:

1. Legislation that would protect and/or increase funding from current revenue sources for local transportation projects including road resurfacing projects, local transit projects, adding bicycle lanes, sidewalks and trails where appropriate, programs that facilitate development-oriented transit and transit-oriented development, and enhancing pedestrian safety.

2. Protection of dedicated transportation-related tax revenues that enhance the ability of local agencies to finance local transportation programs and facilities.

3. Measures to finance local and regional transportation programs and improvements, including alternative modes of transportation and transportation demand management systems.

4. Continuous appropriations of new monies directly to cities for the preservation, maintenance, rehabilitation, and development of local street and road systems.

5. Transportation funding legislation that reaffirms and continues State responsibility for highway financing.

6. State and Federal legislation efforts that benefit Mammoth Yosemite airport.

7. Legislation that recognizes the inherent disadvantage rural counties and communities have as it applies to using a population based criteria (per capita) for allocating State and Federal transportation funds and minimizes and/or eliminates the reliance on this funding criteria.

OPPOSE:

8. Legislation that links funding for transportation to other State goals, such as housing.

TOWN COUNCIL STAFF REPORT

Title: Resolution of Intention to Modify the Mammoth Lakes Tourism Business Improvement District Management District Plan.

Meeting Date: April 5, 2023

Prepared by: Dan Holler – Town Manager
Rob Patterson – Administrative Services / Finance Director

RECOMMENDATION:

Adoption the Resolution with the intent to modify the Mammoth Lakes Tourism Business Improvement District (MLTBID) Management District Plan (MDP*)* to address a recent opinion on the taxability of certain elements of the plan. Adoption of this resolution will result in a public hearing on April 19, 2023 on the Management District Plan.

BACKGROUND:

The MLTBID is a benefit assessment district to help fund sales, marketing, media relations and communications programs, and air service subsidy marketing programs for Mammoth Lakes Tourism businesses paying the assessment. This approach has been used successfully in other destination areas throughout the State to increase tourism and commerce at assessed businesses. The MLTBID currently includes all tourism businesses located within the boundaries of the Town of Mammoth Lakes. As used herein, the term "tourism business(es)" includes all tourism businesses: lodging businesses, restaurants, retail businesses, and ski resorts.

The Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq., allows for the Owners' Association to request that the Town modify the MDP. The MLTBID Owners' Association, Mammoth Lakes Tourism, has provided a written request to the Town Council to modify the authorized expenditures to be funded with the revenue derived from the levy of the assessments, as shown in the modified MDP. A copy of the request letter and the MDP are included herein as Exhibit A and Exhibit B respectively. Mammoth Lakes Tourism requested this change to the MDP to be consistent with the authorized expenditures proposed for the upcoming renewal of the MLTBID.

ANALYSIS:

Mammoth Lake Tourism has been working with local retail and restaurant businesses that collect sales tax and also pay the Tourism Improvement Business District (TBID) assessment. The State of California recently informed the businesses that they need to treat the TBID Assessment as revenue and pay sales tax on the revenue collected. This State action has resulted in a recommended amendment to the TBID District Management Plan. The amendment allows businesses that pay sales tax on transactions subject to the TBID to collect the required 1.5% TBID assessment on the transaction and remit an assessment amount equal to 1.38% to the Town as their TBID payment. The other 0.12% of the amount

collected is retained by the business to pay the required sales tax on the assessment transaction. The modification only affects those businesses required to collect the 1.5% TBID on transactions which require sales tax to be paid.

The modification in the actual TBID assessment of 1.38% to be collected and remitted to the Town requires the TBID Management District Plan (MDP) to be amended. The attached Resolution of Intention to Modify the TBID Management District Plan is presented for Council consideration. The amended MDP is provide for Council information. The Resolution of Intention to Modify the District outlines the modification, makes the amended MDP available, and sets the public hearing date on the modified MDP. The proposed hearing date is April 19, 2023. A copy of the resolution of intention will be mailed to all the affected businesses and notice of the public hearing published at least seven days before the hearing date.

There are no other proposed modifications to the current TBID Management District Plan. The change in the amount of TBID Assessment to be remitted to the Town will be effective on transactions conducted in April and paid to the Town by May 22, 2023.

Management District Plan – Modification schedule

April 5, 2023 **RESOLUTION OF INTENTION**
Upon the written request by the MLTBID Owners' Association, Mammoth Lakes Tourism, the Town Council may adopt a resolution of intention which states the proposed modification to the MLTBID. Mammoth Lakes Tourism provided a written request for the proposed modification to the Town Council dated March 29, 2023. Receipt of this written request allows the Town Council to initiate proceedings for MLTBID MDP modification at the April 5, 2023 meeting.

April 8 & 11, 2023 **NOTICE**
The Property and Business Improvement District Law of 1994 requires the Town to publish the Resolution of Intention in a newspaper of general circulation in the Town at least seven (7) days before the public hearing and mail a complete copy of the Resolution of Intention to each tourism business owner affected by the proposed modification at least ten (10) days before the public hearing.

April 19, 2023 **PUBLIC HEARING & RESOLUTION OF MODIFICATION**
The Town Council shall hold a public hearing on the proposed MLTBID MDP modifications. If the Town Council, following the public hearing, decides to modify the MLTBID, the Town Council shall adopt a Resolution of Modification.

OPTIONS ANALYSIS

Option 1: Adoption the Resolution with the intent to modify the Mammoth Lakes Tourism Business Improvement District (MLTBID) Management District Plan (MDP) to address a recent opinion on the taxability of certain elements of the plan. Adoption of this resolution will result in a public hearing on April 19, 2023 on the Management District Plan.

Option 2: Provide staff with alternate direction on the proposed process.

EXHIBITS:

A – Modification Request Letter
B – Modified Management District Plan
C—Resolution of Intention to Modify

March 29, 2023

Honorable Mayor and Councilmembers
Town of Mammoth Lakes
437 Old Mammoth Rd # R
Mammoth Lakes, CA 93546

Re: Mammoth Lakes Tourism Business Improvement District Modification

Honorable Mayor and Councilmembers:

As the Mammoth Lakes Tourism Business Improvement District ("MLTBID") Owners Association, we hereby request that the Town Council modify the current MLTBID Management District Plan, pursuant to Streets and Highways Code §36635 - 36636.

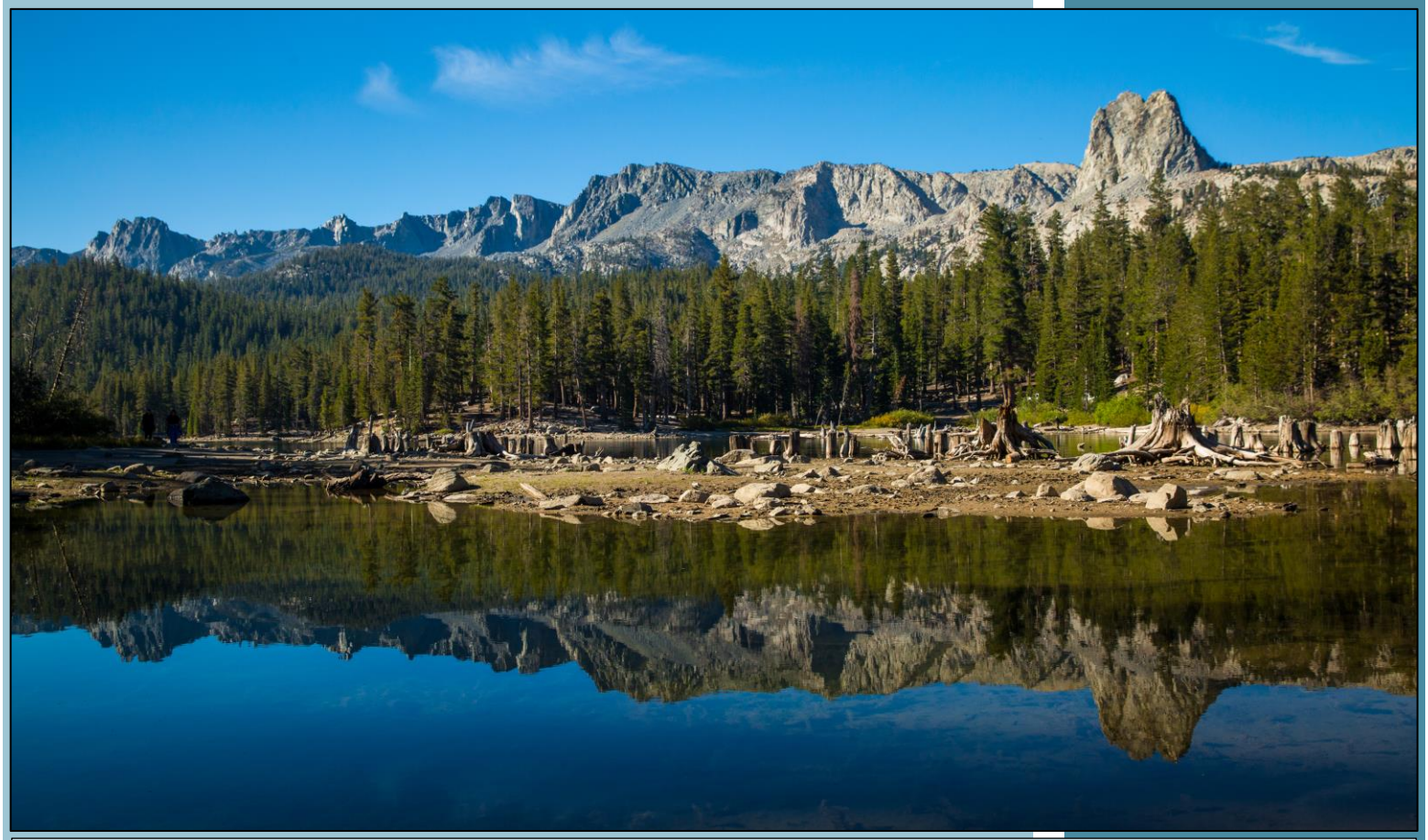
Specifically, we request a modification to the authorized expenditures to be funded with the revenue derived from the levy of the assessments, as shown in the modified Management District Plan ("Plan"). We propose modifying the authorized expenditures of the MLTBID to be consistent with the authorized expenditures proposed for the upcoming renewal of the MLTBID.

We ask that you consider this item at your April 5, 2023 meeting and setting a public hearing on on the matter for April 19, 2023. If you have any questions or comments, please contact me at 760-934-2712.

Thank you,

John Urdi
Executive Director, Mammoth Lakes Tourism

2018-2023



MAMMOTH LAKES TOURISM BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

~~April 16, 2018~~March 28. 2023

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Prepared by
Civitas

(800) 999-7781
www.civitasadvisors.com

I. OVERVIEW

Developed by Mammoth Lakes Tourism (MLT), the Mammoth Lakes Tourism Business Improvement District (MLTBID) is an assessment district proposed to provide specific benefits to payors, by funding marketing and sales promotion efforts for assessed businesses. The MLTBID was formed in 2013 by Mammoth Lakes Town Council for a five (5) year term ending August 31, 2018; tourism businesses now wish to renew it for an additional five (5) years.

Location: The renewed MLTBID includes all tourism businesses located within the boundaries of the Town of Mammoth Lakes, as shown on the map in Section IV. As used herein, the term "tourism business(es)" includes all tourism businesses: lodging businesses, restaurants, retail businesses, and ski resorts.

Services: The MLTBID is designed to provide specific benefits directly to payors by increasing tourism and commerce at assessed businesses. Sales, marketing, media relations and communications programs, and air service subsidy marketing programs will increase tourism and market payors as tourist, meeting and event destinations, thereby increasing tourism and commerce at assessed businesses.

Budget: The total MLTBID annual budget for the initial year of its five (5) year operation is anticipated to be approximately $4,500,000. This budget is expected to fluctuate as visitation does, but is not expected to significantly change over the MLTBID's term.

Rates: Based on the benefits received, the assessment rate will be tiered as indicated in the table below. The assessment is levied upon and is a direct obligation of the assessed tourism business. However, the assessed tourism business may, at its discretion, pass the assessment on to patrons. The amount of assessment, if passed on to each patron, shall be disclosed in advance and separately stated from the amount of consideration charged and any other applicable taxes, and each patron shall receive a receipt for payment from the business. Further detail on benefits can be found in Section V. Retail and restaurant businesses are divided into three tiers. All Restaurant and Retail businesses are assessed at the Tier 1 rate, unless and until an appeal is submitted and approved to be classified as Tier 2 or Tier 3.

- Tier 1 businesses are those which have at least $150,000 in annual gross revenue and receive at least half of that annual gross revenue from visitors;
- Tier 2 businesses are those which have between $50,000 to $149,999 in annual gross revenue, or which exceed $150,000 in annual gross revenue but do not receive at least half of that annual gross revenue from visitors; and
- Tier 3 businesses are those which have $49,999 or less in annual gross revenue.

Businesses situated within other businesses, such as restaurants located within a hotel or ski resort, will be assessed at the rate for that business type and not at the rate of the other business they are situated in. Certain revenues and businesses will not be assessed as described in Section V.

Business Type	Annual Assessment Rate
Lodging	1% of annual gross revenue
Ski Resorts	2% of daily and multi-day lift tickets for winter and summer activities, and ski school annual gross revenue

Retail – Tier 1	1.5% of annual gross revenue, including equipment and vehicle rentals
Retail – Tier 2*	$500 per year
Retail – Tier 3*	$50 per year
Restaurant – Tier 1	1.5% of annual gross revenue
Restaurant – Tier 2*	$500 per year
Restaurant – Tier 3*	$50 per year

*Only applicable upon submission and approval of an Appeal

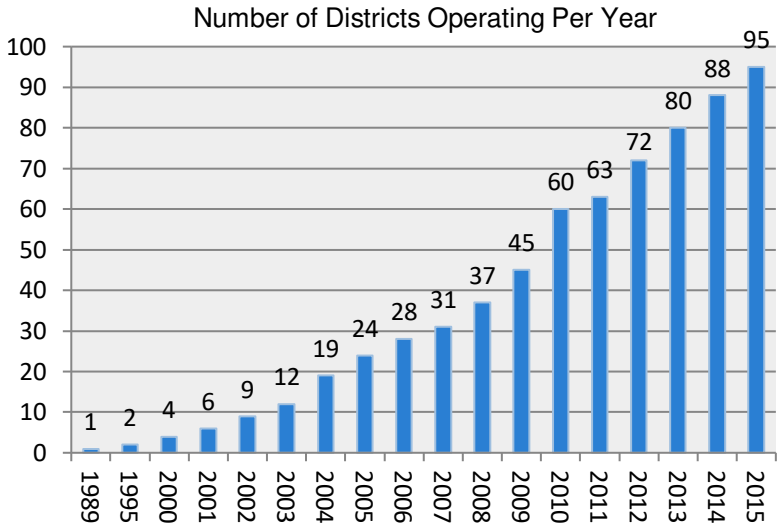
Collection: The Town of Mammoth Lakes will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from those tourism businesses that are assessed a percentage rate; and collecting the assessment on an annual basis in conjunction with renewal of business licenses or the appeal decision from those tourism businesses that are assessed a fixed amount. The Town of Mammoth Lakes shall take all reasonable efforts to collect the assessments from each tourism business.

Duration: The renewed MLTBID will have a five (5) year life, beginning September 1, 2018 through August 31, 2023. Once per year, beginning on the anniversary of district renewal, there is a 30-day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Town Council hearing on district termination.

Management: Mammoth Lakes Tourism will continue to serve as the MLTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Town Council.

II. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over ninety California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over $225 million for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Mammoth Lakes tourism businesses continue to invest in stable, tourism business-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow tourism business owners to organize their efforts to increase visitation and commerce at assessed tourism businesses. Tourism business owners within the TBID pay an assessment and those funds are used to provide services that increase visitation and commerce at assessed tourism businesses.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

- TBID funds cannot be diverted to general government programs;
- TBID funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. ACCOMPLISHMENTS

The "Mammoth Lakes Tourism Business Improvement District Budget Analysis and Recommendations" report prepared by Tourism Economics in the fall of 2016 quantified performance metrics in the MLTBID. The full report is attached as Appendix 4. Key findings include:

- MLTBID funding has extended the capacity of Mammoth Lakes Tourism. Total marketing funding available to promote Mammoth Lakes has increased from just over $2 million in 2012/13 to more than $6 million in each of the past three years. Along with this increased funding has come added efficiencies. This is a product of incremental funding from MLTBID revenue going exclusively to marketing, sales, and interactive media;
- Competitiveness has been restored. Since the 2009/10 fiscal year, Mammoth Lakes has consistently lost market share on the basis of TOT collections and lodging revenue across a competitive set of regional destinations. In the 2015/16 fiscal year, Mammoth Lakes wiped out four years of market share declines;
- Hotel Sales and Transient Occupancy Tax (TOT) revenue has expanded rapidly. Over the last two years, since the introduction of the MLTBID, TOT has increased over 50%. This is an indicator that hotel sales have greatly increased;
- MLTBID investments are driving increases in TOT. Growth in TOT has been uneven for most of the past decade, with no growth from 2006 to 2013. The advent of increased MLTBID-funded marketing expenditures has coincided with a wave of growth, now in its third year;
- Retail sales are expanding. After several years of relatively slower growth in retail sales, the recent boost to sustained marketing efforts are likely drawing in more spending and helping to drive growth. Retail sales jumped 21.3% in FY2016, compare with 13.3% for the state overall;
- International markets are expanding. A boosted international presence by Mammoth Lakes Tourism is drawing more visitors from key markets such as the U.K., Australia, and China;
- ROI of MLTBID-funded promotions. Campaigns are successfully building awareness of Mammoth Lakes. In 2015/16, 44% of travelers in key visitor marketing were aware of MLT's campaigns. 3.2% of households in key Mammoth Lakes visitor markets who were aware of Mammoth Lakes Tourism advertising actually visited. This compares with just 1% among households that were unaware of the campaign – representing a 2.2 percentage point lift. Significant impacts are evident for the 2015/16 campaigns as well. Those households that were aware of Mammoth Lakes Tourism advertising were much more likely to visit Mammoth Lakes after each campaign;
- Earned media. By developing stories and content for the media, Mammoth Lakes Tourism is generating exposure well beyond its paid campaigns. The number of stories placed through direct Mammoth Lakes Tourism activities has nearly doubled over four years, reaching 137 media placements in the 2015/16 fiscal year. The number of impressions generated by these stories has increased more than seven-fold over this same period of time; and
- Other measures of Mammoth Lakes Tourism effectiveness. The Mammoth Lakes Welcome Center has experienced 14% growth in visitors in 2015/16. Social media has experienced large increases over a short period of time, including a nearly 300% increase of Instagram followers, a 111% increase in Twitter impressions, and a 227% increase in Facebook reach.

IV. BOUNDARY

The MLTBID will include all tourism businesses, existing and in the future, within the boundaries of the Town of Mammoth Lakes. As used herein, the term "tourism business(es)" includes all lodging businesses, restaurants, retail businesses, and ski resorts.

