Town Council Agenda

Wednesday, October 18, 2023, 3:30 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: You may attend the Town Council meetings in person or watch them 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, or may be made in person or via Zoom.

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

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

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1. RIBBON CUTTING CEREMONY

    1.1 Ribbon cutting ceremony for the Laurel Mountain Road Project. The ceremony will take place at 94 Laurel Mountain Road (at the corner of Laurel Mountain Road and Tavern Road).

2. CALL TO ORDER AND ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. 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.

5. ADDITIONS TO THE AGENDA

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

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

    6.1 Mammoth Main Base Redevelopment Project Update (Mammoth Mountain Main Lodge Area).

    6.2 Town Council Subpart-C Public Comment

7. PUBLIC PRESENTATIONS

    7.1 Annual Report from Robert Joki, President Southern Mono Historical Society.

8. STAFF PRESENTATIONS

    8.1 The Parcel Affordable Housing Construction Update and Lease-Up Information Presented by Buckingham Property Management.

9. CONSENT AGENDA

    9.1 Approve the minutes of the regular meeting of October 4, 2023.

    9.2 Waive the reading and adopt the ordinance amending Municipal Code Chapter 10.12 Parking.

    9.3 Accept Check Register 10/4/23 in the amount of $1,358,850.78.

10. POLICY MATTERS

    10.1 Eastern Sierra Transit Authority (ESTA) Proposed Modifications to Fixed Route Transit in the Town of Mammoth Lakes.

10.2 Short-term rental program review and consideration of an urgency ordinance for temporary moratorium on the issuance of transient occupancy registration certificates

10.3 Adopt a resolution accepting the Eastern Sierra Comprehensive Economic Development Strategy (CEDS).

10.4 Continuation of emergency work authorized under Resolutions 23-29 and 23-54.

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—ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One case)

12.2 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. 23UCM12)

13. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

14. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, November 1, 2023 at 4:00 p.m.

TOWN COUNCIL STAFF REPORT

Title: **Mammoth Main Base Redevelopment Project Update (Mammoth Mountain Main Lodge Area)**

Meeting Date: October 18, 2023

Prepared by: Jen Murillo, Contract Planner
Kim Cooke, Senior Planner

RECOMMENDATION:

No recommendation or action is needed on this item.

SUMMARY: [Changes from the 8/16/23 update are highlighted]

The Mammoth Main Base Redevelopment Project is a major private development application being processed by the Town. Below is a high-level update on this application:

- ***Environmental Review (CEQA/NEPA)*** – The Town is the lead agency for CEQA and the US Forest Service is the federal lead agency for NEPA. The CEQA/NEPA scoping period closed in December 2022. Scopes of work for technical studies (e.g., biological, cultural, traffic, etc.) are being refined based on scoping comments and coordination with relevant agencies (e.g., Caltrans). Environmental fieldwork is on track for completion by end of October 2023. After technical studies are completed, the Draft Environmental Impact Report/Environment Impact Statement (EIR/EIS) will be prepared.
- ***Outreach*** – The Town and applicant team are working on an outreach strategy to ensure the community and stakeholders are informed, involved, and have opportunities to provide feedback throughout the process. A joint Town Council and Planning and Economic Development Commission meeting is expected to be scheduled in November to discuss key project considerations ahead of the development of the specific plan. Additionally, CEQA and NEPA provide for public comment opportunities throughout the environmental process.
- ***Senate Bill 606 (Alvarado-Gil)*** **–** This bill allows all or a portion of State Route 203 to be relinquished to the Town. The approval of SB 606 does not require the Town to take any action or make any commitments. The Town Council provided a support letter for SB 606 on June 21, 2023. SB 606 was signed by the Governor on October 8, 2023.
- ***Target Schedule***

Late 2023	Additional outreach meetings/events begin
Mid-2024	Draft EIR/EIS available for review
Mid-2025	Town Council decision on project

Relevant project links:

- Town's project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment
- USFS project webpage - www.fs.usda.gov/project/?project=62406
- Applicant's project webpage - www.evolvingmain.com/

TOWN COUNCIL STAFF REPORT

Title: Town Council Subpart-C Public Comment

Meeting Date: October 18, 2023

Prepared by: Lawson Reif – Outdoor Recreation Manager

RECOMMENDATION:

Approve, or revise as needed, the attached subpart-C letter that will be submitted electronically no later than October 20th, 2023.

BACKGROUND:

The Inyo National Forest recently provided their OSV Subpart-C proposed action and seeks public comment related to the proposal. On October 4, 2023 council relayed its intent to provide a public comment as part of this procees and outlined some key recommendations. Staff was tasked with developing a letter on councils behalf to submit electronically using the Inyo National Forest's online public comment process located here: https://cara.fs2c.usda.gov/Public//CommentInput?Project=61466

ANALYSIS:

Staff attemped to succinctly capture the recommendations in which council members agreed or seemed to agree. These suggestions are containted in the attached letter and summarized in the bullet points below.

- Town Council supports the proposed staging area at the New Shady Rest Campground. However, the chosen route for the groomer shown in the proposed action is not viable. Council would propose the Forest groomer use the existing Multi-Use Path (MUP) from the new proposed staging area, cross the entry road into Shady Rest Park onto 3S289, east onto 3S288, then connecting with the 'A Trail' just north of the park. The MUP is currently groomed by TOML for non-motorized use and to ensure no net loss of non-motorized trail milage, council supports moving TOML's groomed route into the forest east of the MUP. This option would reduce the number of OSV's in Shady Rest Park minimizing congestion and reducing user conflict, while maintaining the existing non-motorized trail milage.
- Address need for a high elevation OSV staging area. The current cinder shed would be an ideal location for this use. To support the high elevation staging area improvements to the site are recommended, such as leveling, paving, and informational/educational signage.
- Address the need for OSV staging along the Mammoth Scenic Loop Road, but not immediately adjacent to the additional paved lane used currently for snow-play parking. The Council recommends the entrance to 3S22 (Inyo Craters Road) as a viable staging option. Council also recommends consideration of another staging area near the junction

of the Scenic Loop and Highway 395, allowing for staging opportunities when the Scenic Loop isn't plowed.

- Council would like to see increased safety measures implemented related to the ORMAT Pipeline. Many of these measures are spelled out in the CD IV pipeline NEPA document and the measures called for in the document should be fully implemented.
- Town Council is supportive of the Town of Mammoth Lakes previously submitted proposal for expanded grooming in both the Sherwin's and Shady Rest Areas.
- Per the Sherwin Area Recreation Plan (SHARP), adopted by town council through the Trail System Master Plan (TSMP), the Sherwin Meadow, from roughly the Tele-Bowls west to the bluffs, is recommended as non-motorized *if* a trail system is groomed in the meadow. This recommendation would be for the Meadow area only, not the Sherwin Mountains. If this motorized closure is implemented, council also recommends an access corridor be established or through Sherwin meadow beginning on April 17th to allow motorized users to access the Lakes Basin. This would take pressure off the Old Mammoth Road and Lake Mary Gate parking areas.
- If feasible, council is supportive of delineation of uses at minaret vista. This could include creating lanes along the road or 're-opening' of the original road which sits below the existing road to the North.

Town of Mammoth Lakes
Town Manager's Office
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P.O. Box 1609 Mammoth Lakes, CA 93546
Phone (760) 965-3601, Fax 934-7493
dholler@townofmammothlakes.ca.gov
www.townofmammothlakes.ca.gov

October 20, 2023

Re: Town of Mammoth Lakes Town Council Subpart-C Public Comment

Dear Inyo National Forest Supervisor Yen,

For your consideration are the public comments of the Mammoth Lakes Town Council regarding the initial Inyo National Forest Subpart-C proposed action. Town Council unequivocally supports access to public lands for OSV users, and unless otherwise stated, is supportive of the current proposed action. The Council discussed its recommendations provide herein at a public meeting on October 4, 2023.

Town Council is recommending changes to a few areas, specifically related to staging, access, and conflict mitigation, that were not addressed in the current proposed action, which council recommends addressing through the Subpart-C process.

- Town Council supports the proposed staging area at the New Shady Rest Campground. However, the chosen route for the groomer shown in the proposed action is not viable. Council would propose the Forest groomer use the existing Multi-Use Path (MUP) from the new proposed staging area, cross the entry road into Shady Rest Park onto 3S289, east onto 3S288, then connecting with the 'A Trail' just north of the park. The MUP is currently groomed by TOML for non-motorized use and to ensure no net loss of non-motorized trail milage, council supports moving TOML's groomed route into the forest east of the MUP. This option would reduce the number of OSV's in Shady Rest Park minimizing congestion and reducing user conflict, while maintaining the existing non-motorized trail milage.
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- If feasible, council is supportive of delineation of uses at minaret vista. This could include creating lanes along the road or 're-opening' of the original road which sits below the existing road to the North.

We appreciate your consideration and through our Subpart-C MOU, look forward to our continued partnership to enhance opportunities and experiences for our residents and visitors enjoying the Inyo National Forest.

Sincerely,

Daniel C. Holler
Town Manager

Cc: Town Council
Lawson Reif, Outdoor Recreation Manager

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Annual Report from Robert Joki, President Southern Mono Historical Society.

Council Meeting Date: 10/18/2023

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: This is an informational report only.

Summary:
The Southern Mono Historical Society is required to provide an annual year end report to the Town Council. Robert Joki, President of the Historical Society, will provide a report on the programs, events and activities, and overall status of the Historical Society. Information on the History Trolley Program will be provided as well. Currently the Town provides $50,000 annually in financial support. In discussing the status of the Historical Society with the Board this past year, limited operational support was discussed for next year for trash and restrooms (porta toilets), as these services are used by more than just visitors to the Hayden Cabin or events at the site.

The Mammoth Museum

Southern Mono Historical Society

PO Box 65 Mammoth Lakes, CA 93546

Robert L. Joki – President of the Board

Board of Directors
Kevin Green
Dan Lyster
Tony Rojas
Stu Welsh

To: The Mammoth Lakes Town Council

2023 Annual Report of the Mammoth Museum / SMHS

October 18, 2023

Dear Council Members,

It is my pleasure to report to you on the successful conclusion of the yearly operations at The Mammoth Museum at the Hayden Cabin which is run by the Southern Mono Historical Society.

The Museum was opened to the public seven days a week beginning Memorial Day Weekend through September 15th. Our excellent staff not only maintained the facility and its grounds, as well as provided docent tours to over a thousand visitors this season.

The Board of Directors of the Museum wish to thank the Town Council, with special thanks to Dan Hollar and Stu Brown, for working to raise the yearly funding for museum operations to $50k dollars per year. This funding will now allow the Museum to operate at a sustainable level for the near future. However, in order to allow for our future growth – we would ask that this amount be adjusted yearly to at minimum, match increases in the Yearly Cost of Living.

A major drain on the Museum's yearly budget is caused by the needed maintenance to the grounds – most notably, the monthly cost of a public toilet facility, as well as garbage and recycling costs that are incurred by the



museum as a result of the grounds themselves being recognized and heavily used as part of the Park System. The Museum grounds provide a park-like setting for picnics and other outdoor recreational activities to tourists and residents alike.

We have asked Stu Brown to consider providing the garbage, recycling, and toilet facilities from within the budget of the Town Parks Department beginning in May of 2024. Mr. Brown as agreed in principle to the idea – and we ask the Town Council to consider an increase in the Parks Department budget that might allow for that department to take over these necessary public services – allowing the Museum to best utilize its yearly funding in its own necessary museum operations.

In addition to our daily operations, the museum sponsored several public events including the Annual Mammoth Book Fair, the Music & Moonshine Concert, as well as hosting the Mammoth Yoga Festival including two nights of concerts that were open to the public as well – all held under the shade of our 30 x 40 museum canopy known as the Temple of Folley.

Museum Membership Drives were included in the events – as well as our year end "Giving Tuesday" drive. As a result, new members have been added, as well as the renewals of our existing membership. Increasing the number of families with museum memberships will be one of the main goals for the coming year.

It was our good fortune to hire as our Museum Manager, a highly qualified and experienced manager named Frankie DeVine. Ms. DeVine will continue working for the museum on a limited basis during our off-season – as well as working this winter for the Eastern Sierra Interpretive Association at the Mammoth Lakes Welcome Center. Please stop in and meet her. She has expressed her love of the Hayden Cabin and her role as its manager, and plans to return to the Museum again in the spring in her full-time role as Museum Manager.

In conclusion, the state of Mammoth Museum is not only stable, but is in a fine position to continue its growth to the future. Thank you again for your continued support of this important institution.

Sincerely – Robert Joki, President of the Board



Mammoth Lakes History Trolley Program
2023 Year End Report

Greetings esteemed members of the Mammoth Town council.
First and foremost, we at Southern Mono Historical Society, Mammoth Museum at Haydn Cabin would like to thank you for your continued support of our museum and the Mammoth trolly Historyteller program.

This year your program funding has resulted in 420 hours of historytelling.
Our goal, with your continued support, is to continue to provide the good people of our community and it's visitors with quality interpretive programming highlighting the rich and
fascinating history of the Eastern Sierra region and this area in particular.
Our diverse troupe of costumed history tellers seeks to engage, entertain and edify the receptive riders of the Mammoth Lakes Trolly System as they literally ride by the very history of which we speak.

This year we were successful in our constant effort to improve the program and the feedback we received from locals, lowlanders and even the bus drivers
(to whom we often refer as to the " stagecoach driver") was positive and encouraging.

Our continued collaboration with Eastern Sierra Transit Authority has been gratifying and we would like to extend our appreciation to them for allowing us to stage our interpretive programming in their mobile venue and look forward to our continued alliance next season and in the years to come.

This year and in the future, this vital programming hinges on the continued support from you, the venerable members of the Mammoth Town Council as well as Measure U funding for which we extend our greatest appreciation.

Thank you for taking your valuable time to listen to this synopsis of this years History Teller program and your continued funding of this important effort to engage, entertain and edify the visitors and the residents of the Town of Mammoth Lakes.

With warmest regards and felicitations, yours truly

Michael Dostrow, Administrator

Mammoth Lakes Town Council
Agenda Action Sheet

Title: The Parcel Affordable Housing Construction Update and Lease-Up Information Presented by Buckingham Property Management.

Council Meeting Date: 10/18/2023

Prepared by: Nolan Bobroff, Acting Community and Economic Development Director
Amy Callanan, Engineering Manager

Recommended Motion: This is an informational item only for Council Discussion and Direction.

Summary: Staff will provide the Town Council with an update on the construction of Phase 1 (The Sawyer) and a representative from the future property manager, Buckingham Property Management, will provide a presentation on the Parcel Phase 1 lease-up process.

THE PARCEL

AFFORDABLE HOUSING for Mammoth Lakes

VIVIENDAS ACCESIBLES para Mammoth Lakes

Construction Update
October 18, 2023



THE PARCEL

Construction Update October 18, 2023



Project Overview:

- 25 acres
- Multiple phases
- Maximum 580 units
- Rental + Ownership

Phase	Dwellings
1	81
2.1	72
2.2	76
3 (HO)	40 +/-
4/5	150 +/-
6	42 +/-
TOTAL (est)	460+

THE PARCEL

Construction Update October 18, 2023

Phase 1 Overview:

- "The Sawyer"
  - Building A – 66 units (1 manager)
  - Building B – 15 units
  - Studio, 1BR, 2BR, 3BR units
  - ‹80% AMI rental
  - Community Space, Daycare
- Public Park
- Public Infrastructure
  - Road connections (Inyo, Chaparral, Tavern)
  - Sidewalks and multi-use paths, Bus stops
  - Utilities





THE PARCEL

Construction Update October 18, 2023



Phase 1 Current Construction Progress:

- Exteriors –
  - Building B siding complete, painting in progress
  - Building A siding preparation in progress
  - Community space curtain walls and doors complete
- Interiors –
  - Drywall and painting nearly complete
  - Utility installation ongoing
  - Elevators and trash chutes installed

THE PARCEL

Construction Update October 18, 2023



- Site Work –
  - "Wet" utilities complete
  - "Dry" utilities complete
  - Concrete curb and gutter complete
  - Road paving late-October
- Park
  - Additional tree removal complete
  - Childcare playground this fall
  - Remainder of grading, concrete, amenities in spring
    - Public 5-12 year-old playground
    - Picnic pavilion
    - Restroom
    - Hammocks, slack lines, seating

THE PARCEL

Construction Update October 18, 2023



THE PARCEL

Construction Update October 18, 2023



THE PARCEL

Construction Update October 18, 2023



THE PARCEL

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THE PARCEL

Construction Update October 18, 2023



THE PARCEL

Construction Update October 18, 2023



THE PARCEL

Construction Update October 18, 2023



Phase 2 – "The Kingfisher"

- 148 units in 5 buildings
- ‹80% AMI rental
- Central green with passive open space
- Tree removal this fall







THE PARCEL

Construction Update October 18, 2023

?? Questions ??





Lease up Overview

OVERVIEW OF TOPICS

- Current Site Waitlist
- Breakdown of Units
- Getting Current Information to the Public
- Processing Application Timeline
- Processing Guidelines
- Declined Applicants
- Move in and Certificate of Occupancy Logistics
- Expected Concerns
- Open Questions and Answers



PROCESSING APPLICATIONS INTRODUCTIONS



- **Current Site Waitlist**
  - As of 10/18/2023 there are 466 people on the interest list.
  - Every interested person is added to the interest list.
  - We do not pre-qualify anyone on the interest list as it has been collecting names since the end of 2021 and people's circumstances may have changed.
  - This means that once we begin processing, we do not know how many applicants we will work through to fill the site.
  - This is very typical for lease ups to ensure that they are completed fairly.

GETTING CURRENT INFORMATION TO THE PUBLIC

Encouraging Everyone to Like "The Sawyer" Facebook

- Site will be maintained by Buckingham Property Management
- Weekly updates of either blasts of information or photos from the property.
- General updates with processing once started – Example "The first 50 people have been contacted – if you were one of them make sure you are responding ASAP. If you were not contacted, you are further down the waitlist!"

Direct Contact to Everyone On Current Waitlist

- One time letter to all current people on the interest list.
  - Give information on the new Facebook
  - Provide copy of PDF of Application process and information
  - Reiterate that they are on the waitlist and give approximation of dates

Updating the Town of Mammoth Lakes Website

- Adjusting dates for CO and Naming
- Adding some current photos to update the information provided
- Linking to the new Facebook as a regularly updated place to get information
- Providing link to PDF of information on processing.

BREAKDOWN OF UNITS

Unit Breakdown

- Affordable Units
  - Processing and Qualification to be handled by Buckingham
- No Place Like Home Units
  - 8-13 Units (8 Guaranteed and an additional 5 with preference)
  - Applicants should be referred by the Mono County Department HHS
    - Once referred they will be requalified and approved by Buckingham
  - Buckingham is working with County staff
- On Site Employee Unit
  - 1 Unit to be occupied by Community Manager



PROCESSING APPLICATIONS TIMELINE

- CO Date (Tentatively March 2024)
- 90-120 Days Prior to CO Date – Hire a local Community Manager that will supervise the lease up. (Tentatively December 2023)
- 60-90 Days Prior to CO Date begin contacting interest list to processing applicants for units (Tentatively end of December 2023/Beginning of January 2024)
  - Active processing of applications will happen throughout this window.
  - If CO Dates are extended it could mean some paperwork must be redone or more current paperwork collected.
  - Residents are educated during the processing to be aware if they need to continue to collect items (Example: paystubs as they come continue working) or if they will need to request new documents (Example: A Social Security Letter if dated too far in the past.





THE SAWYER AFFORDABLE UNIT PROCESSING GUIDELINES

CREDIT CHECK ITEMS

- Credit Parameters
  - Minimum Credit Score 540
  - No balances due to a Utility
  - No Evictions or Unlawful Detainers
  - Collections, huge balances on credit cards, etc will impact overall score



CRIMINAL CHECK ITEMS

- Criminal Parameters
  - Criminal is handled on a case-by-case basis. We utilize a background company that runs applicants based on their addresses over the last 7 years.
  - Issues with criminal background are handled by a supervisor and will not be handled by the Community Manager.



HOUSING HISTORY

- We will verify 2 years of favorable housing history to confirm:
  - Applicant paid rent on time
  - Applicant paid a comparable amount of rent
  - Applicant had no issues breaking rules or causing problems
  - How many people were living in the unit?
  - Confirm last 12 months they have lived in Mammoth





PROCESSING APPLICATIONS

VERIFICATION OF INCOME

Employment

- 3 months current consecutive paystubs
  - 3 Paystubs if paid monthly
  - 6 paystubs if paid bi-monthly
  - 7 paystubs if paid bi-weekly
- Verification of Employment Completed
  - Can be faxed, emailed, or personally delivered by application

Other Income

- Social Security or SSI
- CashAid
- Child Support
- Veterans Benefits
- Self Employment
- Disability
- Unemployment
- Unearned Income for Minors

Excluded Income

- Food Stamps
- College or Student Loans



CALCULATING EMPLOYMENT INCOME

- Calculation #1 – VOE Hourly
  - Hourly Wage X Number of Hours Weekly = ? X 52 = Total Hourly
  - Overtime Wage X Number of OT Hours Weekly = ? X 52 = Total OT
  - Shift Differential X Number of Hours Weekly = ? X 52 = Total Shift Differential
    - Add all these numbers for your VOE Hourly Total
- Calculation #2 – VOE YTD
  - Use Date Duration Calculator to figure out the number of days represented in the YTD date range – then divide the number of days by 7 to get number of weeks.
  - Take YTD income total and divide by number of weeks to the second decimal to obtain the VOY YTD
- Calculation #3 – Gross Paystubs
  - Add up all three months gross paystubs and divide by the number of paystubs and X by 52 for the Gross Paystubs Total
- Calculation #4 – Paystub YTD
  - Use Date Duration Calculator to figure out the number of days represented from the most current paystub back to the first of the year– then divide the number of days by 7 to get number of weeks.
  - Take the Gross total on the newest paystub and divide by the number of weeks and this gives you the Paystub YTD



CALCULATING NON EMPLOYMENT INCOME

- Items paid monthly in the same amount are simple. Take the Gross Amount and Multiply by 12.
- Items paid monthly that are different amounts we need to take a 3-month average. Add the gross totals for the last three months, divide by three, and multiply by 12.



FINAL ON SITE REVIEW

- Once all paperwork is completed, verifications returned, calculations completed the Community Manager will confirm the file is approved to proceed.
  - Passed Credit
  - Passed Criminal
  - 2 Years Favorable Housing History and last 12 months in Mammoth.
  - Income calculations put tenant within the limits.





FILE IS SUBMITTED TO OUR CORPORATE COMPLIANCE

DECLINED APPLICANTS

1. FAILED CREDIT
2. FAILED CRIMINAL
3. UNFAVORABLE HOUSING HISTORY
4. CANNOT VERIFY HOUSING HISTORY
5. OVER INCOME LIMITS
6. CANNOT VERIFY INCOME SOURCES
7. TENANT FAILURE TO RESPOND

Applicants are informed verbally and in writing that they were declined and the reasoning.



MOVE IN AND CERTIFICATE OF OCCUPANCY LOGISTICS

- The last couple weeks of construction Buckingham will be walking units, working with superintendents and getting all the final set up completed for the site.
- We are typically confident on dates for final CO and can then begin scheduling move ins.
- Every property is different as far as move ins and logistics – and winter/timing will probably be the biggest factor for The Sawyer.
- We will schedule move ins based on what makes the most sense logistically for new residents to access/move into the building. An example would be moving in one person per section, on each floor, each day to avoid multiple people trying to move into the same area. We also tend to extend times for lease signings to spread out the move ins. These final decisions and scheduling won't happen until several weeks before move in.



THE WAITLIST

- After the property had been successfully 100% occupied the interest list converts to a “Waitlist”.
- All households remain on the list in order.
- They would be contacted if a unit became vacant or eventually we would utilize this list as the beginning for processing for “Kingfisher”.
- Every 6-9 months a letter will go out to people on the Waitlist asking them to update their contact information and confirm they wish to stay on the waitlist.



EXPECTED CONCERNS

- Applicants anxious and wanting to get in that are too far down on the interest list for that to be possible
- Applicants who are declined – but know someone who they believe his similar circumstances that was approved.
- Affordable Applicant concerns about No Place Like Home households.
- Community Perception about who was approved and declined.



QUESTIONS?

Jamie Gray

From: Sandy Hogan <sandyghogan@gmail.com>
Sent: Wednesday, October 18, 2023 5:20 PM
To: Jamie Gray
Subject: Pub lic comment - Parcel

[EXTERNAL EMAIL]

Jamie: several questions

Spanish written Instructions?
Spanish speakers to answer questions by phone?
Manager requirements - Spanish speaker?
Role of MLH? Why aren't the updates sent to MLH as well as the town? Are the updates in Spanish?

Thanks, Sandy

Clerk

From: Jess Landry <jlandryii@yahoo.com>
Sent: Wednesday, October 18, 2023 4:46 PM
To: Clerk
Subject: council meeting Qs

[You don't often get email from jlandryii@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Parcel Qs:

Would I have to leave the Parcel if my income went above a certain limit during my lease?

What are the pet policies?

Will there be parking available?

Sent from my iPhone

Town Council of Mammoth Lakes

Minutes of Regular Meeting

October 4, 2023, 3:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

Members Absent: Councilmember Sarah Rea

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1. RIBBON CUTTING CEREMONY

1.1 At 3:00 p.m. the Town Council will conduct a ribbon cutting ceremony for the Town's community tennis courts located at 1000 Forest Trail and new pickleball courts located at 416 Sierra Park Road.

Members of the Town Council participated in two ribbon cutting ceremonies.

2. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:09 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

3. PLEDGE OF ALLEGIANCE

Sergeant Heilman led the flag salute.

4. PUBLIC COMMENTS

Ken Brengle, Executive Director of the Mammoth Lakes Chamber of Commerce, announced that on October 24 at Mammoth High School there would be a Career Expo for students from Mammoth, Coleville, and Lee Vining High Schools.

5. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

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

Office of Outdoor Recreation Manager Lawson Reif gave an update regarding current outdoor recreation activities.

Acting Community and Economic Development Director Nolan Bobroff gave an update regarding current community and economic development activities.

Town Manager Daniel C. Holler reported that the Town had applied for grants for a biomass facility and that the Town had executed a contract for economic analysis of short-term rentals.

6.1 October 2023 Public Works Engineering CIP Update.

There was discussion among members of Council and staff.

6.2 Did you Know? Dogs (August 2023).

6.3 Did you Know? Recreation Investments (September 2023).

There was discussion among members of Council and staff.

6.4 Planning update on potential federal shutdown.

Town Manager Daniel C. Holler gave an update regarding partnership opportunities in the event of a federal government shutdown. There was discussion among members of Council and staff.

7. INTRODUCTIONS

7.1 Introduce new Police Department K9 Jax.

Interim Chief of Police Dan Casabian and K9 Officer Matt West introduced Mammoth Lakes Police Department K9 Jax. Town Clerk Jamie Gray administered the oath of office to Jax.

8. COUNCIL PRESENTATIONS

8.1 Recognition of Town Manager Daniel C. Holler for ten years of service.

Mayor Wentworth, Mayor Pro Tem Sauser, and Town Attorney Andrew Morris thanked Mr. Holler for his years of service.

9. STAFF PRESENTATIONS

9.1 October Community Recreation Center (CRC) Update.

Public Works Director Haislip Hayes and Parks and Recreation Director Stuart Brown gave an update regarding the Community Recreation Center (CRC). There was discussion among members of Council and staff.

10. CONSENT AGENDA

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

Approve the Consent Agenda.

For (4): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, and Councilmember Amanda Rice

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

10.1 Approve the minutes of the regular meeting of September 6, 2023.

10.2 Accept the Project Closeout Report for the Ballfields Rehabilitation Project.

10.3 Approve the resolution authorizing the Town's participation in the CSCDA Commercial Open Property Assessed Clean Energy (PACE) Program to provide commercial property owners access to financing for renewable energy and building efficiency upgrades.

10.4 Accept Check Register 8/30/23 in the amount of $530,400.24. Accept Check Register 9/7/23 in the amount of $793,992.39. Accept Check Register 9/14/23 in the amount of $3,433,620.93. Accept Check Register 9/19/23 in the amount of $44,574.68. Accept Check Register 9/27/23 in the amount of $1,689,112.75.

11. POLICY MATTERS

11.1 Waive the reading and introduce by title only the ordinance amending Municipal Code Chapter 10.12 Parking.

Deputy Airport Manager Sierra Shultz and Town Attorney Andrew Morris outlined the information in the staff report. There was discussion among members of Council and staff.

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

Waive the reading and introduce by title only the ordinance amending Municipal Code Chapter 10.12 Parking, as amended to change references to "his" to "his/hers."

For (4): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, and Councilmember Amanda Rice

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

11.2 Inyo National Forest OSV Subpart-C Engagement & Public Comment.

Office of Outdoor Recreation Manager Lawson Reif gave a presentation regarding OSV Subpart C. There was discussion among members of Council and staff.

PUBLIC COMMENT:

David Page, Executive Director of Winter Wildlands Alliance, spoke about the process and timeline, and gave his comments regarding the proposed action.

CONSENSUS:

The Town Council agreed to an overall comment regarding safety and quality experiences for all users.

The Town Council supported the Trailhead at New Shady Rest dump station paring area, the High Elevation Staging Area (Cinder Shed), the Scenic Loop Staging Area, and the Sherwin's Working Group Recommendation.

The Town Council supported delineating uses on the way to Minaret Vista.

The Town Council agreed that the Snow Depth Requirement seemed reasonable.

The Town Council supported Compliance with OSV in the Casa Diablo IV Geothermal Development Project.

The Town Council agreed to an overall comment that more regular review was needed as conditions could change dramatically.

11.3 Council finds and determines that Emergency Work Authorized by Resolutions 23-29 and 23-54 continues to be necessary for public welfare and safety.

Town Manager Daniel C. Holler gave an update regarding the emergency work.

Moved by Mayor Pro Tem Bill Sauser
Seconded by Councilmember Chris Bubser

Find and determine that emergency work authorized by Resolutions 23-29 and 23-54 continues to be necessary for public welfare and safety.

For (4): Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmember Chris Bubser, and Councilmember Amanda Rice

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

11.4 Review of Town Manager Recruitment Information and Schedule.

The Mayor called a recess at 6:04 p.m. and the Council reconvened at 6:11 p.m.

Town Manager Daniel C. Holler introduced Roberta Greathouse, Peckham & McKenney Executive Recruiter. Ms. Greathouse outlined the language in the proposed brochure. There was discussion among members of Council, staff, and Ms. Greathouse.

12. COUNCILMEMBER REPORTS

Councilmember Rice attended the Mammoth Lakes Housing Board meeting.

Councilmember Bubser attended the two Forest Service meetings regarding OHV Subpart C.

Mayor Pro Tem Sauser attended the League of California Cities annual conference and the Mammoth Lakes Tourism Board meeting.

Mayor Wentworth attended the Great Basin Unified Air Pollution Control District meeting, Town to Trails meetings, the Whitebark Financial Advisory Team meeting, the Mammoth Lakes Fire Protection District Board meeting, and the League of California Cities annual conference.

Town Manager Daniel C. Holler announced the Chamber of Commerce's Business Excellence Awards Gala would be held on November 1.

13. ADJOURNMENT

The Council adjourned the meeting at 6:43 p.m.

_____

Jamie Gray, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Waive the reading and adopt the ordinance amending Municipal Code Chapter 10.12 Parking.

Meeting Date: October 18, 2023

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Waive the reading and adopt the ordinance amending Municipal Code Chapter 10.12 Parking.

BACKGROUND:

The Mammoth Yosemite Airport parking lot is extremely deteriorated and needs to be reconstructed. The Airport Capital Improvement Plan (ACIP) includes a project for the reconstruction of the parking lot. When meeting with the Federal Aviation Administration (FAA) last year to discuss the ACIP, they mentioned that construction or rehabilitation of a revenue producing parking lot at a non-hub airport is not eligible for Airport Improvement Program (AIP) or Airport Infrastructure Grant (AIG) grant funding per the Airport Improvement Program Handbook – Order 5100.38D, Change 1. Grant funding for parking lot rehabilitation is only eligible for non-revenue producing parking lots.

ANALYSIS:

In October of 2022, staff removed parking lot signage and stopped collecting fees for overnight parking at the Mammoth Yosemite Airport parking lot so that it would be eligible for grant funding. The Town was previously collecting a fee of $8/night per ordinance 10.12.200. The fee was used to discourage people from leaving their cars parked for extended periods of time when they were not using the airport services. The fees collected were not substantial enough to pay for any major maintenance. The ordinance needs to be updated to reflect the new operating procedure which does not include collecting a fee. If adopted, the operations will include a permit free of charge for airport users that wish to park overnight. Airport users, as proposed in the new ordinance, are all persons utilizing the Airport for legitimate purposes, including, but not limited to passengers, tenants, airlines, vendors, contractors, and subcontractors. In the event of a town emergency and if temporary overflow parking is needed at Mammoth Yosemite Airport, staff will open the parking lot for everyone and assist with the emergency as needed.