"Lodging business" means: any place, space or structure, or portion of any place, space or structure, which is or may be occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging or similar use in conformance with the Town of Mammoth Lakes' zoning regulations, and shall include, but not be limited to the following: hotel, hotel-motel, lodge, inn, dude ranch, apartment, apartment unit, condominium, condominium unit, triplex, duplex, single-family residence, vacation rental, any space rented through a home-sharing service, cooperative, mobile home, dormitory, roominghouse, camping site, space where camping or remaining overnight is permitted at a campground, recreational vehicle park, or other similar structure, facility or space. "Lodging business" shall not include any of the following: any hospital, sanitarium, medical clinic, convalescent home, rest home, owner-occupied time share estate, owner-occupied time share use, home for aged people, foster home or other similar facility operated for the care or treatment of human beings; any asylum, jail, prison, orphanage or other facility in which human beings are detained or housed under legal restraint; housing owned or controlled by any educational institution and used exclusively by students and employees of such educational institutions, and officially recognized or approved by it; any housing operated or used exclusively for religious, charitable or educational purposes by an organization having qualified for exemption from property taxes under the laws of the state of California; any housing owned by a governmental agency and used to house its employees or for governmental purposes; any camp as defined in the Labor Code or other housing furnished by any employer exclusively for housing that employer's employees.

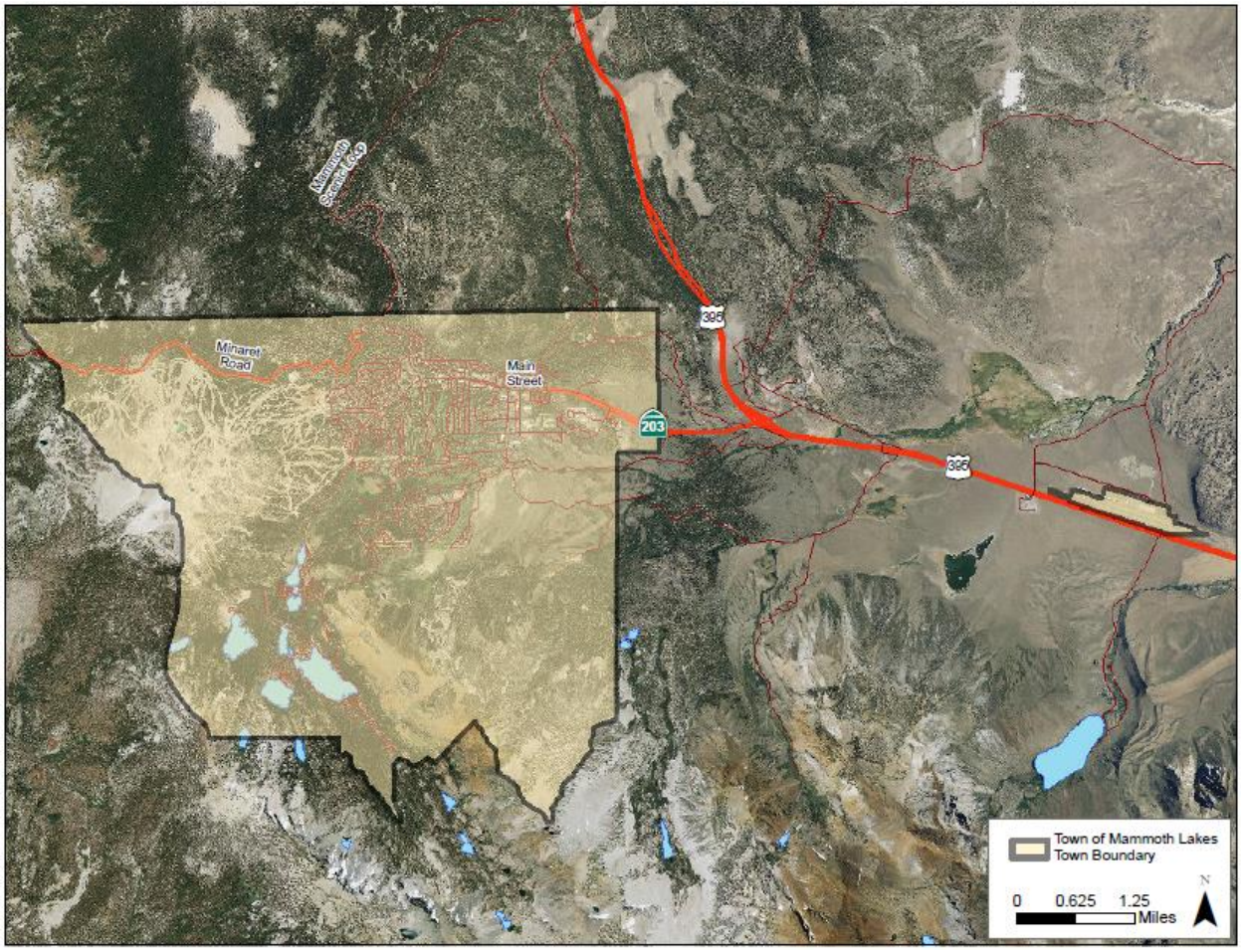
"Restaurant" means: a retail business selling ready-to-eat food and/or beverages (including alcoholic beverages) for on- or off-premise consumption. "Restaurant" includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premises consumption ("table service"), that may also provide food for take-out. "Restaurant" includes micro-breweries where the sale and consumption of alcoholic beverages are subordinate to on-site food service and catering businesses or bakeries that have a storefront retail component.

"Retail business" means: any commercial establishment and/or vendor that is located within or doing business within the geographical limits of the Town of Mammoth Lakes and either (1) sells perishable or nonperishable goods including, but not limited to, clothing, food, recreational substances, and personal items directly to the customer that may be used on or off the retail business premises; or (2) rents goods, such as vehicles and equipment, directly to customers. "Retail business" does not include a restaurant, take-out food establishment, or any other business that receives ninety percent (90%) or more of its revenue from the sale of prepared food to be eaten on or off its premises.

"Ski resort" means: a facility that charges patrons for daily or multi-day access to facilities for skiing and snowboarding in the winter season and bike tours and other recreational activities that require a lift ticket in the summer season.

The boundary, as shown in the map on the following page, currently includes 931 tourism businesses. A complete listing of tourism businesses, current as of November 2016 within the renewed MLTBID

can be found in Appendix 2. Any lodging business, restaurant, retail business, or ski resort that begins doing business within the MLTBID after renewal will be subject to assessment in accordance with this Plan.

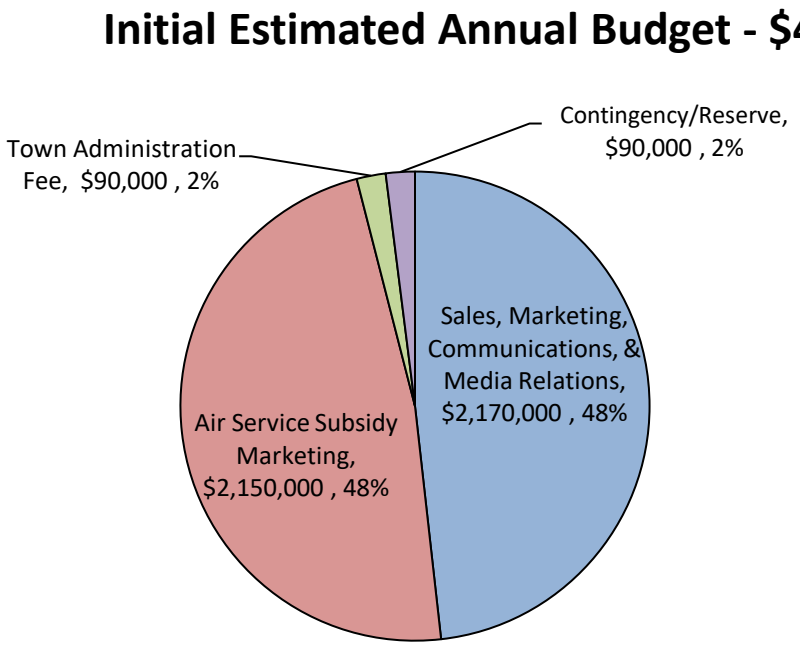


V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors, that are not provided to those not charged, and which do not exceed the reasonable cost to the Town of conferring the benefits or granting the privileges. The privileges and services provided with the MLTBID funds are sales, marketing, media relations and communications programs, and air service subsidy marketing programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed by the MLT staff and approved by the MLT Board of Directors. The table below illustrates the initial proposed annual budget allocations. The total estimated initial budget is $4,500,000.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the Town and the MLT board shall have the authority to adjust budget allocations between the categories by no more than twenty percent (20%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the MLTBID, any and all assessment funds may be used for the costs of defending the MLTBID.

Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the sales and marketing budget may include the cost of staff time dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks will be paid for with non-assessment funds, such as Measure A funds. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the services below will be determined by the MLT on an as-needed basis.

Sales, Marketing, Communications and Media relations

A sales and marketing program will promote assessed businesses as tourist, meeting, and event destinations. The sales and marketing program will have a central theme of promoting Mammoth Lakes as a desirable place for overnight visits. The program will have the goal of increasing visitation and commerce at assessed businesses year round, with specific focus during need times, and may include the following activities:

- Internet marketing efforts to increase awareness and optimize internet presence to drive tourism and commerce at assessed businesses;
- Print ads in magazines and newspapers, television ads, and radio ads targeted at potential visitors to drive tourism and commerce at assessed businesses;
- Attendance of trade shows to promote assessed businesses;
- Development of tourism-related infrastructure designed to increase visitation and create or enhance a visitor experience that will encourage repeat visits to assessed businesses;
- Media relations and communications to drive tourism and commerce at assessed businesses;
- Sales blitzes to promote assessed businesses;
- Familiarization tours of assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed businesses;
- Attendance of professional industry conferences and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists and group events to assessed businesses;
- Development and maintenance of a website designed to promote assessed businesses; and
- Education of tourism business management and Mammoth Lakes Tourism on marketing strategies best suited to meet the needs of assessed businesses in Mammoth Lakes.

Air Service Subsidy Marketing

The majority of passengers arriving in Mammoth Lakes via air are visitors; studies have shown that only seventeen to twenty percent (17-20%) of airline passengers are locals. Further detail on airline passengers in attached as Appendix 4. Tourist serving businesses depend on customers arriving via air, especially given the remote location of Mammoth Lakes when compared to the Southern California market which provides the bulk of its visitors. Air service subsidy marketing activities and improvements will be designed to increase the number of visitors arriving via air and patronizing assessed businesses. All advertising related to increased air service shall include only assessed businesses and mechanisms will be continued to refer those who respond to these advertising messages to assessed businesses. Funds may only be used to subsidize air service to Mammoth Lakes which increases access to assessed businesses. Services may also include development of air service and airport infrastructure which increase or improve visitor access to the assessed businesses in Mammoth Lakes.

To ensure the assessment funds dedicated to air services are providing a specific benefit to assessed businesses, they will be subject to the following restrictions. The MLTBID will not be the sole source of air service subsidies and efforts to develop air service and airport infrastructure; additional subsidies will be provided from various sources, including but not limited to Measure A funds, which will provide at least twenty percent (20%) of the cost of such efforts to account for local passengers.

Town Administration Fee
The Town of Mammoth Lakes shall retain two percent (2%) of the amount of assessment collected to cover its costs of collection, administration, and costs incurred in pursuing payment of delinquent assessments. Accounting of the two percent (2%) Town administration fee shall be included in the monthly reporting to MLT.

Contingency/Reserve
The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the MLT Board. At the discretion of the MLT Board, contingency funds may also be used to pay sales tax expenditures, penalties and interest associated with taxes on the MLTBID assessment. Assessed businesses must be in compliance with the California Department of Tax and Fee Administration (CDTFA) and must be considered to be in good standing with the Town of Mammoth Lakes. "Good standing" as used herein means that assessed businesses must have and maintain an active business license in the Town of Mammoth Lakes and must not be considered delinquent in MLTBID remittances. Policies relating to contributions to tax expenditures as well as the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the MLT Board. Contingency/reserve funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the MLT Board. The reserve fund may be used for the costs of renewing the District.

B. Annual Budget
The total five (5) year improvement and service plan budget is projected at approximately $4,500,000 annually, or $22,500,000 through 2023. This amount may fluctuate as sales and revenue increase at assessed businesses, but is not expected to change significantly over the term. In the final year of operation, the budget may fluctuate as a result of Tier 1 Retail/Restaurant businesses retaining a portion of their assessment remittances to pay for sales tax expenditures, as authorized in this Plan.

C. California Constitutional Compliance
The MLTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. The Court has found, "Proposition 218 limited the term 'assessments' to levies on real property."[1] Rather, the MLTBID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the MLTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the Town of conferring the benefits or providing the services.

1. Specific Benefit
Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed tourism businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific tourism businesses within the District. The activities described in this Plan are specifically targeted to increase commerce for assessed tourism

[1] *Jarvis v. the City of San Diego* 72 Cal App. 4th 230
[2] Cal. Const. art XIII C § 1(e)(1)

businesses within the boundaries of the District, and are narrowly tailored. MLTBID funds will be used exclusively to provide the specific benefit of increased commerce directly to the assessees. Assessment funds shall not be used to feature non-assessed tourism businesses in MLTBID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this District is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in commerce. The specific benefit of an increase in commerce for assessed tourism businesses will be provided only to tourism businesses paying the district assessment, with marketing, sales, media relations, and communications programs promoting tourism businesses paying the district assessment. The marketing, sales, media relations, and communications programs will be designed to increase commerce at each assessed tourism businesses. Because they are necessary to provide the marketing, sales, media relations, and communications programs that specifically benefit the assessed tourism businesses, the contingency/renewal services also provide the specific benefit of increased commerce to the assessed tourism businesses.

Although the District, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the MLTBID are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

3. Reasonable Cost

District services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by MLT, and reports submitted on an annual basis to the Town. Only assessed tourism businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and benefit from other district-funded services. Non-assessed tourism businesses will not receive these, nor any other, district-funded services and benefits.

The District-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed tourism businesses receive incremental commerce, that portion of the promotion or program

[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

generating that commerce shall be paid with non-District funds. MLTBID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates additional commerce for non-assessed businesses.

D. Assessment

A business which engages in multiple activities will be assessed at the applicable rate for each activity as described below. For instance, if a business engages in retail and internet sales, it will pay the assessment on its retail activities only; or if a business engages in lodging and lift tickets, it will pay a one percent assessment on lodging revenue and a two percent assessment on lift ticket revenue.

1. Lodging Businesses

The annual assessment rate for lodging businesses is one percent (1%) of gross short-term (stays less than 31 days) room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, nor on government employees on government business.

The Term "gross room rental revenue" as used herein means the charge for occupancy of any space in any lodging business and for all charges rendered in connection therewith, including but not limited to cleaning fees or resort fees, in the form of money, goods, services, or similar payment, including, but not limited to, all receipts, cash, credits, goods, property and services of any kind or nature, without any deduction whatsoever, provided that bona fide charges for food and beverages actually consumed shall not be considered gross room rental revenue. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes; nor shall the assessment be considered part of rent for tax purposes. Any other charges required to be paid for occupancy in a lodging business shall be considered gross room rental revenue.

2. Ski Resorts

In addition to assessments for any lodging, restaurant and retail businesses located on their premises, ski resorts shall be assessed for daily and multi-day lift tickets for winter and summer activities, and ski school revenue. The annual assessment for ski resorts is two percent (2%) of gross daily and multi-day lift tickets for winter and summer activities, and ski school revenues. Daily and multi-day lift tickets for winter and summer activities that are valid at multiple ski resorts will be assessed for that portion of the sales price that is attributable to the ski resort(s) within the MLTBID boundary.

Lift Tickets: Daily and multi-day lift tickets used at the resorts for winter and summer related activities within the MLTBID boundary shall be assessed by the MLTBID.

Third Party Consigners: In any instance where a ski resort consigns lift tickets to third party partners (such as lodging businesses) with the intent that those partners will resell those lift tickets within the MLTBID boundary, the ski resort shall be assessed for the total consigned priced from the third party partner based on the negotiated price of the consigned lift ticket.

Bundled Products: All ski school lessons/packages that are sold and occur within the MLTBID boundary shall be assessed by the MLTBID. For bundled ski resort/lodging products, the ski resort and lodging portions of the bundle will be proportionally assessed their respective MLTBID assessment rates.

The terms "gross lift ticket sales" and "gross ski school revenues" as used herein mean the amount of the consideration charged or chargeable to the patron for a ski resort lift ticket, or ski school, valued in money whether received in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross lift ticket sales and ski school revenues shall not include any federal, state, or local taxes collected.

3. Restaurants and Retail Businesses – Tier 1

Tier 1 restaurants and retail businesses are those which have in excess of $150,000 in annual gross revenue and receive at least half of that gross revenue from visitors. The annual assessment rate for Tier 1 restaurants and retail businesses is one and one-half percent (1.5%) of gross sales, including equipment and vehicle rentals at retail establishments. Retail business assessments will not be collected on non-taxable food items for human consumption.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

Tier 1 restaurant and retail businesses shall only remit 1.38% of the 1.5% assessment to the Town of Mammoth Lakes; the remaining 0.12% shall be reserved by the business in order to pay sales tax on the MLTBID assessment. Policies relating to tax expenditures shall be set by the MLT Board.

4. Restaurants and Retail Businesses – Tier 2

Tier 2 restaurants and retail businesses are those which have between $50,000 to $150,000 in annual gross revenue or do not receive at least fifty percent (50%) of their annual gross revenue from visitors. The annual assessment rate for Tier 2 restaurants and retail businesses is $500 per year. Any restaurant or retail business owner who believes their business should be categorized as a Tier 2 business must request a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

5. Restaurants and Retail Businesses – Tier 3

Tier 3 restaurants and retail businesses are those which have $49,999 or less in annual gross revenue. The annual assessment rate for Tier 3 restaurants and retail businesses is $50 per year. Any restaurant or retail business owner who believes their business should be categorized as a Tier 3 business must request a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

The term "gross revenue" as used herein means the amount of the consideration charged or chargeable to the patron for the purchase or rental of goods (including food and beverages at restaurants) valued in money, goods, labor, or otherwise, including the full value of receipts, cash, credits, property, or services of any kind or nature, without any deduction whatsoever. Gross revenue shall not include any federal, state, or local taxes collected.

6. Non-Tourist Businesses

Lodging businesses, ski resorts, retail businesses and restaurants which can conclusively demonstrate that they do not receive any revenue from visitors, and therefore do not receive a specific benefit from the MLTBID activities, may be exempted from the assessment by requesting a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

7. Nonprofit Organizations

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because nonprofit organizations do not have a commercial component, they will not specifically benefit from MLTBID activities and will not be assessed. Any entity which believes they should be categorized as a nonprofit organization must request a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

8. Internet Sales Businesses

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because internet sales businesses, or the internet portion of a business that is otherwise assessed, do not consummate sales from in person customers (tourists), they will not specifically benefit from MLTBID activities that are designed to increase physical customers in Mammoth Lakes and will not be assessed. Any business owner who believes their business should be categorized as an internet sales business must request a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

9. Wholesale Businesses

The MLTBID activities are designed to increase commerce at tourist businesses in Mammoth Lakes. Because wholesale businesses, or the wholesale portion of a business that is otherwise assessed, do not consummate sales from in person customers (tourists), they will not specifically benefit from MLTBID activities that are designed to increase physical customers in Mammoth Lakes and will not be assessed. Any business owner who believes their business should be categorized as a wholesale business must request a hearing with the MLT appeals committee as outlined in paragraph E(3) below.