The ordinance to be amended is Municipal Code Chapter 10.12 Parking. The majority of the chapter will remain as is. The proposed amendment will consist of the following components:

- Defining what an “Airport User” is.

- Addition or alteration of text regarding the new overnight permit process.
- Vehicle size limitations.
- Defining what hours are considered overnight and not day use hours.

The proposed ordinance was introduced at the October 4, 2023 Town Council meeting and received minimal comments from council and no public comment.

FINANCIAL CONSIDERATIONS:

In Fiscal Year 2023 the Town received an Airport Infrastructure Grant in the amount of $108,701 for the design of the parking lot reconstruction. In Fiscal Year 2024, staff will apply for an AIG grant of approximately $1,500,000 for the construction phase of the parking lot rehabilitation. The funding acquired through FAA grants greatly outweighs the funding that would ever be collected from overnight parking fees.

ORDINANCE NO. 23-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AMENDING MUNICIPAL CODE CHAPTER 10.12 PARKING

WHEREAS, Chapter 10.12 of the Town of Mammoth Lakes Municipal Code comprises the Town's parking ordinance; and

WHEREAS, the parking procedures at Mammoth Yosemite Airport have changed and Town staff will no longer be collecting overnight parking fees at the airport parking lot.

WHEREAS, Town staff has reviewed Chapter 10.12, Parking, of the Town of Mammoth Lakes Municipal Code and proposes the attached revisions based on updating the code to comply with new operating procedures.

NOW, THEREFORE, the Town Council of the Town of Mammoth lakes, State of California, does ordain as follows:

Section 1: Amend Municipal Code Chapter 10.12, Parking, which is hereby amended as set forth in Exbibit A attached hereto and incorporated herein.

Section 2: EFFECTIVE DATE OF ORDINANCE

This Ordinance shall before effective and enforceable thirty (30) days from and after the date of its adoption.

Section 3: POSTING

The Town Clerk shall, within fifteen (15) days after the passage of this Ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY

If any provisions of this Ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Ordinance are declared to be severable.

The foregoing Ordinance was PASSED, APPROVED, AND ADOPTED on this 18th day of October 2023.

_____

JOHN WENTWORTH, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

EXHBIT "A"

10.12.010 – Definitions.

Except as specifically provided in this section, the words used in this article shall be as defined in the California Vehicle Code.

"Airport User" means all persons utilizing the Airport for legitimate purposes, including, but not limited to passengers, tenants, airlines, vendors, contractors, and subcontractors.

10.12.030 – No parking for more than seventy-two hours.

A. No person shall cause or allow any vehicle owned by him/her or in his/her possession, custody or control, to be parked upon any street (including the right-of-way thereof), alley, or publicly owned parking lot for more than seventy-two consecutive hours, unless a permit is provided to do so.

B. Any member of the police department may remove any vehicle parked upon any street right-of-way, alley or publicly owned parking lot for more than seventy-two consecutive hours and shall, upon such removal, deal with such vehicle as provided in Sections 22650 through 22856 of the vehicle code of the state.

10.12.086 – Vehicle Size Limitations

Vehicles parked at the Mammoth Yosemite Airport parking lot, not including the long-term parking lot, shall not include trailers and shall not exceed 20 feet in length unless the town manager, public works director, or airport manager or his/her designee approves it.

10.12.200 – Overnight Parking at Mammoth Yosemite Airport

A. No person shall park or leave standing any vehicle at the Mammoth Yosemite Airport between the hours of eight p.m. and eight a.m., unless such vehicle is parked in an area designated for overnight parking and displays the required parking permit for such parking for airport users.

B. No person shall leave a permitted vehicle in the area designated for overnight parking for longer than seven consecutive nights. The town manager, airport manager or his/her designee may allow longer periods of time if they deem it to be an extenuating circumstance and approve it beforehand.

C. Any person who fails to display a parking permit required for overnight parking, shall be cited or towed and liable to the town for such fees.

D. Citation charges may be collected by the town manager or his/her designee, the Mammoth Lakes Police Department, or the airport manager or his/her designee, by any means available for the collection of citation charges. Such enforcement may include the issuance of parking tickets and the use of administrative collection processes as are available under state law.

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
ALEX PRINTING								
10/04/2023	109352	55782	2976	ALEX PRINTING	100-420-43120	BUSINESS CARDS	189.44	10/23
Total ALEX PRINTING:							189.44	
ALLSPORT AMERICA, INC.								
10/04/2023	109353	COURT 5 & 6	19411	ALLSPORT AMERICA, I	300-531-43031	INSTALLATION COMPL	39,660.00	10/23
10/04/2023	109353	PICKLEBALL C	19411	ALLSPORT AMERICA, I	300-531-43031	COURTS COMPLETE	13,220.00	10/23
Total ALLSPORT AMERICA, INC.:							52,880.00	
ALPINE PAINT								
10/04/2023	10042310	M0254342	5517	ALPINE PAINT	210-452-42025	PAINT/SUPPLIES	305.27	10/23
10/04/2023	10042310	M0254387	5517	ALPINE PAINT	210-452-42025	PAINT/SUPPLIES	304.12	10/23
10/04/2023	10042310	M0254505	5517	ALPINE PAINT	210-450-42025	PAINT/SUPPLIES	10.70	10/23
Total ALPINE PAINT:							620.09	
AMAZON CAPITAL SERVICES								
10/04/2023	109354	16DJ-YMKX-73	19234	AMAZON CAPITAL SER	100-420-42002	OFFICE SUPPLIES	48.48	10/23
Total AMAZON CAPITAL SERVICES:							48.48	
AMERIGAS								
10/04/2023	109355	3155207268/20	6982	AMERIGAS	220-471-43404	09/23-AIRPORT NEW T	1,317.36	10/23
10/04/2023	109355	3155242963/20	6982	AMERIGAS	100-434-43404	09/23-POOL	79.31	10/23
10/04/2023	109355	3155327499/20	6982	AMERIGAS	220-471-43404	09/23-AIRPORT GENE	591.52	10/23
Total AMERIGAS:							1,988.19	
ANDREW J. MORRIS,ATTORNEYAT LAW								
10/04/2023	10042310	AUG 2023	10439	ANDREW J. MORRIS,A	100-412-43031	08/23-PD	9,463.26	10/23
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							9,463.26	
ANTELOPE AMBULANCE SVCS								
10/04/2023	109356	2023 STORMS	19415	ANTELOPE AMBULAN	100-405-42030	AMBULANCE SERVICE	88,300.06	10/23
Total ANTELOPE AMBULANCE SVCS:							88,300.06	
ASCENT ENVIRONMENTAL, INC.								
10/04/2023	10042310	20210079.01-2	19114	ASCENT ENVIRONME	100-440-43031	AUG 2023-MAIN LODG	23,289.18	10/23
Total ASCENT ENVIRONMENTAL, INC.:							23,289.18	
AT&T DOJ LINE								
10/04/2023	109357	20468399	18336	AT&T DOJ LINE	100-420-43031	08/23-LIVESCAN LINE	746.39	10/23
Total AT&T DOJ LINE:							746.39	
AT&T MOBILITY								
10/04/2023	109358	287311715401	8453	AT&T MOBILITY	100-420-43404	SEPT 2023-PD	85.00	10/23
10/04/2023	109358	287292079320	8453	AT&T MOBILITY	100-416-43404	08/18-09/17/23-REC	40.74	10/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total AT&T MOBILITY:							125.74	
AVCOM COMPANY								
10/04/2023	10042310	09010923	6453	AVCOM COMPANY	220-471-43031	AWOS MAINT. & INSPE	969.00	10/23
Total AVCOM COMPANY:							969.00	
BISHOP AUTOMOTIVE CENTER								
10/04/2023	10042310	1-66982	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	857.65	10/23
10/04/2023	10042310	1-67719	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	231.91	10/23
10/04/2023	10042310	1-67786	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	4,831.50	10/23
10/04/2023	10042310	1-67992	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	3,113.76	10/23
Total BISHOP AUTOMOTIVE CENTER:							9,034.82	
BISHOP GLASS, INC.								
10/04/2023	109359	64986	4543	BISHOP GLASS, INC.	910-000-13047	EXPLORER UNIT 10	352.15	10/23
Total BISHOP GLASS, INC.:							352.15	
BLAIR, CHURCH & FLYNN								
10/04/2023	109360	74605	8066	BLAIR, CHURCH & FLY	100-460-43031	08/07-09/03/23	880.00	10/23
Total BLAIR, CHURCH & FLYNN:							880.00	
BRANDLEY ENGINEERING, INC.								
10/04/2023	10042310	10858	3443	BRANDLEY ENGINEER	220-531-43031	MMH AWOS	4,453.75	10/23
10/04/2023	10042310	10860	3443	BRANDLEY ENGINEER	220-531-43031	MMH PARKING LOT DE	2,481.13	10/23
Total BRANDLEY ENGINEERING, INC.:							6,934.88	
BURKHART, JULIE								
10/04/2023	109361	0002	19419	BURKHART, JULIE	100-432-42008	GYMNASTICS EQUIPM	220.00	10/23
Total BURKHART, JULIE:							220.00	
CALIFORNIA DEPARTMENT OF TAX AND FEE ADM								
10/04/2023	109362	JULY-SEPT 20	4099	CALIFORNIA DEPART	910-000-13001	UNDERGROUND STO	719.34	10/23
Total CALIFORNIA DEPARTMENT OF TAX AND FEE ADM:							719.34	
CIVICPLUS INC.								
10/04/2023	109363	265813	8825	CIVICPLUS INC.	220-471-43031	ANNUAL FEE	717.15	10/23
10/04/2023	109363	277458	8825	CIVICPLUS INC.	100-414-44600	ONLINE SVCS	1,445.00	10/23
10/04/2023	109363	277464	8825	CIVICPLUS INC.	100-414-44600	MUNICODE UPGRADE	1,517.25	10/23
Total CIVICPLUS INC.:							3,679.40	
COLANTUONO, HIGHSMITH & WHATLEY, PC								
10/04/2023	10042310	57503	18736	COLANTUONO, HIGHS	100-480-43031	AUG 2023-MAIN ST	1,457.00	10/23
10/04/2023	10042310	57504	18736	COLANTUONO, HIGHS	100-480-43031	AUG 2023-MAIN ST	1,009.00	10/23
Total COLANTUONO, HIGHSMITH & WHATLEY, PC:							2,466.00	
COMMUNITY PRINTING & PUBLISHING								
10/04/2023	109364	57193	4274	COMMUNITY PRINTIN	100-417-43140	CED DIRECTOR BOOK	57.64	10/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total COMMUNITY PRINTING & PUBLISHING:							57.64	
CONNEY SAFETY PRODUCTS								
10/04/2023	109365	06191857	3417	CONNEY SAFETY PRO	910-000-13003	PARTS	88.74	10/23
Total CONNEY SAFETY PRODUCTS:							88.74	
COUNTRY GLASS, INC.								
10/04/2023	109366	143522	57	COUNTRY GLASS, INC	100-464-45100	TEMPERED GLASS	1,267.58	10/23
Total COUNTRY GLASS, INC.:							1,267.58	
DAYSMART SOFTWARE								
10/04/2023	109367	INV01036197	19303	DAYSMART SOFTWAR	100-432-43031	OCT 2023	102.32	10/23
Total DAYSMART SOFTWARE:							102.32	
DEPT OF JUSTICE								
10/04/2023	109368	665994	1775	DEPT OF JUSTICE	100-420-43156	JUNE 2023	975.00	10/23
10/04/2023	109368	678513	1775	DEPT OF JUSTICE	100-420-43156	08/23-FINGERPRINT	1,171.00	10/23
Total DEPT OF JUSTICE:							2,146.00	
DESIGNS UNLIMITED SCREEN PRINTS								
10/04/2023	109369	918748	63	DESIGNS UNLIMITED	100-413-42030	01/23-SVCS	60.00	10/23
10/04/2023	109369	918978	63	DESIGNS UNLIMITED	100-413-42030	08/23-SVCS	40.00	10/23
Total DESIGNS UNLIMITED SCREEN PRINTS:							100.00	
DIMAS, JESUS								
10/04/2023	109370	10/01/23	18507	DIMAS, JESUS	210-450-42030	MEAL ALLOWANCE	184.00	10/23
Total DIMAS, JESUS:							184.00	
DIY HOME CENTER								
10/04/2023	109371	110583	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	34.89	10/23
10/04/2023	109371	111055	5476	DIY HOME CENTER	210-452-42025	MAINT SUPPLIES	11.62	10/23
10/04/2023	109371	111060	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	3.17	10/23
10/04/2023	109371	111062	5476	DIY HOME CENTER	100-464-42007	MAINT SUPPLIES	13.57	10/23
10/04/2023	109371	111081	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	81.41	10/23
10/04/2023	109371	111363	5476	DIY HOME CENTER	100-464-42007	MAINT SUPPLIES	16.46	10/23
10/04/2023	109371	111401	5476	DIY HOME CENTER	100-464-42007	MAINT SUPPLIES	30.01	10/23
10/04/2023	109371	111431	5476	DIY HOME CENTER	210-452-42007	MAINT SUPPLIES	3.00	10/23
10/04/2023	109371	111641	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	4.84	10/23
Total DIY HOME CENTER:							198.97	
ELBERT DISTRIBUTING								
10/04/2023	10042310	PI0054571	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	66.07	10/23
Total ELBERT DISTRIBUTING:							66.07	
ELK MOUNTAIN TECHNOLOGY LLC								
10/04/2023	109372	561	19147	ELK MOUNTAIN TECH	300-531-43031	RADIO PROJECT CON	11,450.00	10/23
10/04/2023	109372	562	19147	ELK MOUNTAIN TECH	300-531-43031	RADIO PROJECT CON	11,450.00	10/23
10/04/2023	109372	563	19147	ELK MOUNTAIN TECH	300-531-43031	RADIO PROJECT CON	11,450.00	10/23

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total ELK MOUNTAIN TECHNOLOGY LLC:							34,350.00	
EMANUELS JONES AND ASSOCIATES								
10/04/2023	109373	F23-10-05	19350	EMANUELS JONES AN	100-416-43031	OCT 2023-SVCS	3,250.00	10/23
Total EMANUELS JONES AND ASSOCIATES:							3,250.00	
ENTENMANN-ROVIN COMPANY								
10/04/2023	109374	0176516-IN	423	ENTENMANN-ROVIN C	100-420-42006	UNIFORM	77.03	10/23
Total ENTENMANN-ROVIN COMPANY:							77.03	
FEDERAL EXPRESS CORP								
10/04/2023	109375	8-263-31083	717	FEDERAL EXPRESS C	100-416-42005	SHIPPING CHGS	19.15	10/23
Total FEDERAL EXPRESS CORP:							19.15	
FINE GRIND LLC, DBA VIDA COFFEE								
10/04/2023	109376	2023 STORM	19416	FINE GRIND LLC, DBA	100-405-42030	BUSINESS ASSISTANC	2,372.00	10/23
Total FINE GRIND LLC, DBA VIDA COFFEE:							2,372.00	
FRONTIER COMMUNICATIONS								
10/04/2023	109377	09/23-0348	10869	FRONTIER COMMUNIC	210-450-43404	09/23-PWM	228.62	10/23
10/04/2023	109377	09/23-2490	10869	FRONTIER COMMUNIC	100-420-43404	09/23-PD FAX	90.58	10/23
10/04/2023	109377	09/23-2536	10869	FRONTIER COMMUNIC	100-420-43404	09/23-PD	276.01	10/23
10/04/2023	109377	09/23-3119	10869	FRONTIER COMMUNIC	220-471-43404	09/23-AIRPORT	204.87	10/23
Total FRONTIER COMMUNICATIONS:							800.08	
GRANICUS, INC.								
10/04/2023	109378	171327	8809	GRANICUS, INC.	100-418-45050	ENGAGEMENT HQ STA	1,717.35	10/23
Total GRANICUS, INC.:							1,717.35	
GREAT BASIN UNIFIED AIR POLLUTION CONTRO								
10/04/2023	109379	INV00682	4136	GREAT BASIN UNIFIED	100-440-44500	2023/24-TOWN AIR QU	25,000.00	10/23
Total GREAT BASIN UNIFIED AIR POLLUTION CONTRO:							25,000.00	
HIGH COUNTRY LUMBER								
10/04/2023	109380	32776	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	5.71	10/23
Total HIGH COUNTRY LUMBER:							5.71	
HINDERLITER, DE LLAMAS AND ASSOCIATES								
10/04/2023	109381	SIN031770	4974	HINDERLITER, DE LLA	100-418-43031	SALES TAX JULY-SEPT	2,461.19	10/23
Total HINDERLITER, DE LLAMAS AND ASSOCIATES:							2,461.19	
HMC ARCHITECTS								
10/04/2023	10042310	169870	10804	HMC ARCHITECTS	300-531-43031	JULY 2023	30,611.75	10/23
Total HMC ARCHITECTS:							30,611.75	
HORIZON CALIFORNIA PUBLICATIONS, INC.								
10/04/2023	10042310	70823	6100	HORIZON CALIFORNIA	100-413-43130	06/23-4TH OF JULY	400.00	10/23

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Total HORIZON CALIFORNIA PUBLICATIONS, INC.:							400.00	
HOT CREEK AVIATION, LLC								
10/04/2023	109382	AUG 2023	6335	HOT CREEK AVIATION,	220-471-45010	HANGAR RENTAL	6,169.66	10/23
10/04/2023	109382	OCT 2023	6335	HOT CREEK AVIATION,	220-471-45010	CPI INCREASE 09/01/2	8,803.14	10/23
Total HOT CREEK AVIATION, LLC:							14,972.80	
IMPACT CANOPIES USA								
10/04/2023	109383	INV000108334	18529	IMPACT CANOPIES US	216-432-42008	FREIGHT/TAX	24.61	10/23
Total IMPACT CANOPIES USA:							24.61	
JIM CHARLON FORD, INC.								
10/04/2023	109384	62634	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	540.61	10/23
Total JIM CHARLON FORD, INC.:							540.61	
KIMBALL-MIDWEST								
10/04/2023	109385	101460269	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	563.77	10/23
10/04/2023	109385	101463378	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	89.76	10/23
10/04/2023	109385	101465937	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	801.66	10/23
10/04/2023	109385	101466861	4812	KIMBALL-MIDWEST	910-456-46200	PARTS	4,246.26	10/23
10/04/2023	109385	101468056	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	215.92	10/23
10/04/2023	109385	101470266	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	768.75	10/23
10/04/2023	109385	101477870	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	70.96	10/23
10/04/2023	109385	101486656	4812	KIMBALL-MIDWEST	910-456-46200	PARTS	823.00	10/23
10/04/2023	109385	101488653	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,107.22	10/23
10/04/2023	109385	101488825	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,285.19	10/23
10/04/2023	109385	101490524	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	137.13	10/23
10/04/2023	109385	101494250	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	53.25	10/23
Total KIMBALL-MIDWEST:							10,162.87	
L'ABRI HOMEOWNERS ASSOCIATION								
10/04/2023	109386	UNIT 2-OCT 20	5816	L'ABRI HOMEOWNERS	100-464-43404	10/23-CAM	378.00	10/23
10/04/2023	109386	UNIT 4-OCT 20	5816	L'ABRI HOMEOWNERS	100-464-43404	10/23-CAM	378.00	10/23
Total L'ABRI HOMEOWNERS ASSOCIATION:							756.00	
LEXIPOL, LLC								
10/04/2023	109387	INVPRA117946	19412	LEXIPOL, LLC	220-471-43110	TRAINING	889.00	10/23
Total LEXIPOL, LLC:							889.00	
LINDE GAS & EQUIPMENT INC.								
10/04/2023	109388	38359822	19251	LINDE GAS & EQUIPM	210-456-43031	CYLINDER RENTAL	920.32	10/23
10/04/2023	109388	38359871	19251	LINDE GAS & EQUIPM	220-471-42007	CYLINDER RENTAL	129.42	10/23
Total LINDE GAS & EQUIPMENT INC.:							1,049.74	
MADERA, BRIAN								
10/04/2023	109389	10/15-10/20/23	18562	MADERA, BRIAN	100-420-43150	PER DIEM	318.00	10/23
10/04/2023	109389	10/22-10/27/23	18562	MADERA, BRIAN	100-420-43150	PER DIEM	318.00	10/23
Total MADERA, BRIAN:							636.00	

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MAMMOTH COMMUNITY WATER DISTRICT								
10/04/2023	109390	BURY HYDRA	308	MAMMOTH COMMUNI	300-531-43031	BURY HYDRANT AND	9,361.98	10/23
Total MAMMOTH COMMUNITY WATER DISTRICT:							9,361.98	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
10/04/2023	109391	09/23-5700	97	MAMMOTH COMMUNI	100-438-43404	09/23-CRK RST PARK	330.01	10/23
10/04/2023	109391	09/23-6000	97	MAMMOTH COMMUNI	100-438-43404	09/23-HWY LAND	67.74	10/23
10/04/2023	109391	09/23-6383	97	MAMMOTH COMMUNI	100-438-43404	09/23-CRK PARK IRRIG	280.73	10/23
10/04/2023	109391	09/23-6398	97	MAMMOTH COMMUNI	100-438-43404	06/23-C CTR	463.75	10/23
10/04/2023	109391	09/23-6440	97	MAMMOTH COMMUNI	210-456-43404	09/23-PWM	334.25	10/23
10/04/2023	109391	09/23-6564	97	MAMMOTH COMMUNI	100-438-43404	09/23-SDY RST PARK	5,597.42	10/23
10/04/2023	109391	09/23-6854	97	MAMMOTH COMMUNI	100-438-43404	09/23-SDY RST PARK	351.66	10/23
10/04/2023	109391	09/23-7783	97	MAMMOTH COMMUNI	100-438-43404	09/23-OLD LIBRARY	73.10	10/23
10/04/2023	109391	09/23-7851	97	MAMMOTH COMMUNI	100-438-43404	09/23-SKATE PARK	336.39	10/23
10/04/2023	109391	09/23-7884	97	MAMMOTH COMMUNI	856-450-43404	09/23-OMR	67.74	10/23
10/04/2023	109391	09/23-7981	97	MAMMOTH COMMUNI	100-475-43404	09/23-TRANSIT	117.19	10/23
10/04/2023	109391	09/23-8069	97	MAMMOTH COMMUNI	858-436-43404	09/23-OLD ICE RINK	145.33	10/23
10/04/2023	109391	09/23-8520	97	MAMMOTH COMMUNI	210-450-43404	09/23-HYDRONIC SYS	30.44	10/23
10/04/2023	109391	09/23-8577	97	MAMMOTH COMMUNI	100-438-43404	09/23-PARK & RIDE	23.70	10/23
10/04/2023	109391	09/23-8657	97	MAMMOTH COMMUNI	100-420-43404	09/23-PD	203.37	10/23
Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							8,422.82	
MAMMOTH HOSPITAL								
10/04/2023	109392	210025246	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL EXAM	470.40	10/23
10/04/2023	109392	210024531	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL EXAM	133.70	10/23
10/04/2023	109392	210026762	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL EXAM-w/ 30	911.40	10/23
Total MAMMOTH HOSPITAL:							1,515.50	
MAMMOTH LAKES HOUSING,INC								
10/04/2023	109393	604	6441	MAMMOTH LAKES HO	100-445-43031	OCT-DEC 2023 CONTR	84,000.00	10/23
Total MAMMOTH LAKES HOUSING,INC:							84,000.00	
MAMMOTH LAKES TOURISM								
10/04/2023	109394	2465	19417	MAMMOTH LAKES TO	100-480-44220	OCR WORLD CHAMPI	200,000.00	10/23
Total MAMMOTH LAKES TOURISM:							200,000.00	
MAMMOTH LAKES TOURISM-TOT								
10/04/2023	109395	2472	19320	MAMMOTH LAKES TO	100-480-44810	2Q TOT FT 2023/24	431,250.00	10/23
Total MAMMOTH LAKES TOURISM-TOT:							431,250.00	
MAMMOTH LOCK AND KEY								
10/04/2023	10042311	52032-23	7888	MAMMOTH LOCK AND	910-000-13047	F35 KEY FOB	280.00	10/23
Total MAMMOTH LOCK AND KEY:							280.00	
MAMMOTH MOUNTAIN SKI AREA								
10/04/2023	109396	2201-000903A	330	MAMMOTH MOUNTAIN	857-452-43031	SNOW MELT 12/31/21-	582.00	10/23
10/04/2023	109396	2201-001297A	330	MAMMOTH MOUNTAIN	857-452-43031	SNOW MELT 10/29/22-	2,876.10	10/23
Total MAMMOTH MOUNTAIN SKI AREA:							3,458.10	

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MATHER BROS, INC								
10/04/2023	109397	429574	19390	MATHER BROS, INC	100-416-42030	WATER	650.00	10/23
Total MATHER BROS, INC:							650.00	
MISSION LINEN SUPPLY, INC								
10/04/2023	109398	520076188	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	496.99	10/23
10/04/2023	109398	520090401	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	10/23
10/04/2023	109398	520090402	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	100.09	10/23
10/04/2023	109398	520146372	6482	MISSION LINEN SUPPL	210-452-42006	UNIFORM	57.78	10/23
10/04/2023	109398	520146373	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	109.32	10/23
Total MISSION LINEN SUPPLY, INC:							821.96	
MOLINA JANITORIAL SERVICE								
10/04/2023	109399	6543	8617	MOLINA JANITORIAL S	100-420-45060	CARPET CLEANING	468.75	10/23
Total MOLINA JANITORIAL SERVICE:							468.75	
MONO COUNTY INFORMATION TECHNOLOGY								
10/04/2023	109400	IT-TOML-RMB-	10069	MONO COUNTY INFOR	100-418-43110	GO DADDY WILDCARD	899.98	10/23
Total MONO COUNTY INFORMATION TECHNOLOGY:							899.98	
MONO COUNTY TAX COLLECTOR								
10/04/2023	109401	035-263-079-0	511	MONO COUNTY TAX C	100-464-43420	SAINT MORITZ 79	202.38	10/23
10/04/2023	109401	035-266-040-0	511	MONO COUNTY TAX C	100-464-43420	MOUNTAIN SHADOWS	202.38	10/23
Total MONO COUNTY TAX COLLECTOR:							404.76	
NBS GOVERNMENT FINANCE GROUP								
10/04/2023	100423111	202309-3032	5991	NBS GOVERNMENT FI	859-460-43031	CFD 2005-01 IN LIEU D	295.11	10/23
Total NBS GOVERNMENT FINANCE GROUP:							295.11	
NCE								
10/04/2023	109402	220172524	10411	NCE	100-440-43031	MAMMOTH MAIN LOD	6,353.75	10/23
Total NCE:							6,353.75	
ODP BUSINESS SOLUTIONS, LLC								
10/04/2023	109403	331819970001	19198	ODP BUSINESS SOLU	100-420-42002	MAINT SUPPLIES	106.65	10/23
Total ODP BUSINESS SOLUTIONS, LLC:							106.65	
O'REILLY								
10/04/2023	109404	3091-127191	19413	O'REILLY	910-000-13003	PARTS	38.77	10/23
10/04/2023	109404	3091-127216	19413	O'REILLY	910-000-13003	PARTS	249.97	10/23
Total O'REILLY:							288.74	
PDM STEEL SERVICE CENTERS, INC								
10/04/2023	10042311	524948-01	227	PDM STEEL SERVICE	910-000-13003	PARTS	280.69	10/23
Total PDM STEEL SERVICE CENTERS, INC:							280.69	
QUILL CORPORATION								
10/04/2023	10042311	34609682	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	167.55	10/23

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10/04/2023	10042311	34612207	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	39.68	10/23
10/04/2023	10042311	2171602	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	334.03-	10/23
10/04/2023	10042311	34740409	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	230.37	10/23
10/04/2023	10042311	2176327	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	34.89-	10/23
Total QUILL CORPORATION:							68.68	
RSINET, LLC								
10/04/2023	109405	7439	19383	RSINET, LLC	220-471-43031	JULY-SEPT 2023 DATA	180.00	10/23
Total RSINET, LLC:							180.00	
SHEET, THE								
10/04/2023	109406	11119	6678	SHEET, THE	300-531-43031	08/23-ADVERT - FUEL I	480.00	10/23
10/04/2023	109406	11140	6678	SHEET, THE	100-432-43130	09/23-REC	941.00	10/23
Total SHEET, THE:							1,421.00	
SIERRA MANORS HOMEOWNERS ASSOC.								
10/04/2023	109407	SM53-OCT 202	19351	SIERRA MANORS HOM	100-464-43404	OCT 2023 CAM-SM53	427.54	10/23
Total SIERRA MANORS HOMEOWNERS ASSOC.:							427.54	
SIERRA NEVADA RESORT								
10/04/2023	109408	2023 STORM	18229	SIERRA NEVADA RES	100-405-42030	EMERGENCY RESPON	19,290.28	10/23
Total SIERRA NEVADA RESORT:							19,290.28	
SIERRA SECURITY SYS, INC.								
10/04/2023	109409	689707	5362	SIERRA SECURITY SY	100-475-43404	07/23-TRANSIT	27.65	10/23
Total SIERRA SECURITY SYS, INC.:							27.65	
SILVER STATE INTERNATIONAL TRUCKS								
10/04/2023	10042311	X101148898:01	35	SILVER STATE INTERN	910-000-13003	PARTS	2,020.04-	10/23
10/04/2023	10042311	X201122671:01	35	SILVER STATE INTERN	910-000-13003	PARTS	218.22	10/23
10/04/2023	10042311	X201123221:01	35	SILVER STATE INTERN	910-000-13003	PARTS	3,261.24	10/23
10/04/2023	10042311	X201123285:01	35	SILVER STATE INTERN	910-000-13003	PARTS	13.47-	10/23
10/04/2023	10042311	X201123180:01	35	SILVER STATE INTERN	910-000-13003	PARTS	6,460.71	10/23
Total SILVER STATE INTERNATIONAL TRUCKS:							7,906.66	
SOUTHERN CALIF EDISON								
10/04/2023	109410	09/23-3857	145	SOUTHERN CALIF EDI	100-464-43404	09/23-MTN SHADOWS	67.55	10/23
10/04/2023	109410	09/23-7915	145	SOUTHERN CALIF EDI	100-464-43404	09/23-MTN SHADOWS	37.32	10/23
10/04/2023	109410	09/23-1725	145	SOUTHERN CALIF EDI	210-450-43404	09/23-PWM	434.64	10/23
10/04/2023	109410	09/23-5862	145	SOUTHERN CALIF EDI	100-464-43404	09/23-SAINT MORITZ 7	37.17	10/23
10/04/2023	109410	09/23-4494	145	SOUTHERN CALIF EDI	210-450-43404	09/23-PWM	4,342.45	10/23
10/04/2023	109410	09/23-8889	145	SOUTHERN CALIF EDI	210-450-43404	09/23-BIKE TRAIL STR	62.14	10/23
10/04/2023	109410	09/23-7919	145	SOUTHERN CALIF EDI	100-416-43404	09/29-TOWN (REC)	164.81	10/23
Total SOUTHERN CALIF EDISON:							5,146.08	
ST. MORITZ OWNERS' ASSOC								
10/04/2023	109411	HOA 3% DISC	19206	ST. MORITZ OWNERS'	100-464-43404	YEARLY HOA FOR ST.	3,804.30	10/23
10/04/2023	109411	SMV17833-OC	19206	ST. MORITZ OWNERS'	100-464-43404	SMV17833 UNIT 79	326.83	10/23

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Total ST. MORITZ OWNERS' ASSOC:							4,131.13	
STEVE'S AUTO & TRUCK PARTS								
10/04/2023	109412	093439	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	322.11	10/23
10/04/2023	109412	093575	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	250.64	10/23
10/04/2023	109412	093592	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.00	10/23
10/04/2023	109412	093632	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	21.35	10/23
10/04/2023	109412	093661	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.00	10/23
10/04/2023	109412	093681	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	84.64	10/23
10/04/2023	109412	093690	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	25.30	10/23
10/04/2023	109412	093708	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	3.92	10/23
10/04/2023	109412	093821	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	58.15	10/23
10/04/2023	109412	093822	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	228.02	10/23
10/04/2023	109412	093921	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	387.70	10/23
10/04/2023	109412	093954	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	120.81	10/23
10/04/2023	109412	093968	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	6.80	10/23
10/04/2023	109412	093977	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	18.50	10/23
10/04/2023	109412	093999	1221	STEVE'S AUTO & TRU	210-450-46200	PARTS	515.05	10/23
10/04/2023	109412	094007	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.48	10/23
10/04/2023	109412	094015	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	13.15	10/23
10/04/2023	109412	094030	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	27.38	10/23
10/04/2023	109412	094043	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	165.39	10/23
10/04/2023	109412	094092	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	10/23
10/04/2023	109412	094163	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	10.52	10/23
Total STEVE'S AUTO & TRUCK PARTS:							2,289.51	
TAPCO SAFE TRAVELS								
10/04/2023	109413	I762334	10531	TAPCO SAFE TRAVEL	300-531-43031	STANDALONE PEDEST	871.79	10/23
Total TAPCO SAFE TRAVELS:							871.79	
THOMAS PETROLEUM, LLC								
10/04/2023	109414	316843A-IN	7891	THOMAS PETROLEUM	910-000-13001	GASOLINE	14,152.07	10/23
10/04/2023	109414	316843B-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	17,140.24	10/23
10/04/2023	109414	3172170-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	17,361.16	10/23
10/04/2023	109414	0792387-IN	7891	THOMAS PETROLEUM	910-000-13003	OIL	3,741.96	10/23
10/04/2023	109414	792387C-CM	7891	THOMAS PETROLEUM	910-000-13003	OIL	3,741.96-	10/23
10/04/2023	109414	792387R-DM	7891	THOMAS PETROLEUM	910-000-13003	OIL	3,810.58	10/23
10/04/2023	109414	3173492-IN	7891	THOMAS PETROLEUM	910-000-13001	GASOLINE	19,014.62	10/23
Total THOMAS PETROLEUM, LLC:							71,478.67	
TIM CASEY								
10/04/2023	109415	102743	19254	TIM CASEY	100-432-43031	SHOWBOAT MUSICAL	570.00	10/23
Total TIM CASEY:							570.00	
TURF STAR, INC.								
10/04/2023	109416	7301060-00	5852	TURF STAR, INC.	910-000-13003	PARTS	566.26	10/23
10/04/2023	109416	7301061-00	5852	TURF STAR, INC.	910-000-13003	PARTS	681.14	10/23
10/04/2023	109416	7301782-00	5852	TURF STAR, INC.	910-000-13003	PARTS	409.74	10/23
10/04/2023	109416	7301937-00	5852	TURF STAR, INC.	910-000-13003	PARTS	493.57	10/23
Total TURF STAR, INC.:							2,150.71	

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WESTERN NEVADA SUPPLY CO.								
10/04/2023	10042311	59798908	155	WESTERN NEVADA SU	220-471-42007	MAINT SUPPLIES	72.65	10/23
Total WESTERN NEVADA SUPPLY CO.:							72.65	
WHITEBARK INSTITUTE								
10/04/2023	10042311	10/02/23	19392	WHITEBARK INSTITUT	300-531-43031	INTERIM FUNDING	156,746.01	10/23
Total WHITEBARK INSTITUTE:							156,746.01	
Grand Totals:							1,358,850.78	

Signature: ROBERT PATTERSON Date 10/4/2023

Signature: JAMIE GRAY Date 10/4/23

Signature: STEPHANIE TRUJILLO Date 10/4/23

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Eastern Sierra Transit Authority (ESTA) Proposed Modifications to Fixed Route Transit in the Town of Mammoth Lakes.