10. Disclosure

The assessment is levied upon and is a direct obligation of the assessed tourism business. However, the assessed tourism business may, at its discretion, pass the assessment on to patrons. The amount of assessment, if passed on to each patron, shall be disclosed in advance and separately stated from the amount of consideration charged and any other applicable taxes, and each patron shall receive a receipt for payment from the business. The assessment shall be disclosed as the "MLTBID Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed tourism business even if it is passed on to patrons. The assessment shall not be considered revenue ~~for any purposes~~, including calculation of transient occupancy taxes. ~~-~~ The California Department of Tax and Fee Administration (CDTFA) issued a written opinion that state sales tax applies to the revenue generated from Tourism Business Improvement District (TBID) assessments on items where state sales tax is levied. In light of

CDTFA's opinion, businesses that pay both state sales tax and TBID assessments on sales are advised to begin collecting sales tax on the assessment revenue.

Bonds shall not be issued.

E. Penalties and Interest

Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. Original Delinquency

Any business which fails to pay any assessment due within the time required shall pay, in addition to the assessment and any such interest the assessment may accrue, an original delinquency penalty of ten dollars ($10.00) or fifteen percent (15%) of the amount of the assessment, whichever dollar amount is greater, provided, however, that any business which has not been late in paying any assessment within the preceding three calendar years shall, upon application of the business to the Town within fifteen (15) days after the date the assessment first became due, pay and original delinquency penalty of ten dollars ($10.00) or a total of one percent (1%) per day of the amount of assessment due for each day the assessment is delinquent, whichever dollar amount is greater. Every penalty imposed and such interested that accrues, shall become part of the assessment required to be paid. Interest shall accrue on all delinquent assessments until paid.

2. Continued Delinquency

Any business which fails to pay any delinquent assessment, penalty, or interest on or after the next business day of the following assessment due date, shall pay an additional delinquency penalty, over above that provided for in the subsection 1 above, of ten dollars ($10.00) or fifteen percent (15%) of the amount of the assessment, penalties and interest due, whichever is greater.

If the assessment, penalties and interest are not paid within two (2) full remittance periods from the date on which the assessment became delinquent, the Town shall give notice to the business of its intention to initiate a collection action. Written notice shall be deemed given when a copy of the same is enclosed in a sealed envelope with postage thereon fully prepaid and certified in the United States mail and addressed to that address given by the business to the Town. The collection action may be initiated upon lapse of the fifteen (15) days period provided in the notice if all assessments, penalties, and interest are not paid in full within the fifteen (15) day period.

3. Interest

In addition to the penalties imposed, any business who fails to pay any assessment shall pay interest at the rate of one and one-half percent (1.5%) per month or fraction thereof on the amount of the assessment, inclusive of penalties, from the date on which the assessment first became delinquent, until paid.

4. Appeal to Mammoth Lakes Tourism

Any business that wishes to contest its Tier classification may appeal its classification to the MLT Appeals Committee. The MLT Appeals Committee is an ad hoc committee of the MLT Board. Details on the appeals process are provided in Appendix 3.

F. Time and Manner for Collecting Assessments

The MLTBID assessment will be implemented beginning September 1, 2018 and will continue for five (5) years through August 31, 2023. The Town of Mammoth Lakes will be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each tourism business. The assessment will be collected on a monthly basis from those businesses that are assessed a percentage rate; and collected on an annual basis from those businesses that are assessed a fixed amount. The Town shall take all reasonable efforts to collect the assessments from each tourism business. The Town shall forward the assessments, less the two percent (2%) Town Administration Fee, collected to MLT. The Town of Mammoth Lakes will remit payment of MLTBID assessments collected to MLT within thirty (30) days of the close of the collection period as shown on the schedule below. If the deadline for payment of assessments (20th day of the month) is on a weekend or holiday, the deadline will be the next available business day.

Action	Timing	Example
Collection Period	Month 1	January 1-31
Month 1 Assessments Due to Town of Mammoth Lakes	No Later Than Day 20, Month 2	February 20
Assessments Due Considered Delinquent and Subject to Penalties and Interest	Day 21, Month 2	February 21
Town of Mammoth Lakes Remits Collected Assessments to MLT	30 Days After Close of Collection Period	March 2

VI. GOVERNANCE

A. Owners' Association

The Town Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the MLTBID as defined in Streets and Highways Code §36612. The Town Council has determined that Mammoth Lakes Tourism will continue to serve as the Owners' Association for the MLTBID.

The Mammoth Lakes Tourism board of directors will continue to represent the various assessed businesses. The board will include, at a minimum, the following directors:

- 1 director selected by the Town Council
- 1 director representing Mammoth Mountain Ski Area
- 1 director representing the Mammoth Lakes Chamber of Commerce
- 2 directors representing assessed lodging businesses
- 1 director representing an assessed retail business
- 1 director representing an assessed restaurant business
- 2 directors at-large with an interest in tourism

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the MLT board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. MLT is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the MLT Board shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

MLT shall present an annual report at the end of each year of operation to the Town Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2018 SUPPLEMENT ***
(ALL 2017 LEGISLATION)

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

(a) Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial

year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in Section 36625.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify

businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a)The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915

may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements, maintenance, and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed

district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Mailing Address	City, State, Zip	Type
1111 Forest Trail #1509	2831 Jason Ct	Thousand Oaks, CA 91362	Lodging
14 la Vista Blanc Condominium #14	224 Owens Dr	Anaheim, CA 92808	Lodging
165 Old Mammoth Rd Unit # 87	2523 Beryl st	San Diego, CA 92109	Lodging
1849 #103 / Doug Ecklund	117 Arezzo Ct	Palm Desert, CA 92211	Lodging
1849 #104/Timothy Willis	5104 Schulmeyer	Yreka, CA 96097	Lodging
1849 Condo #632/P.Taherpour, M.D.	124 N Vignes Street	Los Angeles, CA 90012	Lodging
1849 Management Corporation	P O Box 835	Mammoth Lakes, CA 93546	Lodging
1917 Old Mammoth Rd Apartments	P.O. Box 7776	Mammoth Lakes, CA 93546	Lodging
273 Rainbow Lane #10	2388 Kenilworth Ave	Los Angeles, CA 90039-3042	Lodging
766 Fairway Circle # 766	P.O. Box 223390	Princeville, HI 96722	Lodging
865 Links Way	38 Nighthawk	Irvine, CA 92604	Lodging
87 Evergreen	P O Box 8142	Mammoth Lakes, CA 93546	Lodging
95 Sanctuary Snowcreek	1227 2nd st	Manhattan Beach, CA 90266	Lodging
964 Fairway Circle/Daniel Pantucci	5439 Whitefox Drive	Rancho Palos Verdes, CA 90275	Lodging
A & J Properties	P O Box 2214	Mammoth Lakes, CA 93546	Lodging
A Mammoth Undertaking	1752 N Serrano Ave. #104	Los Angeles, CA 90027	Lodging
Aaron Ross	309 Calle Pueblo	San Clemente, CA 92672	Lodging
ACQ Enterprises	2854 Rancho Rio Chico	Carlsbad, CA 92009	Lodging
Adelbert Carlen	2158 Venice Dr.	South Lake Tahoe, CA 96150	Lodging
Adventure In Camping, Mammoth, Inc	P O Box 1809	Rocklin, CA 95677	Lodging
Adventure Rental	1672 Campbell Road	Covington, GA 30014	Lodging
A-Frame Fine Wines & Spirits	POB 3327	Mammoth Lakes, CA 93546	Retail
AFrame JK	2873 South Corning St	Los Angeles, CA 90034	Lodging
Aitken Rental	27906 Goldenridge Ln.	San Juan Capistro, CA 92675	Lodging
Alan & Kerstin Litvak - Chamonix	11076 Vare CT	Moorpark, CA 93021	Lodging
Alejandra Mabry	6882 Presidente Dr	Huntington Beach, CA 92648	Lodging
Aleksandr Krol	8740 White Oak Ave	Sherwood Forrest, CA 91325	Lodging

Alice Baum	3204 Camino Calandria	Thousand Oaks, CA 91360	Lodging
Alpenhof Lodge	P O Box 1157	Mammoth Lakes, CA 93546	Lodging
Alpine Paint Of Mammoth	P O Box 7522	Mammoth Lakes, CA 93546	Retail
Alpine Sports Outfitters	P.O. Box 2247	Mammoth Lakes, CA 93546	Retail
AM Retail Group, Inc	Attn Tax Dept 4314	Brooklyn Park, MN 55428	Retail
Amsbry Consulting LLC	1006 N Oakland Ave.	Pasadena, CA 91104	Lodging
Anchor Capital, Inc	P O Box 3788	Mammoth Lakes, CA 93546	Lodging
Andrea Schotz	P.O. Box 321	Mammoth Lakes, CA 93546	Lodging
Another T-Shirt Shop	P O Box 8887	Mammoth Lakes, CA 93546	Retail
Anthony Robusto	1325 Del Mar	Laguna Beach, California 92651	Lodging
Anthony Vuoso	3648 Vigilance Dr.	Rancho Palos Verdes, CA 90275	Lodging
Anything Goes Fine Catering	P.O. Box 1492	Mammoth Lakes, CA 93546	Restaurant
Armen Norhadian	100 W Broadway #950	Glendale, CA 91210	Lodging
Arrowhead #6 / Schreiber	2325 Cinton Ave #123	Calexico, CA 92231	Lodging
Aspen Creek #126 / Imoto	650 Sidney	Pasadena, CA 91107	Lodging
Aspen Creek #24/Gail & Richard Moore	1435 N Foothill Road	Ojai, CA 93023	Lodging
Audio Republic (Retail)	142 Winddrift Circle	Crowley Lake, CA 93546	Retail
Austria Hof Slopeside Rental Services	P O Box 607	Mammoth Lakes, CA 93546	Lodging
Badmand Holdings LLC	P.O. Box 6255	Pahrump, NV 89041	Lodging
Baker Charles B & Darlyn L	4112 Cabernet Drive	Bakersfield, CA 93306	Lodging
Barnes Apartments	309 Indian Trail	Mountainside, NJ 7092	Lodging
Baron Resort Properties	2125 Sacramento St	Bakersfield, CA 93305	Lodging
Base Camp Cafe, Llc	P.O. Box 7887	Mammoth Lakes, CA 93546	Retail
Bates Family Rental	27353 Red Ironbark Dr.	Valley Center, CA 92082	Lodging
Bear Creek Pizza Den Flight Inc	P.O. Box 2249	Mammoth Lakes, CA 93546	Restaurant
Bear Cub Condo	1567 Eden Ct.	San Marcos, CA 92078	Lodging
Bear In Mind Carvings	P.O. Box 8841	Mammoth Lakes, CA 93546	Retail
Ben & Jerry's Scoop Mountain, Inc	#224 - P O Box 100 P M B 346 Rd	Mammoth Lakes, CA 93546	Retail
Bentz Property	P.O. Box 5391	Bakersfield, CA 93388	Lodging
Best Western High Sierra Hotel Jay Bhara	P O Box 390	Mammoth Lakes, CA 93546	Lodging
Bigwood #106 / Stacie Tanner	P.O. Box 1964	Mammoth Lakes, CA 93546	Lodging

Bigwood #108/Jeffrey Barton	223-4th Street	Seal Beach, CA 90740	Lodging
Bigwood #129/Joseph Lodinsky	1854 Upper Scenic drive	Felton, CA 95018	Lodging
Bigwood #69 / Kymberly Cannon Elite Mamm	#B - 1803 Huntington Lane	Redondo Beach, CA 90278	Lodging
Bigwood 10/Sherman Chamonix #6	P.O. Box 69	Mammoth Lakes, CA 93546	Lodging
Bigwood 99 / Howard Gollay	6372 Royal Grove Dr.	Huntington Beach, CA 92648	Lodging
Bigwood Enterprises #19	444 E. 6th ave	Escondido, CA 92025	Lodging
Bill Regan 5808 Minaret Rd #14	#14 - 1508 Via Lazo	Palos Verdes Peninsu, CA 90274	Lodging
Black Doubt Brewing Co. LLC	P.O. Box 3642	Mammoth Lakes, CA 93546	Retail
Black Tie Mammoth Black Tie Ski Rentals	P.O. Box 860	Mammoth Lakes, CA 93546	Retail
Black Velvet Coffee	P.O. Box 7120	Mammoth Lakes, CA 93546	Retail
Bleu	P.O. Box 1528	Mammoth Lakes, CA 93546	Retail
Bob & Bita Klein / Altis #66	27 Boulder View	Irvine, CA 92603	Lodging
Bob & Ellen Farewell / Bridges #108	1601 Grandview	Glendale, CA 91201-1205	Lodging
Booky Joint Them Heavy People, Inc.	P.O. Box 3639	Mammoth Lakes, CA 93546	Retail
Bracken Simmons Condo Rental	29831 Monarch Dr	San Juan Capistrano, CA 92675	Lodging
Brad Kraus / Woodlands #20	2140 Pisani Place	Venice, CA 902914821	Lodging
Bradley Howard Sunshine Villas #67	1819 W Olive Ave	Burbank, CA 91506	Lodging
Bradley O. Chapman	P.O. Box 2051	La Mesa, CA 91943	Lodging
Breakfast Club	P O Box 7556	Mammoth Lakes, CA 93546	Restaurant
Brian Shockley / La Residence #P8	15341 Iron Canyon	Santa Clarita, CA 91387	Lodging
Brian's Bicycles	P O Box 3153	Mammoth Lakes, CA 93546	Retail
Bridges Unit #110 Buxton Family Partners	81632 Vinedo Rd	Trabuco Canyon, CA 92679	Lodging
Bryce Walder	24332 De Leon	Dana Point, CA 92629	Lodging
Buganko Rentals	P O Box 8042	Mammoth Lakes, CA 93546	Lodging
Burgers Restaurant	P.O. Box 1611	Mammoth Lakes, CA 93546	Restaurant
Busy Beez General Store	P O Box 2249	Mammoth Lakes, CA 93546	Retail
Butler Family Trust / Winterset 16	P.O. Box 7000-641	Redondo Beach, CA 90277-8710	Lodging
Caesar Berger	23679 Calabasas Rd #626	Calabasas, CA 91302	Lodging
Cafe 203	P O Box 390	Mammoth Lakes, CA 93546	Restaurant

Caisley & Lloyd / Grayfox #4	P.O. Box 100 - P M B #141	Mammoth Lakes, CA 93546	Lodging
California Craft Brewers Association	P.O. Box 807	Sacramento, CA 95812	Retail
Candace Rieder	P.O. Box 8803	Mammoth Lakes, CA 93546	Lodging
Carl Schulze	4748 S. La Villa Marina M	Marina Del Rey, CA 90292	Lodging
Carl's Junior	Ste A - 119 Mac Iver	Bishop, CA 93514	Restaurant
Carlson Partnership, Llc	9292 Activity Rd.	San Diego, CA 92126	Lodging
Carol Dalton Grand Sierra #1311 & Westin	6 Oak Tree Dr.	Newport Beach, CA 92660	Lodging
Carrie & Garry James	40 Coronado Pointe	Laguna Nigel, CA 92677	Lodging
Carroll Family Trust	21414 Talisman St.	Torrance, CA 90503	Lodging
Casa Mammoth SP, LLC	3212 Broad St.	Newport Beach, CA 92663	Lodging
Casablanca Investments Horizons 4#165 &	26650 The Old Road #300	Valencia, CA 91381	Lodging
Casey O'Neill	P.O. Box 9094	Mammoth Lakes, CA 93546	Lodging
Caskey Family Trust	27182 Hidden Trails Road	Laguna Hills, CA 92653	Lodging
Cee Vue Corp	3282 Paseo Gallita	San Clemente, CA 92672	Lodging
Center St. Shell	C/O 1274 N Main St	Bishop, CA 93514	Retail
Central Reservations Of Mammoth	P O Box 7338	Mammoth Lakes, CA 93546	Lodging
Chair 14 Llc / James Moore Sierra Park V	#229 - 100 E Thousand Oaks Bl	Thousand Oaks, CA 91360	Lodging
Chamonix #13 / Jonathan Jennings	5937 Armaga Spring Rd. Unit A	Rancho Palos Verdes, CA 90275	Lodging
Chamonix #26 / Nocero	4941 Calle El Torro	La Verne, CA 91750	Lodging
Chamonix #3 / Nancy Obremski	21672 Lanar	Mission Viejo, CA 92692	Lodging
Chamonix #59	3924 6th Ave.	Los Angeles, CA 90008	Lodging
Chamonix #80	427 8th St. Apt. B	Hermosa Beach, CA 90254	Lodging
Chamonix #83/Korman Family Trust	19400 Olivos Drive	Tarzana, CA 91356	Lodging
Chamonix 68	1463 Andalusian Drive	Norco, CA 92860	Lodging
Chamonix 90	2025 Roadrunner Ave	Thousand Oaks, CA 91320	Lodging
Chamonix Condos	20411 Regal Circle	Huntington Beach, CA 92646	Lodging
Charles Cockey/Robert Richey	2331 Cliff Drive	Newport Beach, CA 92663	Lodging

Chateau De Montagne #1 / Lynda & Richard	3644 San Pasqual St	Pasadena, CA 91107	Lodging
Chateau De Montagne #16 / Timothy Angle	800 Rideout Way	Fullerton, CA 92835	Lodging
Chateau De Montagne #3 / Frank Sumi	712 Double Tree Lane	Long Beach, CA 90815	Lodging
Chateau Door 12/Jennings	33501 Sea Bright DR	Dana Point, CA 92624	Lodging
Chateau Sans Nom # 13 / Yu & Chung	869 Holladay Way	Monterey Park, CA 91754	Lodging
Chateau Sans Nom #29	1704 Wendy Way	Manhatten Beach, CA 90266	Lodging
Chateau Sans Nom #4 / Gary Fasola	#2903 - 4240 Lost Hills Rd	Calabasas Hills, CA 91301	Lodging
Chateau Sans Nom #9 / Marble	10223 Dutch Iris Dr	Bakersfield, CA 93311	Lodging
Chateau Sierra #57 / Carel & Mary Otte	4261 Commonwealth Ave	La Canada, CA 91011	Lodging
Chato	400 E Dyer Rd	Santa Ana, CA 92707	Retail
Chelsea Rental	PO Box 1343	Mammoth Lakes, CA 93546	Lodging
Chez Mammoth	807 Superba Avenue	Venice, CA 90291	Lodging
Chris & Elisa Nagle	1519 W. 10th St.	San Pedro, CA 90732	Lodging
Chris & Rose Rosas	330 Capitan St.	Newbury Park, CA 91370	Lodging
Chris Hansen	12 Collingwood	Aliso Viejo, CA 92656	Lodging
Christian Norman	3123 Barry Ave.	Los Angeles, CA 90066	Lodging
Christian Pondella Photography	P O Box 150	Mammoth Lakes, CA 93546	retail
Christine Broadhurst	677 17th Street	Manhattan Beach, CA 90266	Lodging
Christopher McAbery	11728 Darlington ave #7	Los Angeles, CA 90049	Lodging
Cinnamon Bear Inn Inc	7 Little Comfort Rd	Savannah, GA 31411	Lodging
City Loan Corp	1706 Blossom Lane Unit B	Redondo Beach, CA 90278	Lodging
Cj's Grill	P.O. Box 8809	Mammoth Lakes, CA 93546	Restaurant
Clare-White-McDonald	630 Nardito Ln.	Solana Beach, CA 92075	Lodging
Clausen-HSU Rentals	5077 Lynch Ct.	Carlsbad, CA 92008	Lodging
Clear Creek RD 1517 / Ann Tro	2230 Camino Del Rosario	Santa Barbara, CA 93108	Lodging
Clocktower Cellar	P O Box 1157	Mammoth Lakes, CA 93546	Restaurant
Clyde & Susan Kendzierski	3501 E. Broadway	Long Beach, CA 90803	Lodging
Colleen's Cabin	2339 Galloway Ave.	Bishop, CA 93514	Retail
Command Performance Ski Rental	P O Box 2609	Mammoth Lakes, CA 93546	Retail