Council Meeting Date: 10/18/2023

Prepared by: Phil Moores, ESTA Executive Director
Haslip Hayes, PE Public Works Director

Recommended Motion: Receive a presentation from ESTA and Staff. Provide feedback on proposed changes.

Summary:
ESTA and Town Staff will present proposed changes to Town of Mammoth Lakes funded fixed route transit service. The changes would be implemented for winter 2023/24. ESTA is proposing to split the existing purple line into two lines in order to cover new areas. This split will provide better and expanded service. Proposed service changes are intended to meet community needs and address new facilities. Changes include service to Old Mammoth (additional stops plus turnaround at Woodmen), relocating the stop currently located in the Vons parking lot, and adding stops at the Community Recreation Center and within The Parcel. A new map with the proposed changes will be available at the meeting.

TOWN OF MAMMOTH LAKES
PO Box 1609
Mammoth Lakes, CA 93546
760-965-3601
dholler@townofmammothlakes.ca.gov

Date: October 10, 2023

To: Old Mammoth Residents Near Proposed Woodmen St. Bus Turn-Around

RE: Bus Turn-around at Woodmen St

Over the last few years, the Town of Mammoth Lakes has investigated options to provide fixed route transit service to the Old Mammoth neighborhood. Bus service in the area ended nearly seven years ago creating a large gap in the Town's transit network. Providing a transit route in Old Mammoth is difficult as there is only one way into and out of the neighborhood. Additionally, there are many constraints related to topography and narrow streets that add complexity to providing service. Working with Eastern Sierra Transit Authority (ESTA) the Town reviewed and analyzed numerous locations to serve as a long-term bus turn around area. This included review of existing streets, private property, MCWD and MLFPD property, and Federal lands.

The corner of Woodmen Street and Old Mammoth Road was selected as the best, viable location for year-round service. The Town was granted an easement from the property owner Mammoth Community Water District to construct the needed infrastructure and amenities. The Town introduced the plan to the neighborhood last year and heard significant concerns specifically from the residents on Old Mammoth Road, Woodmen St, Cliff Circle, Mill Street and other area residents. The concerns generally included noise, lights, the size of the bus, hours of operation and functionality of the location. Based upon the community concerns the Town Council decided not to proceed at that time with the proposed improvements.

To provide some level of service the Mammoth Lakes Fire Protection District (MLFPD) permitted ESTA to turn-around but not stop in their fire station parking lot at the corner of Club Drive. This was provided as an interim solution. This allowed ESTA to use the existing stop east of Ranch Road for the 2023 winter season. This was the only stop available to ESTA given the constraints. This single stop currently serves all the Old Mammoth neighborhood and is a significant distance for most residents that need and use transit services. Over the winter Town staff and the Town Council witnessed how difficult it is for residents to access this transit stop and the unacceptable conditions residents had to endure to use transit. Staff was asked to reevaluate the stop at Woodmen St and made changes to the plans to address neighborhood concerns.

In response to concerns raised, the footprint was reduced and amenities such as parking, lighting and the transit shelter were removed. ESTA is proposing to use a smaller bus to access Old Mammoth on a reduced schedule to mitigate noise and light concerns. The Town of Mammoth Lakes has authorized a private contractor to proceed with the paving of the turnaround at Woodmen St. The property is owned by Mammoth Community Water District (MCWD). We understand that this may not be the most desirable location for some residents in the area, which is why I am personally reaching out. The Town is sometimes required to make difficult decisions in determining how best to provide

services to residents. We anticipate continued neighborhood concerns, and we are willing to listen to those concerns. At a public meeting on October 18, 2023 the Town Council will evaluate ESTA's proposed changes to transit routes and services, including decisions to expand service. This includes the changes to service on Old Mammoth Road. The meeting will be held in the Town Council Chambers located in "Suite Z" located at 437 Old Mammoth Road. The meeting will also be available via Zoom. The meeting starts at 4:00 pm. The meeting agenda will be posted by 5:00 pm on October 13, 2023 and may be viewed on the Town's Website at https://www.townofmammothlakes.ca.gov/ under the Meetings and Agenda Tab.

The authorization to move forward with construction of the turn-around has already been given and will not be considered by Council at this meeting. You are encouraged to attend the meeting and share your opinions and concerns regarding the provision and scope of transit services in your neighborhood as well other proposed transit route changes. We trust the changes in the scope of services noted above will address some of the concerns and are open to hearing other adjustments to consider in providing transit services.

Regards,

Daniel C. Holler
Town Manager

cc: Town Council
Phil Moores, ESTA

Jamie Gray

From: Amy Callanan
Sent: Monday, October 16, 2023 10:38 AM
To: Jamie Gray
Subject: FW: Bus Turn-around at Woodmen St

FYI

Amy Callanan, PE
Engineering Manager
Public Works
P: 760.965.3657
C: 760.709.6074

Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 6250-6270). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.

From: Charlotte Kaufman <redcharlotte@gmail.com>
Sent: Friday, October 13, 2023 8:16 PM
To: Amy Callanan <acallanan@townofmammothlakes.ca.gov>
Subject: Re: Bus Turn-around at Woodmen St

[EXTERNAL EMAIL]

This is wonderful news. Thank you!

On Fri, Oct 13, 2023, 4:31 PM Amy Callanan <acallanan@townofmammothlakes.ca.gov> wrote:

> Letter attached this time. My apologies.
>
> Amy Callanan, PE
>
> Engineering Manager
>
> Public Works
>
> P: 760.965.3657
>
> C: 760.709.6074
>
> 
>
> *Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 6250-6270). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.*

From: Amy Callanan
Sent: Friday, October 13, 2023 1:17 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Cc: Haislip Hayes <hhayes@townofmammothlakes.ca.gov>
Subject: Bus Turn-around at Woodmen St

Please see the attached letter from Town Manager Dan Holler regarding proposed changes to transit service on Old Mammoth Road and the bus turnaround at Woodmen St.

At a public meeting on October 18, 2023, the Town Council will evaluate Eastern Sierra Transit Authority's (ESTA's) proposed changes to transit service on Old Mammoth Road. The meeting will be held in the Town Council Chambers located in "Suite Z" located at 437 Old Mammoth Rd. The meeting will also be available via Zoom. The meeting starts at 4:00 pm, and the agenda is available online at https://pub-townofmammothlakes.escribemeetings.com/Meeting.aspx?Id=43a82142-c37f-4d39-96a3-d97082c15f84&Agenda=Agenda&lang=English.

Thank you,

Amy Callanan, PE

Engineering Manager

Public Works Department

Town of Mammoth Lakes

P.O. Box 1609

437 Old Mammoth Rd. Suite 230

Mammoth Lakes, CA 93546

P: 760.965.3657

C: 760.709.6074

acallanan@townofmammothlakes.ca.gov

www.townofmammothlakes.ca.gov



Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 6250-6270). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.

Jamie Gray

From: Amy Callanan
Sent: Monday, October 16, 2023 10:37 AM
To: Jamie Gray
Subject: FW: Bus Turn-around at Woodmen St

FYI

Amy Callanan, PE
Engineering Manager
Public Works
P: 760.965.3657
C: 760.709.6074

Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 6250-6270). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.

From: jongoodwin@earthlink.net <jongoodwin@earthlink.net>
Sent: Sunday, October 15, 2023 2:24 PM
To: Amy Callanan <acallanan@townofmammothlakes.ca.gov>
Subject: Re: Bus Turn-around at Woodmen St

You don't often get email from jongoodwin@earthlink.net. Learn why this is important

[EXTERNAL EMAIL]

why bother? you are intent on degrading the nature and conditions in Old Mammoth, with no consideration or regard for the values, preferences, or choices of the residents (vis-a-vis taxpayers) of a quadrant of the town. That you offer this 'bone' for venting at a town meeting, when you have already committed to your plan, is indicative of the indifference that you have for the residents you

assert to represent.

-----Original Message-----
From: Amy Callanan <acallanan@townofmammothlakes.ca.gov>
Sent: Oct 13, 2023 1:10 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Cc: Haislip Hayes <hhayes@townofmammothlakes.ca.gov>
Subject: Bus Turn-around at Woodmen St

Please see the attached letter from Town Manager Dan Holler regarding proposed changes to transit service on Old Mammoth Road and the bus turnaround at Woodmen St.

At a public meeting on October 18, 2023, the Town Council will evaluate Eastern Sierra Transit Authority's (ESTA's) proposed changes to transit service on Old Mammoth Road. The meeting will be held in the Town Council Chambers located in "Suite Z" located at 437 Old Mammoth Rd. The meeting will also be available via Zoom. The meeting starts at 4:00 pm, and the agenda is available online at https://pub-townofmammothlakes.escribemeetings.com/Meeting.aspx?Id=43a82142-c37f-4d39-96a3-d97082c15f84&Agenda=Agenda&lang=English.

Thank you,

Amy Callanan, PE

Engineering Manager

Public Works Department

Town of Mammoth Lakes

P.O. Box 1609

437 Old Mammoth Rd. Suite 230

Mammoth Lakes, CA 93546

P: 760.965.3657

C: 760.709.6074

acallanan@townofmammothlakes.ca.gov

www.townofmammothlakes.ca.gov

Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 6250-6270). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.

Jamie Gray

From: mitch.dutko@gmail.com
Sent: Tuesday, October 17, 2023 1:48 PM
To: John Wentworth; Amy Callanan; Dan Holler; Jamie Gray; Bill Sauser; lsalcido@townofmammothlakes.ca.gov; Sarah Rea; Haislip Hayes; cbubser@townofmammohlakes.ca.gov; Amanda Rice
Cc: 'Mike Dutko'; 'Mark Dutko'
Subject: Don't chuck Old Mammoth Under the Bus!

[EXTERNAL EMAIL]

To Mammoth Town Council/City Manager/Engineering Department and Old Mammoth Community,

We just received word that the town is already doing demo work on the Woodmen Bus Site today 10/17/2023 which is incredibly upsetting. What has become of the Mammoth Lakes we knew and loved?

Below is the letter I was about to send before I just heard the shocking news that there is a dump truck and loader on site. What an outrage!

This project was controversial and contentious from the beginning has anyone failed to remember that. A friendly reminder to the Town of Mammoth, we had over 300 hundred signatures from the Old Mammoth neighborhood that opposed the bus stop (these signatures were gathered in less than 10 days after the bus stop was originally sprung on the community). Who knows how many additional signatures could have been gathered if we knew the project was to be "authorized" to move forward again. For comparison purposes there were only 150 signatures against the proposed Ice Rink Project. **Is the bus stop the new ice rink? We shall see.**

It's upsetting but not shocking that this project has allegedly received an "authorization" as per Dan Holler's letter dated Oct 10th. Time and time again the Old Mammoth Community has been given short notice of the project and its current resurrection. Once again being quietly slipped in the town agenda with less than 6 days for community rebuttal. I mention 6 days as that is when most of us were made aware of the letter dated October 10th. Who "authorized" this project? The Council, The Engineering Department, and/or the City Manager as the process seems very undemocratic. Where is the Environmental Impact Report for this non-ministerial project? Also, where in the letter is SAFETY addressed it seems to be "overlooked" or some would say omitted.

To our recollection the only city official open to our concerns was John Wentworth. John showed a great sense of leadership with his engagement and honest interactions with the neighborhood. John, seems to be a person who truly cares about his community and its vision for the future.

We all know this is a project that should have never seen the light of day based purely on SAFETY, lack of ridership, scope, noise, and environmental impact. Very few people used the bus when it went past Woodmen on Old Mammoth Road so why would this change now. There is still plenty of space at Snow Creek to accommodate the turnaround which was where the original plans outline between Snow Creek and the Town, and where it should remain to service the only necessary riders who live in Aspen Village.
There is no need for public transportation past Aspen Village and if a smaller bus is going to be used and alternate option can be turned around in Aspen Village. (See phot below). Aspen Village HOA was never contacted about a bus alternative. FYI

The perception fair or not is that the developers have more say in City Planning than the people. Playing into this same narrative was evident at the very first site meeting when Haislip Hayes was asked who was funding the project and he said, **"that is not your concern".** We all know it was Snow Creek funding the project which was another glaring example of a lack of transparency. Let's be honest, the Town was going to move forward with this project as of May 21, 2021, without the input of the residents. On this date during a closed-door negotiation between the Town and the Water District there was an agreement that there would be an exchange of ownership from the Water District to the Town of Mammoth. This was made official on July 2nd with the recording of a grant deed with the County (exchanging the property from the Water district to the Town of Mammoth with other considerations). Dan's letter misstates that the **"The property is owned by the Mammoth Community Water District"** when it is still owned by the Town of Mammoth Lakes since July 2nd of 2021. Why was this parcel transferred without public debate and before the City Council even voted on the project. That would be like buying a tractor before you purchased the land.

Unfortunately, there is a perception that some individuals working on the project are pushing the project for personal reasons and not for the best interest of the Old Mammoth community.

The Town never wanted our input as they tried to ram it through as a ministerial project which we all know legally based on the scope of work it was not. Has the Town attorney reviewed the safety studies? We only recently received one safety study today 10/16/2023. Was a safety study performed in the dead of winter? This year at best during the winter storms there was barely one and a third wide lane up Old Mammoth. If an accident occurred at the proposed site and Old Mammoth Road was blocked could emergency vehicles get through? These are all questions that have not been addressed. Since the beginning of this fiasco, this project was sprung on the neighborhood without timely disclosure, with secret meetings behind closed doors between the Water Department, Engineering Department, The Town Of Mammoth Lakes, and ESTA. So, when the recent letter states, **"we are willing to listen to those concerns"** and in the very next paragraph it states: **"The authorization to move forward with construction of the turnaround has already been given and will not be considered by the council at this meeting".** Is another scathing testimony of the City of Mammoth Lakes, ESTA, and the Mammoth County Water Districts lack of transparency.

Regards,
Mitchell/Mark/Mike
19 Woodmen



Joyce Law, PC

Attorney at Law

October 17, 2023

Town Council
Town of Mammoth Lakes
437 Old Mammoth Road
Suite Z
Mammoth Lakes, CA 93546
jgray@townofmammothlakes.ca.gov

Daniel C. Holler
Town Manager
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
dholler@townofmammothlakes.ca.gov

Re: Woodmen St. Bus Turnaround

Dear All,

My office and Victor J. Otten at the Otten Law Group, PLC, represent the Old Mammoth Coalition and John Guatelli, Mitch Dutko, Mike Dutko, Mark Dutko, all residents of Mammoth Lakes, California.

We are in receipt of Mr. Holler's letter, dated October 10, 2023 (received by our clients on October 12, 2023), wherein he states the Town is moving forward with the Woodmen St. Bus Turnaround (the "Project") proposed last year, but in an alleged smaller capacity. Specifically, the letter states "[i]n response to concerns raised, the footprint was reduced and amenities such as parking, lighting and the transit shelter were removed. ESTA is proposing to use a smaller bus to access Old Mammoth on a reduced schedule to mitigate noise and light concerns." This description is vague and provides no information *specifically* as to how the Project has been scaled down—no route or times have been provided, the actual size of the bus has been omitted, etc.

The letter goes on to state the Town has authorized a private contractor to proceed with paving the turnaround at Woodmen St. and that the property is owned by the Mammoth Community Water District ("MCWD"). [1] We have confirmed with our clients that the pavers have already begun their work.

[1] It should be noted that it is our understanding that the Town has owned the property since July 2, 2021 (and the transfer was made specifically in relation to this Project prior to any approvals).

It appears the Town will discuss the Project tomorrow, October 18, 2023, at the public meeting, and listen to continued neighborhood concerns, but that the Project has already been approved—"[t]he authorization to move forward with construction of the turn-around has already been given and will not be considered by Council at this meeting."

The way in which this Project has been "approved" with little to no notice is alarming. What is the purpose of discussing the Project at the meeting if it has been approved? Who approved it? Was it brought to Town Council or simply approved by Mr. Holler or someone else in the Town? Per the Town Council Agenda and Agenda Action Sheet for tomorrow, the Project is listed as a proposal *by ESTA* "to split the existing purple line into two lines in order to cover new areas" and included under the heading "Policy Matters." Again, these are very vague descriptions of the Project. We contend this has been done purposely to push the Project through under the guise of a simple ESTA route change.

As you know, when this Project was first proposed last year, members of the community raised several serious concerns regarding safety, noise, traffic, grading, etc. The concerns resulted in the Town not moving forward with the Project. Now, the Town is trying to push the Project through as some miscellaneous "Policy Matter" proposed by ESTA instead of what it really is—a Project by the Town on property owned by the Town that has serious safety and other potential environmental implications.

The one line description in Mr. Coller's letter **in no way** clarifies or provides notice whether the scaled down version of the Project will address the neighborhood concerns or alleviate the need for environmental review under the California Environmental Quality Act ("CEQA"). The law is clear that environmental review is required for discretionary acts: The CEQA Guidelines (14 Cal. Code Regs., §§ 15000 *et seq*.) define a discretionary project as any project that requires the exercise of judgment or deliberation when an agency decides to approve or disapprove a particular activity. (Guidelines, § 15357.) Ministerial actions, on the other hand, are statutorily carved out as exempt from CEQA review. (Pub. Resources Code, § 21080(b)(1).) A ministerial decision involves "little or no personal judgment … as to the wisdom or manner of carrying out" a project. (Guidelines, § 15369.) A cursory review of the Project shows potential impacts in the following areas: greenhouse gases, aesthetics, land use, traffic, noise, and forestry resources (deer migration). Attached hereto as **Exhibit 1** is CEQA Appendix 6—Environmental Checklist Form which sets forth categories to be considered.

What CEQA analysis has been done by the Town to date? We did various Public Record Act Requests last year and no CEQA documents were produced (including a Notice of Exemption).

Nonetheless, even under the scaled down Project (and its vague description), it appears there are several discretionary decisions, including, but not limited to, the decision 1) to remove trees, 2) to grade, 3) to pave the turnaround, 4) as to whether the turnaround at that location is safe,[2] and 5) as to whether the Project will result in noise and other issues in the community.

One of our clients requested additional materials from Mr. Holler and was provided, yesterday, with a Sight Distance Memorandum and Noise Memorandum from May 2022

[2] Safety is not even addressed in Mr. Holler's letter.

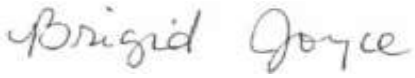
(applicable to the prior version of the Project). These documents do not apply to the scaled down version and raise serious safety concerns on their face. For instance, LSA states in the Sight Distance Memorandum, "LSA recommends that the south side of Old Mammoth Road be kept clear of any snow berms and snowbanks both 175 ft east and 175 ft west of Woodmen Street to ensure sufficient sight distance is provided looking both east and west at all times." This would be impossible to implement given the amount of snowfall in the Town each winter. And it appears we are in an El Nino weather pattern and precipitation is supposed to increase. How then, can it be determined (without further review) that the Project is safe or even feasible?

If this Project has truly been approved, our clients will proceed with any and all legal challenges available to them. If only the paving portion has been approved, we demand you halt any further approvals until such time as the community's environmental concerns are addressed and it is determined whether the Project is subject to CEQA.

Please confirm by close of business **Friday, October 20, 2023**, what the Town plans to do, **in detail**, as to the approval and implementation of the Project.

Sincerely,

JOYCE LAW, P.C.



Brigid Joyce, Esq.

cc: Victor J. Otten, Esq.
Town Council
jwentworth@townofmammothlakes.ca.gov; acallanan@townofmammothlakes.ca.gov; bsauser@townofmammothlakes.ca.gov; lsalcido@townofmammothlakes.ca.gov; srea@townofmammothlakes.ca.gov; hhayes@townofmammothlakes.ca.gov; cbubser@townofmammothlakes.ca.gov; arice@townofmammothlakes.ca.gov

CEQA APPENDIX G:
ENVIRONMENTAL CHECKLIST FORM

NOTE: The following is a sample form and may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: _____
2. Lead agency name and address:
   _____
   _____
   _____
3. Contact person and phone number:_____
4. Project location: _____
5. Project sponsor's name and address:
   _____
   _____
   _____
6. General plan designation: _____ 7. Zoning: _____
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
   _____
   _____
   _____
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
   _____
   _____
   _____
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
    _____
    _____
    _____
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? _____

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ Utilities / Service Systems
☐ Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

_____ _____

Signature Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☐
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☐
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐
XIV. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	☐
Fire protection?	☐	☐	☐	☐
Police protection?	☐	☐	☐	☐
Schools?	☐	☐	☐	☐
Parks?	☐	☐	☐	☐
Other public facilities?	☐	☐	☐	☐
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☐
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or anima community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino,*(1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors,* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2016
Authority: Public Resources Code sections 21083 and 21083.09
Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/ 21084.2 and 21084.3

Clerk

From: Pracht Properties <prachtproperties@gmail.com>
Sent: Wednesday, October 18, 2023 6:11 PM
To: Clerk
Subject: Public comment bus

You don't often get email from prachtproperties@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

I lived in Mammoth for 10 years and rode the bus for 8 of those years. I never used the bus when I lived on Mill St because it was inaccessible and dangerous to walk all the way to Snow Creek. I support the bus turn around. It will make the area safer as the town will have to do better snow removal for better line of site and will be an environmental win for the area with shared public transportation. Thank You -Wesley Pracht

Jamie Gray

From: Charity Dubberley <clkipp@gmail.com>
Sent: Thursday, October 19, 2023 8:45 PM
To: Jamie Gray
Subject: In support of Woodmen bus stop

You don't often get email from clkipp@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Hello,
I only heard yesterday about the bus stop at Woodmen and Old Mammoth. I live on Tamarack Lane (next block over) and am in absolute support of the bus stop! I have young kids (ages 6 and 10) and this is an essential upgrade for our neighborhood. Our family tries to bike as much as possible around town, which is hard in the winter, so having a public transportation option so close by is going to be awesome.
Thank you for all you do for the town, and please pass this support on to the council.
Charity Dubberley

Jamie Gray

From: Katie Asmuth <katie.asmuth@gmail.com>
Sent: Thursday, October 19, 2023 9:09 PM
To: Jamie Gray
Subject: Support of Woodmen stop!

[You don't often get email from katie.asmuth@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Just wanted to write and say I know there is a lot of opposition from neighbors for the Woodmen bus stop- but that I know many families on Woodmen who are thrilled - including us! We can't wait to have direct access from home to town and the mountain! I know the opposing voices are loud- and to be honest- I want to remain anonymous as to not offend any neighbors. But there are many of us- especially with kids- that are thrilled at the prospect of a bus stop safe walking distance from home!

I don't think you are hearing this support as much as the opposition is very loud- so wanted to send a note to say thank you.

This work is tough! And I know there are pros and cons to every decision. I've been impressed at the transparency and professionalism surrounding this issue.

Again- prefer to be anonymous- thank you.

-Woodmen Street full time resident household

Sent from my iPhone

TOWN COUNCIL STAFF REPORT

Title: Short-term rental program review and consideration of an urgency ordinance for temporary moratorium on the issuance of transient occupancy registration certificates

Meeting Date: October 18, 2023

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

RECOMMENDATION:

Staff is requesting Town Council comment and direction on proposed short-term rental program updates and consider whether to adopt urgency ordinance 2023-xx establishing 45-day moratorium on the issuance of new short-term rental registration certificates pursuant to Town of Mammoth Lakes Municipal Code Title 5

BACKGROUND:

Short Term Rental History

Since the Town was incorporated in 1984, transient rentals have been allowed in a number of different zoning districts within the Town including some residential districts. Transient rentals within residential districts (short term rentals) are common across the nation and occupancy of those rentals has increased as the market for online reservation platforms such as VRBO and AirBNB has expanded. Mammoth Lakes, like other municipalities, has dealt with a number of different issues associated with short term rentals in residential areas including noise, parking, trash, etc. In response to community interest and concern about neighborhood impacts of short-term rentals, the Town Council adopted an ordinance in 2015 addressing short-term rental (STR) regulations which included standards to deal with issues that were affecting the community including noise, trash, parking, and occupant safety ("Quality of Life Ordinance"). The Town has been implementing the Quality of Life Ordinance for seven years now and there is an opportunity to reflect on the effectiveness and need for adjustments. The fact the Town has undertaken the process of developing these ordinances put us well ahead of the curve in addressing impacts of this new lodging solution. Many Municipalities addressing these issues today are grappling with concerns we addressed through the Quality of Life Ordinance.

The one element of that our previous ordinance did not address was the impact of STRs on the availability of housing for our local residents and workforce. One impact of these businesses appears to be, at least in part, the significant increase in the sales price of our affordable housing units as they can be utilized as lucrative business income in our resort community. Our limited

availability of these units along with their direct impact on affordability and availability of housing units is the most pressing issue we seek to address.

Workforce Housing Shortage

The Town has been experiencing a shortage of housing affordable for our workforce for a number of years. In 2017, the Town completed a Workforce Housing Needs Assessment which estimated a need for 595 additional workforce housing units between 2017-2022 (5 affordable units converted from existing market rate units and 221 new market rate units have been provided since that time). While affordable housing production over the past five years has been a challenge, the Town has a number of upcoming projects that are anticipated to generate 256 units over the next 2-3 years. This includes:

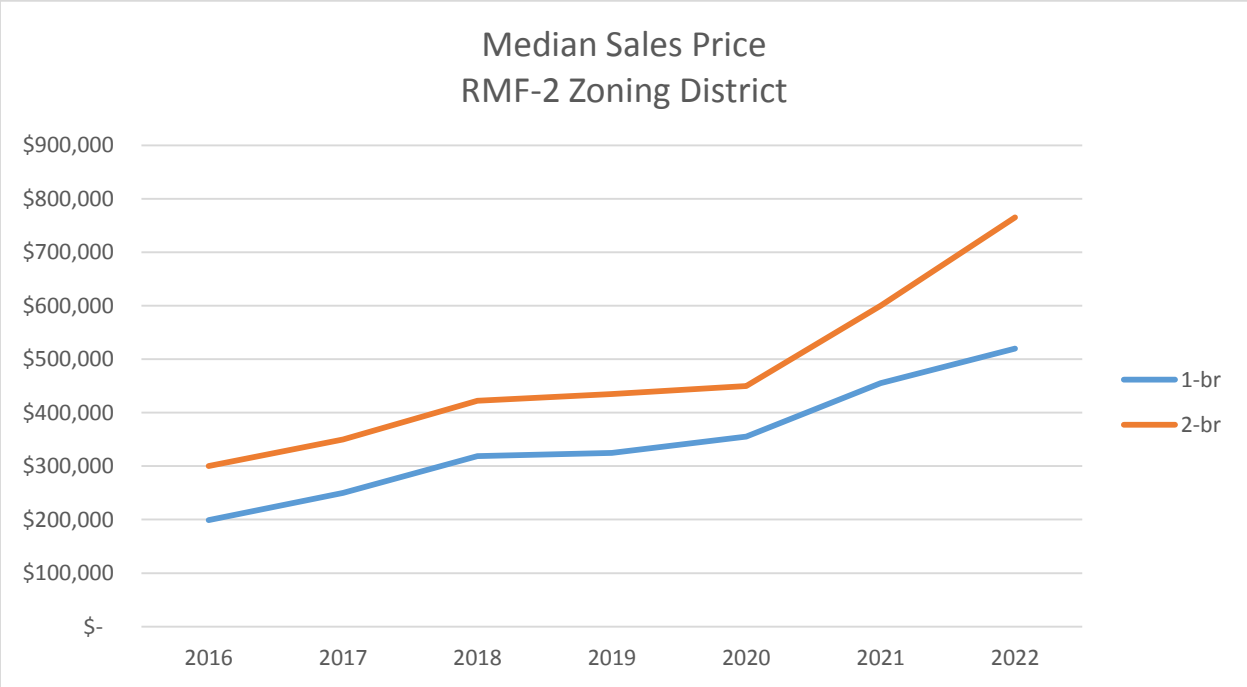
- Parcel Phase 1 – 81 units (80 affordable, 1 manager unit – under construction)
- Parcel Phase 2 – 148 units (146 affordable, 2 manager units – construction is pending funding)
- Innsbruck Lodge HomeKey Project (15 affordable, 1 manager unit – remodel under way)
- 60 Joaquin (4 for-sale affordable units – under construction)
- Access Apartments (11 affordable units – Project is not fully funded)
- The Town has acquired a small parcel and will be looking at 4-6 new units.

This list does not include units provided by private entities that are not deed restricted like the recent purchase of the Sierra Lodge by Mammoth Mountain Ski Area (36 units that will house up to 72 employees) or the Mammoth Hospital's recent purchase of 20 apartments to use for their employees. The Town also purchased 5 employee housing units over the past few years, for a total of 7 units. Under the Town's "Bridge Program" 6 market rate units have been purchased and all but one has been sold to households with incomes less than the 150% AMI level. The program requires a subsidy of approximately $110,000 to $150,000 per unit. Recent interest rate increases also make it difficult for households in these "missing middle" income ranges to purchase units.

While the Town and partners are working diligently to provide workforce housing for our community, anecdotal evidence suggests that the COVID-19 pandemic has exacerbated the housing shortage. This has occurred as people have moved to Mammoth Lakes from elsewhere, real estate prices have increased, and some housing units previously used as long-term rentals were sold to buyers intending to occupy them or to utilize them for short-term rentals (or a combination of use). The precise relationship between the prevalence of short-term rental properties and the lack of housing units available for long-term rental or purchase by residents is not known. Yet, anecdotally we understand that the ability to short-term rent is a factor that makes Mammoth Lakes an even more attractive real estate market for vacation home buyers. The Town has contracted with BAE Urban Economics to analyze these relationships as well as other factors related to STRs. The same firm has been retained by Mono County to conduct a similar study.

Rental units continue to be in low supply as well, with the annual apartment survey showing 1% or less vacancy factor. The lack of affordable workforce housing continues to be one of the top concerns expressed by local businesses in Chamber of Commerce surveys.

A snapshot of housing sales data from 2017 through 2022 for one- and two- bedroom condo units in the RMF 2 zoning district show continued strong price increases, while the number of sales within that zone has stayed relatively consistent (average of 61 one-bedroom and 91 two-bedroom sales /year). The number of new units constructed was also limited during this time period, with only 16 new units constructed in the RMF-2 zone. The number of units in this zoning district is 3,642, with 1,898 (or 52%) having a short-term rental tax certificate.

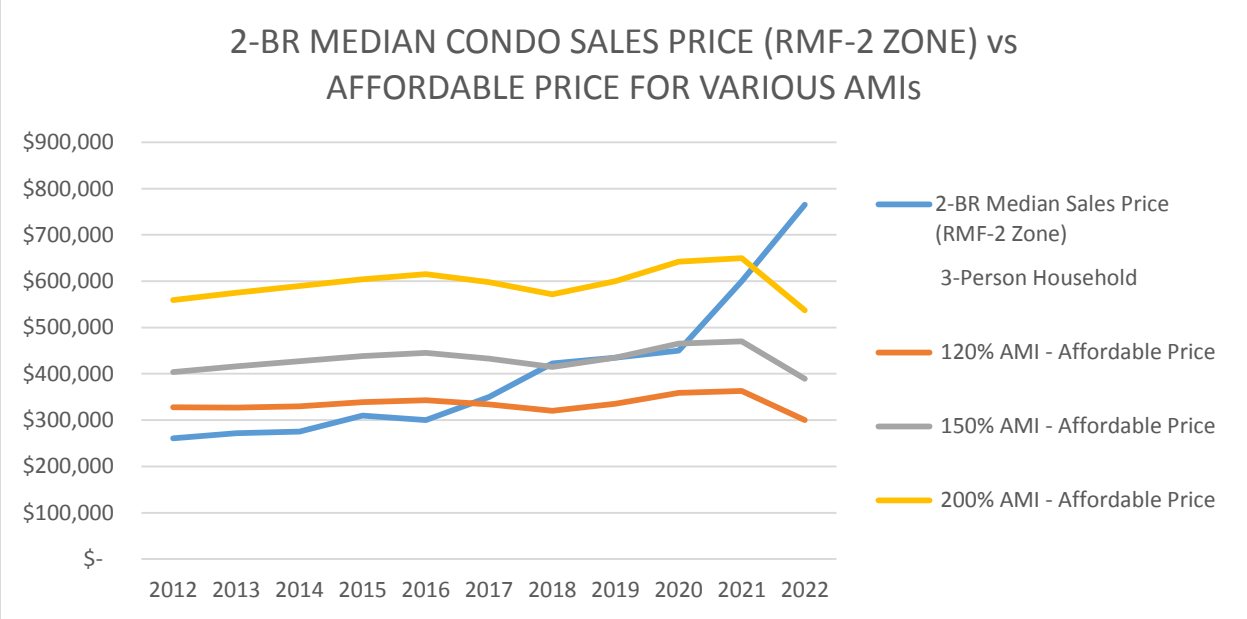


The median sales price of these units has moved out of the price range for moderate income households to purchase. The following table and chart demonstrate what a three-person household at various AMI levels could afford to pay for a 2-bedroom condo based on a consistent set of assumptions and spending 35% of their gross income on housing costs (excluding utilities). The analysis provides some base data that suggests the transition of existing housing stock to meet workforce housing needs is challenging due to the currently unaffordable prices for moderate income households.

As demonstrated in the chart below, the point when a household at the various AMI levels could no longer afford the median priced 2-bedroom condo in the RMF-2 zone is as follows:

120% AMI: Mid-2016 150% AMI: Mid-2020 200% AMI: Mid-2021

Year	**2-BR Med Sales Price** (RMF-2)	# of Sales	Avg Yrly Int Rate	**3 Person Household**					
				120% AMI	120% AP	150% AMI	150% AP	200% AMI	200% AP
2012	$261,000	57	3.66%	$84,550	$328,000	$100,700	$403,500	$134,300	$559,000
2013	$272,000	79	3.98%	$85,950	$327,000	$105,700	$416,000	$140,950	$575,000
2014	$275,000	47	4.17%	$87,700	$329,500	$109,600	$427,000	$146,150	$590,000
2015	$310,000	53	3.85%	$87,700	$338,500	$109,600	$438,000	$146,150	$604,000
2016	$300,000	61	3.65%	$87,700	$343,000	$109,600	$445,000	$146,150	$615,000
2017	$350,000	101	3.99%	$87,700	$334,000	$109,600	$433,000	$146,150	$598,000
2018	$422,500	94	4.54%	$87,700	$320,000	$109,600	$415,000	$146,150	$572,000
2019	$435,000	100	3.94%	$87,700	$335,000	$109,600	$435,000	$146,150	$600,000
2020	$450,100	105	3.11%	$87,700	$359,000	$109,600	$465,000	$146,150	$642,000
2021	$600,000	91	2.96%	$87,700	$363,000	$109,600	$470,000	$146,150	$650,000
2022	$765,000	84	5.34%	$87,700	$300,000	$109,600	$389,000	$146,150	$537,000



Assumptions: Annual income at 120%, 150%, and 200% of AMI, 10% Downpayment, $400 HOA, Property Tax at 1.5% of purchase price, Property Insurance at 0.35% of purchase price, Private Mortgage Insurance at 1% of purchase price, and Average Interest Rate for that year

The following chart shows the 2023 income limits for Mono County and our local limits calculated at the 150% and 200% AMI level using the State assigned AMI as the starting point.

2023 STATE INCOME LIMITS	https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf							
	Household Size							
	1	2	3	4	5	6	7	8
Acutely-Low (≤ 15% AMI)	$10,050	$11,500	$12,900	$14,350	$15,500	$16,650	$17,800	$18,950
Extremely-Low (16%-30% AMI)	$17,850	$20,400	$24,860	$30,000	$35,140	$40,280	$45,420	$50,560
Very-Low (31%-50% AMI)	$29,750	$34,000	$38,250	$42,500	$45,900	$49,300	$52,700	$56,100
Low (51%-80% AMI)	$47,600	$54,400	$61,200	$68,000	$73,450	$78,900	$84,350	$89,800
Median (81%-100% AMI)	$67,050	$76,650	$76,200	$95,800	$103,450	$111,150	$118,800	$126,450
Moderate (101%-120% AMI)	$80,450	$91,950	$103,450	$114,950	$124,150	$133,350	$142,550	$151,750
LOCAL INCOME LIMITS	The state does not calculate income limits for AMI groups > 120% AMI; however, the same methodology used by the State for the income limit calculations was used to determine the higher limits							
	Household Size							
	1	2	3	4	5	6	7	8
150% AMI	$100,600	$114,950	$129,350	$143,700	$155,200	$166,700	$178,200	$189,700
200% AMI	$134,100	$153,300	$172,450	$191,600	$206,950	$222,250	$237,600	$252,900

Current Work Programs

The Town employs a staff of 4 people in the Revenue team that is responsible for administration of the business tax certificates, Transient Occupancy Tax Certificates, tax collections, and enforcement of the Municipal Code. This team has been very effective with electronic tools to track advertisements and identify illegal operations. This effort has been beneficial in eliminating violations of the zoning restrictions and under reported revenue. This team has also made recommendations that will address some common problems with short-term rental businesses. The main update is the development of a new registration process called Certified Properties. The main concept of certified properties is to establish a relationship with the property owner, who is ultimately responsible for the activity that occurs in the unit.

The proposed process will flip the current structure of BTC / TOT certificate and start with the process of certifying the property for rental prior to issuing a BTC or allowing the property to be marketed for business. Once a property is certified, a number is issued that can be provided to every BTC holder who would like to market the property for rental activity. The key difference between certified properties and the previous TOT certificate is the fact the property owner must

work directly with the Town, establishing a relationship and understanding of responsibility for all rental activity conducted within their unit. While this is the case currently from a legal perspective, establishing this contact and dialogue will be helpful to understand they are engaged in business and there are specific requirements that must be met. The goal of this approach is to address some of the shortcomings of our current structure, namely the establishment of responsibility listed above, and some key elements addressed below. Staff would like input from the Town Council on the elements listed below as they are recommendations and/or on how the system can be improved and provide additional requirements for the short-term rental business.

Certified property attributes - Owners - Recommendations:

- All properties require inspections, safety and compliance, every four years - Currently if someone wants to rent a property, they must secure an inspection. However, when this was implemented originally, many existing units were grandfathered into the program and have not been inspected. There is no provision requiring follow-up inspections in our current process, but this is recommended. Inspections include basic safety items such fire extinguishers, smoke detectors, and required postings, occupancy limits etc.

- Properties must remain in good standing – If the Town receives complaints about the operation of the property, including activity of visitors to the property, and those items are not effectively addressed, the property may be ineligible for rental until corrected.

- Properties information will be updated and published on an interactive map. – The Town has developed a digital map that contains information on each legal rental unit in Town.

- Property owners would be required to pay an annual fee - the fee collected would cover the Rentalscape annual monitoring contract which is currently charged to the Town on a per unit basis. Failure to pay the annual fee would make the property ineligible for rental until corrected.

- Verified Emergency Contact and Cleaning Service – Owner required to provide a 24- hour contact and BTC for cleaning company, if not the owner. Both may be the property management company if the unit is managed. This information will be published on the interactive map.

- Violations of the Municipal Code may result in revocation of certificate – In the event a violation of the Town municipal code or illegal activity occurs at the rental property, the Town reserves the right to suspend or revoke the certificate. Violations include but are not limited to, health and safety, fire, building, noise, parking, occupancy, trash and advertising without the certificate number present.

- Word of Mouth Conformity – In making the owners more aware and accountable of the requirements to rent transiently, compliance should improve as owners who are held accountable will self-enforce other owners in their complex. This will also boost education of the transient rental program and combat misunderstanding or misinformation that sometimes exists in the community.

- Enhanced Enforcement – Certifying the properties first allows for more precise enforcement for violations as we have direct contact with the responsible party (owner). Ultimately any violations are tied to the property rather than the license to conduct business (BTC). 3 Certified property attributes - Operators

- Certificate number must be displayed in all marketing ads – This will assist Town staff in identification of legal and illegal properties.

- Monthly Tax returns must include gross receipts and statical data per certified unit – Currently tax returns indicate the gross receipts and tax for the entire business, which can be several to hundreds of properties. We propose a new online form where an operator can enter details on each property. # Nights rented, gross receipts, owner nights, each month. The property management company would still only provide one tax return, but the attachment includes details listed above for each unit.

- Responsible Accounting – Requiring operators to remit revenues and statistical data by property will create an additional layer of accountability and property management. Accuracy for revenue reporting as well as maintaining detailed property unit lists will improve. Statistical data will assist in staff analysis of our overall transient rental business.

- Property Tracking – If property was represented by a rental agency and is no longer, the operator must notify the Town of this change. Town will verify they are with another operator or no longer in business. Properties advertising or renting without an identified BTC to remit TOT may have their certificates suspended or revoked.

- Streamlined Transitions – If an owner chooses to transition from one property management agency to another the change doesn't require recertification.

Staff believes the implementation of this new process will support an improved business environment within the short-term rental businesses. It will provide more accountability for knowledge of rules and regulations governing their businesses. These changes should also improve the visitor experience as rules governing the safety of the rental units are controlled more tightly within the new process. Finally, the interactive map and transparency of our short-term rental unit inventory in town will assist in identifying illegal or detrimental activity. Neighborhood concerns about the activities at a specific property can be shared with the owner, management company and the Town for resolution. If corrective action is not taken, owners will run the risk of losing their certified status and the ability to rent the unit.

The Certified Properties program is focused on ensuring STR operators/owners are held accountable for their operations. This includes compliance with Town regulations, quality of life ordinance, and payment of fees and taxes.

Town Council Direction

All of these items have generated comments from Councilmembers about the need to protect and preserve workforce housing for our community while also balancing the desire to provide accommodation for our growing tourism base. While staff have been involved and engaged in STR discussions, we have not analyzed or considered any ways to limit STR's within the Town. In response to the requests from Council, staff has provided this item to allow the Council to consider options for limiting STR's including an option to adopt an ordinance approving a temporary moratorium limiting the issuance of new TOT certificates, if the Council feels that this situation requires such action to allow for more detailed analysis and recommendations.

ANALYSIS:

If the Town Council feels that this issue is a critical issue and new certificates for STR's within a portion of Town should be paused to allow staff time to study the issue and bring options forward for Council consideration, this will require adopting an urgency ordinance to temporarily establish a moratorium on new transient occupancy registration certificates for STRs. The urgency ordinance, if approved, will temporarily limit approval of any new transient occupancy certificate applications and will provide the Town with time to complete an analysis and bring back options for regulating STR's. The potential to limit the issuance of new TOT Certificates for STRs has been raised off and on over the past few years. The discussion has generally been in the context of either quality of life issues as discussed above or in the context of providing affordable workforce housing. If a temporary moratorium is put in place, the primary analysis will focus on the housing related question.

Temporary moratoriums are often seen as an extreme step in pausing operations in order to allow time to analyze and develop regulations while also avoiding a "rush to the counter" scenario. When the Town Council started discussing the possibility of regulating STR's in 2022, staff saw a marked increase in TOT applications above what we normally see. Processing a potential influx of applications could detract from staff's ability to review and revise the program and such an influx could run counter to Town Council's ultimate direction for the STR program.

If the Town Council were to pursue a temporary moratorium staff suggests that the moratorium be limited in scope and not include bed and breakfast, hotel, or motel uses as defined by Zoning Code Section 17.144.050:

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

Hotels and Motels. Establishments providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, and tourist courts, but does not include rooming houses, boarding houses, private residential clubs, transient rentals of single-family homes or condominiums, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated.

Additionally, staff suggests that STR's that are located outside of residential zones not be included in the moratorium. This would result in the moratorium only affecting STR's within the Residential Multi Family-2 (RMF-2) District. Please see Attachment B Zoning Map. If the Council is supportive, the moratorium would not include any short-term rentals within any other zoning district including Resort, North Village Specific Plan, Clearwater Specific Plan, Commercial Zoning Districts (Downtown, Old Mammoth Road, Mixed Lodging Residential), and Public/Quasi Public.

A limited moratorium would only apply to new TOT Certificate applications. The moratorium would not affect renewals, and applications in process with the Town as of the date of the ordinance.

Next Steps – STR Work Program

If the Town Council adopts an ordinance to impose a temporary moratorium limiting the issuance of new TOT Certificates, staff will need to implement a specific work program to review and study the Town's current short-term rental program. The work program may include items such as

Conduct a study on STR impacts in Town of Mammoth Lakes

The Town has contracted with BAE Urban Economics (BAE) to conduct a study of impacts of STR activities in Town and Mono County as contracted with the same firm to conduct a similar study. The Study will cover the following general areas:

- Statistical data on number of units available and in the program.
- Number of certificates and revenue.
- Housing-related building permits.
- Enforcement activities including all complaint details.
- Town Housing program elements and update reports
- Housing needs assessment data
- Tourism industry related data.
- List of key stakeholders and best contact methods.

Establishment of advisory committee

Staff is recommending the commissioning of an advisory committee made up of a representative of key stakeholders in the community.

- Business representative
- STR Property Managers representative
- Lodging Association representative
- Restaurant Association representative
- STR Independent Operator
- Contractor / Builder representative
- Town Staff – Revenue Team representative
- Town Council Members (2 representatives)
- Other Governmental (i.e., School District or Hospital)

Analysis of STR Landscape and policies in Similar jurisdictions

- Summary of research regarding the relationship between short-term rental markets and workforce housing in similar jurisdictions
- Summary of regulatory frameworks utilized in similar jurisdictions to manage the number of short-term rentals.
- Summary of economic impacts and benefits of short-term rentals
- Development of a set of regulations, if any, for consideration by the Town Council.

The work program would focus on gathering data related to STR's and working to develop potential updates to the STR program to help address the housing shortages and any other identified economic factors. Staff has prepared a draft urgency ordinance included as Attachment 1 which addresses the need to alleviate and abate the public safety, health, and welfare issues associated with permitting of Short-Term Rentals.

Government Code Section 65858 – Urgency Ordinance

Article XI, Section 7 of the California Constitution and Section 65858(a) of the California Government Code allows the Town to adopt an interim urgency ordinance, in order to protect the public safety, health, and welfare, prohibiting any uses that may be in conflict with a zoning proposal that the Town Council, Planning and Economic Development Commission or the Community and Economic Development Department is considering or studying or intends to study within a reasonable time. Pursuant to Government Code section 65858(b), an urgency ordinance can be adopted by a four-fifths vote of the Council for an initial 45-day period. If adopted, the ordinance becomes effective immediately. Pursuant to Government Code Section 65858(d), the Town Council will issue a written report not later than 10 days prior to the expiration of this ordinance describing the measures taken to alleviate the conditions which led to the adoption of this ordinance. To meet this deadline, staff will present a draft of this report to the Town Council

on or before November 15, 2023, for the Council's consideration and adoption. After notice pursuant to Government Code section 65090 and public hearing, the Council may by a four-fifths vote extend the interim ordinance for up to an additional 10 months and 15 days provided such action is taken prior to the expiration of the initial 45-day period. The Council can later extend the ordinance again for up to an additional 12 months.

As proposed, the urgency ordinance would exempt complete applications that are in process at the Town prior to the adoption of the ordinance, provided that the application meets all requirements of Chapter 5.40 of the Mammoth Lakes Municipal Code.

Findings to support the proposed adoption of the urgency ordinance are included in Attachment 1.

OPTION ANALYSIS:

Option 1 - Staff is requesting Town Council comment and direction on proposed short-term rental program updates and consider whether to adopt urgency ordinance 2023-xx establishing 45-day moratorium on the issuance of new short-term rental registration certificates, outside of the Resort Zone pursuant to Town of Mammoth Lakes Municipal Code Chapter 5.40. The approval of an urgency ordinance requires a 4/5s approval by the Council.

Option 2 – Do not adopt an urgency ordinance establishing 45-day moratorium on the issuance of new short-term rental registration certificates and provide staff with direction on how to move forward if the Council wishes to see additional analysis along with the broader economic analysis by BAE.

ORDINANCE NO. _____

AN INTERIM URGENCY ORDINANCE OF THE TOWN OF MAMMOTH LAKES ESTABLISHING A MORATORIUM ON THE ISSUANCE OF TRANSIENT OCCUPANCY REGISTRATION CERTIFICATES PURSUANT TO GOVERNMENT CODE SECTION 65858

WHEREAS, Mammoth Lakes is a popular tourist destination, drawing visitors from around the world to enjoy the natural environment, recreational opportunities, and amenities available in and around Mammoth Lakes and the Eastern Sierra; and

WHEREAS, the Town Council recognizes the need to balance the provision of lodging options for visitors with the need of people working in and around Mammoth Lakes to have safe, secure, and affordable housing options; and

WHEREAS, the Town of Mammoth Lakes is experiencing a shortage of rental housing affordable to people with jobs in Mammoth Lakes; and

WHEREAS, Chapter 3.12 of the Mammoth Lakes Municipal Code currently requires operators of transient occupancy facilities, defined as properties rented for not more than 30 days, to obtain a transient occupancy tax registration certificate prior to acting as an operator of a transient occupancy facility and as a condition of acting as an operator; and

WHEREAS, the Town of Mammoth Lakes currently does not limit the number of transient occupancy tax registration certificates that may be issued, either Town-wide or in any neighborhood where short-term rentals are allowed, and allows short-term rentals in the A (Airport), CSP (Clearwater Specific Plan), D (Downtown), MLR (Mixed Lodging/Residential), NVSP (North Village Specific Plan), OMR (Old Mammoth Road), R (Resort) (subject to specific plan compliance), and RMF-2 (Residential Multiple-Family) zoning districts; and

WHEREAS, excluding hotels and motels there are currently 3,426 properties in Mammoth Lakes with active transient occupancy tax registration certificates; and

WHEREAS, the number of such properties with long-term occupants is not known, nor is the precise relationship between the prevalence of short-term rental properties and the lack of housing units available for long-term rental, or the number of housing units purchased to be operated as short-term rentals; and

WHEREAS, anecdotal evidence suggests that the COVID-19 pandemic has exacerbated the housing shortage, as people have moved to Mammoth Lakes and the region from elsewhere

and some housing units previously used as long-term rentals were sold to buyers intending to occupy them; and

WHEREAS, some local residents have reported sleeping in their vehicles or moving from one crowded or unstable housing situation to another in an effort to stay in the region; and

WHEREAS, the Town of Mammoth Lakes is a partner with Eastern Sierra Community Housing in working on housing solutions for Mammoth Lakes and the region, and the Town intends to continue its participation in these efforts; and

WHEREAS, it is in the interest of the Town and its residents that the Town undertake a review to consider zoning, land use, and regulatory measures to limit or otherwise regulate the number, location, and/or other aspects of short-term rental properties in Mammoth Lakes; and

WHEREAS, the Town Council finds that there is a current and immediate threat to the public health, safety, and welfare associated with the lack of long-term rental housing in Mammoth Lakes, that there is a link between the prevalence of short-term rental properties and the lack of long-term rental housing, and that the issuance of additional transient occupancy tax registration certificates while the Town undertakes a review and consideration of measures to regulate short-term rentals would exacerbate the threat and diminish or postpone the effectiveness of such measures; and

WHEREAS, the CSP (Clearwater Specific Plan), NVSP (North Village Specific Plan), and R (Resort) (subject to specific plan compliance) zones have been developed to support short-term rentals and related retail services, the ongoing operation of short-term rentals in those zones does not require review at this time, and the Town does not wish to restrict short-term rentals in those zones; and

WHEREAS, California Government Code Section 65858 expressly authorizes the Town Council to adopt by four-fifths (4/5) vote, without following the procedures otherwise required for the adoption of a zoning ordinance, an urgency ordinance that would go into effect immediately following its passage, which is necessary for the immediate protection of the public health, safety, and welfare; and

WHEREAS, on October 18, 2023, the Town Council considered the adoption of this urgency ordinance at a properly noticed public meeting; and

WHEREAS, the Town Council finds that it is necessary to adopt this urgency ordinance establishing a moratorium on the issuance of new transient occupancy tax registration certificates pursuant to the Mammoth Lakes Municipal Code except as set forth herein, in order to provide time for the Town to review means of regulating short-term rental properties and possibly adopt such regulations; and

WHEREAS, pursuant to California Government Code Section 65858, this ordinance shall take effect immediately upon its adoption by at least a four-fifths vote of the Town Council, and

shall remain in effect for no more than 45 days from the date of adoption unless it is extended following notice and a hearing pursuant to Section 65858; and

WHEREAS, the Town Council finds that this ordinance does not have "the effect of denying approvals needed for the development of projects with a significant component of multifamily housing" within the meaning of California Government Code Section 65858(c);

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES DOES ORDAIN AS FOLLOWS:

Section 1. The recitals above are incorporated herein as the Town Council's findings of urgency and necessity for the adoption of this ordinance.

Section 2. The Town Council hereby places a moratorium on the issuance of transient occupancy tax registration certificates in all zones other than R (Resort), NVSP (North Village Specific Plan), and CSP (Clearwater Specific Plan), provided that this moratorium shall not prohibit the issuance of a new transient occupancy registration certificate if a complete application therefor was received by the Town prior to the adoption of this ordinance, and further provided that this moratorium shall not prohibit the renewal of a transient occupancy registration certificate for 2024, if such certificate was in effect for 2023 at the time this ordinance was adopted. Nothing herein shall affect the Town's authority to deny a certificate application, or suspend or cancel a certificate, pursuant to Chapter 3.12 of the Mammoth Lakes Municipal Code.

Section 3. The Town Council hereby enacts this interim urgency ordinance by not less than a four-fifths vote, and in light of the findings set forth herein, under the authority granted to it by Article XI, Section 7 of the California Constitution and Section 65858(a) of the California Government Code, which allows the Town to adopt an interim urgency ordinance, in order to protect the public safety, health, and welfare, prohibiting any uses that may be in conflict with a zoning proposal that the Town Council, planning commission or the planning department is considering or studying or intends to study within a reasonable time.

Section 4. The Town Council hereby directs Town staff to consider and study possible means of regulating short-term rentals in Mammoth Lakes, and to present a report to the Town Council prior to the expiration of this ordinance.

Section 5. The Town Council finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the following provisions of Title 14 of the California Code of Regulations: Section 15060(c)(2) (the adoption of this ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment); Section 15060(c)(3) (the adoption of this ordinance is not a project as defined in Section 15378); and Section 15061(b)(3) (it can be seen with certainty that there is no possibility that the adoption of this ordinance may have a significant effect on the environment).

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end

the provisions of this ordinance are severable. The Town Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 7. This ordinance shall become effective immediately upon adoption and shall be in effect for 45 days from the date of adoption unless extended by the Town Council as provided for in Government Code Section 65858.

Section 8. Pursuant to Government Code Section 65858(d), the Town Council will issue a written report not later than 10 days prior to the expiration of this ordinance describing the measures taken to alleviate the conditions which led to the adoption of this ordinance.

Section 9. The Town Clerk shall certify to the passage of this ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation, printed and published in Mammoth Lakes, California.

PASSED AND ADOPTED this 18th day of October, 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Wentworth
Mayor

ATTEST:

_____
Jamie Gray
Town Clerk

RE: Town Council Meeting 10/18/23, Agenda Item 10.2

Mayor Wentworth and Town Council:

I find myself perplexed about the objectives of the Town Council with respect to the proposed moratorium on short-term rentals. I have a few questions:

- Limiting Short-Term Rentals: Is the primary objective of these regulations to limit the number of short-term rentals with the assumption that these properties will transition to long-term rentals?

- Market Value: Are the regulations designed to restrict nightly rentals to drive down the market value of specific properties so they become affordable for the workforce?

- Limiting Tourists: Does the Council intend to limit the number of tourists who visit Mammoth Lakes?

As a seasoned REALTOR with over two decades of experience in the Town of Mammoth Lakes, I have had the privilege of assisting numerous clients in finding their dream homes. In my years of service, I have observed a consistent trend among my clients who sought to purchase a second home: their primary motivation was the lifestyle Mammoth Lakes offers, and many were keen on leveraging federal and state income tax laws, such as the 1031 exchange. For them, owning a second home became a win-win scenario, allowing them to enjoy the property, offset some expenses, and make the most of current tax incentives. Remarkably, less than 5% of my clients aimed to purchase properties for pure investment purposes. Furthermore, none cited Airbnb or VRBO as a primary reason for their investments, as these platforms are perceived as efficient delivery systems versus traditional property management firms. For these reasons, I don't believe the typical Mammoth Lakes second homeowner would ever consider switching from short-term to long-term rentals.

Our real estate market has shifted, and I believe it's key to consider the market cycle. The staff report did not include data from 2023. Higher interest rates, low inventory, and rising fire insurance costs have impacted our local market, leading to fewer closed transactions and decreased median sales prices for 1 and 2-bedroom properties. For example, the year-to-date median price for a 2-bedroom in the RMF-2 zoning is $654,000 versus 2022 when it exceeded $700,000. In 2023, "sales data shows continued strong price increases" is no longer a valid statement. Additionally, monthly HOA dues are rapidly becoming prohibitive. In one complex in the RMF-2 Zone, for a two-bedroom, the monthly due amount is $981, plus a special assessment of $685 for fire insurance. For the next 18 months, the total monthly fee is $1,666. This amount doesn't include the special assessment for snow removal or utilities. Purchase price alone doesn't make a property affordable or not affordable.

Additionally, a moratorium may inadvertently yield unintended consequences, including:

- Reducing Transient Occupancy Tax income due to a decline in the number of tourists.

- Lower property values result in reduced property taxes, which, in turn, can impact critical community services such as funding for the fire department, schools, and the hospital.

Your staff report mentions that the precise relationship between the prevalence of short-term rental properties and the availability of long-term housing units for residents is not well understood. I respectfully request that the Town Council consider postponing a decision on the proposed moratorium until the BAE Urban Economic work is completed. Implementing changes without a clear understanding of the objectives and potential outcomes can create unnecessary disruptions in our community.

For years, I have been an advocate for affordable and workforce housing. Let's ensure that any measures taken are well-thought-out and in the best interest of all our community members.

Thank you for your time and consideration.

Sincerely,
Madeleine "Mickey" Brown
760.914.0199

10/13/2023

Dear Town Council,

I'm writing to you today regarding the proposed discussion on October 18th relating to the Short-Term Rentals and the proposed 45-Day moratorium.

While I can appreciate what the Council is trying to accomplish as it relates to workforce housing, I don't agree with the path you are going down to accomplish your goals. We all know that we are a resort community, and we financially live and die by having heads in beds.

Our community has spent countless hours finding every possible means to drive people to our community, including the Council's decision to back a marketing budget in excess of $10,000,000 vs. using a portion of Measure funds to backfill our housing problem.

SOME CHALLENGES I SEE WITH THIS PROPOSAL:

1. What are the impacts going to be on property values of those located in RMF-2 zoning? They will decline, along with property tax revenue. While the Town may propose this moratorium as interim, we all know it will not be short lived. Additionally, buyers and sellers of property do not like to base decisions that impact their life savings on such erratic political stances.

2. The Town and State should place greater emphasis on policies related to cutting Insurance Costs, Interest Rates, and taxes that are being passed through to long-term renters. In a recent Town survey, there was a proposal to raise taxes for fire departments. We don't need more taxes or expenses.

3. The State of California is threatening to bring a 15% tax short on short-term rentals. Consider the impacts on tourism if this tax and the local moratorium are passed.

4. Most owners with properties on a short-term rental program, or possibly looking to rent on a short-term basis, are second homeowners looking to use their property occasionally when they visit Mammoth and rent it out to offset costs when they aren't in town. Having their property as a long-term rental is not an option as it would eliminate their ability to occasionally use their property.

5. In an effort to appeal to tenants, the State of California has made long-term rentals very unattractive to landlords due to landlord's limitations on rent increases and restrictions on evictions. Many would rather see their property vacant than rent long-term under current State laws as long-term rentals pose a big financial risk.

6. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue.

What could be done to help our housing issues? Please reflect to our meeting several months ago when others and I discussed solutions to housing:

A. Use Measure A funding to fast tract existing housing projects.
B. Create incentives (Density bonus', tax cuts, etc.) to owners in underdeveloped RMF-1 zoning to increase the density of their properties.
C. Don't focus on government grants and handouts for our housing problems, look outside the box and turn to the local owners and the business community.
D. Look outside of Mammoth (Crowley, June, South County, North County and Bishop)

Respectfully submitted,

Matthew Lehman

Jamie Gray

From: Sonja Bush <sonja@destinationmammoth.com>
Sent: Sunday, October 15, 2023 9:25 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: An Urgent Appeal Regarding the Proposed Emergency Moratorium on Rental Licenses

You don't often get email from sonja@destinationmammoth.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Members of the Town Council and Town Leaders,

Today, I write to you as a real estate broker and citizen deeply committed to the welfare of our town and its residents. Our community has reached a pivotal juncture, and I implore you to consider the consequences of the proposed emergency moratorium on new rental licenses from the perspective of those affected by it.

I acknowledge that, as a REALTOR® I might be perceived as having vested interests. While my role does allow me to see multiple sides of the situation, I wish to set aside any such concerns and present a compelling case based on verifiable facts.

****The Real Impact on Our Community****

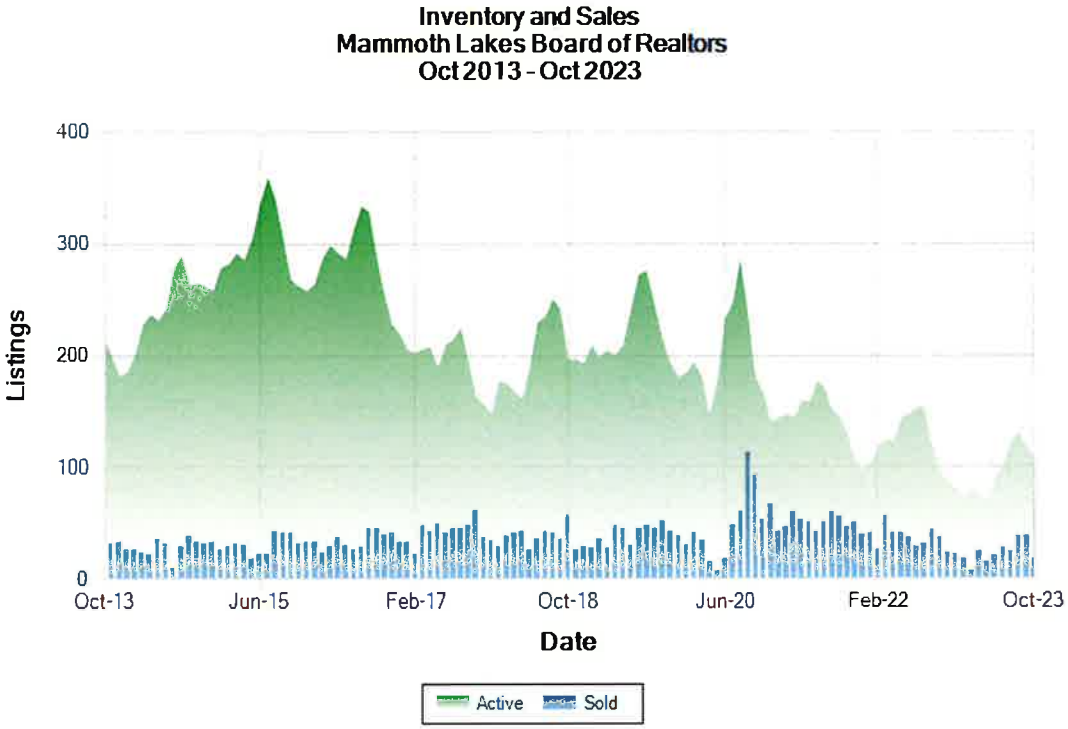
Our clients are not mere investors; they are individuals seeking a connection to our beautiful town. They purchase properties here so their families can create memories and enjoy the great outdoors year-round. Presently, many of my clients utilize their properties monthly (on average). Not all of them are on nightly rental programs. Those that do rent out nightly do not make the huge profits many hypothesize about. The income they do earn assists them in covering essential expenses such as HOA fees, insurance (including special assessments for fire insurance), and utilities. Don't take my word for it – a survey of Mammoth Lakes property owners would be a good place to start before imposing a moratorium.