Conestoga #106 / Kathleen Kunz	9950 Halifax St.	Ventura, CA 93004	Lodging
Conestoga #108/Kent Bodin	P O Box 6741	Ventura, CA 930069741	Lodging
Conestoga Condominiums #114	1349 Fitzgerald Rd.	Simi Valley, CA 93065	Lodging
Conestoga Unit #107/Jeffrey Nelson	P.O. Box 8568	Mammoth Lakes, CA 93546	Lodging
Cori & Bob Davenport	801 Greentree Rd	Pacific Palisades, CA 90272	Lodging
Country Liquor Red Fir Road, Llc	P.O. Box 8175	Mammoth Lakes, CA 93546	Retail
Courchevel #23 / Brachfeld	30 Calle Viveza	San Clemente, CA 92673	Lodging
Courchevel #3 / Nile Rightmire	34 Finca	San Clemente, CA 92672	Lodging
Courchevel #38 / Winter Escape	9055 Mustang Rd	Rancho Cucamonga, CA 91701	Lodging
Courtney Keppelman	237 Woodland Dr.	Laguna Beach, CA 92651	Lodging
Craig Knoblock	623 Sierra St.	El Segundo, CA 90245	Lodging
Crestview #10 Allen Cintron	35 Oak View Dr	Aliso Viejo, CA 92656	Lodging
Crestview #45 Brian Enright	2537 Clearview Ave	Ventura, CA 93001	Lodging
Crestview #52/M. Tashima, Llc.	24621 Wayman Street	Newhall, CA 91321	Lodging
Crestview #62/Atkins 1996 Trust	22311 Clearbrook	Mission Viejo, CA 92692	Lodging
Crestview Condominiums #1/Mason Jar Prop	3133 Garden Avenue	Los Angeles, CA 90039	Lodging
Crestview Condos #9 / Vera Quinlan	27847 Bloomfield Court	Valencia, CA 91354	Lodging
Crockett, David H.	P O Box 1218	Mammoth Lakes, CA 93546	Lodging
Croson Rental	18913 SE 46th Way	Issaquah, WA 98027	Lodging
Crystal Crag Lodge	54 Creek Rd."	Fairfax, CA 94930	Lodging
Cyndi McGonigal, IBC	P.O. Box 1324	Mammoth Lakes, CA 93546	Retail
D&L Four Boys, LLC	223 Condessa Ct.	Oceanside, CA 92057	Lodging
Dale Knott & Romi Skolnik-Knott	309 North Acacia Avenue	Solana Beach, CA 92075	Lodging
Dan Abrams	1027 1/2 Abbot Kinney	Venice, CA 90291	Lodging
Dan Larson	1452 Caminito Solidago	La Jolla, CA 92037	Lodging
Dan Singer / Winterset #25	16581 E Ember Glen Rd.	Hacienda Heights, CA 91745	Lodging
Daniel & Louisa Bir	11 67th place	Long Beach, CA 90803	Lodging

Daniel Kass	12042 SE Sunnyside Rd #337	Clackamas, OR 97015	Lodging
Daniel Neiman	22287 Mulholland Hwy #245	Calabasas, CA 91302	Lodging
Daniela Casey	PO BOX 1680	Ojai, CA 93024	Lodging
David & Amy Short	3980 Leighton Point Road	Calabasas, CA 91301	Lodging
David Amstutz	12052 Aragon Springs Ave.	Las Vegas, NV 89138	Lodging
David And Darlene Inman	300 Lazy Creek Loop	Ingram, TX 78025	Lodging
David Diller	P.O. Box 1701	Kernville, CA 93238	Lodging
David Ham	4303 Sea Bright Dr.	Carlsbad, CA 92008	Lodging
David Margolin	PO Box 301	Laguna Beach, CA 92652	Lodging
David Meck	10219 Hawthorne Blvd	Inglewood, CA 90304	Lodging
David Palombo / Snowcreek #37	1800 Marengo Ave	So. Pasadena, CA 91030	Lodging
David Randall / Wildflower #47	10763 Lurie Place	Northridge, CA 91326	Lodging
Davison St. Guest House	333 9th St	Del Mar, CA 92014	Lodging
DBA Mammoth Brewing Company	P.O. Box 611	Mammoth Lakes, CA 93546	Retail
DBA Mammoth Fun Shop	P.O. Box 100 PMB 362	Mammoth Lakes, CA 93546	Retail
Delicious Kitchen	P.O. Box 7723	Mammoth Lakes, CA 93546	Retail
Denise Trentham	256 Hawk Lane	Palmdale, CA 93551	Lodging
Dennis Wadley	120 Eagle Rock Ave.	Othard, CA 93035	Lodging
DePalma Holdings, Inc.	P O Box 7460	Mammoth Lakes, CA 93546	Lodging
Derek Frank	P.O. Box 3089	Greenwood Village, CO 80155-3089	Lodging
Discovery 4 #120/Steve Piurkowsky	198 Parkside Dr	Simi Valley, CA 93065	Lodging
Discovery 4 #130 / Karen Wechsung	11336 E. Turquoise Circle	Dewey, AZ 86327	Lodging
Discovery 4 #134/Matthew Harwich	270 N. Orange Grove Blvd	Pasadena, CA 91103	Lodging
Discovery 4 #145/Maureen McCall	15 North Wilson Lane	Wantage, NJ 7461	Lodging
Discovery 4 #149 / Renfrow	28225 Langside Ave.	Canyon Country, CA 91351	Lodging
Discovery 4 Condominium Complex	6181 Country View DR	Yorba Linda, CA 92886	Lodging
DIY Home Center	Ste 210 - 20525 Nordhoff St	Chatsworth, CA 913116100	Retail

Doll House Chalet	11208 Homedale St	Los Angeles, CA 90049	Lodging
Dominic and Barbara Eyherabide	6601 Uplands of the Kern Dr.	Bakersfield, CA 93308	Lodging
Domino's Pizza	P O Box 938	La Puente, CA 917470938	Restaurant
Donald Domonoske	17222 Chapparal Lane	Huntington Beach, CA 92649	Lodging
Donlyn Company / Grayfox #5	13104 Nimrod Place	Los Angeles, CA 90049	Lodging
Dorothy Leyen	P.O. Box 7654	Mammoth Lakes, CA 93546	Lodging
E.B.M.L. Corp.	P O Box 33	Mammoth Lakes, CA 93546	Retail
Edelweiss Lodge	P O Box 1986	Mammoth Lakes, CA 93546	Lodging
Edward & Melanie Cornejo	PO Box 11240	Costa Mesa, CA 92627	Lodging
Edward Jones	13708 Braeswood Terrace	El Cajon, CA 92021	Lodging
Edward Zimmerman	P.O. Box 803	Spring Valley, CA 91976	Lodging
Elevation EscapeLA Tours & Team Housing	P.O. Box 2904	Mammoth Lakes, CA 93546	Lodging
Elevation Soap Company	P.O. Box 100 PMB 196	Mammoth Lakes, CA 93546	Retail
Elliott Properties	P O Box 1487	Mammoth Lakes, CA 93546	Lodging
EME Associates	30644 Via La Cresta	Rancho Palos Verdes, CA 90275	Lodging
Ensignal, Inc.	800 E. 1st St. STE 410	Wichita, KS 67202	Retail
Equity Villa Fund, LP	1220 Rosecrans Street	San Diego, California 92106	Lodging
Eric & Katherine Hubner	601 Lucerne Ave	Placentia, CA 92870	Lodging
Eric Eppolito	24755 Brachen Lane	Stevenson Ranch, CA 91381	Lodging
Eric Johnson	2402 Allred St.	Lakewood, CA 90712	Lodging
Eric Larsen	28820 Willow Tree Ct	Santa Clarita, CA 91390	Lodging
Eric Rex & Anja Wilms / Sherwin Villas #	2425 Moonlight Glen	Escondido, CA 92026	Lodging
Erik Caso	565 Hermes Ave.	Leucadia, CA 92024	Lodging
Erik Sellfors	5775 E. Los Angeles Ave. Suite 222	Simi Valley, CA 93063	Lodging
Espazio II	P O Box 1430	Mammoth Lakes, CA 93546	Retail
Eva Grace	12295 Melbourne Dr.	Rancho Cucamonga, CA 91739	Lodging
Ezra Ezban	#212 - Shl 2665 30th St	Santa Monica, CA 90405	Lodging
Fabian & Linda Proano	3715 Via Palamino	Palos Verde Estates, CA 90274	Lodging

Feldman Clifford R & Verder Tina B	4018 Rock Hampton Drive	Tarzana, CA 91356	Lodging
Fireside #304 / Robert Szpila	305 Calle Neb Lina	San Clemente, CA 92672	Lodging
Fireside #314/Carine Vanclooster	2740 Argonauta Street	Carlsbad, CA 92009	Lodging
Fireside Condo #303	6440 Hanna Ave.	Woodland Hills, CA 91303	Lodging
First Street Leather Mammoth LLC	P.O. Box 264	Los Olivos, CA 93441	Retail
Fleming Trust	9021 Mustang Rd.	Alta Loma, CA 91701	Lodging
Food Cashe Cafe	P. O. Box 498	Mammoth Lakes, CA 93546	Restaurant
Footloose, Inc.	P O Box 1929	Mammoth Lakes, CA 93546	Retail
Forest Creek #18 / Andrew Jones	170 Surf St.	Pismo Beach, CA 93449	Lodging
Forest Meadows #11/Riese, Robert	721 Calle Brisa	San Clemente, CA 92673	Lodging
Four Season Solstice 24	5715 Spring Oak Dr	Los Angeles, CA 90068	Lodging
Frank Vedres Living Trust	#10 - 4 Lighthouse St.	Marina Del Rey, CA 90292	Lodging
Fst Mdws 15/Advent Prpty Mmgt Dba Advent	213 - 4603 Mission Blvd Suite	San Diego, CA 92109	Lodging
G T Properties	P O Box 541	Mammoth Lakes, CA 93546	Lodging
Gail and Rob Thalmann	1833 262nd SW	Lomita, CA 90717	Lodging
Gail Uebersetzig	1506 Linda Street	Fallbrook, CA 92028	Lodging
Garden of Eat'n	P.O. Box 1863	Mammoth Lakes, CA 93546	Retail
Garry Oye	P.O. Box 292	Mammoth Lakes, CA 93546	Lodging
Gary Reitman	P.O. Box 191011	Boise, ID 83719	Lodging
Gary Shultz Apartments	P O Box 9397	Mammoth Lakes, CA 93546	Lodging
Get Outdoors 365	P.O. Box 9044	Mammoth Lakes, CA 93546	Retail
Giovanni's Restaurant & Lounge	P.O. Box 3955	Mammoth Lakes, CA 93546	Restaurant
Gomez's Restaurant & Cantina Black Diamo	P.O. Box 2885	Mammoth Lakes, CA 93546	Retail
Good Life Cafe	P O Box 81	Mammoth Lakes, CA 93546	Restaurant
Gordon Khoo / Summit #9	Apt A - 136 21st St	Costa Mesa, CA 92627	Lodging
Graeff, Caroline	1812 Walnut Ave.	Manhatthan Beach, CA 90266	Lodging
Grand Havens / TCC Ennterprise Inc.	PO Box 100 PMB #558	Mammoth Lakes, CA 93546	Lodging
Grand Mammoth Resorts	P.O. Box 408	Mammoth Lakes, CA 93546	Lodging
Grand Sierra # 2923 / Mammoth Renters	18340 Yorba Linda Blvd.	Yorba Linda, CA 92886	Lodging
Grand Sierra #1207 / Brad Hunter	P.O. Box 90913	San Diego, CA 92169	Lodging

Grand Sierra #1328 / Nadine Brunner	4627 Ocean Blvd. #414	San Diego, CA 92109	Lodging
Grand Sierra Lodge / Mari Brill The Bril	5359 Calle Vista	San Diego, CA 92109	Lodging
Grand Sierra Lodge Unit #1506	27236 Delemos	Mission Viejo, CA 92692	Lodging
Grant Gold	302 Avenida Presidio	San Clemente, CA 92672	Lodging
Graphic Conclusions	P O Box 999	Mammoth Lakes, CA 93546	Retail
Gray Eagle #5 / Kozak	654 Hymettus Ave	Encinitas, CA 92024	Lodging
Grayfox #2 / Jennifer Oliak	445 26th St	Manhattan Beach, CA 90266	Lodging
Grayfox #6/Karen Mitchell	10933 Escollera Circle	Camarillo, CA 93012	Lodging
Greg Curiel	113 Dolphin Ave.	Seal Beach, CA 90740	Lodging
Greg Weaver	17246 Panadero Ct.	Bakersfield, CA 93314	Lodging
Gregg & Sue Seidel	134 Manhattan Ave.	Hermosa Beach, CA 90254	Lodging
Gregory Knoll / San Sierra #27	328 9th Street	Manhattan Beach, CA 90266	Lodging
GSAM	5155 W. Rosecrans Ave. #238	Hawthorne, CA 90250	Lodging
Hans & Esperanza Keifer	11716 Babbitt ave	Granada Hills, CA 91344	Lodging
Harer Vacation Rentals	144 Stanislaus Ave.	Ventura, CA 93004	Lodging
Hathaway Family Trust	14818 Hartsook St	Sherman Oaks, CA 91403	Lodging
Helios #5 South / John Stangl	3959 Crownhaven Ct	Newbury Park, CA 91320	Lodging
Helios 7N Mammoth Wave Properties, Llc	3414 Grand Ave	Claremont, CA 91711	Lodging
Helios Eleven	630 W. 6th St #104	Los Angeles, CA 90017	Lodging
Herman Roethel	5163 Melbourne Dr	Cypress, CA 90630	Lodging
Hidden Valley #132/Diana Mausser	1020 Loma Dr	Hermosa Beach, CA 90254	Lodging
Hidden Valley #14 / Ronald Slavick	1399 E Versailles Ct	Boise, ID 83706	Lodging
Hidden Valley #17	3615 S. Carolina St. #1	San Pedro, CA 90731	Lodging
Hidden Valley #39 / Greg Stone	69 McNeil Ave	Encinitas, CA 92024	Lodging
Hidden Valley Chalet	499 West Walnut St.	Pasadena, CA 91103	Lodging

Hidden Valley Condos #135 / Steve Gibbs	PO Box 3662	Santa Barbara, CA 93130-3662	Lodging
Hidden Valley Vill. #20 / Charles McDona	4621 Milne Dr	Torrance, CA 90505	Lodging
Hidden Vly #26/Latshaw	6507 Gross Ave	West Hills, CA 91307	Lodging
Higerd Properties	P.O. Box 2535	Mammoth Lakes, CA 93546	Lodging
High Country Lumber-Retail & Install	444 S Main St	Bishop, CA 93514	Retail
High Country Management & Resv.	P O Box 7338	Mammoth Lakes, CA 93546	Lodging
Hill Street Associates/Duplex	P O Box 1462	Mammoth Lakes, CA 93546	Lodging
Hinkle Robert & Rebecca L	356 Cumberland Rd.	Glendale, CA 91202	Lodging
Holiday Haus Holiday Haus, Llc	P.O. Box 100, Pmb 170	Mammoth Lakes, CA 93546	Lodging
Horizons 4 #106 / Robert J. Crosby	1720 Shoemaker Rd.	Riverside, CA 92506	Lodging
Horizons 4 #110/John Yasko	2131 Santiago Dr.	Newport Beach, CA 92660	Lodging
Horizons 4 #112/Glenn Overley	330 Borchard Dr	Ventura, CA 93003	Lodging
Horizons 4 #150 / Rona & Rod Billman	1820 Nowak Ave.	Thousand Oaks, CA 91360	Lodging
Horizons 4 #158/Rob and Joan Ravenstine	10765 Owens Place	Tujunga, CA 91042	Lodging
Horizons IV #180 / Kevin Bialas	10220 Dupage Ave	Las Vegas, NV 89135	Lodging
Horizons IV #186 / Richard Barkley, Jr.	420 Via El Chico	Redondo Beach, CA 90277	Lodging
Household Services DBA Chucks Firewood	P.O. Box 7205	Mammoth Lakes, CA 93546	Retail
Ian Cook	24810 Avenida Presidio	Valencia, CA 91355	Lodging
In Contrast	P.O. Box 8579	Mammoth Lakes, CA 93546	Retail
Innsbruck Lodge	P O Box 758	Mammoth Lakes, CA 93546	Lodging
International Ski Dev. Inc.	P.O. Box 607	Mammoth Lakes, CA 93546	Retail
Inyo Recreation California Land Manageme	675 Gilman St.	Palo Alto, CA 94301	Lodging
Irene & Ned Sasaki	3900 Long Beach Blvd.	Long Beach, CA 90807	Lodging
J and J Enterprises	3110 Cribbs Ct.	Placerville, CA 95667	Lodging
James & Elizabeth Imlay	26595 Avenue Deseo	Mission Viejo, CA 92691	Lodging
James Cox	P.O. Box 2865	Camarillo, CA 93011	Lodging
Jamie Bewernitz	47 Calvados	Newport Coast, CA 92657	Lodging
Jana Swimmer	1719 Maple St	Santa Monica, CA 90405	Lodging