****Ineffectiveness of the Proposal****

In the event this moratorium is passed, it is essential to question its effectiveness in addressing workforce housing issues. It is highly unlikely that a substantial number of condos will be added to the workforce housing pool. Property owners are not going to convert their condos to workforce housing. I started as a 2nd homeowner, and we visited Mammoth every month (sometimes more often). We would not put a long-term renter in our condo. Would you if you purchased your Mammoth Lakes getaway to enjoy and create family memories? I think there is an assumption absentee owners own multiple properties. While that may be true in some cases it is not the majority. An analysis of the tax roll will confirm this assumption. Maybe limit the number of short-term rentals per owner.

Further, how will reducing the number of STRs reduce pricing to the level needed to become affordable by locals? I have asked this question multiple times and never received a solid answer – it is "wish" and not a fact. The data presented in the staff report shows the median price history for a 2-bedroom. Based on the

income levels also shared in the report, prices would have to drop by nearly 50% to become available to locals. The only thing that will bring prices down is an increase of inventory. Low inventory is not unique to Mammoth Lakes – it is a nationwide phenomenon. The chart below shows the last 10 years of inventory of condos and single-family homes in Mammoth Lakes. While inventory has been slowing increasing in 2023, we are still significantly below the 10-year average.



****Potential Consequences****

This proposal will no doubt lead to unforeseen legal challenges, particularly for new property owners and developers. The only thing that will be accomplished with a pause of nightly rentals is public outcry, decreased confidence in the TOML leadership and lawsuits. Have you considered the potential lawsuits from those who purchased under the premise they could rent their property nightly? Many newer property owners received disclosures and even used the Mono County Parcel viewer website to confirm nightly rentals were allowed. Some are updating and remodeling and getting ready to put their property on rental programs. This moratorium (which based on TOML history will simply be extended numerous times) will result in lawsuits against the TOML and their real estate agents. You may find this article Short Term Rental Bans Gone Wrong interesting.

****Economic Impact****

Moreover, the economic repercussions should not be underestimated. The impact on the major source of the TOML revenue (TOT) will be impacted. The nightly rental industry directly employs a significant number of individuals, including maids, electricians, plumbers, property inspectors, and handymen. The negative consequences of passing this moratorium could result in these professionals seeking employment elsewhere.

****Exploring Solutions****

The goal is to increase workforce housing. There are many unexplored options which could provide a solution.

There are dozens of condos which sit empty year-round. Why not proactively reach out to property owners and ask them if they would be willing to rent long-term? Maybe they have not considered it because they don't know where to start or don't want to deal with credit checks and property management. Maybe Mammoth Lakes Housing could facilitate some of this for a fee.

While the Accessory Dwelling Unit (ADU) plans provided by the town are great, maybe we could consider incentivizing single-family homeowners to construct ADUs by offering financial incentives and tax breaks or even making the process easier with less red tape.

Exploring housing projects in outlying areas such as Crowley and Bishop is another viable option.

In conclusion, I urge the Town Council to reconsider the proposed moratorium. Instead of enhancing our workforce housing situation, it threatens to bring forth a host of challenges, including litigation, hardships for property owners, and potential job losses. It is imperative that we explore comprehensive and effective solutions to address the housing needs of our community.

Your careful consideration of these concerns is greatly appreciated, and I remain open to further dialogue on this matter. Together, we can make informed decisions that will benefit Mammoth Lakes and its residents.

Sincerely,

Sonja Bush
Broker | Owner
Destination Real Estate

Sonja Bush
Founder | Broker
Lic. # 01904399
Office: (760) 914-4664
Cell: (661) 979-9000
sonja@destinationmammoth.com
www.destinationmammoth.com

Jamie Gray

From: Haislip Hayes
Sent: Monday, October 16, 2023 8:01 AM
To: Jamie Gray
Subject: FW: Proposed Moratorium on New Stort Term Rentals
Attachments: Urgency Ordinance.pdf; Mortorium on STR.pdf

From: Mark Rafeh <mark@promarkinvestments.com>
Sent: Friday, October 13, 2023 5:19 PM
To: Haislip Hayes <hhayes@townofmammothlakes.ca.gov>; Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>
Subject: FW: Proposed Moratorium on New Stort Term Rentals

[EXTERNAL EMAIL]

Hello Gents,

Happy Friday!

I wanted to find out who I can submit a letter or email to regarding this. Although my current projects are not in the zoning mentioned, my concern is the future impact and precedence set by this. I'm a proponent of solving work force housing but a moratorium on TOT permits shouldn't be floated without a comprehensive study. I know the intention is to buy time for staff to get their arms around the impacts of this but it's difficult for me to see how much additional understanding will happen in 45 days.

Based on current market conditions the STR's will be less viable. We are already seeing a drastic drop off in performance on the STR's in non-prime locations in sub-par conditions(We use www.AIRDNA.co for our research). Real Estate values are softening and will continue to do so, and current debt service is way too high to make any STR pencil as a dedicated investment. Disallowing STR's will directly affect sales to families who want to a second home but can only justify it with some cost offset.

I am concerned that we will likely lose a lot of TOT revenue due to the economic slowdown, limiting new TOT permits maybe risky based on where we are in the economic cycle. Perhaps the solution is to charge a higher TOT for properties that are not in resort zoning? That would make it less feasible for investors and the additional revenue could be used to subsidize housing for local workforce.

All of that being said, I do think we need to invest in regulating STR's and ensuring occupancy limits are being respected, as well as requiring STR's to meet minimum standards. The management of STR's should also be more heavily regulated. My personal opinion is that there should be a standard licensing process with minimum standards for all management companies and all STR's should be required to be managed professionally or the owner needs to meet the same criteria as a professional management company.
Let me know who I should address the letter to.

Thank you,

Mark Rafeh

Vice President



Direct: (805) 298-3270

Mark@promarkinvestments.com

Jamie Gray

From: Cynthia Fleming <cynthia@mammothlakesproperties.com>
Sent: Friday, October 13, 2023 3:58 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Rental "EMERGENCY"
Attachments: Summer Owner Bookings.xlsx

[EXTERNAL EMAIL]

I have set aside a busy workday to write you, our town leaders and decision makers, about the emergency moratorium on new rental licenses.

Yes, I'm the evil Realtor/Property Manager in town and I'm sure some of you are already rolling your eyes that I only have my own best interests at heart. I'd like to set aside my own motives and point out facts to you all:

Our buyers are not investors. They are purchasing condos here so their kids can ski more, get off their devices and enjoy the great outdoors. Every single one of my current owners (roughly 100) and multiple real estate clients all use their condos at least once a month. The Airbnb income does not cover their expenses but helps with their HOA, insurance and utilities. New buyers want to use their places, not offer long term leases to locals. Summer Owner Bookings Report attached – 171 owner-stays since June 2023.

State of CA tenant laws are becoming increasingly scary for property owners to rent for over 30 days. Many investors are selling their investment properties and leaving the state, not investing in new long-term rentals with no landlord rights, only to be in the red each month.

Monthly expenses – This is directly from Shelly Logemann, Cross Country Mortgage as of 10/13/2023

Sales price: $800,000 (two-bedroom condo)
Loan amount: $640,000 (20% down)
Principal/interest payment: $4,696 (7.5% interest rate)
Property Taxes: $766.66
Insurance: $100.00
HOA: $800.00 (could be doubling in the coming months)
MONTHLY TOTAL: $6,362.60

Average monthly rent to a Mammoth local - $3,000. What property owner in their right mind is willing to be in the hole $3300 a month and put themselves at risk under State of CA law?

Increased insurance costs, or no insurance at all – Complexes around town are grappling with fire insurance issues. Mammoth Ski and Racquet fire insurance increased, resulting in an $1800 monthly HOA fee. The Summit has lost their insurance altogether and facing $2000 a month HOA IF they can even find insurance. So the above HOA at $800 will most likely double in the coming months.

If this passes, I'd like to see how many more condos you add to the workforce housing pool. I bet it's zero. But even if I'm feeling extremely optimistic, 10 units? What impact is 10 units going to make?

Potential lawsuits – Many new owners in Mammoth are remodeling and getting ready for the winter. If this passes, you are blindsiding new property owners. What about Obsidian? The developer is embarking on a new condo project on the corner of Meridian and Joaquin. Do you think he's going to take this laying down?

Lost jobs – Do you have any idea how many people are directly employed due to nightly rentals? We employee maids, electricians, plumbers, property checkers, property inspectors, handymen, etc. We won't need more housing when these people leave town to find employment elsewhere.

Solutions

In lieu of an $850,000 dog park, you could have built one triplex.

Incentivize single family home owners to build ADUs, and not just provide approved plans; offer money and tax breaks.

Look at outlaying areas; Crowley, Bishop, etc to build affordable housing projects.

Approach the Forest Service - Build projects on Forest Service land. If Mammoth Mountain Main Lodge land trade passed, anything is possible.

By passing this moratorium, you are not adding workforce housing. You will be directly responsible for nothing but pain, suffering and lawsuits.

Cynthia Fleming
DRE 01899459
Mammoth Lakes Resort Realty
www.MammothLakesProperties.com
(760) 914-4444

Owner Summer 2023 Bookings

Unit Code	Last Name / First Name	Date Booked / Date Cancelled	Arrival	Last Night
MSR116	Cox Scott	5/26/2023	6/1/2023	6/5/2023
SC870	Wilson Ruth	3/25/2023	6/1/2023	6/4/2023
SC315	Minton Frederick	5/16/2023	6/2/2023	6/7/2023
ML1	Lucy Kourtney	1/2/2023	6/5/2023	6/7/2023
FC21	Pattison Shawn	6/6/2023	6/6/2023	6/8/2023
MSR116	Cox Scott	6/6/2023	6/6/2023	6/9/2023
LOD1129	Moore Cindy	6/10/2023	6/12/2023	6/15/2023
VDLP15	Gronberg Elaine	6/12/2023	6/12/2023	6/15/2023
MC18	Green Gabriel	5/26/2023	6/14/2023	6/16/2023
MVV39	Logan Eliot	6/7/2023	6/15/2023	6/23/2023
SC822	Kelly Michael	3/5/2023	6/15/2023	6/25/2023
AC230	Engel Tami	7/9/2022	6/16/2023	7/4/2023
JSL437	Yim David	6/13/2023	6/16/2023	6/19/2023
ME233	Scolnick Rayann	5/16/2023	6/16/2023	6/18/2023
VDI14	Galien Bruce	5/10/2023	6/16/2023	6/18/2023
CB21	Michaylira Mark	3/29/2023	6/17/2023	6/19/2023
SC315	Minton Frederick	5/3/2023	6/18/2023	7/1/2023
SS24	Coogan Chad	3/21/2023	6/18/2023	6/24/2023
WS4	Malloy	6/14/2023	6/18/2023	6/24/2023

Owner Summer 2023 Bookings

ME233	Lauren Scolnick	6/14/2023	6/19/2023	6/22/2023
VP151	Rayann Vidor	4/17/2023	6/19/2023	6/24/2023
ME233	Helen Scolnick	6/21/2023	6/23/2023	6/23/2023
MVV20	Rayann Tarantino	2/21/2023	6/23/2023	6/25/2023
ME233	Philip Scolnick	6/23/2023	6/25/2023	6/29/2023
CSN30	Rayann Blank	6/25/2023	6/29/2023	7/5/2023
MVV32	Stacey Wilding	11/20/2022	6/29/2023	7/5/2023
MSR116	Trevor Cox	5/19/2023	6/30/2023	7/5/2023
MST1	Scott Hoehn	4/11/2023	6/30/2023	7/6/2023
SF79	Rick Sequeira	3/30/2023	6/30/2023	7/4/2023
SPV17	Carl Solomonso n	6/16/2023	6/30/2023	7/5/2023
SUM19	Trevor Capehart	5/3/2023	6/30/2023	7/4/2023
LOD1178	SUM19 Jule Dragna	3/29/2023	7/1/2023	7/6/2023
CB21	James Michaylira	3/29/2023	7/2/2023	7/9/2023
B210	Mark Johnson	7/3/2023	7/5/2023	7/9/2023
SC1	Craig Carosino	5/20/2023	7/6/2023	7/8/2023
SC822	Michael Kelly	7/2/2023	7/6/2023	7/9/2023
SS24	Michael Coogan	3/7/2023	7/9/2023	7/16/2023
WSV18	Chad Kaplan	6/7/2023	7/9/2023	7/9/2023
CHX17	Stephan Piero	7/9/2023	7/13/2023	7/17/2023
	George			

Owner Summer 2023 Bookings

LOD1129	Moore Cindy	7/12/2023	7/13/2023	7/16/2023
MB35	Hay Kathy	7/1/2023	7/13/2023	7/16/2023
MST1	Hoehn Rick	7/10/2023	7/13/2023	7/16/2023
VDLP15	Gronberg Elaine	5/6/2023	7/13/2023	7/15/2023
D4109	Serikov Anton	6/29/2023	7/14/2023	7/16/2023
KV23	McMillen Mark	7/10/2023	7/14/2023	7/16/2023
MSR89	Maguire Paul	2/15/2023	7/14/2023	8/6/2023
B210	Johnson Craig	7/10/2023	7/16/2023	7/18/2023
MB35	Hay Kathy	7/10/2023	7/17/2023	7/17/2023
LOD1123	Grey Phillip	7/14/2023	7/19/2023	7/21/2023
SC822	Kelly Michael	4/13/2023	7/19/2023	7/30/2023
CHX91	Capehart CHX91 Jule	6/1/2023	7/20/2023	7/23/2023
SPV28	Kossoudji Andrea	6/24/2023	7/20/2023	7/23/2023
VDI27	Pena Jim	7/15/2023	7/22/2023	7/29/2023
MSR116	Cox Scott	7/13/2023	7/25/2023	7/29/2023
GB342	Morrow Sherry	7/26/2023	7/27/2023	7/29/2023
JSL246	Holt Dale	7/26/2023	7/27/2023	8/1/2023
VDLP15	Gronberg Elaine	5/6/2023	7/27/2023	7/29/2023
JSL437	Yim David	7/27/2023	7/31/2023	8/3/2023
SC778	Cline-Marquez Marcos	3/24/2023	7/31/2023	8/3/2023
COUR13	Conaty	7/24/2023	8/1/2023	8/1/2023

Owner Summer 2023 Bookings

MC36	Robert Milnes	7/24/2023	8/1/2023	8/5/2023
1849541	Jennifer Alcaraz	3/7/2023	8/2/2023	8/6/2023
COUR13	Danielle Conaty	5/6/2023	8/2/2023	8/7/2023
GE5	Robert Fitch	4/25/2023	8/2/2023	8/6/2023
MVV32	Scott Wilding	12/29/2022	8/2/2023	8/5/2023
1849623	Trevor Adhikari	3/16/2023	8/3/2023	8/10/2023
FC21	Laura Pattison	5/20/2023	8/3/2023	8/6/2023
KV418	Shawn Brown	5/3/2023	8/3/2023	8/6/2023
SC1	Michael Carosino	4/23/2023	8/4/2023	8/5/2023
SPV28	Michael Kossoudji	7/28/2023	8/5/2023	8/12/2023
SV47	Andrea Capko - SV47	8/4/2023	8/5/2023	8/12/2023
MC29	Angela Serikov	7/26/2023	8/7/2023	8/11/2023
MB27	Anton Attinasi	4/11/2023	8/9/2023	8/12/2023
MVV32	Lisa Wilding	8/5/2023	8/9/2023	8/9/2023
MVV39	Trevor Logan	8/10/2023	8/10/2023	8/15/2023
SC315	Eliot Minton	1/27/2023	8/11/2023	8/18/2023
MSR116	Frederick Cox	7/19/2023	8/12/2023	8/16/2023
MB27	Scott Attinasi	7/28/2023	8/13/2023	8/15/2023
MC29	Lisa Serikov	8/12/2023	8/13/2023	8/13/2023
SC870	Anton Wilson	3/14/2023	8/13/2023	8/26/2023
SUM91	Ruth Arnold	7/6/2023	8/14/2023	8/24/2023

Owner Summer 2023 Bookings

ML1	Katy Lucy	5/17/2023	8/15/2023	8/19/2023
MB27	Kourtney Attinasi	8/1/2023	8/16/2023	8/21/2023
MVV20	Lisa Tarantino	7/16/2023	8/16/2023	8/20/2023
AC230	Philip Engel	5/9/2023	8/17/2023	8/20/2023
KV23	Tami McMillen	8/2/2023	8/18/2023	8/20/2023
S4110	Mark Long	8/12/2023	8/20/2023	8/23/2023
KV23	Allison McMillen	8/21/2023	8/21/2023	8/21/2023
AC230	Mark Engel	5/9/2023	8/22/2023	9/3/2023
COUR05	Tami Halbach	8/13/2023	8/22/2023	8/25/2023
SSV145	Emilie Tasto	7/29/2023	8/23/2023	8/27/2023
CB21	James Michaylira	3/29/2023	8/25/2023	8/28/2023
SB112	Mark Judo	8/23/2023	8/26/2023	8/26/2023
SUM19	Johannes Capehart	7/31/2023	8/28/2023	9/4/2023
VDLP15	SUM19 Jule Gronberg	8/21/2023	8/28/2023	9/1/2023
FM8	Elaine Bradley	8/25/2023	8/29/2023	9/6/2023
LOD1178	Sean Dragna	8/21/2023	8/29/2023	8/30/2023
S4110	James Long	8/28/2023	8/29/2023	8/31/2023
SF79	Allison Sequeira	8/26/2023	8/30/2023	9/5/2023
1849541	Carl Alcaraz	8/25/2023	8/31/2023	9/3/2023
CSN30	Danielle Blank	7/20/2023	8/31/2023	9/4/2023
GB342	Stacey Morrow	4/15/2023	8/31/2023	9/3/2023

Owner Summer 2023 Bookings

MST1	Sherry Hoehn	1/5/2023	8/31/2023	9/16/2023
SC222	Rick Adamick	4/27/2023	8/31/2023	9/4/2023
SC822	Bonnie Kelly	7/29/2023	8/31/2023	9/4/2023
B210	Michael Johnson	8/26/2023	9/1/2023	9/4/2023
D4109	Craig Serikov	8/23/2023	9/1/2023	9/4/2023
MC29	Anton Serikov	7/26/2023	9/1/2023	9/5/2023
JSL437	Anton Yim	8/31/2023	9/4/2023	9/7/2023
SB112	David Judo	7/27/2023	9/5/2023	9/18/2023
SUM19	Johannes Capehart	9/1/2023	9/5/2023	9/10/2023
1849541	SUM19 Jule Alcaraz	9/5/2023	9/6/2023	10/22/2023
SC315	Danielle Minton	7/3/2023	9/6/2023	9/9/2023
S4110	Frederick Long	8/15/2023	9/7/2023	9/11/2023
COUR13	Allison Conaty	8/31/2023	9/8/2023	9/9/2023
S4193	Robert Randall	9/4/2023	9/8/2023	9/9/2023
VDI14	Chris Galien	8/16/2023	9/12/2023	9/15/2023
SC822	Bruce Kelly	9/13/2023	9/14/2023	9/17/2023
SUM43	Michael Sofie	8/11/2023	9/16/2023	9/21/2023
SC315	Desiree Minton	8/22/2023	9/17/2023	9/21/2023
B210	Frederick Johnson	9/8/2023	9/19/2023	9/30/2023
MSR116	Craig Cox	9/16/2023	9/19/2023	9/21/2023
SB112	Scott Judo	9/15/2023	9/19/2023	9/24/2023

Owner Summer 2023 Bookings

	Johannes			
SPV28	Kossoudji	9/21/2023	9/21/2023	9/22/2023
	Andrea			
SUM19	Capehart	9/11/2023	9/22/2023	9/25/2023
	SUM19			
	Jule			
SUM43	Sofie	9/22/2023	9/22/2023	9/23/2023
	Desiree			
MST1	Hoehn	9/22/2023	9/27/2023	9/30/2023
	Rick			
SC290	Pritchett	8/29/2023	9/28/2023	10/1/2023
	Gayle			
VP151	Vidor	9/21/2023	9/28/2023	9/30/2023
	Helen			
MC29	Serikov	8/16/2023	9/30/2023	10/6/2023
	Anton			
130				Owner Totals
FM8	Rubright	6/4/2023	6/7/2023	6/7/2023
	Don			
SC315	Rogall	4/10/2023	6/8/2023	6/17/2023
	Jason			
SC870	Nuez	12/19/2022	6/12/2023	6/20/2023
	Matt			
CHX17	Hernandez	5/12/2023	6/16/2023	6/17/2023
	Guadalupe			
GB342	Lucas	4/11/2023	6/16/2023	6/18/2023
	Nancy			
LOD1123	smith	6/19/2023	6/22/2023	6/24/2023
	robert			
VDI27	Finn	5/31/2023	6/23/2023	6/25/2023
	Tony			
VP151	Pruett	6/20/2023	7/1/2023	7/3/2023
	Leanne			
VDI14	Gonzalez	4/28/2023	7/6/2023	7/9/2023
	Eric			
CHX17	massage	6/21/2023	7/9/2023	7/10/2023
	wesley			
MVV32	Abraham	7/21/2023	7/21/2023	7/23/2023
	Sarah			
SUM19	Rotolo	7/20/2023	7/21/2023	7/23/2023
	Mikey			

Owner Summer 2023 Bookings

CHX17	Peiro Heather	7/20/2023	7/23/2023	7/23/2023
WS4	Bungalo Mike	7/1/2023	7/23/2023	7/25/2023
JSL437	Shin Young	5/2/2023	7/24/2023	7/27/2023
MVV32	Boulware Brian	7/27/2023	7/27/2023	7/29/2023
SV47	Nelson Corbett	4/1/2023	8/1/2023	8/4/2023
VDI14	Wise Jack	1/13/2023	8/3/2023	8/6/2023
LOD1129	sacks sammy	7/28/2023	8/6/2023	8/11/2023
VP151	Lavid Sewite	7/16/2023	8/7/2023	8/9/2023
CHX17	Keefe Austin	7/25/2023	8/11/2023	8/12/2023
MVV32	denhalter Ashley	7/7/2023	8/13/2023	8/15/2023
VDI14	Newman Jim	7/24/2023	8/14/2023	8/16/2023
KV418	Raygoza Raphael	6/12/2023	8/17/2023	8/20/2023
WS4	Thoms Kara	8/7/2023	8/17/2023	8/19/2023
CHX17	Peiro Heather	8/16/2023	8/20/2023	8/20/2023
JSL246	Fleming Cynthia	8/18/2023	8/21/2023	8/22/2023
MB35	Chasen Zach	8/1/2023	8/22/2023	8/24/2023
LOD1129	nessman stacy	7/24/2023	8/24/2023	8/29/2023
VDI14	anaro nino	8/24/2023	8/25/2023	8/27/2023
MST1	Rhine Tom	6/26/2023	8/27/2023	8/30/2023
SC315	Rogall Jason	5/9/2023	8/29/2023	9/5/2023
VDI14	Ghilardi Bethany	8/15/2023	8/31/2023	9/3/2023
SC870	Simon	7/20/2023	9/1/2023	9/3/2023

Owner Summer 2023 Bookings

VDLP15	Jacob Hamasaki	7/1/2023	9/5/2023	9/9/2023
VDI14	Tomo Baker	8/23/2023	9/8/2023	9/11/2023
VDLP15	Ali Ludwig	7/21/2023	9/14/2023	9/16/2023
SPV17	Erin Frickle	3/2/2023	9/21/2023	9/25/2023
WS4	Matt Hubell	6/21/2023	9/21/2023	9/23/2023
SC222	Seth Gressel	7/14/2023	9/22/2023	9/24/2023
GE5	Jessica Warren	7/8/2023	9/28/2023	9/30/2023
	Alissa			

Grand Totals 171 Bookings

Jamie Gray

From: James D <focus02@yahoo.com>
Sent: Sunday, October 15, 2023 10:04 AM
To: Sonja Bush
Cc: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: Re: URGENT: Take Action to Shape Our Mammoth Lakes Future!

You don't often get email from focus02@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

Hi Sonja,
thanks for the info. i request the clerk include the following comment in the public comments submitted to the council.

Comment:
taking away homeowner rights without fair compensation in return is something a fascist state would do.

thanks,
James Danforth

On Oct 15, 2023, at 9:21 AM, Sonja Bush <sonja@destinationmammoth.com> wrote:



Dear James,

As someone who cares deeply about our community, I wanted to bring an important issue to your attention that could have a significant impact on our local housing market. **NOTE: this email is lengthy but important.**

****The Issue:** Short-Term Rentals (STRs) and Workforce Housing**

The Town Council is currently considering a proposal to impose a temporary moratorium on new Short-Term Rental registration certificates. While this decision aims to address concerns about the impact of STRs on our community, there is a crucial point that needs

to be emphasized - pausing or decreasing the number of STRs will not increase workforce housing or decrease pricing to the level needed to become affordable to locals.

The Town Council Meeting to discuss this proposal is October 18th, 2023. Please visit **Moratorium on Short Term Rentals in Mammoth Lakes** for details on the proposal. This will take you to the actual **proposed Interim Urgency Ordinance** for consideration.

View the **meeting agenda** (STR is #10 on the agenda) and find the **Zoom link**.

****The Reality** Housing Inventory Matters**

The fundamental law of supply and demand applies to real estate. To address housing affordability and availability, the key solution is to increase housing inventory. A temporary moratorium on STRs, although well-intentioned, will not magically create more affordable homes or lower real estate prices. Nor will reducing the number of STRs in the long run. I started as a 2nd homeowner, and I would not have offered my property for workforce housing for the simple fact that I bought the property to use it. This is true for most of my clients. Most invest in Mammoth to create memories for their children and family. As far as lowering prices, fewer STRs will not magically increase inventory. An increase in inventory is the only way for prices to decrease. Low inventory is a nationwide phenomenon caused by increasing interest rates and the "golden handcuffs" of many homeowners. Most will not sell their property with sub 4% mortgages (unless they must) since a new purchase would mean an interest rate of 7% or greater. Further, based on data provided in the Town fo Mammoth staff report, it appears pricing would have to decrease over 40% to actually become affordable for locals.

****The Importance of Your Input****

As either a current or future Mammoth Lakes community member (or someone who just cares about our community), your input can make a difference. It's vital that we voice our opinions and work together to address the critical issue of workforce housing.

If you have concerns about the potential impact of the proposed moratorium on STRs or other ideas for addressing housing challenges, I encourage you to get involved in the public discourse. You can participate in town meetings, share your thoughts with the Town Council, and engage with local stakeholders. Your insights can help shape policies that better align with the needs of our community.

Remember Our local real estate market is driven by various factors, and addressing housing affordability and availability requires a comprehensive strategy that goes beyond STRs.

Let's work together to ensure our community thrives by addressing housing challenges in a way that truly benefits us all. Please don't hesitate to reach out to me if you have any questions or need guidance on how to get involved.

Thank you for your commitment to our community. Your input matters, and I'm confident that together we can help shape a brighter future for Mammoth Lakes.

NOTE: To find out if your property is impacted, **click on this link** to take you the Town of Mammoth Lakes zoning map. Properties in the orange zone would be impacted. Also, even though your property may not immediately be impacted it does not mean it could not be in the future.

****REMINDER** THIS TOPIC IS ON THE TOWN COUNCIL AGENDA FOR OCTOBER 18 – ACT NOW!**

Email the following with your input. If you only send one email, send to clerk@townofmammothlakes.ca.govask that the letter be included in the public comments then the clerk distributes to the council

Town Council Members

John Wentworth
jwentworth@townofmammothlakes.ca.gov

Bill Sauser
bsauser@townofmammothlakes.ca.gov

Sarah Rea
srea@townofmammothlakes.ca.gov

Chris Bubser
cbubser@townofmammothlakes.ca.gov

Amanda Rice
arice@townofmammothlakes.ca.gov

Town Manager
Dan Holler
dholler@townofmammothlakes.ca.gov

Town Attorney
Andrew Morris
amorris@townofmammothlakes.ca.gov

Director of Finance
Rob Patterson
rpatterson@townofmammothlakes.ca.gov

Town Clerk
Jamie Gray
jgray@townofmammothlakes.ca.gov





Sonja Bush
Founder | Broker Associate

760.914.4664
Sonja@DestinationMammoth.com
Lic# 01904399
View Website





PO Box 2908
Mammoth Lakes California 93546
destinationmammoth.com









All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, this is not a solicitation of brokerage services. Sonja Bush License 01904399 Destination Real Estate

This email was sent to focrp02@yahoo.com • View Online • Unsubscribe • Powered by ActivePipe
Equal Housing Opportunity



Clerk

From: Eun Mee Lee <lee.eunmee@gmail.com>
Sent: Sunday, October 15, 2023 10:27 PM
To: Clerk
Subject: AGAINST STR Moratorium

You don't often get email from lee.eunmee@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear TOM Town Council,
The reasoning for the proposal to put a moratorium on issuance of new STR licenses is not rational. There seems to be a belief that the lack of housing for locals is due to STR, but in reality the STR does not impact housing shortage, as most of the STRs are 2nd/vacation homes that owners would not rent out to long-term renters in any case. These vacation homes would be empty during the times that the owners are not occupying for their own use.
Moreover, the allowance of STRs provide revenue for the entire town, as more guests are encouraged to come to Mammoth to stay in lodging that are large enough to accommodate families (unlike hotels which can be cost-prohibitive for families).
I would strongly encourage the Town Council to consider ALL factors that would be negatively impacted by a STR moratorium.

Thank you,
EunMee Lee

Clerk

From: Ivana Milosevic <imilosevic1@gmail.com>
Sent: Sunday, October 15, 2023 8:58 PM
To: Clerk
Subject: Mammoth Lakes Moratorium proposal

You don't often get email from imilosevic1@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

To Whom It may Concern,

I have read Towns proposal regarding short term moratorium and proposed increase in costs.

All this proposal will do is increase the bureaucracy and tax on short term rentals which will in its immediate effect, increase the nightly cost of said rentas, making staying in Mammoth even more expensive and exclusive.

Restricting vacation rentals will NOT provide affordable rentals, it will create more expensive rentals.

Increasing tax will create more expensive rentals.

Restricting vacation rentals will NOT provide affordable housing.

The Town needs to find a solution to incentivize long term rentals, by a grant or some kind of tax benefit AND lower its barriers for construction permitting to new construction.

Additionally Town needs to create a working relationship with Mammoth Mountain Resort Group to allocate sites where the Mountain cab build additional mountain staff accomodations and The Town needs to allocate sits where the housing can be built for low income workforce.

Sincerely,

Second home owner and TOT license holder

Ivana Milosevic

REALTOR®, Broker Associate | DRE# 01387089

Coldwell Banker West
619.261.0400
imilosevic1@gmail.com
www.sandiegoathome.com

Clerk

From: Matt Avery <Matt.Avery@1849condos.com>
Sent: Saturday, October 14, 2023 1:26 PM
To: Clerk
Cc: Dolores Bramona; Robert Connor; Bryan C. Hartnell; cherylwitherill@gmail.com
Subject: Letter to Town Council regarding Short Term Rental Moratorium

You don't often get email from matt.avery@1849condos.com. Learn why this is important

[EXTERNAL EMAIL]

Town council,

I believe that we have a major issue with affordable housing here in mammoth lakes. Currently the town of mammoth lakes is considering punitive action against people who have purchased properties that came with the ability to rent them on a short-term basis. I do not believe this will solve any of housing issues and if anything, this action will open the town to lawsuits from homeowners who purchased the property with the implied ability to rent on a short-term basis, as this action would devalue their property. This action will not address the fact that with the steep climb in property values the market rate for renting a room in a house/condo has risen from around $600 to $1250 or more, which prices most people in town out of renting, or puts them in a situation where they either pay rent or buy groceries. You might also consider the fact that here at the 1849 Condos we have never had more than 1 full time resident on the property in the 10 years I have been employed here. Most of our ownership want to use their condos for skiing or other activities throughout the year which precludes them from renting on a long-term basis. Enacting a ban on new short term rentals would effectively hurt the town creating a loss of T-bid money, which the town relies on, as our homeowners would simply not rent at all.

I believe that the town should explore incentives for the homeowners, after all you will catch more flies with honey than vinegar. I do not claim to be an expert, but it would seem to me that we would be better served by a subsidy program funded through the T-bid funds collected from the tourists who visit our town and the Eastern Sierras. I propose that we(the town) find the median price of what a homeowner can make from a short-term rental for a year, we would have to calculate this for every type/size of unit; then compare that total to what the average wage in town is, so we can figure out what the average worker can reasonably afford and determine a subsidy amount for each unit type. I would suggest that the town set up a program for homeowners to apply through, possibly linked through the Housing Now initiative, so we could verify employment and wages from prospective renters. The goal should be to hit the median earnings for all of town's short-term rentals, by unit type/size, half of the units will be under and half will be over. This would allow us to keep short term rentals active and the money they generate while also making long term rentals more appealing to those who do not use their properties here in town.