Jane Thompson	166 1/2 Argonne Ave	Long Beach, CA 90803	Lodging
Janice Gray Duplex	P O Box 464	Mammoth Lakes, CA 93546	Lodging
Janis Richardson	P.O. Box 1431	Mammoth Lakes, CA 93546	Lodging
Jeff Hansen	P.O. Box 2561	Mammoth Lakes, CA 93546	Lodging
Jeff Williams Renovations, LLC	3419 N 27th St.	Tacoma, WA 98407	Lodging
Jeffrey Miles	762 California Ave	Venice, CA 90291	Lodging
Jeffrey R Alger & Laurel A Leach	15746 Addison Street	Encino, CA 91436	Lodging
Jennifer and Craig Burrows	P.O. Box 7442	Mammoth Lakes, CA 93546	Lodging
Jennings Conner LLC	28 Foxboro	Irvine, CA 92614	Lodging
Jeremiah Stepan	13031 Villosa Pl. #422	Playa Vista, CA 90094	Lodging
Jim Day SPv74	443 Arden Dr.	Encinitas Dr., CA 92024	Lodging
Jimmy's Taverna	P.O. Box 918	Mammoth Lakes, CA 93546	Retail
JJK Vacations	14004 Mango Drive	Del Mar, CA 92014	Lodging
JK Leonard	17441 Frans Lane	Huntington Beach, CA 92649	Lodging
Joe Coito	3895 Sterrett Ave	Santa Barbara, CA 93110	Lodging
John & Barbara Cambon	PO Box 7296	Rancho Santa Fe, CA 92067	Lodging
John & Kristin Thomas	425 31st Street	Hermosa Beach, CA 90254	Lodging
John Krach	2046 Paramount Dr.	Los Angeles, CA 90068	Lodging
John L Duenes	28771 Via Los Arboles	San Juan Capistrano, CA 92675	Lodging
John Otsuki	12323 Split Rein Dr.	Rancho Cucamonga, CA 91739	Lodging
John Rubacher	P.O. Box 14642	Van Nuys, CA 91409	Lodging
John-Paul Beeghly	40 Bluejay	Irvine, CA 92604	Lodging
John's Pizza Works J & L Mueller Enterpr	P O Box 3088	Mammoth Lakes, CA 93546	Restaurant
Jon & Penny Fosheim	4 Corporate Plaza Dr. #250	Newport Beach, CA 92660	Lodging
Joseph R. & Jana L. Sweet	13111 Solario Lane	Bakersfield, CA 93306	Lodging
Joy & Scott Ross	3615 Deauvilla Ct.	Calabasas, CA 91302	Lodging
Judith Schwartzkopf	109 Appleton Ca	Crowley Lake, CA 93546	Lodging
Julie Jaegers	2464 Old Nadeau Rd.	Palmdale, CA 93550	Lodging
Juniper 13 Associates	4911 Genesta Ave.	Encino, CA 91316	Lodging
Juniper Spring Lodge #412	31 Urey Court	Irvine, CA 92617	Lodging
Juniper Springs #231 / Jayd Swendseid	91 Camarillo Drive	Camarillo, CA 93010	Lodging

Justin Wen / Pei-Ching Ling	245 W. Garvey Ave #173	Monterey Park, CA 91754-9998	Lodging
Karen Beatty / Sunshine Village #122	1801 Rhodes St	Hermosa Beach, CA 90254	Lodging
Karen McCoy	787 Rome Dr.	Bishop, CA 93514	Lodging
Karen Mullen Czechowski	13751 Shoal Summit Dr	San Diego, CA 92128	Lodging
Karl and Heather Anderson	P.O. Box 294	Mammoth Lakes, CA 93546	Lodging
Karla Mendelson	408 5th St.	Manhattan Beach, CA 90266	Lodging
Kar-Lea Holdings, LLC	P.O. Box 3003	Dillon, CO 80435	Lodging
Kates, Joanne	64 Lazy Gln	Snowmass, CO 81654	Lodging
Kathleen Brahm	28 Portmarnoch Ct.	Coto de Caza, CA 92679	Lodging
Kathleen Goldstein	67 Crest Road East	Rolling Hills, CA 90274	Lodging
Keith Bewick	4009 Ventura Canyon Ave.	Sherman Oaks, CA 91423	Lodging
Keith Kyle / Bigwood P67	423 25th St	Hermosa Beach, CA 90254	Lodging
Kelly Gregory & Bambi	7990 Deerfield Street	San Diego, CA 92120	Lodging
Kenneth Lehmer	7544 Navigator Circle	Carlsbad, CA 92011	Lodging
Kerbrat / Upton	4 Glastonbury Place	Laguna Niguel, CA 92677	Lodging
Kermode Family Trust	1149 Country Club Dr.	Minden, NV 89423-8855	Lodging
Kevin & Maria Cobb	2549 E. Bluff Dr.	Newport Beach, CA 92660	Lodging
Kevin Grandalski	1317 N. San Fernando Blvd #181	Burbank, CA 91504	Lodging
Kevin Harness	2555 Loma Ave	S. El Monte, CA 91733	Lodging
Kevin Keating / Solstice #14	7305 Cypress Run Drive	Las Vegas, NV 89131	Lodging
Kevin McBride Apartments	P O Box 192	Mammoth Lakes, CA 93546	Lodging
Kevin T. Hartigan	28 West Main st.	Ventura, CA 93001	Lodging
Kirk Schaubmayer Properties	P.O. Box 169	Mammoth Lakes, CA 93546	Lodging
Kirk Wooldridge	P.O. Box 10926	South Lake Tahoe, CA 96158	Lodging
Kittredge Sports	P O Box 598	Mammoth Lakes, CA 93546	Retail
Kiwi Campbell Rentals LLC	22287 Mulholland Hwy Unit 245	Calabasas, CA 91302	Lodging
Krystal V E 307/Johnson	249 South Harvard Bl #309	Los Angeles, CA 90004	Lodging
Krystal Villa East # 105 / Jaeger	27145 Pueblonuevo	Mission Viejo, CA 92691	Lodging

Krystal Villa East # 225 / Rhyne	16402 Whittier Lane	Huntington Beach, CA 92647	Lodging
Krystal Villa East #425 / Burkholder	17808 Candia Ct.	Granada Hills, CA 91344-1559	Lodging
KS Crawford Properties, INC	P.O. Box 313	Clifton, TX 76634	Lodging
Kubiske Family Trust	750 S B St	Oxnard, CA 93030	Lodging
KWRE	5775 Los Angeles Ave #117	Simi Valley, CA 93063	Lodging
L S C C Mammoth Property/M.S.T.H. #19	807 Angelus Place	Venice, CA 90291	Lodging
La Residence 4 #29 / Jimmy Lee	14904 New Vista Place	Hacienda Heights, CA 91745	Lodging
La Residence 4 #N4 / Arthur Luedeke	45940 Classic Way	Temecula, CA 92592	Lodging
La Residence IV # L-6 / Eddleman	2205 Hillsbury Rd	Westlake Village, CA 91361	Lodging
La Residence IV #0-8 / Henry Grady	7721 Airport Blvd	Los Angeles, CA 90045	Lodging
La Residence IV / Zachary Knorr	1825 N Kingsley dr #206	Los Angles, Californa 90027	Lodging
La Vista Blanc #21 / Zachary Schorr	12100 Wilshire Boulevard, Suite 1050	Los Angeles, CA 90025	Lodging
La Vista Blanc #32/John Smyth	26 Galaxy Isle	Ladera Ranch, CA 92694	Lodging
La Vista Blanc #34 / Anne & Bob Palacios	2189 Latham	Simi Valley, CA 93065	Lodging
La Vista Blanc #64 / Damon Frank	5 Thorp Spring	Ladera Ranch, CA 92694	Lodging
La Vista Blanc #67 / Ronald W. Stark	1525 Havenwood Drive	Oceanside, CA 92056	Lodging
La Vista Blanc #68/Steve Ball	14241 Mango Dr	Del Mar, CA 92014	Lodging
La Vista Blanc #69 / Vignery	547 S Helberta Ave.	Redondo Beach, CA 90277	Lodging
La Vista Blanc #8/Rick Hardy	23823 Malibu Road, Suite 50-332	Malibu, CA 90265	Lodging
Lakanuki Enterprises, Inc.	P O Box 1150	Mammoth Lakes, CA 93546	Restaurant
Larry Carlson	15855 Condor Ridge Rd.	Santa Clarita, CA 91387	Lodging
Latin Market	P.O. Box 8639	Mammoth Lakes, CA 93546	Retail
Laurel/Grand Sierra Mammoth Lakes Laundr	P.O. Box 2695	Mammoth Lakes, CA 93546	Lodging
Lawrence & Camille Jasmin	30173 Via Rivera	Rancho Palos Verdes, CA 90275	Lodging
Lawrence Gallego	P.O. Box 142	Del Mar, CA 92014	Lodging
Le Mammoth Lodge	P.O. Box 61102	Irvine, CA 92602	Lodging

Leila Gharache	10351 Wilshire Blvd 202	Los Angeles, CA 90024	Lodging
Lena Lyn's Custom Creations	P.O. Box 2032	Mammoth Lakes, CA 93546	Retail
Leslie Gallo	37 Aruba Bend	Coronado, CA 92118	Lodging
Liberty Sports Bar & Grill	P.O. Box 8511	Mammoth Lakes, CA 93546	Restaurant
Lintott / Timber Ridge #36	326 Mainsail Rd.	Oceanside, CA 92054	Lodging
Lisa Novak	85 Hot Creek Hatchery Road	Mammoth Lakes, CA 93546	Retail
Lisa Suomi	4137 Long Cove Cr.	Corona, CA 92883	Lodging
Lodge at Snowcreek	4341 Via Juanita	Newbury Park, CA 91320	Lodging
Lorraine Loh-Norris	576 Via Media	Palos Verdes Estates, CA 90272	Lodging
Lory Larson	16621 Nalu Circle	Huntington Beach, CA 92649	Lodging
Lupe Encinas / Hidden Valley #20	3017 Calypso Pl	San Diego, CA 92106	Lodging
Lynda Wu	P.O. BOX 7350	MAMMOTH LAKES, CA 93546	Lodging
Lynne A Payne	11 HavenHurst Drive	Coto de Caza, CA 92679	Lodging
M L Monkeybar, Inc. Dba Mammoth Mtneerin	P O Box 2297	Mammoth Lakes, CA 93546	Retail
Maliho, L L C / Aspen Creek #118	3409 Cerritos Ave	Los Alamitos, CA 90720	Lodging
Mama's Kitchen Table	P.O. Box 1340	Mammoth Lakes, CA 93546	Restaurant
Mamm Gtwy Vlg 5/Goldschmidt	72 Endless Vista	Aliso Viejo, CA 92656	Lodging
Mamm V V #44/Lusignan	20701 Charwood Lane	Huntington Beach, CA 92646	Lodging
Mamm. Ski & Racquet #K96 / Anny Slazik	7932 Jayseel St	Sunland, CA 91040	Lodging
Mamm. View Villas #47 / James Mc Joynt B	P.O. Box 1455	Upland, CA 91785	Lodging
Mammoth Accommodation Center	P O Box 7459	Mammoth Lakes, CA 93546	Lodging
Mammoth Ammo	P.O. Box 9324	Mammoth Lakes, CA 93546	Retail
Mammoth Business Essentials, Inc	P O Box 100	Mammoth Lakes, CA 93546	Retail
Mammoth Car Rental Llc. Dba: Hertz Mammo	P.O. Box 663	Mammoth Lakes, CA 93546	Retail
Mammoth Catering & Events, LLC	P.O. Box 1336	Mammoth Lakes, CA 93546	Restaurant
Mammoth Chevron, Inc Mammoth Chevron	P.O. Box 27	Mammoth Lakes, CA 93546	Retail
Mammoth Condo Getaway	515 S. Landing Rd Unit 2	Crowley Lake, CA 93546	Lodging
Mammoth Condo Rentals	1217 Temple Hills Dr	Laguna Beach, CA 92651	Lodging

Mammoth Creek # 48 / John H. Goetz	20600 Quedo Dr.	Woodland Hills, CA 91364	Lodging
Mammoth Creek #35 / Ken Ewing	8639 Vinevalley Dr	Sun Valley, CA 91352	Lodging
Mammoth Creek #4/Kelly Das & Santanu Das	3962 Humboldt Drive	Huntington Beach, CA 92649	Lodging
Mammoth Creek 53/Gary Drlik	P.O. Box 1084	Brea, CA 92821	Lodging
Mammoth Creek Inn	P O Box 129	Mammoth Lakes, CA 93546	Lodging
Mammoth Creek Vacation Rentals	P.O. Box 8228	Mammoth Lakes, CA 93546	Lodging
Mammoth Direct Reservations Mammoth Ski	P O Box 3846	Mammoth Lakes, CA 93546	Lodging
Mammoth Estates #202 / Dory Jones	2536 Moray Ave.	San Pedro, CA 90732	Lodging
Mammoth Estates Rentals	P O Box 1117	Mammoth Lakes, CA 93546	Lodging
Mammoth Five Star Lodging	P.O. Box 5037	Mammoth Lakes, CA 93546	Lodging
Mammoth Gallery	#710 - 1660 Hotel Circle N.	San Diego, CA 92108	Retail
Mammoth Gardening Essentials	P.O. Box 8908	Mammoth Lakes, CA 93546	Retail
Mammoth Gateway #4/Michelle Bentler	49 Remington Lane	Aliso Viejo, CA 92656	Lodging
Mammoth Gateway Village #10 Stephen & Ju	5801 Fairhaven Ave	Woodland Hills, CA 91367	Lodging
Mammoth Getaways	P.O. Box 1085	Mammoth Lakes, CA 93546	Lodging
Mammoth Gold Mercantile	P.O. Box 3698	Mammoth Lakes, CA 93546	Retail
Mammoth Green 218	1361 Shorebird Ln.	Carlsbad, CA 92011	Lodging
Mammoth Greens #122 / Fred West	165 Sixth Ave. #2404	San Diego, CA 92101	Lodging
Mammoth Hospitality Mgmt, Llc	P O Box 2129	Mammoth Lakes, CA 93546	Lodging
Mammoth Kayaks	P.O. Box 7216	Mammoth Lakes, CA 93546	Retail
Mammoth Kim LLC	2500 E. Imperial Hwy, Ste 200 #177	Brea, CA 92821	Lodging
Mammoth Lakes Accommodation Service	P O Box 7371	Mammoth Lakes, CA 93546	Lodging
Mammoth Lakes Nursery	P.O. Box 1084	Mammoth Lakes, CA 93546	Retail
Mammoth Liquor	P O Box 413	Mammoth Lakes, CA 93546	Retail
Mammoth Mountain Chalets	1841 Knoll Dr.	Ventura, CA 93003	Lodging
Mammoth Mountain Inn	P O Box 24	Mammoth Lakes, CA 93546	Lodging

Mammoth Mountain Rentals, LLC	19164 Briarfield Way	Tarzana, CA 91356	Lodging
Mammoth Mountain Reservations Mammoth Di	P.O. Box 1838	Mammoth Lakes, CA 93546	Lodging
Mammoth Mountain RV Park	P.O. Box 288	Mammoth Lakes, CA 93546	Retail
Mammoth Mountain Ski Area	P O Box 24	Mammoth Lakes, CA 93546	Retail
Mammoth Mountain Ski Area	P O Box 24	Mammoth Lakes, CA 93546	Ski Resort
Mammoth Outdoor Sports Mammoth Outdoor S	1331 Rocking W	Bishop, CA 93514	Retail
Mammoth Pet Shop	P.O. Box 3927	Mammoth Lakes, CA 93546	Retail
Mammoth Pine LLC	2012 Derwood Drive	La Canada, CA 91011	Lodging
Mammoth Point #129/Peter Steiner	P.O. Box 2101	Irwindale, CA 91706	Lodging
Mammoth Point 108 / Randy Reynolds	5815 E. Garford St.	Long Beach, CA 90815	Lodging
Mammoth Premiere Reservations	P O Box 7522	Mammoth Lakes, CA 93546	Lodging
Mammoth Reservation Bureau	P O Box 1608	Mammoth Lakes, CA 93546	Lodging
Mammoth Reservations, Inc.	P O Box 3006	Mammoth Lakes, CA 93546	Lodging
Mammoth Rock 'n' Bowl	P.O. Box 7089	Mammoth Lakes, CA 93546	Retail
Mammoth Shell Mart	C/O 1274 N. Main St.	Bishop, CA 93514	Retail
Mammoth Sierra #34 / Steve Mizusawa	4 Kingsport Dr	Newport Coast, CA 92657	Lodging
Mammoth Sierra Condos #15/Jefferson Lanz	8033 Sunset Blvd., #401	Los Angeles, CA 90046	Lodging
Mammoth Sierra Reservations	P.O. Box 7054	Mammoth Lakes, CA 93546	Lodging
Mammoth Sierra T.H. 22/Dianne Acosta	15427 Roxford St	Sylmar, CA 91342	Lodging
Mammoth Sierra Townhomes 18 Heidelman Fa	1950 Cabrillo Mesa Ct	Camarillo, CA 930109285	Lodging
Mammoth Ski & Racquet #68	P.O. Box 645	Mammoth Lakes, CA	Lodging
Mammoth Ski and Racquet #130 / Moira Gil	P.O. Box 920	Solvang, CA 93464	Lodging
Mammoth Smoke Shop	P.O. Box 8234	Mammoth Lakes, CA 93546	Retail
Mammoth Spa Creations	P O Box 2546	Mammoth Lakes, CA 93546	Retail
Mammoth Summit #104 / Watari & Oga Enter	750 Vinemead Dr	Whittier, CA 90601	Lodging

Mammoth Sun Properties, LLC	2212 Queen Anne Ave N #602	Seattle, WA 98109	Lodging
Mammoth Sunshine Condos #121	2125 N Pepper Street	Burbank, CA 91505	Lodging
Mammoth Tavern	P.O. 1746	Mammoth Lakes, CA 93546	Retail
Mammoth Vacuum And Sewing Machine Co.	113 Scott Rd	Bishop, CA 93514	Retail
Mammoth View Villas #2 / Newton	1078 W Miramonte #1	Santa Barbara, CA 93109	Lodging
Mammoth View Villas #21 / Daryl Nann	P.O. Box 230168	Encinitas, CA 92023	Lodging
Mammoth View Villas #24	2 Buellton	Irvine, CA 92602	Lodging
Mammoth View Villas #48 / Will Stewart	21805 Mountain Dr	Tehachapi, CA 935616910	Lodging
Mammoth View Villas #50 / De Crona	31912 Sunset Ave.	Laguna Beach, CA 92651	Lodging
Mammoth View Villas #6/Hampton Chiu	3501 Sweet Clover St	Thousand Oaks, CA 91362	Lodging
Mammoth Village #1216 / Gillis	15171 Las Flores	La Mirada, CA 90638	Lodging
Mammoth West #130 / Cunningham	518 Gentry St.	Hermosa Beach, CA 90254	Lodging
Mammoth West #135	1039 Amito Drive	Berkley, CA 94705	Lodging
Mammoth West #27 / Scott Schumacher	2321 Rosecrans Ave Suite 4200	El Segundo, CA 90245	Lodging
Mammoth West 121/John Argue	401 27th St	Manhattan Beach, CA 90266	Lodging
Manzanita Trailer Lodge	P O Box 288	Mammoth Lakes, CA 93546	Lodging
Marc Herold	53 Arbor Circle	Basking Ridge, NJ 07920-3167	Lodging
Marc Kayem	8344 Loyola Blvd	Los Angeles, CA 90045	Lodging
Mark & Jeanne Keiper	12215 Spruce Grove place	San Diego, CA 92131	Lodging
Mark & Laura Abrams	44 Oceanaire Dr.	Rancho Palos Verdes, CA 90275	Lodging
Mark Coronado Krystal Villa West/East	P.O. Box 1011	Mammoth Lakes, CA 93546	Lodging
Mark Kobylarz	210 W Circle Drive	Newport, WA 99156	Lodging
Mark Small	P.O. Box 100-PMB 121	Mammoth Lakes, CA 93546	Lodging
Market Spring Inc. Dba North County Prop	445 Marine View Ave., Ste 240	Del Mar, CA 92014	Lodging
Martha & John Cassara	20858 Kaia ln	Sierrra Madre, CA 91024	Lodging
Martin Gold for Chateau de Montagne	267 Sea View Court	Encinitas, CA 92024	Lodging
Mary Beth Ericson	4053 Equestrian Way	Lancaster, CA 93536	Lodging
Mary Kelly	1121 Sunset Cliffs Blvd	San Diego, CA 92107	Lodging