I have crunched a few numbers based on the rental properties I manage here at the 1849 Mountain Rental Company:

I picked one unit type, 2 bed 2 baths, I choose this unit type as I believe it is the most prevalent sized unit in town. When I added all the rent money the 2 bed 2 bath units made over the course of our fiscal year, I tallied $1,217,891.68 between 36 properties which leaves us an average of $33,830.33 per property per year. To make the same amount from a long-term rental they would need to charge $2,820 a month in rent, or $1,410 a room.

The average wage in mammoth is sitting around $22, according to Zip recruiter, so the average salary earned is $22hr x 2,080hrs (40hrs a week x 52 weeks) = $45,760 a year before taxes. After taxes, assuming no exemptions, you end up with $34,320 take home pay. $34,320 / 12months leaves you with $2860 dollars every month.

Based on these calculations that leaves the average worker paying 50% of their wages to rent, not that long ago you were required to earn three times the rent, and based on that the average worker can only afford a maximum of $950 a month for rent. We have a monthly rent of $1410 a room and an affordable price of $950, leaving us with a difference of $460 a room and a total of $920 for a two bedroom. This deficit tallies $11,040 for a year.

Now based on my math from my little microcosm here at the 1849 Condos and the forecasted need for at least another 200 affordable housing units, this would put a subsidy program at $2,208,000 dollars a year to subsidize affordable housing here in Mammoth Lakes. I do not represent this number as the actual total, there would obviously be administrative costs and staffing costs to set this up and manage the program, and the goal of finding a median price of all units of similar type would vary greatly from my average rent calculation based solely off units from the 1849 condos.

We do not want to stop short terms rentals but offer financially viable alternatives for homeowners to explore. The town is essentially a public utility set up to manage the things that private market cannot do effectively, as doing so is not profitable; housing has become one of these services that the private market cannot reconcile with local wages. I believe that if we do not offer options like this or other incentives, we will all be negatively impacted as the local workers increasingly cannot afford to live here. This lack of local workers leads to the inability to keep the highway open, to plow the local roads and manage critical public utilities and to keep local businesses open and functioning smoothly. All these things lead to negative guest experiences and a decline in tourism as whole. Why wouldn't we use the funds collected from local tourism to help support the very people that make that tourism possible? In closing I would say that I believe if we do not explore this option, we would be remiss, I do not believe this will fix our problems overnight, but I believe this will be a step in the right direction.

Thank you,

Matthew Avery, General Manager
D +1 (760) 934-7525
W 1849MountainRentals.com
W 1849HOA.com
826 Lakeview Blvd (PO BOX 835)Mammoth Lakes, CA 93546
matt.avery@1849condos.com

Clerk

From: Nicole Miller <nmiller@nmillerinv.com>
Sent: Sunday, October 15, 2023 5:12 PM
To: Clerk
Cc: Chris Miller
Subject: Short Term Rentals - Include in Public Comments

You don't often get email from nmiller@nmillerinv.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Town Council Members,

I started coming to Mammoth as a teenager with my family in the 80's and now that I am close to retirement I'm hoping to purchase a second home with the hopes of using it as a short term rental property to offset the cost. Should the council decide to limit STR's in certain areas, it will greatly decrease the motivation for myself and many others to want to invest in the Mammoth vacation home of their dreams. Besides lowering the value of residential properties in Mammoth, I don't see value in limiting STR permits to new or existing property owners. The truth is that most of these properties are not affordable to lower income earners and will not solve the issue of a lack of affordable properties for locals. Supply and demand is a real thing. If business owners and STR property owners don't have folks to clean, serve and prosper the town, the business owners and STR property owners will need to pay more to the service provider. The issue should resolve on its own without negative interference which would cause the entire town's properties to decrease in value (but not enough to decrease property's value to become affordable for moderate income earners to become property owners in Mammoth). Instead of making this unnecessary and harmful decision to stop STR's and decrease Mammoth property values for families and retirees, which will essentially serve to increase the value of hotel owners and big business, I urge you to let the laws of supply and demand work itself out. If business owners and STR property owner's don't have the good people to do the work needed, they will have to pay more to get the work done and that is the natural law of supply and demand. Please don't make Mammoth like L.A. and San Francisco and decrease property values - let the marketplace do the work naturally.

Thank you for your consideration,

Chris and Nicole Miller

--
Nicole Miller | President & CEO
Nicole Miller & Associates, Inc.
905 Calle Negocio #74182
San Clemente, CA 92673
Direct: (949) 310-7645
nmiller@nmillerinv.com | nicolemillerandassociates.com

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Clerk

From: Tammy Hooper <Tammy@rockstarrealestate.com>
Sent: Saturday, October 14, 2023 10:40 AM
To: Clerk
Cc: Mammoth Lakes Board of Realtors; Matthew@HomesMammoth.com; Jeff Ronci; Blake
Subject: RE: MAMMOTH LAKES SHORT-TERM RENTALS - PROPOSED 45-day moratorium

You don't often get email from tammy@rockstarrealestate.com. Learn why this is important

[EXTERNAL EMAIL]

Hi all,
Sometimes spell check gets ya😉 I caught the typo...Appose Oppose...not the same😊 If the town clerk can make the typo correction before disseminating, I'd be truly grateful...
Thanks!

From: Tammy Hooper <Tammy@rockstarrealestate.com>
Sent: Saturday, October 14, 2023 9:45 AM
To: clerk@townofmammothlakes.ca.gov
Cc: Mammoth Lakes Board of Realtors <info@mlbor.com>; Tammy Hooper <Tammy@rockstarrealestate.com>; Matthew@HomesMammoth.com; Jeff Ronci <jeff@mammothjuneproperties.com>; Blake <blake.sibla@verizon.net>
Subject: MAMMOTH LAKES SHORT-TERM RENTALS - PROPOSED 45-day moratorium

October 14, 2023

Dear Town of Mammoth Lakes Town Council,

My name is Tammy Hooper. I've been a Realtor in Mammoth Lakes for the last 25 years and would like for you to consider the below reasons why imposing a short term rental moratorium would negatively impact every member of the Mammoth Lakes Board of Realtors, let alone the numerous property owners this will effect.

This email was copied by permission from the author, Matthew Lehman, and elaborated in item #9. Please give this proposal careful attention, as it is a matter of my financial well-being that your decision will impact me personally, in addition to the many reasons stated below.

SOME CHALLENGES I SEE WITH THIS PROPOSAL:

1. What are the impacts going to be to property values of those located in RMF-2 zoning? Shoot us an email and we will let you know if your property is in this zoning.

2. Properties lacking a TOT Certificate, and targeted under this proposal, are not currently taking from the workforce rental pool as they aren't currently renting their properties on short term basis.

3. The Town and State should place greater emphasis on concerns related to Insurance Costs, Interest Rates, and taxes that are being passed through to long term renters.

4. The State of California is threatening to bring 15% tax short on long-term rentals. Consider the impacts on tourism if this tax and the local moratorium is passed.

5. Most owners with properties on a short-term rental program, or possibly looking to rent on a short-term basis, are second homeowners looking to use their property occasionally when they visit Mammoth. Having their property as a long-term rental would eliminate their ability to use their property, thus defeating the owner's purpose of owning a second home in the area. In short, the owner will still not be putting their property on a long-term program if they can't use it.

6. The State of California has made long-term rentals unattractive to landlords due to landlord's limitations on rent increases and restrictions on evictions. Many would rather see their property sit vacant than rent long term under current State laws.

7. Is the 45-Day moratorium nothing more than a means to prevent owners from obtaining TOT Certificates while the Town works to put a more permanent prohibition in place? Here is Granicus article about Short Term Rental Bans Gone Wrong

8. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue.

9. PERSONAL ATTACK ON MY FINANCIAL INCOME! IMPOSING ANY KIND OF MORATORIUM ON SHORT TERM RENTABILITY WOULD BE A DIRECT ATTACK ON MY FINANCIAL INCOME AND IMMENSLY IMPACT MY REAL ESTATE BUSINESS. ***I STRONGLY APPOSE THIS PROPOSAL.***

Lastly, the Town of Mammoth Lakes just spent hundreds of thousands of dollars asking visitors to come to Mammoth Lakes. Seems like a conflict of interest to me? If it is not, please explain why.

Respectfully,

-Tammy Hooper

Tammy Hooper Real Estate
Celebrating 25 Years!
CA DRE #01237866
Mammoth June Properties

Clerk

From: Schumacher, Scott <Scott.Schumacher@nmrk.com>
Sent: Saturday, October 14, 2023 8:40 AM
To: Clerk
Cc: Held, Brian @ South Bay; John Argue
Subject: Proposed Short-Term Rental Moratorium

You don't often get email from scott.schumacher@nmrk.com. Learn why this is important

[EXTERNAL EMAIL]

To whom it may concern, Town Clerk Mammoth Lakes:

Please be advised that if the Town of Mammoth Lakes places a moratorium on short-term rentals, **we will be removing our rental unit from the market entirely**. We understand that the current proposal is for a "*temporary*" ban on new issuances of TOT rental certificates, but if this leads to a permanent ban on short-term rentals for our property, we will be removing our property from the rental pool. We use our unit at least once per month for ourselves and **will NOT ever be renting long-term to anyone.** If this happens, the Town will no longer receive any TOT revenue from us **AND** there will be one less rental opportunity for visitors to mammoth. Additionally, any future sales of properties in the RMF-2 zoning will be significantly impacted by this potential restriction, thereby resulting in a substantially lower future taxable assessed value for the Town and County.

Please seriously evaluate ALL of these impacts before taking any action regarding short-term rentals.

Scott Schumacher
Senior Managing Director
Investment Sales - Capital Markets

NEWMARK
2301 Rosecrans Ave, Suite 4100
El Segundo, CA 90245
t 310.491.2018
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Licensed Real Estate Broker

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Clerk

From: William Atkins <tomatkins@cox.net>
Sent: Friday, October 13, 2023 4:12 PM
To: Clerk
Cc: Tom Atkins
Subject: Moratorium on Short Term Rentals

You don't often get email from tomatkins@cox.net. Learn why this is important

[EXTERNAL EMAIL]

Hello. I have owned 261 Lakeview Blvd No 62 for almost 30 years. I use it myself about 10 times a year. I started renting it several years ago and got a Business License and have been paying the TBID and TOT tax each month. I cannot rent it long term since I use it almost monthly. If I am not allowed to do short term rentals I will have to sell the condo as I could not afford to pay the expenses with out rental income.

Please do not pass a moratorium that would impact my ability to rent my unit short term.

Tom

Crestview No 62

Tom Atkins
tomatkins@cox.net

714-350-6822

Clerk

From: Randy Reynolds <mammothpoint108@gmail.com>
Sent: Friday, October 13, 2023 3:24 PM
To: Clerk
Subject: Eliminating short term rental

[You don't often get email from mammothpoint108@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Dear Mammoth Lakes Gov.

Much like the impact of the state proposed hike adding an additional 14% tax hike like the city is currently taking from our rental income. It would end the short term rental program all together for me and many others. (I don't even have a mortgage and still only break even for the most years, including last years record snow. This resulted in record expenses in repairs and snow removal wiping out any upside of the income, except for the city who collected their 14%)

I would sell like many others and the home values would drop drastically. City and business Income would fall off dramatically.

However this is a good solution to providing extra housing for year round employees. Also short term restate boom from property sales, another plus.

Have you ever been to Park City or Breckenridge to do a study of why their city center is so upscale and busy year round? This is what I hope for Mammoth Lakes.

Thank you
Randy

Sent from my iPhone

Clerk

From: Kerri Hook Levitanus <kerrihook@yahoo.com>
Sent: Friday, October 13, 2023 2:17 PM
To: Clerk
Subject: Regarding the proposed STR moratorium

[You don't often get email from kerrihook@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

We've been owners in Mammoth for 15 years. We got our TOT license immediately and have always paid the taxes due. We abide by all the town rules. Why would we be punished (and as a result, the town forego the TOT income) because some owners aren't following the rules? During Covid, owners went underground to disobey the rules and I don't believe that has stopped. The people who obey the rules shouldn't be punished. In the end, all of us (plus the Town) will suffer. Find a better way to stop the thieves.

Kerri
Sent from my iPhone

Clerk

From: Angela Bradshaw <pineviewloft@yahoo.com>
Sent: Friday, October 13, 2023 1:50 PM
To: Clerk
Subject: short term rentals

You don't often get email from pineviewloft@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

If I understand correctly, the town wants to impose a 45-day moratorium on short term rentals. As the owner of a short term rental in which I stay from time to time with my family for an affordable vacation, I think this is a terrible idea, as my purpose in owning this is to supplement my social security check. We paid premium prices for our units with a view to being able to recoup our expenses by these types of rentals. I was not allowed to rent during Covid, and was forced to take out loans to cover my expenses, that I now have to repay on top of everything else.

My expenses, such as mortgage, insurance, HOA dues, utilities, advertising, Internet, etc., do not stop when I cannot rent. I barely break even in the best of years, and many times have to dip into savings to make up the shortfall. If your idea is to force people to change to long-term rental, I would have to be able to charge enough to cover my expenses, which would not make it affordable housing, and I would not have the option of staying there with my family, causing an additional expense for me. Additionally, the landlord/tenant obligations would be onerous.

A better idea would be to stop permitting new construction for short term rentals, in other words, any new apartments could only be used for long-term rentals. Also, no new hotels.

I hope that you take into consideration the interests of the owners who provide the majority of income for the town.

Angela Bradshaw

Clerk

From: Kerstin Litvak <kerstin@homesbykerstin.com>
Sent: Monday, October 16, 2023 2:58 PM
To: Clerk
Subject: Comments for Town Council Meeting - October 18 STR

You don't often get email from kerstin@homesbykerstin.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Members of the Town Council,

I am reaching out to express my reservations regarding the proposed moratorium on short-term rentals (STRs) in Mammoth Lakes. As a second-homeowner in Mammoth, a real estate professional in the area, and someone who utilizes her property for short-term rentals, I firmly believe that implementing a 45-day STR moratorium is not the solution.

Short-term rentals play a significant role in our local economy, benefiting both residents and visitors alike, and I believe they should continue to be a vital component of our community. The amount of TOT $ that short term rentals bring in is a huge influx of money to the town, which should be totally dedicated for Short Term Housing of employees of Mammoth.

Every one of my clients who has invested in Mammoth didn't purchase a second residence exclusively for the purpose of short-term renting or as a standalone investment property. Their primary motivation for buying in Mammoth was their deep affection for the area, and the aspect of short-term rentals serves as a means to offset homeownership costs. Implementing restrictions on short-term rentals in this way wouldn't have any impact on, or contribute to, the availability of long-term housing for employees. This is because these homeowners personally utilize their properties and have no intention of renting them out for extended periods

Short-term rentals offer several benefits to our town:

1. **Economic Prosperity**: Short-term rentals contribute to the economic prosperity of our community. They provide supplemental income for homeowners, support local businesses, and generate tax revenue that can be reinvested in the town's infrastructure and services.
2. **Tourism and Recreation**: Mammoth Lakes is renowned for its breathtaking natural beauty and recreational opportunities. Short-term rentals provide a variety of accommodations for tourists and outdoor enthusiasts, helping to promote tourism and sustain local amenities.
3. **Diverse Housing Options**: Short-term rentals diversify housing options for visitors. They allow families, groups, and individuals to experience Mammoth Lakes in a way that suits their specific needs and preferences.

4. **Community Engagement**: Homeowners who rent out their properties on a short-term basis are often deeply involved in the local community. This engagement is crucial to the fabric of Mammoth Lakes, fostering a sense of belonging and solidarity.

The Town Council appears to have overlooked a crucial issue, which is the impact of the current state of the real estate market. The real estate market has been affected by various factors, such as limited housing inventory and historically low interest rates, which have contributed to the significant increase in housing prices. Now, we are still contending with low housing inventory, elevated interest rates, higher monthly Homeowners Association (HOA) costs, primarily due to the extensive snowfall and the resulting damage it caused, and a new challenge arising from many homes and entire complexes losing their insurance coverage due to fire-related issues and insurance companies leaving the state. Consequently, the combined effect of increased HOA fees and insurance costs is exceeding the monthly mortgage payments for some homeowners. It is essential to consider all these factors comprehensively when assessing whether short-term rentals (STRs) are the root cause of the shortage of employee housing and whether implementing a moratorium would effectively address this issue. By taking a holistic view of the real estate market, it becomes apparent that the challenges we face are not solely a result of STRs.

I appreciate that the Town Council has a challenging task in striking a balance between the needs and concerns of various residents and especially employee housing. While it is essential to address any potential issues related to short-term rentals, I believe that responsible regulation and effective enforcement can help us maintain the positive aspects of short-term rental housing while mitigating any negative impacts.

I encourage the Town Council to continue working with local stakeholders, including homeowners, property management companies, and community members, to develop fair and reasonable regulations that ensure the sustainable growth of short-term rental housing in Mammoth Lakes.

I trust that you will consider the input from all community members and make well-informed decisions that support our unique town's continued growth and prosperity.

Thank you for your dedication to our community, and I am confident that Mammoth Lakes will thrive with the responsible management of short-term rental housing.

Kerstin Litvak, Second home owner, Realtor in Mammoth Lakes, and STR operator

Jamie Gray

From: Shane Hennes <sbrhennes@gmail.com>
Sent: Monday, October 16, 2023 12:46 PM
To: Clerk
Cc: Jamie Gray; Dan Holler
Subject: Short Term Rental Moratorium Thoughts

Some people who received this message don't often get email from sbrhennes@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

To Whom It May Concern,

Thank you for taking the time to consider my perspective. Leveraging my experience as a former owner of a nightly reservation company, I bring unique insights to the discussion. In my view, a rental property moratorium may not be necessary if we implement additional requirements. The current influx of rental units is having a detrimental impact on our town, which was not designed to accommodate such a volume, resulting in a decline in the overall quality of life. Long-term residents are departing as their rentals transition into short-term units, often financially supported by nightly rentals.

The escalating cost of real estate makes it nearly impossible for hardworking locals with substantial incomes to afford homes without relying on nightly guests. To address these challenges and benefit the town, I propose measures to obviate the need for a complete moratorium:

Compulsory Representation: Mandate that all new nightly rentals be overseen or cleaned by licensed local companies. This ensures funds circulate within the community and properties receive proper management. Extend this requirement to existing rentals, with a phased transition over two years.

Insurance Compliance: Require businesses in Mammoth, operating as cleaning, service, or rental companies, to provide proof of workers' compensation and liability insurance for employees. Aligning with California's 1099 laws, businesses can no longer classify employees as independent contractors without demonstrating proper employment relationships. This safeguards the town from unnecessary liabilities when issuing permits to unqualified entities.

Communication with Real Estate Community: Engage with the local real estate community to inform prospective buyers about the requirements. This proactive communication helps potential property owners understand the obligations tied to using a local certified company, promoting responsible property ownership.

Implementing these measures and enforcing them aims to strike a balance that preserves the town's character, protects residents, and encourages responsible growth in the rental property sector. Feel free to reach out with any questions or future opportunities to collaborate.

Shane Hennes

7605255066
sbrhennes@gmail.com
PO BOX 9064, Mammoth Lakes, CA 93546

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Clerk

From: Angela Bradshaw <pineviewloft@yahoo.com>
Sent: Monday, October 16, 2023 12:39 PM
To: Clerk
Subject: Re: short term rentals

You don't often get email from pineviewloft@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

The best option would be to not allow new construction for hotels unless they include a minimal number of units for low-income housing. Hotels employ many workers that need low-income housing, and the wealthy people who own them are probably the people pushing for this. They will probably do their best to influence the Town. As the only people who can afford new construction these days are the ultra-rich, these wealthy folks can afford to do this. The majority of owners of short-term rentals are a long way from being wealthy.

On Monday, October 16, 2023 at 11:15:55 AM PDT, Clerk <clerk@townofmammothlakes.ca.gov> wrote:

Thank you for your comments.

From: Angela Bradshaw <pineviewloft@yahoo.com>
Sent: Friday, October 13, 2023 1:50 PM
To: Clerk <clerk@townofmammothlakes.ca.gov>
Subject: short term rentals

You don't often get email from pineviewloft@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

If I understand correctly, the town wants to impose a 45-day moratorium on short term rentals. As the owner of a short term rental in which I stay from time to time with my family for an affordable vacation, I think this is a terrible idea, as my purpose in owning this is to supplement my social security check. We paid premium prices for our units with a view to being able to recoup our expenses by these types of rentals. I was not allowed to rent during Covid, and was forced to take out loans to cover my expenses, that I now have to repay on top of everything else.

My expenses, such as mortgage, insurance, HOA dues, utilities, advertising, Internet, etc., do not stop when I cannot rent. I barely break even in the best of years, and many times have to dip into savings to make up the shortfall. If your idea is to force people to change to long-term rental, I would have to be able to charge enough to cover my expenses, which would not make it affordable housing, and I would not have the option of staying there with my family, causing an additional expense for me. Additionally, the landlord/tenant obligations would be onerous.

A better idea would be to stop permitting new construction for short term rentals, in other words, any new apartments could only be used for long-term rentals. Also, no new hotels.

I hope that you take into consideration the interests of the owners who provide the majority of income for the town.

Angela Bradshaw

Clerk

From: DEAN MYRING <deanmyring@me.com>
Sent: Monday, October 16, 2023 12:31 PM
To: Clerk
Subject: STR meeting this week

[You don't often get email from deanmyring@me.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Greetings, I am overseas and looking after some family matters but I wanted this message entered into the minutes of the meeting please.

1/ Effect of STR moratorium on the town

TOML is a town of several thousand but we are a tourist town also. The visitors to the area, skiers and boarders at the resort, summer time hikers and fishers, they all need places to go and eat, places for entertainment, bars, coffee shops and the retail outlets around town. This creates jobs and much needed sales tax dollars.
How many hotel rooms are available in the town of Mammoth? I WOULD VENTURE NOT ENOUGH TO CATER TO THE AMOUNT OF VISITORS to the area. So where do they stay? If we don't have these rental condos they'll go to Utah, Colorado or somewhere that WELCOMES them. Another destination that will be more than happy to take tourist dollars. Deterring these visitors from coming is going to hurt the town! Simply placing a moratorium on STR's is cutting off our nose to spite our face. Affordable housing is short everywhere, it's not just a TOML problem. We are no different to Breckenridge to steamboat, etc..

2/ Placing a moratorium on STR's won't solve a housing problem. For many owners of second homes they need to rent their home in order to defray the costs of HOA's and to help pay the mortgage. Simply "banning" them from renting their unit when they're not using it is going to place a burden on them financially (which is fundamentally wrong) but most importantly TOML should not be making rules on how home owners may or may not use my home. A home for which taxes etc. are paid.
for me personally I've got a condo in the "orange zone", I don't rent it, EVER, yet there are enough units that do (much to my chagrin). I'd much rather not have renters around me but I know that isn't reality, the genie is way out of the bottle there is nothing illegal or wrong about renting a home out!! STR's are a fact of life in Mammoth and have been for decades. More people visit, more people are moving in. Again, I'm not a short term renter and any rules and regulations that TOML wants to affect will not affect me but the town needs to think bigger picture rather than penalizing current property owners.

3/ address the elephant in the room Airbnb and VRBO (and others of this ilk). And the investors who buy condos. These are putting a drain on our resources.
Online entities are providing a service that used to be offered, still is offered, by local rental bureaus. The fact that some second home owners are using these newer portals is directly affecting the town of Mammoth. Commissions from rental incomes are going to Airbnb, going to VRBO, they are moving out of town, those dollars gone. place a ban, a moratorium, call it what you want on anything it's these faceless corporations. We need to reach out to the home owners of these Addresses in the orange zone and ask them to please keep their commission dollars in town. VRBO,

AIRBNB etc are making millions of dollars in rental commissions and those dollars are floating away from 93546 like snow flakes in the wind. Keep these dollars in town, work with local leasing agents and rental companies to come up with a plane that will satisfy home owners who use AIRBNB etc that they will get the same if not better service and a better deal than the "onlines". Appeal to these second home owners who DO rent their place to keep their money in town. As for out of town investors who have no intention of using their properties there's really not much we can do about them EXCEPT perhaps make it the rule that ALL rentals go through TOML agencies. I don't know how this works legally and the "onlines" have attorneys that will come at us, this would also be tough to police and monitor but this is a potential solution. Perhaps "using local rental agencies" could be added to the dozens and dozens of HOA bye laws in town?? if an HOA has voted on something in a collective agreement that would be something difficult for the "onlines" to fight.

DJM

Sent from my iPhone

Clerk

From: Kelly <kellymaestri@gmail.com>
Sent: Monday, October 16, 2023 2:47 PM
To: Clerk
Subject: Mammoth Lakes Moratorium - my perspective as a 2nd homeowner

You don't often get email from kellymaestri@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Hello friendly clerk,

In case it is helpful, below is my perspective as a Mammoth condo owner as it pertains to the transient rental moratorium being discussed this Wednesday.

****

I own a condo in Mammoth purchased in 2020 as a vacation property (2nd home) which I rent short term when we are not using the condo.

Let's say my gross annual rental income is $80,000 give or take from short term rentals.

Even at $80K, I am barely breaking even due to the following expenses:

- HOA $1000/mo
- HOA insurance increase $800/mo (due to wildfires).. and yes I said "per month"
- HOA snow removal incremental expense (for last year) $600/mo for 4 months
- Mortgage (PITI) $1640/mo ($280K ish mortgage at 3%)
- Amerigas $425/mo average Nov - March
- Electric $200/mo average ish
- 14% TOT
- 15% to Airbnb
- 8% laundry fees

The monthly expenses for holding my property are approximately $4.6K per month (excluding TOT and Airbnb expenses). At current real estate prices, the holding cost for a condo will well exceed $4.6K per month.

1. Can temporary or full time workers afford $4.6K per month for a 2 bedroom condo?
2. Can 2nd homeowners afford to pay expenses to hold a property without short term rental income?
3. Would real estate investors be willing to hold the property as a long-term lease investment? (Answer is "no" based on the answer to question #1 above)

I weep at the stress it must cause the Town of Mammoth Lakes to employ and house a rotating workforce annually. I would not wish that job on my worst enemy. But, what is the flip side effect of holding real estate inventory hostage for this purpose?

Somebody must be able to measure the % of condos sold for which a transient permit is pulled within the first year after sale. That data alone could be your case for how much of an impact a moratorium would cause on condo sales.

If this temporary permit moratorium goes into effect then condo sales will plummet (see above question... what % of condos sold applied for a STR permit within 1 year of sale?). Property values will decrease. Wealthy humans who do not need extra income will buy condos and let them sit vacant for use by family. The town will not benefit from TOT taxes on these properties or the other income from tourists staying in the properties.

Above is my prediction as a Mammoth condo owner and sometimes real estate investor. I get it. This is not easy and I wish you the best of luck. We love Mammoth and appreciate your service.

Kelly

--
Kelly Maestri
310-623-0305
"Do or do not. There is no try." Yoda

Clerk

From: Dino Berardino <outlook_465DE2933546E75E@outlook.com>
Sent: Monday, October 16, 2023 3:36 PM
To: Clerk
Subject: Short Term Rental Ban

You don't often get email from outlook_465de2933546e75e@outlook.com. Learn why this is important

[EXTERNAL EMAIL]

Hi,

My wife Carol and I own a home here in Mammoth and it is a second home.

Unlike what most might think about us 2nd and even 3rd or more home owners that keep homes here for rent and for play, the majority of us get it, we know there is a shortage for long term rentals. So much so, in fact, I've spoken with Tom who runs the mountain about a few ideas I had, my area of expertise, and how individuals like me want to help. Unfortunately there is a shortage for land and we need to get that straight.

With the forestry owning every piece of land surrounding the town, it's them that cause a lot of this problem.

My wife and I along with 3 couple friends that all own a second home here spoke about the possible ban on short term rentals and we all said the same thing, we bought here because we love to ski. If a short term ban were to take effect, we wouldn't rent our homes long term because then we couldn't come and go when we wanted. We all own our homes outright, so we don't need to rent them anyway.

Additionally, if the town of Mammoth banned short term rentals, what would that look like financially for the town and now that missing TOT money?

We believe whomever is behind this (hotel business etc.,) wants us out because of market share and revenue.

We have friends that live where a ban already happened, and it was disastrous for the town financially as many overwhelmingly that owned 2nd homes there sold. Once the sell off started there was no stopping it, and, the prices hit a historical low which brought a whole different set of problems.

We believe the town really needs to take a closer look at this prior to making or allowing any changes to the short term rental programs.

Thank you.

Dino & Carol Berardino
2113 Meridian Blvd

Sent from Mail for Windows

Clerk

From: Amy Sharp <thesharps@icloud.com>
Sent: Monday, October 16, 2023 3:28 PM
To: Clerk
Subject: Proposed moratorium- mammoth

[You don't often get email from thesharps@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Dear Members of the Town Council,
I hope this email finds you well. I wanted to bring to your attention the unique situation of our second home in [Mammoth Lakes]. We recently purchased a second home in the area, which we primarily utilize for family vacations and as a short-term rental (STR).
Our intention for this property does not involve offering it for long-term housing. Instead, it serves as a place where we, our friends, and our family can enjoy quality time together. The STR aspect of our property helps us offset the costs of homeownership and allows others to experience the beauty and recreational opportunities that Mammoth Lakes has to offer.
We understand and appreciate the concerns regarding housing availability for employees in the area, and we fully support measures that address this critical issue. However, we believe that our situation is quite different from those of properties intended for long-term housing.
We want to assure you that we are committed to being responsible STR hosts, adhering to all regulations and taking care of our guests and the property. We value the opportunity to contribute positively to the local economy and the community as a whole through our property.
If there are any specific regulations or guidelines that we need to follow as STR hosts, please do let us know, and we will ensure our compliance. We also welcome any input from the Town Council on how we can continue to be good neighbors and homeowners in the Mammoth Lakes community.
Thank you for your understanding, and we appreciate your attention to this matter. If there are any discussions or actions related to STRs in the area, we are open to participating constructively in the process.
Sincerely,
Chris and Amy Sharp
360 rainbow lane # 90
Mammoth lakes, CA 93546
Thesharps@me.com
805-390-7411

Sent from my iPhone- amy

Clerk

From: Dasha Hervey <dashahervey@gmail.com>
Sent: Monday, October 16, 2023 4:42 PM
To: Clerk
Subject: Short Term Rentals - Include in Public Comments

You don't often get email from dashahervey@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Thank you for your consideration in how we can address and improve housing.

It's critical to review facts on several fronts and create a workable approach for our community.

Consistent compliance monitoring will help protect our community, guests, and properties. It will also help to create a more secure STR program that is reliable, create consistent revenues for our town and weed out non-compliant STR's. I'd also recommend increasing the business license cost to cover administration costs to execute the plan.

New STR's provide needed income to TOML, they don't decrease affordable housing.

New home purchases are traditionally improved, therefore TOML stays improved.

Negative: STR reduction by creating a moratorium does not improve housing availability.

-Statistically owners use their units for their families and/or work on a part time basis. To reduce the STR's hurts our town by losing the revenue that we depend on to maintain and improve infrastructure.

-The average income of our lower class + seasonal employees could not afford to buy home/condominium in Mammoth with HOA's, insurance, mortgages at current loan rates and utilities. The average mortgage and collected costs for a 2 + bedroom is $5-6K with current interest rates and the aforementioned. Not being able to afford the upkeep of a home and HOA well deteriorate well established communities. Look at the blight in the center of town.

-California by nature has the most expensive real estate in the nation. We are a great state to live in. By attempting to lower the cost of real estate, the Town of Mammoth is going to lower their valued income by reducing taxes. The net worth of homes in an area will then all be reduced due to depreciation, creating a further reduction in income for the TOML. This will lead to job loss and revenue for the town, as funds will be reduced, and infrastructure will not be supported or moved forward.

-The Town of Mammoth's risk exposure will significantly increase in lawsuits because a town does not have authority over the real estate market. However, they do have authority over the property they own. Lawsuits waste money.

Solutions:

-Mammoth Mountain has the entire Main Lodge area of the mountain to build down and up to create seasonal/dorm housing for a percentage of their employees. See the Deer Valley/Utah model. It works.

-Hotels should be mandated to provide affordable housing for a percentage of their employees, and not make it TOML issue. Maybe they give up some rooms for housing and increase their nightly rates.

-TOML should approve and increase our hotel tax to provide more funds for affordable housing

-Increase the TOT .5% and dedicate these funds to low-income housing solutions.

-Crowley and Bishop should be considered for affordable housing along with transit as a viable option.

-Condominium areas should be retained for STR's but single homes should not be considered for STR's to retain neighborhoods.

-Allow homeowners in approved STR areas to create sub-lets in homes to create more dwelling space and affordable housing. This is different than an ADU. Many units have three floors. A studio layout like the Westin rooms could be great. solution if the unit meets minimum. requirements. Ten units could turn into twenty and create affordable living spaces. The occupancy for the unit would remain the same, but the STR could be rented as an STR and affordable housing providing a win/win for the TOML.

-The corner of main street is a blighted area. Imminent domain the properties and do something positive with them. They are not habitable; I don't understand why TOML allows them to exist.

-Grass Roots -Connect with a celebrity to create the cause to create a non-profit + donation fund. Attach it to TOML marketing plan, so when people stay in Mammoth, they can feel good about where their taxes are going, and we become a philanthropic town that cares about our land and our people. Buying one home at a time with a focus as a second layer to our community could be beneficial on many fronts. Gary Sinese's Foundation has changed so many people's lives -
https://www.garysinisefoundation.org/donate?gad=1&gclid=CjwKCAjwvrOpBhBdEiwAR58-3EvxlzNL0KF0OS5DFYrFlZRfQDGozFgM_1nBRQz8GPE7LfcpmZ9W7BoCGQEQAvD_BwE

Thanks for listening....

All the best,

Dasha Hervey

Sea and Pine
Interior Designs from the Sea to the Sierras
Tel: 619.823.8858

www.seaandpine.com

Affiliates and Certifications:
ASID, AKBD, CAPS, NKBA
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Best of Houzz- 2016-2022

Jamie Gray

From: Dan Holler
Sent: Monday, October 16, 2023 8:32 PM
To: Jamie Gray
Subject: Fwd: Opposition to the Rental Ban on New Rental Licenses

Dan Holler
Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone
Get Outlook for Android

From: Mark Michaylira <mark.michaylira@gmail.com>
Sent: Monday, October 16, 2023 7:19:08 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Subject: Opposition to the Rental Ban on New Rental Licenses

You don't often get email from mark.michaylira@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Manager Holler,
I hope this letter finds you well. I am writing to express my strong opposition to the proposed ban on new rental licenses in our beloved town of Mammoth Lakes. As a property owner in this community, I have vested interests in utilizing my property for short-term rentals, and I would like to outline the reasons for my opposition. First and foremost, I want to emphasize that I am an active and responsible property owner who uses my property regularly and contributes to the local economy year-round. My intention has never been to displace locals in need of long-term housing. Instead, my property has been a source of personal enjoyment and a way for me to share the beauty of Mammoth Lakes with family, friends, and others on a short-term basis.

One of the key factors influencing my opposition to this ban is the financial aspect. Owning a property in Mammoth Lakes comes with significant monthly overhead costs. As a property owner, I must meet obligations such as a mortgage payment, property taxes, and homeowners' association fees, which collectively amount to approximately $3,840 a month for my three-bedroom condo. Given the current rental rates in Mammoth Lakes, renting on a long-term basis would not cover my expenses, and not allow me to enjoy my home.

The proposed ban on new rental licenses would put property owners like me in a challenging financial position, effectively creating a substantial monthly deficit. This is a significant burden to bear, and it raises a legitimate concern about the sustainability of property ownership in Mammoth Lakes. While I understand the importance of supporting the local community, it is also essential to consider the impact on property owners who are, in turn, contributing to and helping the local economy thrive.

I love Mammoth Lakes just as much as anyone else in our community; however, it is crucial to find a balanced approach that considers the interests of all stakeholders, including property owners who are integral to the local economy.

I kindly request that the City Council reconsider the proposed ban on new rental licenses and explore alternative solutions that can address the housing needs of locals without causing undue financial hardship for property owners. Collaboration and dialogue among all affected parties can lead to a more equitable and sustainable solution for our community.

Thank you for your time and consideration of my concerns. I am more than willing to participate in discussions, provide additional information, or explore alternative solutions that can benefit both local residents and property owners.

Sincerely,
Mark Michaylira

3199 Chateau Rd #21
Mammoth Lakes, CA 93546
mark.michaylira@gmail.com
949-436-3065

Jamie Gray

From: Craig Johnson <cjohnson@srla.org>
Sent: Tuesday, October 17, 2023 10:41 AM
To: Jamie Gray
Subject: Rental ban

You don't often get email from cjohnson@srla.org. Learn why this is important

[EXTERNAL EMAIL]

Dear Ms. Gray,

I am a ½ time Mammoth resident that occasionally rents my condo when I am not there.

I am against the rental ban on new rental licenses.

Where will tourists stay? They are the life-blood of Mammoth Lakes.

This will not create more housing for locals.

Craig Johnson

Jamie Gray

From: Erica Hui <ericahui98@yahoo.com>
Sent: Tuesday, October 17, 2023 11:18 AM
To: John Wentworth; Sarah Rea; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Please do NOT ban short-term rentals at Mammoth

You don't often get email from ericahui98@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Council Members & Town Associates,

Mammoth is one of the most beautiful places in California with millions of visitors every year. I believe the ban of short-term rental will stop many people from visiting Mammoth due to the shortage of place for rent.

After all, Mammoth's main source of income is from tourism (bed tax is the bulk of it). With less tourists visiting, it means less job opportunities. Which also means less housing is needed for local workforce, which would end up with a lot of property vacancy. It's a domino effect.

I believe most of the Mammoth property owners see Mammoth as their second vacation home. If this ban is approved, the demand to buy Mammoth property will drop drastically. There will be a lot of properties sitting there with no market. I highly doubt if the local residents will be able to absorb the big market.

To solve the problem from the root, Mammoth should consider develop the outlaying land near Mammoth. Build affordable housing for the local workforce; Loosen the restriction or incentivize single family homeowners to build ADUs; subsidize Forest Service to build workforce housing on their own land. There are many solutions to that could keep tourism growing and provide affordable housing for local residents.

Mammoth is so beautiful with all 4 seasons of different attractions. I sincerely hope everyone is able to come and enjoy its beauty for many decades to come.

Sincerely,
Erica Hui

Jamie Gray

From: Mark Michaylira <mark.michaylira@gmail.com>
Sent: Monday, October 16, 2023 7:22 PM
To: Jamie Gray
Subject: Opposition to the Rental Ban on New Rental Licenses

You don't often get email from mark.michaylira@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Mr Gray,
I hope this letter finds you well. I am writing to express my strong opposition to the proposed ban on new rental licenses in our beloved town of Mammoth Lakes. As a property owner in this community, I have vested interests in utilizing my property for short-term rentals, and I would like to outline the reasons for my opposition. First and foremost, I want to emphasize that I am an active and responsible property owner who uses my property regularly and contributes to the local economy year-round. My intention has never been to displace locals in need of long-term housing. Instead, my property has been a source of personal enjoyment and a way for me to share the beauty of Mammoth Lakes with family, friends, and others on a short-term basis.

One of the key factors influencing my opposition to this ban is the financial aspect. Owning a property in Mammoth Lakes comes with significant monthly overhead costs. As a property owner, I must meet obligations such as a mortgage payment, property taxes, and homeowners' association fees, which collectively amount to approximately $3,840 a month for my three-bedroom condo. Given the current rental rates in Mammoth Lakes, renting on a long-term basis would not cover my expenses, and not allow me to enjoy my home.

The proposed ban on new rental licenses would put property owners like me in a challenging financial position, effectively creating a substantial monthly deficit. This is a significant burden to bear, and it raises a legitimate concern about the sustainability of property ownership in Mammoth Lakes. While I understand the importance of supporting the local community, it is also essential to consider the impact on property owners who are, in turn, contributing to and helping the local economy thrive.

I love Mammoth Lakes just as much as anyone else in our community; however, it is crucial to find a balanced approach that considers the interests of all stakeholders, including property owners who are integral to the local economy.

I kindly request that the City Council reconsider the proposed ban on new rental licenses and explore alternative solutions that can address the housing needs of locals without causing undue financial hardship for property owners. Collaboration and dialogue among all affected parties can lead to a more equitable and sustainable solution for our community.

Thank you for your time and consideration of my concerns. I am more than willing to participate in discussions, provide additional information, or explore alternative solutions that can benefit both local residents and property owners.

Sincerely,

Mark Michaylira

3199 Chateau Rd #21
Mammoth Lakes, CA 93546
mark.michaylira@gmail.com
949-436-3065

Jamie Gray

From: Matt Woodard <mtwoodard2@gmail.com>
Sent: Tuesday, October 17, 2023 11:18 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Mammoth Short Term Rental Discussion

[Some people who received this message don't often get email from mtwoodard2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

To whom it may concern,

I hope this letter finds you well. I am writing to express my deep concerns and opposition regarding the proposed regulation that is under consideration by the town. This regulation, if enacted, would have significant consequences for property owners like myself.

When I purchased my condo, it was with the intent to be able to enjoy the beautiful town of Mammoth while also mitigating the financial impact of the cost of the condo by leveraging it as a short term rental. The proposed regulation, however, threatens to jeopardize not only my well-being but also the livelihoods of other property owners who find themselves in a similar situation.

I do understand the town's desire to ensure that our residents, including the local workforce, have access to affordable housing. In response, I would like to propose exploring alternative solutions, such as:

1. **Develop Housing in Outlying Areas:** Expanding housing developments in outlying areas of the town can address the need for affordable housing without impinging on existing investments.

2. **Incentivizing ADU Construction:** Encouraging single-family homeowners to build Accessory Dwelling Units (ADUs) could provide a way to increase housing options for residents while preserving the character of the town.

3. **Workforce Housing on Public Lands:** Collaborating with relevant authorities, such as the Forest Service, to develop workforce housing on suitable public lands can meet housing needs without disrupting existing investments.

These alternative solutions strike a balance between preserving our town's unique character and addressing the housing needs of our residents. They provide viable options to ensure the prosperity of our town while mitigating the financial hardships faced by property owners like myself.

I kindly request that you reconsider the proposed regulation and engage in an open dialogue with property owners, residents, and stakeholders. Through this dialogue, we can explore these alternative solutions and find a more comprehensive and balanced approach.

Thank you for taking the time to consider the broader implications of this decision on our community, including the challenges faced by property owners that this regulation would bring. I am hopeful that, together, we can work towards a solution that ensures both the prosperity of our town and maintain the well-being of its residents, including those who are current property owners. I hope there can be a solution that doesn't cause financial ruin for those who invested in the town of Mammoth to begin with.

Sincerely,

Matthew Emanuel
Owner of a condo on Lakeview Blvd

Jamie Gray

From: OJ Zeleny <ojz@mac.com>
Sent: Tuesday, October 17, 2023 9:21 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: Town Council Meeting 10/18/2023, Agenda Item 10.2 (STR Moratorium)

You don't often get email from ojz@mac.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Town Council and Town Leaders,

Having read through comments submitted for the Town Council 10/18 meeting regarding the short term rental moratorium as well as the recommended article on Granicus, "Short Term Vacation Rental Bans Gone Wrong," I recommend that the Town Council postpone this vote and submit a request for a complementary short term rental assessment to Host Compliance, referenced at the end of said article. The last thing this town needs is more litigation. The impact on town and county revenue, property values and our local workforce employment threatens our small resort community. Commonsense indicates there must be a better way. I request that the Town Council continue their search for a reasonable, compatible solution for our Mammoth Lakes community.

Thank you for considering my request.

O'Cilla "OJ" Zeleny, local resident and property owner

Jamie Gray

From: Sandy Hogan <sandyghogan@gmail.com>
Sent: Tuesday, October 17, 2023 11:06 AM
To: Jamie Gray
Subject: Public Comment, Item 10.2

[EXTERNAL EMAIL]

Jamie: Please share my comment with the Town Council.

I support Item 10.2, as it is a temporary moratorium only, designed to allow time to institute changes to our existing program that will improve it greatly. The changes are spelled out in detail in Rob's excellent staff report, and will result in a future improved and direct relationship between the Town and each property owner. Our existing program has been in existence for many years, and the financial staff has proposed these improvements to the program, to allow for better tracking of rentals (which will likely result in improved revenue), and allow for a direct relationship with owners, as well as other minor changes..

The consultant's analysis may prove beneficial, but in my opinion it is of lesser importance than the proposed changes to the current program. A six-month moratorium will allow time for the changes to be instituted; it is not a threat to short-term rentals, but an upgrade to our management of this business..

Thanks for listening to my comments, Sandy Hogan

Clerk

From: Toni Goldsobel <toni@sgoldsobel.com>
Sent: Tuesday, October 17, 2023 11:13 AM
To: Clerk
Subject: Temporary moratorium in RMF-2 zoning

[You don't often get email from toni@sgoldsobel.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Dear Town Clerk,

I think the proposed short term rental moratorium is short sided and am opposed. This will not open up more long term housing.

I owned a unit in Juniper Crest from 2018 to 2021. In order to make sure we were in compliance with the STR taxes, we hired a management company, Mammoth Sierra Reservations, to deal with and manage the logistics. Once again, we are looking to purchase another second home in Mammoth. Among our search includes units that were used as family vacation homes that have never been rented but have the potential to be rented out. The proposed moratorium eliminates those types of units.

While I'm sympathetic with the need for affordable housing, I don't see how this moratorium makes existing units more affordable for renters. Please reconsider.

Thank you,

Toni Chan-Goldsobel

Clerk

From: Jennifer Lanners <jenniferlanners@gmail.com>
Sent: Tuesday, October 17, 2023 9:57 AM
To: Clerk
Subject: Nightly Rental/ Please Submit to Council ☺

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[EXTERNAL EMAIL]

Dear Town Council Members,

Thank you for taking the time to read my email. I would also like to thank you for serving as council members. I know it is a hard job and you can never make everyone happy. Public Service can be a thankless endeavor.

I am reaching out today regarding the possible nightly rental moratorium. I totally understand the issues locals are having with house. This has been a long time problem that excited long before AirB&B and VRBO. When I moved to Mammoth in 2004 I rented a room from a lady that ran a dog daycare out of her townhome on Old Mammoth. I never knew what I would be coming home too. At any given time there could be up to 18 dogs in the small 3 bedroom townhome. It was not ideal but I could not find any other housing. I finally moved out and opted to live in a condo that was under construction in the condo complex I worked in. Also not ideal with no kitchen but better than the dog situation. Over the years I have had the same issues with house that many locals are facing today. When my husband moved here in the mid 90's he lived in his van for the first winter and has lived in several properties that were not great over the years, so we really do get it. The first 7 years of our marriage we had to move 5 times. Twice because the owners of the condos we rented decided to sell.

That said, I do not think a moratorium will not do anything to solve the issue. Most second home owners want to spend time in their property enjoying the area just like we do. Most of the time the revenue they collect from nightly rental does not cover all of the expenses incurred. Those cost included mortgage, HOA fees on average of $700 per month, property tax, insurance and any special assessment the complex may have. I am not sure if you guys are aware but some complexes including Mammoth Ski and Racquet and The Summit have lost their insurance forcing the HOA to go with California Fair Plan. This brings the HOA fees up to about $1700 per month depending on square footage of the unit. If you take that into account along with all of the other carrying costs, it seems very out of the budget for most locals. I also feel that a moratorium would open the door to illegal nightly rentals. This could not only be a safety issue but also a loss of revenue for the town. If people figure out that they can get away with renting and not paying TOT, I see no reason why they would apply for a permit when the moratorium is lifted. I know the town has done a lot over the years to improve the housing situation but I feel that we are subsidizing housing for the mountain and new development like Lime Light. Insisting developers build employee housing before they are issued a permit is something we need to consider. As long as we continue to allow companies to come in to Mammoth without providing adequate housing for their employees, this will always be an issue. I also feel that the town should not be building dog parks and ice rinks until this issue is better under control.

My husband and I live in Crowley now. Not because we wanted to but because we could not afford a house in Mammoth. We have looked into building an ADU on our property to rent to a local but it would not be cost affective at this time. The costs of building including permits and the increases of our property taxes make it a losing proposition. I think creating some incentives to help for locals help each other is something the town and county should be looking into as an option.

Again, thank you for reading my email. I truly did not intent to go on and on this way but there is a lot to talk about regarding housing.

Jennifer Lanners
Mammoth Realty Group
DRE#01731067
mammoth-realty.com
cell 949-285-7333

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Clerk

From: K Sokol <dhskms@gmail.com>
Sent: Monday, October 16, 2023 8:48 PM
To: Clerk
Subject: Moratorium on Short Term Rental Urgency Ordinance

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[EXTERNAL EMAIL]

Dear Ms. Gray:

I am writing to you as a long term condo owner who also rents it out for short term rentals. My family and I have been coming to Mammoth Lakes since 1997, and we took the plunge into condo ownership in 2011. We rent it out when we are not using it. As our family has grown, we have started looking at getting a larger condo, which we would also look to rent when we are not using it.

After reading the ordinance and the accompanying background information, I have several questions and concerns that I would like addressed:

1. Mammoth has been the best kept secret for years, but with the institution of the TBID, the number of tourists has risen dramatically. And now with the renewal, the town has guaranteed more visitor days. If that were rescinded, then do you think that the number of tourists, and hence need for STRs would decrease?
2. At the end of 45 days, what will the town staff produce as a product?
    a. What are the criteria for making a decision on the next steps?
3. Why can't the town staff continue to process TOT applications while the BAE Urban Economics study is undertaken?
    a. Was this contract competed among more than one supplier?
4. If my family purchases a larger condo, we would need to sell our current condo, and then the question arises, can we transfer our business certificate to the next condo, pending the town compliance inspection discussed in the background document? Or are we starting over again? (and would be unable to rent it if the STR moratorium is in place)
    a. Since we use our condo ourselves, we have no interest in renting it out long term to anyone.
5. Reading the urgency ordinance, as stated, in Article XI, Section 7 of the California Constitution, I do not believe that this issue rises to the level as envisioned in the constitution. Most of us have to commute long distances between our home and work environments, and I do not believe local workforce housing rises to the level of public safety, health or welfare.
6. I note in the background write up, that there was a projected need for 595 units between 2017-2022. This requirement is about to be met as evidenced in the same paragraph. (545 based on the write up) This contradicts the need for a moratorium based on housing needs, so can you clarify the need for the moratorium?

My earnest hope is that the town can study this issue without issuing a moratorium and continue to support those of us who have come to Mammoth to relax, play, and occasionally rent our home out to others. I would also implore the council to reconsider the TBID, as that money could be better put to use in other ways, such as using undeveloped land

to place dedicated workforce housing. A free shuttle service, paid for by the TBID money, could then shuttle the people living there to the closest shuttle route thereby not requiring them to use a car to get to and from work.

We are committed to making Mammoth a great place to live and visit, and think that this moratorium would in fact do the opposite.

I appreciate you taking the time to understand my family's concerns and hope to hear back from you regarding my questions. I apologize that I cannot be at the meeting in person to express my family's views.

Very Respectfully,

Daniel Sokol

Clerk

From: Lauren Tracy <ltracyrealtor@gmail.com>
Sent: Monday, October 16, 2023 7:04 PM
To: Clerk
Subject: Letter to Town Council for Rental Moratorium Meeting

You don't often get email from ltracyrealtor@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Town Council,
I believe that the rental moratorium, if enacted, will cause an immediate 25% - 35% drop in condo real estate values. Considering the state of the economy and housing market's current pressures due to 8% interest rates, which are expected to continue to rise, this is the worst possible timing for this action. The town is well underway with employee housing projects and could offer to rent employee housing as well to mitigate the lack of housing. This would be a much preferred plan over implementing such a rash action that would most definitely cause a massive drop to values in a market with so much downward pressure on it. There are foreclosures all over the state of California. I lived through the foreclosure market of 2008-2012 and would hate to see that market return to Mammoth Lakes. Please vote NO on the moratorium for Mammoths most important revenue source.

Thank you,

LAUREN TRACY

Realtor-Associate

#01414631

Mammoth Properties Exchange, Inc.

3310 Main Street (UPS/Fedex)

P.O. Box 9302 (USPS)

Mammoth Lakes, CA 93546

760.914.3848 cell

760.934.6881 office

LTracyRealtor@gmail.com

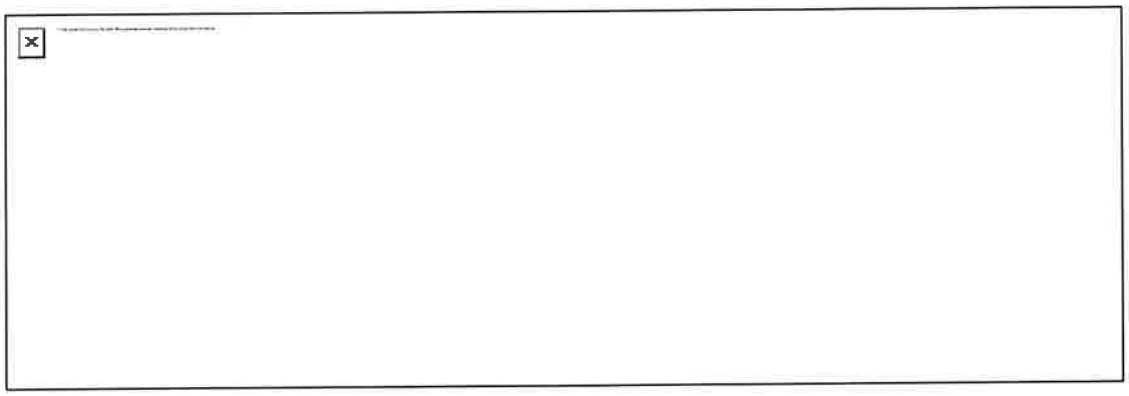
www.PropertiesofMammoth.com

BRE#01414631

Affiliate Office: Owen's Valley Realty

Bishop, CA 93514

"Get the Edge!"



Clerk

From: Kris Schwengel <kschwengel@punahou.edu>
Sent: Monday, October 16, 2023 6:56 PM
To: Clerk
Subject: Short Term Rentals - Include in Public Comments

You don't often get email from kschwengel@punahou.edu. Learn why this is important

[EXTERNAL EMAIL]

Please use in public comments

Mammoth challenges require Mammoth solutions.

Mammoth is a unique town in so many ways. One, in particular, is its long history with short-term rentals. My sister bought a new condo in the original Snowcreek neighborhood in the early 80s. I vividly remember her owners' closet and posted instructions throughout her lovely small condo. Though I was young, I remember my sister explaining that this supplemental income allowed them to buy and keep the home for over a decade **on a plumber's salary**.

Now, because of short-term rentals, I am able to own a home in Mammoth that I plan on retiring in about five years from now. I would have never considered this an option if not for short-term renting. And get this, **I'm a teacher!** Yes, even a teacher can afford a home in Mammoth as long as short-termers are helping with my mortgage.

Abandoning STRs will not create more year-round housing, but increase the empty-house challenges and trust me, there won't be any teachers owning second homes in Mammoth. We'll see strictly millionaires who can afford to keep their home empty between their infrequent visits.

There is no doubt a need for workforce housing in Mammoth, but banning STRs is simply not the solution. It will most likely create more problems than it solves in the form of fewer middle-class owners who purchase homes up here and use them often. Keep in mind, these 'firemen' spend big when they're up here as do their short-term renters. We might soon have neighborhoods of what I call "Never Neighbors" who use their home infrequently and have the means to not need STR support.

STRs stimulate the local economy of Mammoth tremendously. The surges the town experiences creates a need for workers. Excuse this gruffness, but this ban will actually help solve the workforce housing challenge in that there will be a lesser need for workers since there will be fewer people up here spending $22 for a burger.

The town's current path for workforce housing is working. Amazing opportunities and progress are being made partially funded by STRs in the form of the TOT. Also, keep in mind that property values will drop, thus less property tax will be collected. Less business and fewer taxes collected seems to be two of many dominoes that would fall should Mammoth ban STRs.

We know some people want Mammoth to become another Aspen. This STR ban is a step in that direction as Aspen is living a nightmare when it comes to workforce housing and home ownership out of 99% of the blue collar workers' reach. If we're not careful, we will find ourselves in a town that is infrequently visited by the uber-wealthy.

This STR ban is not a solution to the workforce housing issue in Mammoth. In fact, it will hurt other blue-collar people who have Mammoth dreams.

Kris Schwengel
'88 Samohi Vikings




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Clerk

From: andreacasaw@gmail.com
Sent: Monday, October 16, 2023 5:11 PM
To: Clerk
Subject: Moratorium on Short Term Rental feedback


You don't often get email from andreacasaw@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Hello Mammoth Lake Town Council,

I do not believe this short term rental freeze will provide the solution you're looking for. I assume you feel vacation home-owners will rent to local Mammoth workers, on a long-term rental basis, if they can't rent on a short term basis. You can not "force" human behavior to fulfill the town's local worker housing problem. Humans will adapt to their needs, and buy in other ski resorts that allow short-term rentals.

The solution is to increase supply of affordable dwellings for mammoth workers. LA has zoned areas for high density, low income housing developments. Mammoth can do the same.

Most Mammoth Vacation home owners buy a condo so they can use the condo a few weeks out of the year, then rent the condo out to cover expenses when they're not using their condo.

Why would we buy a condo if we can't use it? If you're only going to allow long-term rentals, you're asking for property buyers to by investment properties only. Investment properties make sense when there's sufficient/stable rents that cover the cost of the property with some profit to the property owner. Do local Mammoth workers provide sufficient and stable rents? How much can they afford? And have you considered what a town of investment properties would look like? Investment properties typically are not maintained as nicely and start to look worn down and out of date.

And lastly, by removing the short-term rental income, many buyers will not be able to afford to buy a home/condo in mammoth, which will kill demand and the value of the entire mammoth housing market. In short, Mammoth real estate will fall into a negative spiral....less buyers, less demand, falling property values and investment properties/communities that look terrible.

But! There will still be the wealthy who can afford to buy a nice home in Mammoth without the need for rental income. So, you'll have a small basket of wealthy elitist buyers, who won't rent their place out to the local workers, who will demand services and offerings from Mammoth that fulfill their elitist needs.

Thank you for your time and consideration...

Warm Regards,
Andrea
Andrea Casaw
(949) 500-0088

Warm Regards,

Andrea
Andrea Casaw
(949) 500-0088

Jamie Gray

From: Pat Agnitch <pagnitch@yahoo.com>
Sent: Tuesday, October 17, 2023 12:29 PM
To: Jamie Gray
Subject: Town Council Agenda Item 10.2 - October 18, 2023

[EXTERNAL EMAIL]

Good Afternoon Jamie. Can you please share my comments on Agenda Item 10.2 with Town Council:

Mayor and Town Councilmembers,

I am in support of Agenda Item 10.2 regarding the proposed changes to the existing Short-Term Rental (STR) program which will enhance and strengthen the requirements. The resulting need for a temporary moratorium on new STR applications makes sense to enable staff to implement the changes. Rob Patterson's report was comprehensive and well-written. I appreciate his and the Department's efforts to enforce the current STR program and the proactive approach to improve it.

I know that Town Council values the quality of life of its residents given the creation of said Ordinance several years ago. Improving the current STR program will benefit the residents of our community and improve the quality of life for all. Balancing the needs of full-time residents, second homeowners and visitors is a difficult task and your efforts are appreciated.

Thank you for your consideration.
Pat Agnitch

Sent from my iPad

Dear Members of the Town Council,

I am writing to you today regarding the proposed discussion on implementing an urgent moratorium on short-term rentals as a real estate broker, but mostly as a concerned citizen who owns a RMF-2 property that my husband and I rent long term.

You have failed to provide one plausible explanation of how limiting short-term rentals will increase the availability of affordable workforce housing. If anything, you are creating a panic situation among RMF-2 property owners who either use their properties exclusively or rent out long term, potentially decreasing the number of long-term rentals. This "Urgent" ordinance with the ability to extend up to 22 months and 15 days, appears to be a way of implementing a long-term STR moratorium without the proper studies or public input.

What is the path of increasing long-term affordable housing by limiting short-term rentals??

Most buyers are purchasing condos for their personal use. The ability to short-term rent a property helps 2nd homeowners who love Mammoth pay their expenses. These past years have been prosperous for short term rental owners due to the pandemic but that is now changing. Short-term rental income has never been a sure thing. Too much snow, not enough snow, smoke, etc. Most vacation rental owners are lucky to cover their property taxes and HOA fees, maybe some utilities. Additionally, owning a vacation property in Mammoth is getting more expensive. HOA fees are skyrocketing and special assessments dominate the conversation in every HOA meeting. Investors are not purchasing these properties to short term rent for a profit because it doesn't pencil out.

Not affordable now and not affordable in the future. Mortgage rates are rising, insurance costs are soaring, assessments on these older condos are costly and consistent as is a yearly increase of the HOA fees. The real estate market is dynamic. It goes up and down. However, unless it totally bottoms out, the high cost of ownership will still prohibit RMF-2 units as an affordable option for workforce housing. As I write this, the lowest priced unit on the market is a studio priced at $419K. If a buyer were to purchase this with an 80% loan at 7.6% interest rate the mortgage, property taxes, HOA fees and insurance would be $3,299 per month or $39,588 per year, for a studio. This doesn't include electricity, internet, cable, repairs or special assessments. This is not a rental or purchase option for the local workforce. Drop that price down $100K and you are still looking at a minimum cost of $2,634 per month or $31,607 per year. For a studio, before utilities etc. Still not an affordable option.

Other options. I urge you to reconsider the moratorium and to look at other positive options that will accomplish your goals but will not harm property owners or the community. The "Quality of Life" ordinance should not try to solve the long-term housing shortage. Apples and Oranges. Fine tuning your ordinance does not require a moratorium.

The only thing a STR moratorium will 100% accomplish is additional lawsuits for the town.

Sincerely,

Julie Wright
(760)914-2050

Clerk

From: don@junelakeaccommodations.com
Sent: Tuesday, October 17, 2023 1:17 PM
To: Clerk
Cc: lunch@thesheetnews.com; June Simpkins
Subject: STR/WFH/Moratorium issue

You don't often get email from don@junelakeaccommodations.com. Learn why this is important

[EXTERNAL EMAIL]

Talking about STR's
Our Board of Supervisors/City Council believe that STR's are responsible for creating the long-term rental shortage in June Lake and Mono County.

An estimated 50%+ of all residences in June Lake are second homes. The total number of legal STR's in June Lake are relatively the same as 12 years ago.

There is a flawed but common assumption that every single vacation rental would otherwise be available for long term rental use. By all standard housing metrics, housing units available for long-term rental use are not classified as second homes. These are two wholly distinct and separate housing categories.

Conversion of any second home to an STR will not affect long-term housing availability at all. Therefore, regulations that limit or prevent conversion of a second home to STR use will not add to long-term housing.

The housing shortage is a national issue. Nationwide, the demand for homes is far greater than the supply. Locally one can partially attribute it to:

- Housing the seasonal workforce who need temporary housing. You could call this an Alterra problem. Their workforce takes lodging away from our local WFH, making required long term rentals even more difficult.
- Lack of development activity
- Incomes are growing more slowly than housing costs.
- Land use regulations.
- High construction costs resulting from increased material and labor costs, limited access to skilled subcontractors, requirements for fire protection and environmental sustainability.
- Lack of multifamily development opportunities.
- The lack of adequate WFH has been here for a very long time.

Despite market demand and a tight housing market, only a limited quantity of single-family residences has been built. Almost all are second homes.

The effort to decrease property values in Mono County is misguided, at best. This effort fails to recognize the impact lower values would have on comps needed to secure financing for new construction, or to rehabilitate old inadequate existing homes. The effort totally ignores the impact of increased costs to build. A double-edged sword that will ultimately lead to even less new construction, or is that the intent?

Mono County Supervisors/City Council must make every effort possible to address:

- An adequate number of housing units to meet the needs of its residents.
- Create housing that is affordable to all economic segments of the community.

- Strategies and actions to increase homeownership opportunities through economic development.
- Assistance to folks in need of short-term emergency housing.
- Hours for local business are limited due to limited available employees.
- Best qualified candidates are declining job opportunities, citing an unfavorable housing market as a determining factor. Ask any Mono County HR dept.

The Board of Supervisors/City Council must be transparent. How many long-term rentals has the "moratorium" created to date? What data have they used to expand the moratorium to include all multifamily residences? What data is being used to justify the effort to reduce property values?

Don Morton

- June Lake Accommodations
- Sierra Crest Real Estate
- June Lake Construction
- June Lake resident

Don Morton

Marketing Director
June Lake Accommodations
760-648-1919

Clerk

From: Chris Herb <crherb@yahoo.com>
Sent: Tuesday, October 17, 2023 1:22 PM
To: Clerk
Subject: Public Comment "STR updates Oct 18 2023"

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[EXTERNAL EMAIL]

To whom it may concern,

While limiting future physical developments may be prudent in protecting our environment, adding existing permitted units to such an ordinance against short term rental would substantially destroy homeowner value. Preventing any new owners of existing units from obtaining rental permits for property that had held them would severely impact those units' marketability, and real value, in any attempt to sell in the future. This would cause tremendous dislocation for Mammoth Lakes real estate vs surrounding towns. Any update to policy should provide an exemption for current permit-holders to transfer those rights to future buyers. Once permitted, if standard of occupancy are maintained for those permitted units, always permitted should be the rule. Our community depends on renters to spend money and enjoy the mountain(s).

Chris

Christopher R Herb, CFA MBA
310-963-5951

Jamie Gray

From: Blank, Howard <howard.blank@purewater.la>
Sent: Wednesday, October 18, 2023 3:23 PM
To: Jamie Gray
Subject: Fwd: Town Of Mammoth Business

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[EXTERNAL EMAIL]

Jamie,

I am emailing you as a long time visitor and part time resident of the town and have been enjoying the Mammoth area for over 30 years.