Mary-Ellen Swietlik	3456 Wonder View Drive	Los Angeles, California 90068	Lodging
Matthew Didier	205 33rd St.	Newport Beach, CA 92663	Lodging
Maxwell Isles	485 Seaview St	Laguna Beach, CA 92651	Lodging
Mayers Johnson General Partners	19058 Los Alimos	Northridge, CA 91326	Lodging
MBM Properties	P O Box 5005	Mammoth Lakes, CA 93546	Lodging
McDonald Family Trust	# 452 - 855 La Playa	San Francisco, CA 94121	Lodging
McNichols Family Trust Apartments	P O Box 308	Mammoth Lakes, CA 93546	Lodging
Mdw Vw Rdg #7/Gems Adv Svc.	33181 Tyndall Rd.	Agua Dulce, CA 91390	Lodging
Meadow Ridge #15/Joseph Austin	22613 Elm Ave	Torrance, CA 90505	Lodging
Meadow Ridge #2/Richard Daley	5748 Middle Crest Dr	Agoura Hills, CA 91301	Lodging
Meadow Ridge #23 / Caroline Frost	Ste. 228 - 5030 Katella Ave.	Los Alamitos, CA 90720	Lodging
Meat Market	2342 McCree	Bishop, CA 93514	Retail
Meier Apartments	P O Box 744	Mammoth Lakes, CA 93546	Lodging
Melanie Leon	3006 Tillie St.	Los Angeles, CA 90065	Lodging
Melanie Reedy	P.O. Box 5034	Mammoth Lakes, CA 93546	Lodging
Melissa Patton	1162 E. Meadow Wood Dr.	Covina, CA 91724	Lodging
MHM-Mammoth Hospitality Mgmt	P O Box 2129	Mammoth Lakes, CA 93546	Restaurant
Micah Haake	937 Mulder Dr	Lincoln, NE 68510	Lodging
Michael & Michelle Carrigan	P.O. Box 7662	Mammoth Lakes, CA 93546	Lodging
Michael and Dina Daghlian	P.O. Box 1615	Fallbrook, CA 92088	Lodging
Michael Newton / Mammoth Point #104	4429 Hazelbrook	Long Beach, CA 90808	Lodging
Michael Tikunoff	1081 Norton St.	San Mateo, CA 94401	Lodging
Michaela and Mark Vargas	PO Box 515381 PMB 18286	Los Angeles, CA 90051	Lodging
Michelle's Fine Jewelry & Gifts	P O Box 2669	Mammoth Lakes, CA 93546	Retail
Miguel Solorio & Blanca P	P O Box 8489	Mammoth Lakes, CA 93546	Lodging
Mike and Kellie Scannell	35 Foxtail Lane	Trabuco Canyon, CA 92679	Lodging
Mike Blasing	28434 Horseshoe Circle	Santa Clarita, CA 91390	Lodging
Mike Kinney/Snowcreek # 554	22206 Shady Rim Circle	Lake Forest, CA 92630	Lodging
Mimi's Cookie Bar	#2 - P.O. Box 7261	Mammoth Lakes, CA 93546	Retail
Minaret Sports, Inc.	P O Box 3939	Mammoth Lakes, CA 93546	Retail

Mirta & Michael Norgren	26782 Avenida Las Palmas	Capistrano Beach, CA 92624	Lodging
MMSA Mammoth Mountain Ski Area	PO Box 24	Mammoth Lakes, CA 93546	Lodging
MMSA-Food & Beverage	P.O. Box 24	Mammoth Lakes, CA 93546	Retail
Mogul Restaurant	P O Box 1625	Mammoth Lakes, CA 93546	Restaurant
Moira Molloy Seaman	2842 Calle Esteban	San Clemente, CA 92673	Lodging
Morrison's	2000 Convict Lake Rd	Mammoth Lakes, CA 93546	Restaurant
Mortgage Opportunity Group, Inc.	485 E. 17th Street Suite 200	Costa Mesa, CA 92627	Lodging
Motel 6 #276	P O Box 117508	Carrollton, TX 75011	Lodging
Mountain Management Service	P O Box 1838	Mammoth Lakes, CA 93546	Lodging
Mountain Shadows #C-1 / Frank Ashby	7611 Whitney Dr	Huntington Beach, CA 92647	Lodging
Mountain Shadows #H6 / Douglas Shannon	24222 Via San Clemente	Mission Viejo, CA 92692	Lodging
Mountain Shadows C-7	4243 Jackson Avenue	Culver City, CA 90232	Lodging
Mountain Shadows D5/Charles Graham	505 Scott St	Ridgecrest, CA 93555	Lodging
Mountain Shadows F12/A B + A B L.L.C.	723 N June St	Los Angeles, CA 90038	Lodging
Mountain SOL Yoga & Holisitic Retail	P.O. Box 2359	Mammoth Lakes, CA 93546	Retail
Mountain View	P.O. Box 4088	Mammoth Lakes, CA 93546	Lodging
Mountainback #14 / James Rubel, Jr.	1412 Sandcastle	Corona Del Mar, CA 92625	Lodging
Mountainback #5 / Star Management	#E - 7343 Ronson Rd.	San Diego, CA 92111	Lodging
Mountainback #62 / Michael Nagao	11341 Ridgegate Dr	Whittier, CA 90601	Lodging
Mountainback #9 / Thomas Bovich	606 Calle Chayote	San Clemente, CA 92673	Lodging
Mt. Shadows E1 / Anita Van Duyn	4021 Vanalden Ave	Tarzana, CA 91356	Lodging
Mums N' Roses	P.O. Box 8079	Mammoth Lakes, CA 93546	Retail
My Soulfull Heart Jewelry	P.O. Box 3922	Mammoth Lakes, CA 93546	Retail
Nancy Davis	12291 Prosser Dam Rd.	Truckee, CA 96161	Lodging
Nancy Gillespie	4016 Via Opata	Palos Verdes Estates, CA 90274	Lodging
Nancy Lin & Dan Chuang	13598 Fallhaven Rd	San Diego, CA 92129	Lodging
Nancy Schmidt Getaway2Mammoth	9165 Santa Margarita Rd	Ventura, CA 93004	Lodging
Napa Of Mammoth	P O Box 2115	Mammoth Lakes, CA 93546	Retail

Natalia Minkova	4116 Encinas Drive	La Canada, CA 91011	Lodging
Natalya Ortiz	7125 Rivel Rd	West Hills, CA 91307	Lodging
Natural Retreats US LLC	675 Peter Jefferson Pkwy.	Charlottesville, VA 22911	Lodging
Needham / Finebaugh	626 Camino Manzanas	Thousand Oaks, CA 91360	Lodging
Nevados Restaurant	P.O. Box 127	Mammoth Lakes, CA 93546	Restaurant
Nic & Steve's Pauhaus	P.O. Box 100 PMB 230	Mammoth Lakes, CA 93546	Lodging
Nicholas S. Oliva	12899 Via Latina	Del Mar, CA 92014	Lodging
Nick & Tracy Street	3702 Mont Blanc Terrace	Bakersfield, CA 93306	Lodging
Nicole Chieffo	11259 Carmel Creek Road	San Diego, CA 92130	Lodging
Nik-N-Willie's Pizza-N-Subs	P.O. Box 7292	Mammoth Lakes, CA 93546	Restaurant
Noland Apartments	P O Box 835	Lone Pine, CA 93545	Lodging
Nona Green	5739 Kanan Rd.	Agoura Hills, CA 91301	Lodging
Norco	P O Box 742	Mammoth Lakes, CA 93546	Retail
Oaktree	P O Box 7192	Mammoth Lakes, CA 93546	Retail
Obsidian Residences	P.O. Box 100 PMB 339	Mammoth Lakes, CA 93546	Lodging
Old New York Deli & Bagel Co.	P O Box 645	Mammoth Lakes, CA 93546	Restaurant
Om Mala	P.O. Box 3562	Mammoth Lakes, CA 93546	Retail
Oren Tanzer	305 Walnut St	Newport Beach, CA 92663	Lodging
Our Mammoth Management, LLC	P.O. Box 424	Mammoth Lakes, CA 93546	Lodging
p51 products	P.O. Box 3809	Mammoth Lakes, CA 93546	Retail
Pam Smith	6673 Avenida de Las Pescas	La Jolla, CA 92037	Lodging
Paramount Furniture Carpet Co.	16450 Paramount Blvd	Paramount, CA 90723	Retail
Patrick Hamamoto / St. Moritz Villas #51	16085 Medlar Lane	Chino Hills, CA 91709	Lodging
Paul Breit Tyrolean Village #206	1763 Paseo Feliz	San Dimas, CA 91773	Lodging
Paul Rudder	P.O. Box 2127	Mammoth Lakes, CA 93546	Lodging
Peter Dach	24022 Park Granada	Calabasas, CA 91302	Lodging
Petra's Cafe	P O Box 1157	Mammoth Lakes, CA 93546	Restaurant
Phillips Camera House Verizon Wireless A	186 N Main St.	Bishop, CA 93514	Retail
Pine Cliff Resort	P O Box 2	Mammoth Lakes, CA 93546	Lodging
Pines Family Trust	11740 Henley Lane	Los Angeles, CA 90077	Lodging
Pita Pit	PO Box 1362	Mammoth Lakes, CA 93546	Retail

Portillo Properties	3915 Sirks Way	Malibu, CA 90265	Lodging
Pow Pad	3231 Donnie Ann Rd.	Rossmoor, CA 90720	Lodging
Pure Sierra RV LLC	335 Juniper Dr.	Crowley Lake, CA 93546	Lodging
Quality Inn Jay Laxmi L L C	P.O. Box 3507	Mammoth Lakes, CA 93546	Lodging
Quantum Escapes A California Limited Par	10307 Pacific Center Court	San Diego, CA 92121	Lodging
Rafters Restaurant And Lounge Multiversa	1499 Blueridge Dr.	Beverly Hills, CA 902102209	Restaurant
Ramenya	4750 Lincoln Blvd. #227	Marina Del Rey, CA 90292	Restaurant
Ramsin Lee Walters	7112 Helmsdale Rd	West Hills, CA 91307	Lodging
RBK and Associates	P.O. Box 5608	Fullerton, CA 92838	Lodging
Reagan West	239 W Marquita Unit 1"	San Clemente, CA 92672	Lodging
Red Lantern Restaurant	P.O. Box 918	Mammoth Lakes, CA 93546	Restaurant
Red Lily	P.O. Box 8593	Mammoth Lakes, CA 93546	Retail
Redbox Automated Retail, L L C	Suite 900 - 1 Tower Lane	Oakbrook Terrace, IL 60181	Retail
Reed Vacation Properties	3870 Lesser Dr.	Newbury Park, CA 91350	Lodging
Renee Golling	8675 Falmouth Ave. Unit# 203	Playa Del Rey, CA 90293	Lodging
Retco, Inc.	400 E. Mineral Ave.	Littleton, CO 80122	Retail
Revi-ruth Enriquez	16400 Brancusi Lane	Chino Hills, CA 91709	Lodging
Rhonda Mildon	4216 Alla Rd,	Los Angeles, CA 90066	Lodging
Rich Jonsson	652 Windswept Pl.	Simi Valley, CA 93065	Lodging
Richard Markmann	4116 Encinas Drive	La Canada, CA 91011	Lodging
Rick & Pamela Foldy	2921 Pleasant Lake Dr.	Las Vegas, NV 89117	Lodging
Rick's Sport Center	P O Box 2849	Mammoth Lakes, CA 93546	Retail
Riley Investment Properties, LLC	2993 Haddington Dr.	Los Angeles, CA 90064	Lodging
Ripley's Woodland Retreat	3231 Bent Twig Lane	Diamond Bar, CA 91765	Lodging
Rite Aid #5842	P O Box 3165	Harrisburg, PA 17105	Retail
RND Management LLC	27 Outrigger St Unit #2	Marina Del Rey, CA 90292	Lodging
Robert and Sarah Scheerger	1886 Del Ciervo Pl	Camarillo, CA 93012	Lodging
Robert Bruns / Mammoth Ski & Raq #M-117	512 15th St	Huntington Beach, CA 92648	Lodging
Robert Eggers	#2 - 530 Sierra Pl	El Segundo, CA 90245	Lodging

Robert Kocher	P.O. Box 1375	Mammoth Lakes, CA 93546	Lodging
Robert Meichtry	10713 Yarmouth Ave.	Granada Hills, CA 91344	Lodging
Roberto's Cafe	P O Box 1663	Mammoth Lakes, CA 93546	Restaurant
Robin Bell	2351 Cartegena	Oceanside, CA 92056	Lodging
Rodeway Inn Dba Wildwood Inn Shri Ganesh	P.O. Box 568	Mammoth Lakes, CA 93546	Lodging
Ron Glende	4007 Crowley Lake Dr.	Crowley Lake, CA 93546	Lodging
RRG LLC	23823 Malibu Rd Suite 50-424	Malibu, CA 90265	Lodging
Ruben Perez / 145 Canyon 1N	Unit C - 704 S Broadway	Redondo Beach, CA 90277	Lodging
Russ & Pam May	31308 Durney Ct.	Temecula, CA 92591	Lodging
Ruth E. Wheeler	2031 Charleen Crr.	Carlsbad, CA 92008	Lodging
Ryan Clark	P.O. Box 164	Mammoth Lakes, CA 93546	Lodging
Sally J Thoman/Sunshine Village #164	1 Roundup Rd	Rolling Hills, CA 90274	Lodging
Salsa's Taqueria	PO Box 8633	Mammoth Lakes, CA 93546	Restaurant
San Sierra #1 / Kerri Hook	14 Revere Street	Laguna Niguel, CA 92677	Lodging
San Sierra #11/Karen Sokol	P.O. Box 11573	Burbank, CA 91510	Lodging
San Sierra #14/Kurt Eakin	4891 Mount Alifan Dr.	San Diego, CA 92111	Lodging
San Sierra #29/Michael & Amanda Freeman	461 W Loma Alta Drive	Altadena, CA 91001	Lodging
Sandi Rowan	P.O. Box 2972	Mammoth Lakes, CA 93546	Lodging
Sara McConnell / Mountain Shadows #I-2	P.O. Box 3331	Mammoth Lakes, CA 93546	Lodging
Savela, James W.	4300 The Strand	Manhattan Beach, CA 90266	Lodging
SC233-Hill	4928 Angeles Crest Hwy	La Canada Flintridge, CA 91011	Lodging
Scheidle Properties / Mountain Shadows #	14921 Padero Ct	Bakersfield, CA 93306	Lodging
Schmidt Properties	2122 Tokalon St	San Diego, CA 92110	Lodging
Scott & Susan Corbridge	P.O. Box 3089	Greenwood Village, CO 80155	Lodging
Scott And Pam Taylor	4456 Whittier St	Ventura, CA 93003	Lodging
Scott Fergus	1140 trevino terrace	San Jose, Ca 95120	Lodging
Scott French	P.O. Box 692	Mammoth Lakes, CA 93546	Lodging
Scott Owen	P.O. Box 358	Cardiff, CA 92007	Lodging
Scott Whitley	13233 Valle Verde Ter.	Poway, CA 92064	Lodging
SCR Vacation Rentals LLC	1337 Glen Ellen Lane	Lompoc, CA 93436	Lodging
SDAY#5CSN	4471 Dean Martin Dr. Unit 2308	Las Vegas, NV 89103	Lodging

Seasons 4 #159 / Jeff Chung	30 Bungalow	Irvine, CA 92620	Lodging
Seasons 4 / Jason & Gayle Northrop	4946 Indianola Way	La Canada Flintridge, CA 910112560	Lodging
Seasons 4 132/Steven Erlanger	P.O. Box 2301	Lake Arrowhead, CA 92352	Lodging
Seasons 4 Condominium Rentals, Inc.	P O Box 226	Mammoth Lakes, CA 93546	Lodging
Seidner Properties	543 N Acta Vista Ave	Monrovia, CA 91016	Lodging
Shala O'Neil / Chateau Montalana	18033 Sweeet Elm Dr	Encino, CA 91316	Lodging
Sharp Shooter Spectrum Venture, LLC	11901 W 48th Ave	Wheat Ridge, CO 80033	Retail
Shawn Mohler	2158 Chestnut Ave.	Long Beach, CA 90806	Lodging
Shea Schat's Bakery, Inc.	P.O. Box 1985	Mammoth Lakes, CA 93546	Retail
Sheldon Bromberg Apartments	P O Box 4816	Whittier, CA 90607	Lodging
Shelter Distilling - Retail	PO Box 7120	Mammoth Lakes, CA 93546	Retail
Sherri Couture Condo Rental	10444 Mill Station Rd.	Sebastopol, CA 95472	Lodging
Sherwin Villas #70 / Peter Colby	1325 W Jacaranda Pl	Fullerton, CA 92833	Lodging
SheShe's Treats	P.O. Box 7547	Mammoth Lakes, CA 93546	Retail
Shilo Inn Mammoth Lakes	P.O. Box 2179	Mammoth Lakes, CA 93546	Lodging
Side Door Café & Wine Bar	P.O. Box 3087	Mammoth Lakes, CA 93546	Restaurant
Sierra Design Studio	P O Box 1280	Mammoth Lakes, CA 93546	Retail
Sierra Lodge	P O Box 9228	Mammoth Lakes, CA 93546	Lodging
Sierra Manor #108 / Cleo Warren	701 Aspen Peak Loop # 2212	Henderson, NV 89011	Lodging
Sierra Manor #2 / Brian & Karen Salvage	3800 Calle Linda Vista	Newbury Park, CA 91320	Lodging
Sierra Manor #53 / John McConnaughey	9542 Augusta Ct	Cypress, CA 90630	Lodging
Sierra Manor #58 / George Burda	11820 Navy St	Los Angeles, CA 90066	Lodging
Sierra Manor #82 / Wendy Nishikawa	2309 Blake St. #204	Berkeley, CA 94704	Lodging
Sierra Manors # 52 / Sarah McMahan	961 Apollo	Incline Village, NV 89451	Lodging
Sierra Manors #6 / Epstein	1859 Autumn Place	Encinitas, CA 92024	Lodging
Sierra Manors #84/Spaeth, Drew	2128 Pleasant Grove Road	Encinitas, CA 92024	Lodging
Sierra Megeve #1 / Willner	P.O. Box 12964	Newport Beach, CA 92658	Lodging
Sierra Megeve #2 / Philip A. Sklar	24 Alta Vista	Rancho Mirage, CA 92270	Lodging

Sierra Megeve #24	413 Hickoryhill Dr	Encinitas, CA 92024	Lodging
Sierra Nevada Lodge	P.O. Box 918	Mammoth Lakes, CA 93546	Lodging
Sierra Park Villas #45 / Frank Toy	PO Box 39645	Los Angeles, CA 90039-0532	Lodging
Sierra Park Villas Rentals	P O Box 977	Mammoth Lakes, CA 93546	Lodging
Sierra Star Golf Course	P O Box 1942	Mammoth Lakes, CA 93546	Retail
Sierra Sundance Whole Foods	P O Box 7248	Mammoth Lakes, CA 93546	Retail
Sierra Townhome #21 Robert Tramazzo	876 Karen Way	Long Beach, CA 90815	Lodging
Sierra Woods Properties, LLC	4234 Prado De Los Pajaros	Calabasas, CA 91302	Lodging
Sierrra Park Villas #35/Cheryl Mirliss	26 Windjammer Ct	Long Beach, CA 90803	Lodging
Silverbear #26 / Sweeney	39570 Colleen Way	Temecula, CA 92592	Lodging
Simply Massage Mammoth, LLC.	P.O. Box 5034	Mammoth Lakes, CA 93546	Retail
Skadi Inc.	P O Box 1742	Mammoth Lakes, CA 93546	Restaurant
Ski Run Villas #8	650 San Dieguito Drive	Encinitas, CA 92024	Lodging
Skimalu	1211 Watson St	Key West, FL 33040	Lodging
SlideTek	PO Box 694	Mammoth Lakes, CA 93546	retail
Slocums Grill	P O Box 386	Mammoth Lakes, CA 93546	Restaurant
Slopeside Mammoth / James Spykerman	P.O. Box 7146	Thousand Oaks, CA 91320	Lodging
Smokeyard BBQ & Chop Shop Valley Oak LLC	P.O. Box 2424	Mammoth Lakes, CA 93546	Restaurant
Snow Country #3/Warmolts, Richard	115 - 22349 La Palma Ste	Yorba Linda, CA 92887	Lodging
Snow Den Investments	2131 Barton Hills Dr.	Austin, TX 78704	Lodging
Snow Pines DDE Featherlite LLC	2888 West Porter Road	San Diego, CA 92106	Lodging
Snowbank Properties LLC	1725 Finecroft Dr	Claremont, CA 91711	Lodging
Snowcreek #417 / John Deloof	1421 Melody Ln	Fullerton, CA 92831	Lodging
Snowcreek # 851 / Rachelle Rood	1935 Sunset Dr.	Ventura, CA 93001	Lodging
Snowcreek # 999 / Richard Koppel	2389 Calle Riscoso	Thousand Oaks, CA 91362	Lodging
Snowcreek #105/Larsen, Greg	24961 Sandridge	Laguna Hills, CA 92653	Lodging
Snowcreek #206 / Brian & Kristina Provos	1968 Meadowbrook Rd.	Altadena, CA 91001	Lodging
Snowcreek #210 / Garry Herron	4373 Elder Ave.	Seal Beach, CA 90740	Lodging

Snowcreek #236 / Nancy Harrington	29118 Oakpath Dr.	Agoura Hills, CA 91301	Lodging
Snowcreek #237 / Nowakowski	c/o Becky Camp 4629 Cass Street #53	San Diego, CA 92109	Lodging
Snowcreek #244 / Linda Kuratomi	3739 El Caminito	Glendale, CA 91214	Lodging
Snowcreek #284 / Connie Christenson	P.O. Box 8828	Mammoth Lakes, CA 93546	Lodging
Snowcreek #29 / Ron Smoley	210 Cypress Hill Dr.	Grass Valley, CA 95945	Lodging
Snowcreek #303 / Valerie Froscher	205 A Santa Barbara Street	Santa Barbara, CA 93101	Lodging
Snowcreek #406	1529 Buena Vista #E	San Clemente, CA 92672	Lodging
Snowcreek #418 / Beverly Lever	24711 Via Madera	Calabasas, CA 91302	Lodging
Snowcreek #43 / Lee	5701 Kiyot Way #13	Playa Vista, CA 90094	Lodging
Snowcreek #453 / Frederick Carr	100 N Poinsettia Ave	Manhattan Beach, CA 90266	Lodging
Snowcreek #46 / Denis Trafecanty	P.O. Box 305	Santa Ysabel, CA 92070	Lodging
Snowcreek #614 / Carlson	Ste. 245 - 831 State St.	Santa Barbara, CA 93101	Lodging
Snowcreek #619 / Chester Kido	9800 Donna Ave	Northridge, CA 91324	Lodging
Snowcreek #69 / Christina Robinson	7943 Artesian Rd.	San Diego, CA 92127	Lodging
Snowcreek #816 / Stephen Boyd	533 Wisconsin St.	San Francisco, CA 94107	Lodging
Snowcreek #850 / Anna Palmer	7863 Herschel Ave.	La Jolla, CA 92037	Lodging
Snowcreek #860 / Edward Kinney	930 Tahoe Blvd #802-251	Incline Village, NV 89451	Lodging
Snowcreek 100/Bonnie Blanton	3143 Willow Creek Place	Escondido, CA 92027	Lodging
Snowcreek 271 / Pete Land	919 N Fairview St	Burbank, CA 91505	Lodging
Snowcreek 279 / Sarah Loyola	1270 Grand Vista Place	Monterey Park, CA 91754	Lodging
Snowcreek 455	3272 Lowry Rd.	Los Angeles, CA 90027	Lodging
Snowcreek Athletic Club, LLC	P.O. Box 3397	Mammoth Lakes, CA 93546	Retail
Snowcreek Athletic Club, LLC	P.O. Box 3397	Mammoth Lakes, CA 93546	Retail
Snowcreek Golf Course	P O Box 100-605	Mammoth Lakes, CA 93546	Retail
Snowcreek II #309 / Tracy & Dennis Hughe	916 Wiladonda Dr.	La Canada, CA 91011	Lodging

Snowcreek IV #598 / Pollard	304 Marigold Ave	Corona Del Mar, CA 92625	Lodging
Snowcreek Management	P.O. Box 1647	Mammoth Lakes, CA 93546	Lodging
Snowcreek V #869/ Segue Properties Inc.	519 Lesterwest Way	Glendora, CA 91741	Lodging
Snowcreek V #875	880 Santa Rita Road	Templeton, CA 93465	Lodging
Snowcreek V #904/ Cindi Miller	245 E 19th Street	Costa Mesa, CA 92627	Lodging
Snowcreek V #906 / David Ness	2923 Perry St	San Diego, CA 92106	Lodging
Snowcreek V / Cameron Nouri	1325 Bennett Drive	Pasadena, CA 91103	Lodging
Snowcreek VII #1515	48624 Vista Viejo Drive	Palm Desert, CA 92260	Lodging
Snowflower #55 / Bill Kelley	246 Harvard Ln.	Santa Barbara, CA 93111	Lodging
Snowflower #80 / James & Caryl Tyberg	1191 Morada Pl	Altadena, CA 91001	Lodging
Snowflower #81 / Prunty	16668 Valle Verde Rd	Poway, CA 92064	Lodging
Snwcrk 470/Rohde	39 Woodhaven Dr.	Laguna Niguel, CA 92677	Lodging
Snwcrk 94/Esbensen Mamm Condo	125 Del Valle	Fallbrook, CA 92029	Lodging
Snwflwr 75/Mamm Mt Retreat	415 W 6th St.	Tustin, CA 92780	Lodging
Solstice 25/Mendiguchia & Haflinger	#295 - 3089-C Clairemont Dr	San Diego, CA 92117	Lodging
SomeOrs LLC	22287 Mulholland Hwy #245	Calabasas, CA 91302	Lodging
South Bay Properties Joe Castaldo	916 via Nogales	Palos Verdes Estates, CA 90274	Lodging
South Gateway Student Apartments	P.O. Box 1679	Mammoth Lakes, CA 93546	Lodging
Spellman Apartments	5414 Woodlake Ave	Woodland Hills, CA 91367	Lodging
Spile & Carnahan	22020 Ventura Blvd	Woodland Hills, CA 91364	Lodging
St. Anton # 75 / Cathy Wilson	#1 - 3625 McLaughlin Ave.	Los Angeles, CA 90066	Lodging
St. Anton #73	4530 E. Thousand Oaks Blvd #100	Westlake Village, CA 91362	Lodging
St. Anton Rentals, Inc.	P O Box 427	Mammoth Lakes, CA 93546	Lodging
St. Moritz #19 / Robert Conrad	214 Los Bautismos Ln.	San Clemente, CA 92672	Lodging
St. Moritz #20 / Brian & Susan McDonald	15902 Mills Cir	Westminster, CA 92683	Lodging

St. Moritz #21 / John Helm	3640 Purdue Ave	Los Angeles, CA 90066	Lodging
St. Moritz #3/Evgenia Hartman	3131 Druid Lane	Los Alamitos, CA 90720-5214	Lodging
St. Moritz #52 / Philip Aune	24130 Hamlin St	West Hills, CA 91307	Lodging
St. Moritz #54 & #65 / Steve Solomon	25181 Nueva Vista Dr	Laguna Niguel, CA 92677	Lodging
St. Moritz Villas #22	311 E. Calle Laureles	Santa Barbara, CA 93105	Lodging
Stayinmammoth.Com High Sierra Partners,	P.O. Box 348	Mammoth Lakes, CA 93546	Lodging
Stellar Brew	P.O. Box 9061	Mammoth Lakes, CA 93546	Restaurant
Stephen Kolokowsky/Seasons 4 #128	7915 Rufus Ct	San Diego, CA 92129	Lodging
Steve and Kelly Jones	3162 ST. ALBANS DRIVE	LOS ALAMITOS, CA 90720	Lodging
Steve Hoffman	10639 Crawford Canyon Road	Santa Ana, CA 92705	Lodging
Steve Nyeholt	3322 Corte Verso	Carlsbad, CA 92009	Lodging
Steven Hofstad	6414 Barela Ave	Temple City, CA 91780	Lodging
Steven Morris	95 Crest Dr	Manhattan Beach, CA 90266	Lodging
Steven Stearns	20160 Wells Dr.	Woodland Hills, CA 91364	Lodging
Stix	11717 McDonald St	Culver City, CA 90230	Restaurant
Subway Of Mammoth	P O Box 4093	Mammoth Lakes, CA 93546	Restaurant
Summit #12 / Schultz	756 Fay Dr,	Glendale, CA 91206	Lodging
Summit #14 / Dean Allen	25412 Nellie Gail Rd	Laguna Hills, CA 926536307	Lodging
Summit #209 / Richard Imada	11729 Baird Ave	Northridge, CA 91326	Lodging
Summit #235 / Craig Cook	100 La Salle	San Clemente, CA 92672	Lodging
Summit #280 / David Nishimura	309 W Howard St	Pasadena, CA 91103	Lodging
Summit #33/Presiado, Ruben & Ellen	3015 Pattiz Ave	Long Beach, CA 90808	Lodging
Summit #34 / Thomas Hamilton	5210 Corning Ave	Los Angeles, CA 90056	Lodging
Summit #42 / Gregory & Carolyn Fong	28718 Mt Sawtooth Dr	Rancho Palo Verdes, CA 902751936	Lodging
Summit #82 / John Cosgrove	7411 Earldom Ave	Playa Del Rey, CA 90293	Lodging
Summit #83 / Arlene Ito	9531 Westwood Dr	Westminister, CA 92683	Lodging
Summit #94 / Posella / Tendler	P.O. Box 246	Malibu, CA 90265	Lodging
Summit #98 / Robert Sakamoto	5565 Via Portora	Laguna Woods, CA 92637-6954	Lodging

Summit 51	621 Avenue A	Redondo Beach, CA 93546	Lodging
Summit Condo #216	1919 Frankfort st	San Diego, CA 92110	Lodging
Summit Condo #54 / Matthew Taylor	1171 Hyde Park Dr	Santa Ana, CA 92705	Lodging
Summit F-47	1135 Bradford Dr.	Glendora, CA 91740	Lodging
Summit Outdoor Stations, Inc	P.O. Box 9133	Mammoth Lakes, CA 93546	Lodging
Sun Snow Lodging	Box 100 Pmb 583	Mammoth Lakes, CA 93546	Lodging
Sunflower 8 / Reece Choy	367 N. Skyeway Rd	Los Angeles, CA 90049	Lodging
Sunnydale Enterprises	3316 Kelton Ave	Los Angeles, CA 90034	Lodging
Sunrise #35 / Wikholm	1512 Menta Lane	Camarillo, CA 93010	Lodging
Sunrise #45 / Jeff & Rita Parker	2732 Los Alisos N. Lane	Fallbrook, CA 92028	Lodging
Sunrise 50	12920 Central Ave #204	Hawthorne, CA 90250	Lodging
Sunshine Village #105 / Joe McKenzie	701 Sherri St	Ridgecrest, CA 93555	Lodging
Sunshine Village #112 / Martin Jeffers	440 Redlands	Playa Del Rey, CA 90293	Lodging
Sunshine Village #124 / Newkirk	2882 Columbine Ct.	Thousand Oaks, CA 91360	Lodging
Sunshine Village #136 / David Ramseyer	1620 Vista Luna	San Clemente, CA 92673	Lodging
Sunstone #314/Gottfried Family Trust	262 Pacific View Lane	Encinitas, CA 92024	Lodging
Sunstone Mammoth Condo #213	3611 Strolling Hills Rd.	Cameron Park, CA 95682	Lodging
Surefoot, Llc	A100 - 1500 Kearns Blvd	Park City, UT 84060	Retail
Susan & Michael Vicente	2838 Diamond Dr.	Camarillo, CA 93010	Lodging
Susan Peabody/Chamonix #74	4258 Teesdale ave	Studio City, California 91604	Lodging
Susan Tudor	830 Calle Vallarta	San Clemente, CA 92673	Lodging
Sweetwater House	P. O. BOX 1279	Mammoth Lakes, CA 93546	Lodging
Swiss Chalet Inn Swiss Chalet L L C	P.O. Box 16	Mammoth Lakes, CA 93546	Lodging
Sylvia Nash Ste 140-308	1001 Cooper Pt Rd SW"	Olympia, WA 98502	Lodging
T&J Ogle#7 CSN	47 6th Street	Hermosa Beach, CA 90254	Lodging
Taff Apartments	P O Box 307	Mammoth Lakes, CA 93546	Lodging
Tailwaggers	P O Box 1278	Mammoth Lakes, CA 93546	Retail
Tallus 8 LLC	18301 Van Karman Ave. Ste 250	Irvine, CA 92612	Lodging

Tamara Loveland	10416 Miloann St.	Temple City, CA 91780	Lodging
Tamarack Lodge Resort	P O Box 24	Mammoth Lakes, CA 93546	Lodging
Tate House	26741 Kendall Lane	Stevenson Ranch, CA 91381	Lodging
Ted & Kay Stern	1410 School House Rd.	Santa Barbara, CA 93108	Lodging
Terri Wilson	P.O. Box 227	Mammoth Lakes, CA 93546	Lodging
TEST ACCOUNT #2		,	Lodging
TEST BTC ACCOUNT	P.O. Box 1609	Mammoth Lakes, CA 93546	Retail
Thai'd Up!	P O Box 8133	Mammoth Lakes, CA 93546	Restaurant
The Best Of Mammoth, Llc (101 Great Esca	P.O. Box 8375	Mammoth Lakes, CA 93546	Lodging
The Best Of Mammoth, Llc (Timber Ridge)	P.O. Box 8375	Mammoth Lakes, CA 93546	Lodging
The Eatery	PO Box 1528	Mammoth Lakes, CA 93546	Retail
The Lautner House	878 Commonwealth Ave.	Venice, CA 90291	Lodging
The Loco Frijole	P.O. Box 7904	Mammoth Lakes, CA 93546	Retail
The Looney Bean Coffeehouse & Roasting C	P.O. Box 854	Mammoth Lakes, CA 93546	Retail
The M" Inn Mammoth The "M" Llc"	25205 Malibu Rd	Malibu, CA 90265	Lodging
The Mammoth Escape	6 Chesterfield	Mission Viejo, CA 92692	Lodging
The Nest Collective	P.O. Box 8361	Mammoth Lakes, CA 93546	Retail
The Nor Group LLC	138 Aspen Springs Ranch Rd.	Crowley Lake, CA 93546	Lodging
The Richards' Trust	P.O. Box 4465	Westlake Village, CA 91359	Lodging
The Ski Renter at Mammoth	P.O. Box 7028	Mammoth Lakes, CA 93546	Retail
The Stove	P.O. Box 3955	Mammoth Lakes, CA 93456	Restaurant
The Village #2304 / Kong	2044 Impressionist Way	El Dorado Hills, CA 95762	Lodging
The Village #3410/Gregory A. George	12734 Benavents Way	San Diego, CA 92129	Lodging
Theodora & Teddy Monney	17922 Mayerling St.	Grenada Hills, CA 91344	Lodging
Therese Smith	2-1147 E. Cliff Dr.	Santa Cruz, CA 95062	Lodging
Thomas & Marilyn Malcolm Summit 66	744 E Cypress Ave.	Glendora, CA 91741	Lodging
Thomas & Ruth Kawakami	P.O. Box 100-PMB121	Mammoth Lakes, CA 93546	Lodging
Thomas Wilson Vacation Rental	PO Box 3773	Orange, CA 92857	Lodging
Tim & Nisha York	977 Via Rivera	Newbury Park, CA 91320	Lodging

Tim Bombard	P.O. Box 865	Avalon, CA 90704	Lodging
Timber Ridge #40/Gwynn	15295 Saddleback Road	Canyon Country, CA 91387	Lodging
Timberidge #23 / Diane Valine	29902 Avenida Refinida	Rancho Palos Verdes, CA 90275	Lodging
Timberline #16 / Lou Castellano	P.O. Box 5816	Hacienda Heights, CA 91745	Lodging
Timberline #22 / Taiichi Aoyama	2208 Monte Carlo Way	Placentia, CA 92870	Lodging
Timberline #27 / Sau Wai Lim	12216 S Richeon Ave	Downey, CA 90242	Lodging
Timberline #31 / Pamela Huffman	430 N Burnaby Ave	Glendora, CA 91741	Lodging
Timberline Unit 46	2072 N. Roosevelt ave	Altadena, CA 91001	Lodging
Timbers #1 / Canfield	14730 Hornsby Hill Rd	Austin, TX 78734	Lodging
Timbers #1011 / West Coast 2011-2 L.L.C.	3400 The Strand	Manhattan Beach, CA 90266	Lodging
Timbers #20 / Scott McIntyre	7019 Eagle Heights Drive	Mattawan, MI 49071	Lodging
Timbers 27/Kelly Stackpoole	10322 Dunleer Dr	Los Angeles, CA 90064	Lodging
Todd Wittenbrock	1427 Rancho Hills DR	Chino Hills, CA 91709	Lodging
Tom and Debbie Allen	2408 Via Anacapa	Palos Verdes Estate, CA 90274	Lodging
Tonik Rowley Style Inc	P.O. Box 1672	Mammoth Lakes, CA 93546	Retail
Toomey's Catering And Carry-Out Toominat	P.O. Box 3985	Mammoth Lakes, CA 93546	Retail
Tracy & Kurt Olson	7101 Obelisco Circle	Carlsbad, CA 92009	Lodging
Tracy Ettinghoff	24592 Via Carlos	Laguna Niguel, CA 92677	Lodging
Travelodge	P.O. Box 1090	Mammoth Lakes, CA 93546	Lodging
Trayce Field	5150 Almaden Dr.	Los Angeles, CA 90042	Lodging
Trendy Tots / Trendy Tweens	P.O. Box 2249	Mammoth Lakes, CA 93546	Retail
Trevor Benedict	1706 Antigua Way	Newport Beach, CA 92660	Lodging
Triple-B Bar-B-Que	P.O. Box 3922	Mammoth Lakes, CA 93546	Restaurant
Trout Fly/Trout Fitter	P O Box 1882	Mammoth Lakes, CA 93546	Retail
Trout Taxidermy	P.O. Box 2057	Mammoth Lakes, CA 93546	Retail
TV109	877 Jefferson St.	Monterey, CA 93940	Lodging
Twin Lakes Art Gallery	P.O. Box 68"	Portland, OR 97207	Retail
Tyrolean Village #10 / Elizabeth Cain Ba	4515 Ocean View Bl #305	La Canada, CA 91011	Lodging
Tyrolean Village #107/Critical Ground Ll	#336 - 5036 Dr. Phillips Blvd	Orlando, FL 32819	Lodging

Tyrolean Village #311 / Keating Family T	19191 Harvard Ave #144F	Irvine, CA 92612	Lodging
Tyrolean Village #316 / Adrian Messner	12003 Reche Canyon	Colton, CA 92324	Lodging
Unmack, Arthur & Sherry et al	4004 Miraleste Drive	Rancho Palos Verdes, CA 90275	Lodging
Upstairs Enterprise	13923 Boquita Dr.	Del Mar, CA 92014	Lodging
Vacasa	121 N. 9th St. Ste 302	Boise, ID 83702	Lodging
Val D'Isere #16	35 Calle Viviana	San Clemente, CA 92673	Lodging
Val D'Isere #17 / Richard Van Voorhis	12781 Amethyst	Garden Grove, CA 92645	Lodging
Val Disere #27-Stephanie Pena	720 3rd St.	Encinitas, CA 92024	Lodging
Val D'Isere #31/ Larry Lewis	P.O. Box 4650	Laguna Beach, CA 92651	Lodging
Val D'Isere Unit #28	6725 TEA TREE ST	CARLSBAD, CA 92011	Lodging
Vdlp #3/Susan Hadsell-Martin	539 Garfield Street	Oceanside, CA 92054	Lodging
Vern Clevenger Photo	#4 - Box 100 PMB 300 Rd.	Mammoth Lakes, CA 93546	Retail
Viewpoint #128 / Norma Michelsen	3633 Pebble Pl	Newbury Park, CA 91320	Lodging
Viewpoint #138 / Gerald McDonald	305 Calle Dorado	San Clemente, CA 92672	Lodging
Viewpoint #156 / Kraln Co	418 E Live Oak Ave	Arcadia, CA 91006	Lodging
Viewpoint Management Corporation	P O Box 1187	Mammoth Lakes, CA 93546	Lodging
Villa De Los Pinos #12 / Marilyn Scranto	370 Deodar Circle	Sierra Madre, CA 91024	Lodging
Villa De Los Pinos #16 / Chris Lutz	25262 Swanway	Dana Point, CA 92629	Lodging
Villa De Los Pinos #30 / Mark Beizer	3058 Charlemagne Ave.	Long Beach, CA 90808	Lodging
Villa De Los Pinos #35 / William Taube	8604 Indian Clover Ct.	Bakersfield, CA 93311	Lodging
Villa De Los Pinos 34/Perry	1524 Towhee Ct.	Ventura, CA 93003	Lodging
Village Homeowner Services	P O Box 8370	Mammoth Lakes, CA 93546	Lodging
Village Lodging	P O Box 3459	Mammoth Lakes, CA 93546	Lodging
Viva Running, LLC	4656 Dapple Ln	Boulder, CO 80301	Lodging
Vons #2400	Ms#6516 - P O Box 29096	Phoenix, AZ 85038-9096	Retail
Waller Revocable 2006 Trust	8828 Pershing Dr. #125	Playa del Rey, CA 90293	Lodging

Warren L. & Edith N. Levy	9812 Oakwood Cir	Villa Park, CA 92861	Lodging
Wave Rave Snowboard Shop	P O Box 2479	Mammoth Lakes, CA 93546	Retail
Wendy Reininga/449 Sierra Manor RD C-24	15248 Dickens St. 104	Sherman Oaks, CA 91403	Lodging
Wesley Pracht	P.O. Box 444	Mammoth Lakes, CA 93546	Lodging
Wesley Pracht (TOT)	P.O. Box 444	Mammoth Lakes, CA 93546	Lodging
Westin #703 / Jerry Dunlap	P.O. Box 1782	Mammoth Lakes, CA 93546	Lodging
Westin Monache Intrawest Hospitality Man	Suite 300 - 1621 18th Street	Denver, CO 80202-5905	Lodging
White Horse Inn	P O Box 2326	Mammoth Lakes, CA 93546	Lodging
White Swan Rentals	P.O. Box 9251	Mammoth Lakes, CA 93546	Lodging
Whitebark Restaurant & Bar	Suite 300 - 1621 18th St	Denver, CO 80202	Restaurant
Wildflower #20 Gail Anne Otter	1206 Mohawk St	Los Angeles, CA 90026	Lodging
Wildyrie Lodge	P O Box 108	Mammoth Lakes, CA 93546	Lodging
Wildyrie Lodge	P O Box 108	Mammoth Lakes, CA 93546	Retail
William Cramer	P.O. Box 18929	Anaheim, CA 92817	Lodging
William Eng/	12230 Lantz Lane	Moreno Valley, CA 92555	Lodging
William Mayne	4217 Glenwood Ave.	Los Angeles, CA 90065	Lodging
William Vogel Apartments	300 Paseo Tesoro	Walnut, CA 91789	Lodging
Wilsons Leather	Attention Tax Dept (3325)	Brooklyn Park, MN 55428	Retail
Winterset # 31 / Sundstrom	5152 Hamer Lane	Placentia, CA 92870	Lodging
Winterset #19/Diana Vaz	PO Box 8835	Mammoth Lakes, CA 93546	Lodging
Wok N Rolls	P.O. Box 8597	Mammoth Lakes, CA 93546	Restaurant
Woodlands #26 / Sally Schwerdtfeger	2229 Juan St.	San Diego, CA 92103	Lodging
Woodlands #3	26722 Kendall Lane	Stevenson Ranch, CA 91381	Lodging
Woodlands #30 / Allan Holland	2505 Charter Oak Dr	Prescott, AZ 86305	Lodging
Woodlands #33/ Loretta Sturla	P.O. Box 3089	Greenwood Village, CO 80155-3089	Lodging
Woodlands #48 / Ettinghoff	24592 Via Carlos	Laguna Niguel, CA 92677	Lodging
Woodlands #6	9854 National Blvd #149	Los Angeles, CA 90034	Lodging
Woodlands 41/Kazmark	6410 Via De Anzar	Rancho Palos Verdes, CA 90275	Lodging
Woods Lodge	P O Box 108	Mammoth Lakes, CA 93546	Lodging
Woodwinds #2066 / Stanton	27 Glen Raod	Mountain Lakes, NJ 7046	Lodging

Woodwinds @ Sierra Star	1200 S. Oakland Ave	Pasadena, CA 91106	Lodging
Www.Mammothlakes.Com	P O Box 7338	Mammoth Lakes, CA 93546	Lodging
Www.Viewgetaways.Com	4132 N 18th Ave	Phoenix, AZ 85015	Lodging
Youngerman Condominium	318 Avenida Santa Margarita	San Clemente, CA 92672	Lodging
Zpizza Mammoth Mammoth Slices, Inc	P.O. Box 4093	Mammoth Lakes, CA 93546	Restaurant
Zubieta Rental	202 - 5th Street	Seal Beach, CA 90740	Lodging

**List as of April 2018*

APPENDIX 3 – APPEALS COMMITTEE

The appeals process described below illustrates the current appeals process adopted by the MLT Board. The MLT Board may modify this process in the future as it deems necessary. Modification of this process is not considered a modification of this Plan for purposes of Streets and Highways Code section 36636.

a. Appeal Panel Criteria

The MLTBID Appeals Panel shall be an ad hoc committee of the MLT Board. The Appeals Panel will consist of three (3) MLT Board Members designated by the MLT Board Chair. The Chair will consider any potential conflicts of interest when designating the members of the Appeals Panel. The MLT Executive Director shall be present as staff at all Appeal Panel meetings to share information provided by appealing businesses. All MLTBID Appeals Panel decisions shall be final.

b. Process and Protocol

i. Requests: Requests for an appeal can be made by emailing MLTBID@visitmammoth.com.

ii. Timeline for Appeals: Tier classification appeals shall be heard between September 1 and October 31 each year. Exemption appeals may be heard at any time.

iii. Annual Appeal: If a business successfully appeals their Tier classification they will need to re-appeal every year to confirm what Tier they will be assessed at in the ensuing year. Businesses may re-appeal annually if they change Tiers. All businesses shall be assessed their current Tier assessment as of September 1 each year. The appealing business' assessment rate shall not be adjusted until a successful appeal is heard during the September 1 through October 31 annual appeal period.

c. Criteria for MLTBID Appeal Consideration (retail and restaurant businesses only)

i. Tier 2: An appealing business must provide verifiable Internal Revenue Service tax documentation showing that the business' annual gross revenue is between $50,000 and $150,000. If successfully appealed, Tier 2 businesses will be invoiced within 30 days of the appeal decision, for the $500 annual assessment.

Alternatively, an appealing business must provide verifiable information showing that more than fifty percent (50%) of annual gross revenues are derived from residents of the zip code 93546.

ii. Tier 3: An appealing business must provide Internal Revenue Service tax documentation showing that the business' annual gross revenue is $49,999 or less. If successfully appealed, Tier 3 businesses will be invoiced within 30 days of the appeal decision, for the $50 annual assessment.

iii. Examples of Acceptable "Verifiable Information":

- Annual Internal Revenue Service tax documents – this is the **ONLY** acceptable verifiable information for businesses appealing based on annual gross revenues;
- Charge accounts (majority zip code 93456 i.e. hardware stores);
- "Locals" specific pricing that shows more than fifty percent (50%) of annual gross revenues are contributed by residents of the zip code 93456;

- Database zip code analysis – tied to revenues;
- Credit card zip code analysis – tied to revenues; and
- Product delivery records showing revenues for products delivered to zip code 93456 addresses making up more than fifty percent (50%) of overall annual gross revenues.

d. Exemptions – Appeal Panel Decision Still Required

The following businesses are exempt from paying the MLTBID assessment. If any of the businesses listed are currently being assessed, such a business must appeal their classification before the Appeals Panel. If successfully appealed, an exempt business shall be refunded any assessment paid during the period in which it should have been classified as exempt.

- Non-tourism businesses that can conclusively demonstrate that they do not receive **ANY** revenue from visitors;
- Non-profit organizations (Internal Revenue Service non-profit determination letter required for appeal);
- Fuel source businesses (gasoline, propane, wood, pellets, oil, etc.)
- Utility provider businesses;
- Wholesales items to other businesses for final sale to consumers;
- Internet sales businesses;
- Non-taxable food items for human consumption;
- Government managed lodging (campgrounds); and
- Government employee lodging stays.

e. New Retail and Restaurant Businesses

All retail and restaurant businesses applying for new Town of Mammoth Lakes business licenses shall collect and remit MLTBID assessments each month for their designated segment for at least one year (first full tax year they are in business) before being eligible for appeal to Tier 2 or 3. If a business is reclassified Tier 2 or 3, the business will be refunded any assessment paid in excess of their Tier classification. New retail and restaurant businesses will be assessed at one and one-half percent (1.5%) of annual gross revenue until they have been in business for one full tax year, at which time they may appeal to be classified as a Tier 2 or Tier 3 business based on annual gross revenues. New retail and restaurant businesses must complete at least one full year (first 12 months they are in business) before they may appeal to be classified as Tier 2 based on more than fifty percent (50%) of their annual gross revenue being derived from residents of the zip code 93546.

f. Examples

i. Example of Business Reclassification From Tier 2 to Tier 1: If a business' annual gross revenue increases from $135,000 to $175,000 they will be reviewed between September 1 and October 31 and will be reclassified from Tier 2 to Tier 1 and go from being assessed $500 annually to being assessed 1.5% of annual gross revenue, remitted monthly. The business will have paid their Tier 2 $500 annual assessment on September 1st and will need to show their gross revenue for September and October to determine the amount owed at 1.5%. Whatever amount owed at 1.5% will be debited from the $500 paid on September 1. The business will be assessed more if the amount owed exceeds the $500 already paid. If the amount of the

assessment is less than the $500 already paid, the business will be rebated, or credited for the remainder. In other words, if they move up to Tier 1 and have paid the Tier 2 annual fee of $500, but through calculation of their gross revenues for September and October only would have owed $350 at the 1.5% assessment rate – they would then be rebated, or credited $150 for over payment. Starting November 1, the business will be required to remit monthly at the 1.5% rate moving forward.

ii. Example of Business Reclassification From Tier 3 to Tier 2: If a business' annual gross revenue increases from $45,000 to $135,000 they will be reviewed between September 1 and October 31 and will be reclassified from Tier 3 to Tier 2 and go from being assessed $50 annually to being assessed $500 annually. The business will have paid their Tier 3 $50 annual fee on September 1st and will need to remit the additional $450 owed for the annual $500 Tier 2 fee. This will be payable by November 1.

iii. Example of Business Reclassification From Tier 1 to Tier 2: If a business' annual gross revenue decreases from $175,000 to $135,000 they may appeal between September 1 and October 31 to be reclassified from Tier 1 to Tier 2 and go from being assessed 1.5% of annual gross revenue to being assessed $500 annually. The business will have paid at Tier 1 level for September and possibly October and whatever amount paid will be credited towards the $500 assessment for the upcoming year. If the business falls short of $500 in the September and October time frame while paying Tier 1, the difference will be due November 1. If the business has paid more than the $500 in the September and October time frame while paying Tier 1, the overage will be refunded. In other words, if they successfully appeal to Tier 2 but have only paid $350 in assessment – they would then owe $150 to fulfill the Tier 2 $500 annual assessment.

iv. Example of Business Reclassification From Tier 2 to Tier 3: If a business' annual gross revenue decreases from $135,000 to $45,000 they may appeal between September 1 and October 31 to be reclassified from Tier 2 to Tier 3 and go from being assessed $500 annually to being assessed $50 annually. The business will have paid at Tier 2 level $500 assessment for the upcoming year and upon successful appeal will be rebated $450.

APPENDIX 4 – TOURISM ECONOMICS REPORT – MAMMOTH LAKES TOURISM BUSINESS IMPROVEMENT DISTRICT BUDGET ANALYSIS AND RECOMMENDATIONS

RESOLUTION NO. ____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO MODIFY THE MANAGEMENT DISTRICT PLAN OF THE MAMMOTH LAKES TOURISM BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the Town Council of the Town of Mammoth Lakes initially created the Mammoth Lakes Tourism Business Improvement District (MLTBID) in 2013; and

WHEREAS, on June 6, 2018, the Town Council adopted Resolution No. 2018-37 renewing the MLTBID for a five (5) year term; and

WHEREAS, the Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq., allows the Town to modify the Management District Plan (MDP) at the request of the Owners' Association; and

WHEREAS, the MLTBID Owners' Association, Mammoth Lakes Tourism, has requested modification of the MDP.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL THAT:

1. The recitals set forth herein are true and correct.

2. The Town Council declares its intention to modify the MLTBID MDP.

3. The proposed modification of the MLTBID MDP will modify the authorized expenditures to be funded with the revenue derived from the levy of the assessments, in order to be consistent with the authorized expenditures proposed for the upcoming renewal of the MLTBID.

4. The time and place for a public hearing on the modification of the MLTBID MDP are set for April 19, 2023 at 4:00 PM, or as soon thereafter as the matter may be heard, at the Council Chambers located at 437 Old Mammoth Road, Suite Z, Mammoth Lakes, CA 93546.

5. This resolution shall take effect immediately upon its adoption by the Town Council.

APPROVED AND ADOPTED THIS 5th day of April 2023.

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Update and Council Direction on Management Response to Extreme Weather Emergency.

Council Meeting Date: 4/5/2023

Prepared by: Daniel C. Holler

Recommended Motion: Provide Staff direction on management response to Extreme Weather Emergency.

Summary:
The Town of Mammoth Lakes is continuing to operate under a Town, County, State and Federal proclamation of a State of Emergency. The Town continues to utilize State resources to provide for life safety response, to assist staff in the structural inspection of buildings and to assist with clearing of snow from roadways. The Mammoth Lakes Fire Protection District (MLFPD) continues to receive emergency response support and is using designated hand crews to assist with digging of fire hydrants. It is anticipated the majority of the State assets and crews will leave the area on April 8, 2023, pending any significant emergency incident. The Town has provided financial support to the Mammoth Mountain Community Foundation to assist with snow removal and in meeting other immediate needs of community members. Staff is reviewing the option to utilize a similar small business grant program to support snow removal efforts. The grant program would be a streamlined process like the one used during the COVID 19 emergency. The goal is to implement this grant over the next couple of weeks. It will take more time to finalize a program to assist residents with similar costs for home snow removal. We are continuing to work with residential owners and businesses on addressing structural or other issues identified through the facility inspection program. Options to assist and streamline processes to properly repair structures are moving forward. A couple of key next steps for the Town is to compile the initial damage estimates for Town facilities and submit that information to the State. We have initiated conversations with CalOES on bringing in a recovery assistance team to the Town and Mono County to work with residents and businesses. This is usually set up for a couple a days to meet with people and provide information on how to apply for assistance. The details of when, where and who all will be there is a work in progress. Town Staff from all departments have stepped up to assist in the response and recovery efforts related to this extreme weather emergency.

Agenda Item _____

File No. _____

AGENDA BILL

Subject: Councilmember Reports
Initiated by: Jamie Gray

BACKGROUND:
Each member of the Town Council is appointed to serve as a Town representative to a number of committees, commissions, and organizations. These groups meet infrequently and from time to time the representatives will report to the rest of the Council at a regularly scheduled meeting.

In addition, Councilmembers on occasion participate in meetings, conferences and seminars, and their reports on these educational opportunities are of benefit to the rest of the Council.

ANALYSIS/DISCUSSION:
California Government Code requirements pertaining to the open meeting act stipulate that all items for discussion must be listed on the agenda before the matter can be discussed and/or acted upon. To meet this requirement, and the intent of the Brown Act, Councilmember Reports are listed on each agenda to allow representatives to report to the rest of the Council at these meetings.

The following is a list of the commission/committees on which members of the Council serve:

Land Use:
Local Agency Formation Commission (LAFCO) – Rea, Rice, and Bubser as alternate
Airport Land Use Commission – Rea, Rice, and Bubser as the alternate
Mono County Collaborative Planning Team (CPT) – Community and Economic Development Director and Rice as alternate

Intergovernmental Relations:
Town and County Liaison Committee – Sauser, Bubser, and Town Manager and Rea as alternate
Desert Mountain Division of the League of California Cities – Sauser and Town Manager as alternate
Eastern Sierra Council of Governments (ESCOG) – Bubser, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Bubser as alternate

League of California Cities City Voting Delegate – Sauser and the Town Manager as the alternate
California Joint Powers Insurance Authority Board – Rea and Assistant to the Town Manager as alternate

Transportation:
Local Transportation Commission (LTC) – Wentworth, Sauser, and Paul Chang; Town Manager as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Sauser
Mammoth Lakes Recreation (MLR) Board – Rea
Mammoth Lakes Housing (MLH) Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate

LEGAL CONSIDERATIONS:
According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):
This agenda bill is submitted for information only.