I had purchased a condo in 2020 and met many of my fellow neighbors and frequented many local businesses to support the local owners.

Based on having conversations I have been made aware of some proposed changes being taken up by the town council that may have an affect property usage

It is my understanding that this issue is on the forefront of the town council's agenda because of the housing shortage or housing affordability the town is having to deal with.

As a real estate agent in Los Angeles I often educate my clients on programs that are offered by the state, county and local municipalities to encourage home ownership as well as affordability. I was able to find a few programs offerd by the State of California that can be used and only four offerd by Mono County or the Town of Mammoth of which two are suspended, waitlisted or out of funds and one is only availble to city employees.

Eventhough we primarly use our home for personal use having the ability to offer it as short term rental has given us the ability to consistanly enjoy the area as well as offer the Mammoth experience to other vacationers who bring in revenue that support local business.

I would look for other ways to deal with housing by offering incentives to invest in the Town of Mammoth instead of looking for ways to create more restictions.

Howard | howard.blank@purewater.la
Logistics & Office Planning Consultant | (877)41-DRINK ex 2 | (877)413-7465: Toll Free

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www.purewater.la * www.breakroomsolutions.la

Jamie Gray

From: JAMES MILNES <james.milnes@mac.com>
Sent: Wednesday, October 18, 2023 11:50 AM
To: Jamie Gray
Subject: Short term rental policy proposal concerns

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[EXTERNAL EMAIL]

Dear sir/madame,
I am very concerned about a proposal to ban short term rental licenses in the town of Mammoth. The housing crisis is complex and not one that can be solved by burdening individual home owners. As a homeowner in Mammoth I have zero intent on renting long term since we use the house throughout the year as a family. Attempting to tank the housing market as a means to solve the rental crisis in Mammoth is a deeply flawed theory with serious, long-term, potential economic pit-falls for the entire town. Hopefully alternative, smarter strategies similar to those implemented in other ski resort towns can be approved instead such as building low rent housing on more affordable land in neighboring areas, ADU building permits for homeowners etc.
I trust this proposal will be met with the forceful push back it deserved from the majority of those in Mammoth who would like to support a long term solution - less punitive for home owners.
Sincerely, James Milnes.
Homeowner in Mammoth.

Jamie Gray

From:	john.bourne17@icloud.com
Sent:	Wednesday, October 18, 2023 3:01 PM
To:	Jamie Gray
Cc:	John Wentworth; Sarah Rea; Chris Bubser; Amanda Rice; Bill Sauser
Subject:	Moratorium meeting October 18, 2023

You don't often get email from john.bourne17@icloud.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Members of the Town Council,

I hope this email finds you well. I wanted to bring to your attention our concerns about the possible moratorium and our second home in Mammoth Lakes. I'm requesting this letter be documented and placed into the meeting records (Meeting date 10/18/2023) stating my opposition to the proposed measure that will place a moratorium on TOT. I hereby request that this letter be placed into the official record for the meeting occurring on 10/18/2023.

We recently purchased our condo in the area, which we primarily utilize for family vacations and as a short-term rental (STR). Our plans have never involved renting it long-term housing. It is a place our Family and friends can gather and enjoy the outdoors and all the beautiful aspects of Mammoth in all seasons. The STR component helps offset the high costs of owning in the area and offers the same opportunity for others to experience Mammoth Lakes.

We understand the concerns regarding housing availability for employees in the area, and we fully support measures that address this critical issue. We believe that this situation and moratorium is quite different from those of properties intended for long-term housing.

As a property owner I am a contributing member of the Mammoth community. This moratorium will have significant adverse effects on myself, numerous other members of the Mammoth community, Mammoth business owners and the Town of Mammoth governing body.

To begin with, Mammoth decided which complexes would be allowed to rent out as a STR/TOT property. This was a large factor in our decision on where to buy so we could rent our unit when our Family and friends were not in Mammoth. We paid a premium price in 2021 to buy in a rental designated area. I could have purchased another unit elsewhere in Mammoth for far less. Now, these additional dollars spent are at risk if this measure is passed by the Town. This is an unfair business practice to change these rules now target only certain areas of STRs in this measure.

Ultimately, I believe this measure is not the right approach and will fall far short of achieving the outcome and solution the Town is seeking around housing.

Below is a list of negative consequences / concerns:

- Reduction in property resale value and ability to sell.
- Potential buyers would have no ability to run the property as an income producing STR.
- Buyers would be forced to accept the current property manager, regardless of existing terms, conditions and performance.
- The buyers only choice would be to operate the income property as a long-term rental, greatly reducing cash flow and make the numbers work. Far less attractive, reduces the buyer pool. This will reduce the real estate market in Mammoth and property tax revenues.
- Could cause owners to default on loans, sell properties at a depressed value broadly affecting mammoth real estate driving down values and property tax revenues.
- We will have no option to move away from current property management company (different manager or self-manage).
    - Creates and unfair advantage for the management firm as they're my only option. That or exit the STR business.
    - Laws of competition are no longer in play; the Town has eliminated them.
- This is an unfair measure that puts property owners in harm's way.

Questions. Please clarify:

- When license renewals are due, will the Town renew them?
- Our daughter is fully licensed in mammoth and owns a condo that she self-manages. In the future, under this moratorium, would we be able to move our condo away from our current property management firm and obtain a license for our daughter to self-manage for us?
- Why not earmark TOT funds (significant revenue to the Town) specifically for subsidies and subsidize renters with an annual stipend? This would seem less costly to the town than losing significant TOT revenues in future under this plan.
- Is this the first step to becoming permanent, as it did in Lake Tahoe?
- Without STR what accommodations does Mammoth have to support the amazing tourism levels Mammoth enjoys? There are not enough hotels and little room to expand as Town is surrounded protected lands (Government, Tribal, National Forest).
- How did the Town choose which complexes would be affected?
- Why are the areas around The Village not affected? Please explain this reasoning.
- Is there any consideration being made for the 100K+ (perhaps much higher) losses that owners will face? How will the Town help those of us that took all the business risk to take on owner/rental venture to begin with?

At a minimum, if this moves forward, there should be provisions made and included to protect current owners. Grand-father us in so we have the freedom to make necessary business decisions in the future. It seems unfair, at best and illegal, at worst, for the Town to control and create market conditions like this. Our properties need to be grand-fathered and allowed to obtain future TOT licenses so we can, change property management companies if needed, decide to self-manage if needed, and new licenses should be available to new buyers, so they can continue to STR if the property has previously been licensed. Anything short if this is unacceptable.
If the Town wants to restrict the issuance of any brand-new licenses, perhaps that's would be acceptable. Don't punish those that have taken the ownership risk and are providing significant

revenues to the Town. In addition to the TOT revenues, we have property taxes, provide income to those managing our property, many maintenance organizations handling upkeep/repair, the HOA staff, laundry services and employees, and provide lodging for visitors who stay and spend in Mammoth.

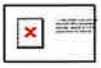
There are so many owners in Mammoth that face the same situation. If the property no longer generates a reasonable cashflow, it will make no sense to retain ownership. The property will be resold at a depressed value with no ability for buyer to nightly STR, which drastically shrinks the buyer pool, thus reducing competition and resale price. Standard market behavior. Reduced sales price generates lower property tax revenues for Town and Mono County.

I've been coming to Mammoth since 1981, as a young boy. I've raised my Family coming here and achieved a lifelong dream and goal of owning a place in Town that my Family and friends can enjoy. Ownership is only possible for us with the offset that STR provides. This decision kills that dream and will be an enormous financial setback after finally making this dream a reality just 2 years ago.

Please find another solution.

Sincerely John & Denise Bourne
2289 Sierra Nevada Road
Mammoth Lakes, CA 93546
B-4
Mountain Shadows Complex

909-851-2475
john.bourne17@icloud.com


Virus-free.www.avg.com

Jamie Gray

From: Allison McDonell-Page <allison@snowcreekproperty.com>
Sent: Wednesday, October 18, 2023 12:13 PM
To: john@wentworthcouncil.com; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray; Clerk
Subject: SFR Moratorium

[You don't often get email from allison@snowcreekproperty.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Dear Town Council,

I understand you all are trying to do your best to solve the housing shortage in our town and if I thought this would solve the problem, or even put a dent into solving the problem, then I would be all for it. Even it was going to cause me to lose income as a real estate agent. I care about this town and the housing problem. Unfortunately, putting a moratorium on STR's of RMF-zoned condos is a bad idea. It reminds me of what happened at the airport and will end up with a lot of unhappy home owners suing this town.

It is mostly second homeowners that rent out their properties nightly. The reason they don't rent long term is they want to USE THEIR PROPERTY. So, they rent out short term when they are not using it in order to offset costs. People who buy these properties will not rent them out long term to locals because they want to use them. So this will not solve that problem. There are not many owners who are strictly investors here since the numbers don't pencil out.

I am assuming the other impetus for this moratorium is to reduce the prices of properties so locals can afford them. But the zoning choice is nonsensical. All the places by Canyon Lodge and by the Village (but not the village because those owners - the mountain, etc. - have the power to block it) is really a RESORT area. But places like Sierra Manors, Kristal Villas, Nordica where locals should live, will not be moratoriumed? This is just not well thought out, like the zoning in this town that has always seemed completely haphazard in my opinion. Why have houses surrounded by condos (that allow STR's) have different zonings even though they are in the same zone (area)?

Yes, the properties in the RMF corridors will go DOWN and that will piss off these owners since they bought their homes thinking that even if they didn't nightly rent their property values would stay high. So, you are going to piss off a lot of people who love Mammoth and bought here to enjoy Mammoth. As a real estate agent I give out something called the LocalTDS a disclosure that tells the homeowner whether their properties (according to the zoning) allows for nightly rentals. We, the Realtors, will be blamed by our clients. I love my job but I foresee a bad future. These property owners are now suddenly going to be told that their property is no longer worth what they paid for it and that Mammoth is not a place they can trust. Plus, they will likely not sell, They will hold onto it so they won't sell at a loss. So these properties won't even come on the market which is what you are hoping will happen in order to solve your problem. The ones that do sell, will never come back here. They will leave Mammoth super pissed off by their treatment. I also don't believe the values will come down enough for locals to be able to afford them so, again, this won't solve your problem

I sell a lot of Snowcreek properties, which is zoned Resort, and these values will go up. But it will also mean that every one of them will be rented nightly causing a lot problems for HOA's and overcrowding and noise and traffic. With MANY properties not being allowed to be rented there will also be MANY jobs lost - property managers, cleaning crews, etc.

I have always thought that there should be specific, well thought out zoning, in this town. Some areas that allow nightly rentals and some areas that do not. The Resort corridors should allow nightly rentals - those areas by Eagle, the Village and Canyon Lodge. The condos in Sierra Valley Estates like Forest Creek and those further down Main Street and off Old Mammoth road and in Old Mammoth like Nordica and Sierra Manors, etc should be incentivized to not allow nightly rentals. A new zoning for this town as a long term project is a good idea. The mayor of Truckee stayed at our house the other day and that town is paying people to rent out their properties long term. A lot of owners at say, Sierra Manors aren't making a ton renting their properties out nightly so maybe they would consider this with a monetary incentive. These are the kind of solutions you should be considering. This is a resort town. There is a TBID and locals pay a lot of money to live here. Eventually we want the people to come here to buy here and help pay for our schools. This effort stabs these people in the back. Some of my clients have waited 20 years to buy here.

I know a lot of house homeowners that would gladly build an ADU on their property if they could afford the $600/ square foot it would cost to build. How about start by giving them not only free ADU plans but free money to build them? There is so much wasted space along Old Mammoth Road. Apartment buildings need to be built here. Commercial buildings/ restaurants need to have apartments on top of them. These are long terms solutions. Acting without really thinking through the consequences will be disastrous.

I think you really need to listen to the real estate sales community on this issue because we know these people. We know what they want and why they buy and why they sell.

Don't do it. It won't end well.

You will NEVER receive wiring instructions from me or escrow via email

Allison McDonell Page
The Snowcreek Property Company
Cell: 323.646.5055
Allison@snowcreekproperty.com
Lic.# 01884937

Jamie Gray

From: Cindy Podosin <cpodosin@gmail.com>
Sent: Wednesday, October 18, 2023 12:43 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Cc: Heidi Presson; Stan Riffel
Subject: In regard to a possible moratorium on STRs

Some people who received this message don't often get email from cpodosin@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Hello everyone - in regards to the Short Term Rental moratorium discussion for today's meeting - we just wanted to share input from our perspective - with this paragraph that was copied from another Realtor's newsletter - which we feel sums up the reasoning as to why a moratorium will not create additional long term housing for locals and the workforce. This is an inventory issue that is a problem nationwide. Creating new affordable housing as the town is doing at The Parcel and other smaller projects is a step in the right direction. Its a complicated issue but creating additional restrictions on a product (STRs) that will not generate additional inventory is not the solution to this unfortunate and frustrating problem.

Thank you for considering our input,

Cindy Podosin and Heidi Presson
Riffel Real Estate

The fundamental law of supply and demand applies to real estate. To address housing affordability and availability, the key solution is to increase housing inventory. A temporary moratorium on STRs, although well-intentioned, will not magically create more affordable homes or lower real estate prices. Nor will reducing the number of STRs in the long run. I started as a 2nd homeowner, and I would not have offered my property for workforce housing for the simple fact that I bought the property to use it. This is true for most of my clients. Most invest in Mammoth to create memories for their children and family. As far as lowering prices, fewer STRs will not magically increase inventory. An increase in inventory is the only way for prices to decrease. Low inventory is a nationwide phenomenon caused by increasing interest rates and the "golden handcuffs" of many homeowners. Most will not sell their property with sub 4% mortgages (unless they must) since a new purchase would mean an interest rate of 7% or greater. Further, based on data provided in the Town fo Mammoth staff report, it appears pricing would have to decrease over 40% to actually become affordable for locals.

--
Cindy Podosin
Riffel Real Estate
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cell:949-374-1764
fax: 760-934-7424
DRE#01017618

3613 Main St/PO Box 8558
Mammoth Lakes, CA 93546

Heidi Presson

Riffel Real Estate

01459477

(760)937-7494

Heidi@HeidiPresson.com

Heidi@RiffelRealEstate.com

Clerk

From: Jeremy Goico <jeremy@blacktiemammoth.com>
Sent: Wednesday, October 18, 2023 12:18 PM
To: John Wentworth; Chris Bubser; Amanda Rice; Bill Sauser; Sarah Rea; Clerk
Subject: Short Term Rental Moratorium Public Comment

Some people who received this message don't often get email from jeremy@blacktiemammoth.com. Learn why this is important

[EXTERNAL EMAIL]

I, Jeremy Goico, want to express my concern and disapproval for the recommended 45-day moratorium on short term rentals in the RMF-2 Zone.

I don't understand why there has been no communication with the HOA Boards that represent the condo complexes that will be affected by this proposal.
I am a condo owner at Mountain Shadows and our HOA Board has received no notice or communication about this moratorium from Town Council or any Town Staff.
I find this completely unacceptable. How can you appropriately represent your constituents if you have not communicated with them?

I understand the town has contracted with BAE Urban Economics to do a study.
There is nothing in the agenda that explains why a 45-day moratorium is necessary to conduct the study.
Why is a 45-day moratorium necessary for them to conduct their study?

Why would you vote to put a policy in place with no information and not having communicated with the constituents it will affect?
It seems the process is completely backwards.

While I think conducting a study on STR units will be good information for the town to examine and consider,
I urge Town Council to vote NO on the 45-day moratorium until they have further information from the proposed Economics Study.

Thank You,

Jeremy Goico

Black Tie Ski Rental Delivery
Black Tie Adventure Rentals

760-934-7009
Mammoth Lakes, CA USA

www.MammothSkis.com
www.BlackTieSummer.com


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YEARS


BLACK TIE
ADVENTURE RENTALS

Clerk

From: Teresa Frazier-Clark <Teresa@MammothMtnProperties.com>
Sent: Wednesday, October 18, 2023 1:13 PM
To: Clerk; John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson
Subject: STR Moratorium

Some people who received this message don't often get email from teresa@mammothmtnproperties.com. Learn why this is important

[EXTERNAL EMAIL]

Hello Council Members,

I wanted to reach out to you regarding the new STR Moratorium. My name is Teresa Frazier-Clark and I am a local real estate agent in Mammoth Lakes. I would like to put a few thoughts out to you before the vote this afternoon. There are a lot of factors involved in this decision and I'm asking that it be thought through before coming to a conclusion.

I understand the need for workforce housing. We need more housing. Unfortunately, I do not see home owners turning their Airbnb properties into long term leases as a solution. Approximately 90% of my clients are making a lifestyle purchase. They want to use their property and offset costs with renting. They are not looking at their properties as a strict investment with no owner use. Most mortgages are $5000-$8000 a month, not including taxes and HOA. They are not going to rent their property at a "fair" price that locals can afford with no owner use. I truly don't believe this is going to solve the housing shortage, it will just create a situation where owners start renting illegally. If I thought this would help the housing crisis, I would be all for it. Unfortunately, I think this decision is going to backfire on the community.

Instead of a moratorium, why not incentivize home owners to rent long term rather than punishing and restricting them? Is there a way to give them some kind of credit at the end of the year for renting long term? If they can prove they rented their property with cashed checks and a long-term lease, maybe we could come up with some kind of tax incentive?

Proper Notice. The way this is being pushed through cannot be legal. We foresee a lot of legal repercussions with the way this is being handled. Many local residents are comparing it to the Airport debacle from years back. I urge you to think this through and give proper notice to the people who own these properties. They are tax payers that keep our little town alive and they should have a say in what is happening.

I understand your concerns regarding the new STR Moratorium and the impact it may have on property owners and the local community. Building more housing and incentivizing long-term rentals could be potential solutions. It's essential that due process is followed, ensuring that property owners are informed and have a say in the decision-making process. It might be beneficial to engage in constructive dialogue with the community and especially property owners, to address these issues and find a balanced approach that benefits all parties involved.

Thank you for your consideration.

Regards,

Teresa Frazier-Clark
Mammoth Realty Group
CalBRE # 01793513
Cell - 714-310-0844
Office - 760-934-6000
Teresa@MammothMtnProperties.com
http://www.TeresaFrazier-Clark.com
http://www.MammothMtnProperties.com

Clerk

From: Dale Knott <dale@hmexperts.com>
Sent: Wednesday, October 18, 2023 3:04 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Clerk
Cc: Dale Knott
Subject: TOT Moratorium discussion

Some people who received this message don't often get email from dale@hmexperts.com. Learn why this is important

[EXTERNAL EMAIL]

Hello Mayor and city council members,

My name is Dale Knott, and I am a full time resident of Mammoth Lakes residing at 441 Forest Trail. I have a Business degree from the University of Idaho, andI have been in the mortgage/real estate industry since 1990. I currently own a small mortgage bank known as Home Mortgage Experts. I have funded 100's of loans in Mammoth Lakes over the past few years, and have a really good understanding of our current market. I am also the President of the Mountain Shadows HOA (Board of directors) and have been on the BOD's there since 2011.

I am writing this email with grave concern about the discussion for a temporary moratorium on the issuance of transient occupancy registration (TOT license's). I realize that we have a huge housing shortage, and that the Town of Mammoth Lakes (TOML) the Mountain, and our community need to do something about it.

Most recently I provided financing on a TOML owned condo in La Vista Blanc (Unit 65), so I am in tune with the TOML goals. I would like to help come up with viable solutions to the housing problem, starting with how to increase long-term rentals. A TOT license moratorium is a bad solution (even if it's temporary). Buyers are not interested in buying a condo as a long term rental and/or/ investment, because it is a losing proposition (it's not profitable). Believe it or not, our town's condo values have been going up, (even today), and the majority of buyers are second home owners who wish to offset expenses by using their condos as a nightly rental when they're not using it themselves. My concern is that they will not buy in Mammoth if they think they will have an issue getting a TOT license, therefore, condo sales will plumet, and values will follow suit. Think about it, new sales of condos and appreciation in Mammoth Lakes happen because they can make good income as a nightly rental and still use it as a second home.

Valid points against the TOT moratorium (as I see it):

- Buying condo's in Mammoth lakes is not profitable as a full-time rental (especially with today's mortgage rates, which just rose to 8%+)
- It will hurt current condo owners' ability to sell and drive down values "big time"
- It takes away individual rights of condo owners, and opens the TOML up to law suits
- It is discriminatory, since it only affects "some" condos
- Decreases in values, will decrease property tax revenue
- The real estate market is already tough due to rising rates and tightening mortgage guidelines, without the TOML making it worse
- The challenge is, most owners believe that the Town of Mammoth lakes does have a problem, and it is their problem, not individual condo owner's problems

Some possible solutions that I hear from the community at Mountain Shadows HOA:

- If TOML want me to rent my condo long term, then give me incentive, like subsidize my lost income (using TOT revenue)
- TOML should build new housing/apartments using the TOT money that they earn each year and let locals manage
- They should hold the Mountain accountable for housing solutions. I know that the mountain has purchased some older hotels, converting them into seasonal lodging, so the TOML's can help the Mountain, get them "ready" to live in.
- But, taking away my rights on my condo is NOT the solution!

Please don't approve the TOT license moratorium, and look for other ways to increase housing. Like I said previously, I am willing and available to help, and believe that my back ground can be useful to you all.

Thank you for taking this email seriously,
Dale

Dale Knott
President
Home Mortgage Experts Inc.
Office (760) 692-2152
Fax (760) 692-2153
Cell/Text (858) 245-1062
Dale@hmexperts.com
www.hmexperts.com

Clerk

From: Edward Suh <edwardsuh.realestate@gmail.com>
Sent: Tuesday, October 17, 2023 9:15 PM
To: Clerk
Subject: Public Comment re: Town Hall Meeting 10/18/2023

You don't often get email from edwardsuh.realestate@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Town Clerk and members of the Mammoth Lakes Town Council,

I write to you as a concerned broker member of the Mammoth Lakes Board of Realtors and a soon to be owner of a property in Mammoth Lakes. I grew up in southern California but spent several weeks nearly every winter and summer in Mammoth learning how to ski, fish, and hiking with my parents. Those trips were precious and invaluable to my growth, and as a parent of two young children I have been traveling up to Mammoth a couple times each year to impart on them the same experiences that I had growing up.

During those trips, both as a child and as a parent, I've rented numerous homes in different areas of Mammoth. Several years ago during one of these trips, I was devastated to see so many local businesses struggling due to the lack of tourism at that time. I remember seeing so many vacant stores at the Village and wondering why more people weren't visiting Mammoth to support these businesses.

It's very confusing to me now as a broker and soon to be homeowner in Mammoth Lakes that there would be any sort of consideration in reducing the number of visitors to Mammoth and devastating those homeowners in what appears to be arbitrary areas of Mammoth who rely on some income from short term rentals to help defray the costs of home ownership.

Relying on my experience gained in my main profession as a litigation attorney, I can imagine that there will be numerous homeowners who reside in the arbitrarily determined moratorium areas of Mammoth who will likely suffer economically due to a decline in their home values and will likely seek to file lawsuits for the damages they will suffer. Home values of those in the restricted areas will clearly suffer, while artificially increasing home values in the areas that are not affected by the moratorium. If the town council states that the designated areas were not arbitrarily designated, then the homeowners residing in the affected areas would clearly seek further information as to why they were targeted. Were specific classes of homeowners singled out? Engaging in years of litigation would do nothing but deplete the town's resources for something that clearly doesn't appear to benefit the town at all.

The supposed justification for the moratorium also seems to lack any foundation. The assumption seems to be that the moratorium will increase housing for the workforce. This seems very far-fetched. Homeowners will not all of a sudden make their homes available for long term renters, especially for homeowners who own properties primarily as a vacation home who want to rent it out on a short term basis when the home is not being used.

If the goal is to truly increase workforce housing, there appear to be other avenues available to accomplish the goal. Mammoth Lakes could provide tax breaks or other incentives to property owners who build ADUs that are available for the workforce. Furthermore, additional areas such as Crowley Lakes or Bishop which are both nearby would possibly have sufficient housing available for the workforce. Or providing incentives to absentee homeowners who make their homes available for use by the workforce on a long term basis would be beneficial to both parties.

I implore the town council to reconsider the moratorium and not ruin the current economic boom to Mammoth Lakes and their homeowners. Thank you.

--

Edward Suh, Broker
CA DRE #01939825
Direct: (213) 700-1926
3810 WILSHIRE BLVD., SUITE 1212
LOS ANGELES, CA 90010

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Clerk

From: Jennifer Fickenscher <jfickenscher@gmail.com>
Sent: Wednesday, October 18, 2023 12:14 PM
To: Clerk
Subject: Letter for Town Council regarding STR Moratorium

[You don't often get email from jfickenscher@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

To members of the town council,
As a short term rental manager in town, I wanted to submit my thoughts on the proposed moratorium on short term rentals.
I am completely sympathetic and supportive of creative ways to provide workforce and affordable housing. However, I do object to that responsibility being placed on to individual property owners.
The majority of my clients who rent their properties out on a short term basis do so to subsidize a vacation property. They aren't simply investors looking to maximize their profit. They are people with a love of Mammoth and they want to spend time here. Short term rentals allow them the use of their property, with the added benefit of some rental income.
I feel if an extended ban on new short term rentals were to go into effect, it would have many unintended consequences. It would seriously compromise the local real estate market. Who in their right mind would want to invest in a property that couldn't be rented on a short term basis? They aren't going to purchase a property with a high mortgage payment and only the ability to rent on a longer term basis. The rents would never come close to covering their mortgages. Their decision would likely be to either not purchase, or purchase in another resort area without the same restrictions that Mammoth is considering. Even a cash buyer would expect a certain return on their investment. They aren't going to make the decision to purchase just to turn around to rent it on a longer term basis at a loss. That would be illogical.
I also believe that this would drive up short term nightly rates because the supply of units to rent won't grow but demand likely will.
The entire town relies on short term rentals. We need available rentals for the guests that Mammoth continues to attract and the TOT their visits provide.
Before I am a self employed small business owner and have spend years building up a business here in Mammoth and my livelihood would be seriously impacted by a moratorium on short term rentals.
Additionally, I work with 5 different cleaning companies, who themselves employ many local residents.
Housing has become a serious issue which definitely needs to be addressed but this issue existed well before Airbnb and VRBO did. California has very high housing costs with wages that haven't kept up. This is not strictly a Mammoth or resort area problem.
In the end, the thing that concerns me the most is that a moratorium simply will not lead to more workforce housing but it will make ownership more untenable for both locals and second home owners without addressing any of the root causes.
Thank you for your time.
Respectfully,
Jennifer

Jennifer Fickenscher
Foxtail Hospitality

Clerk

From: Barbara Taylor <barbara@snowcreekproperty.com>
Sent: Tuesday, October 17, 2023 6:41 PM
To: Clerk
Subject: NIGHTLY RENTALS

[You don't often get email from barbara@snowcreekproperty.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

I am against this.

Barbara Taylor, Realtor
The Snowcreek Property
DRE#01933840
760-914-3163
LIFEINMAMMOTH.com
YOU WILL NEVER RECEIVE WIRING INSTRUCTIONS FROM ME OR FROM ESCROW BY EMAIL

Clerk

From: janetmertes@gmail.com
Sent: Tuesday, October 17, 2023 8:45 PM
To: Clerk
Subject: STR certificate

[You don't often get email from janetmertes@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

I hope this message finds you well. I'm reaching out to share my reservations regarding the proposed temporary halt on the issuance of transient occupancy certificates that is set to be discussed in the upcoming meeting.

Our town has always maintained a balanced approach when it comes to policies affecting our residents and local businesses. However, it's perplexing to understand the rationale behind changing the existing policy on certificate issuance simply to initiate a study. This proposal, seemingly made without substantial research, poses a threat to property values both immediately and in the foreseeable future. Restricting property transactions with the intention of its use as a second home could inadvertently lead to a decline in our town's property values.

It's worth noting that the allure of Mammoth Lakes is intertwined with its second-home owners. These individuals not only cherish their properties for personal use but also open their doors to tourists, thereby enriching our town's hospitality offerings. By limiting this, are we unintentionally curbing the influx of visitors who come to enjoy the skiing and contribute to our local economy?

Additionally, considering the sizable role the mountain plays as an employer, it might be worth exploring the possibility of them providing dormitory-style accommodations for their seasonal workforce. This approach could address housing needs without putting undue strain on property owners and potential buyers.

In the spirit of constructive dialogue and in the best interest of our beloved town, I strongly urge you to reconsider the proposed suspension of transient occupancy certificates. Let's ensure that our decisions today secure a flourishing future for Mammoth Lakes.

Warm regards,

Janet Mertes
Proud Owner, Condo in the Summit Complex

Clerk

From: Kelly Gardner <Kelly.Gardner@apmortgage.com>
Sent: Wednesday, October 18, 2023 11:54 AM
To: BOS@mono.ca.gov; Clerk
Cc: Patricia Robertson
Subject: Rental Project in the Old Country Glass

You don't often get email from kelly.gardner@apmortgage.com. Learn why this is important

[EXTERNAL EMAIL]

Hello I'm writing this email as I will not be able to attend the zoom meeting to support this project. Mammoth Lakes is in a desperate housing crisis and locals are having to move away because they have nowhere to live. The people that open the doors to the restaurants, teach your children at school, the ones that take care of us when we get sick are having to move out of Mammoth Lakes because they get kicked out of their housing due to landlords wanting to sell or turn their properties into Airbnb's. I cannot tell you the number of times I've heard this story over and over again. For those who do have rentals they typically need to have multiple families or roommates in order to afford the rent. Landlords keep increasing rents in order to get what they could be getting from an Airbnb or they just kick the tenants out to turn it into an Airbnb. As a parent I know the importance of having somewhere to call home and lucky enough to own before the market went crazy and pushed most locals out of buying their own home. This project will help give locals a place to call home and not risk their landlords selling from underneath them or raising rents where they can't afford it anymore. I am in favor of this project and so are the locals who desperately need housing options.

We have to do something about this housing crisis in order to have a semblance of normal life for those wanting to live here not just surviving paycheck to paycheck. Mammoth is an amazing place to live and have a community but as a community we need to support the locals and have more options for housing so we don't lose the people supporting our town.

Thank you,

AMERICAN PACIFIC MORTGAGE

Kelly Gardner I *Sales Manager*
NMLS: 829533 I **NMLS:** 1850 (LICENSED IN CA, VA, WA, OR, AZ, TX, MD, DC, FL, CO)
Phone 949-678-9580 **I Fax** 1-855-696-9586
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625 Old Mammoth Rd #206 Mammoth Lakes CA 93546
Apply Online: Click Here! I **Visit My Website:** Click Here!
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October 17, 2023

To Whom it May Concern:

We were recently informed of an upcoming agenda item regarding the moratorium on new short-term rentals that will be on the docket for the Mammoth Lakes Town Council Meeting on October 18th.

We would like to express our very serious concerns about the devastating and financial impact this decision will have on us, and I am assuming others in the community that are in a similar situation.

For our specific circumstance, we recently sold our Mammoth Lakes property of sixteen years in one of the areas being considered for the moratorium on short term rentals. Our sale does not officially close escrow until November 2023.

Most owners of our condo complex purchased these properties because they are the perfect combination of vacation home and vacation rental given their location and layouts.

The buyers for our property bought it because of that very reason with the expectation that they can use it as a vacation home, yet also have the important option for short term rentals to supplement their income so that they can afford it. This specific buyer would not have purchased our property, had they known it might not be able to be used for short term rentals, because they need the added rental income.

As sellers this now puts us in an extremely serious and problematic situation.

We have already purchased a new Mammoth Lakes property where we are doing a 1031 exchange to defer capital gains on the sale of our existing home and using that money toward the cost of the new home. Should our buyers decide to back out of our deal (by simply walking away or suing us), which is extremely likely as the property value will go down and it would also not be rentable, we could no longer sell this in time for the 1031 exchange to work. We do not have the financial means to afford both Mammoth Lakes properties, so if our buyer walks away, we have limited options.

One option is to attempt to resell our current Mammoth property, but this would now cost us about $250,000 in capital gains tax since we can no longer do the 1031 exchange. Plus, we would not be able to get the same sell price for our current property if it could not be rented as the value of the property will now be much less, I conservatively estimate it will be reduced by about $200,000. So, we would have to add an additional $450,000 to the new home loan we are getting, which makes it unaffordable for us.

Our second option is to back out of the purchase of the new property we are buying and lose our deposit plus the non-refundable investment of over $150,000 we have already made in furniture and home items (we sold our original Mammoth property fully furnished, which is common), flooring, and window treatments that we cannot return or walk away from. This would be a total loss of over $225,000. Not to mention the hundreds of hours that we have already invested into this purchase.

We are aware of and sympathetic to the workforce housing challenges in Mammoth Lakes, but we ask that this proposal be thought through a bit further to prevent unexpected and significant financial damage to residents like us in the middle of a property sale (and purchase).

Perhaps there is a way to make it so that property transactions that are in progress are not impacted or maybe have this be effective on a certain date far enough in the future so that homeowners/homebuyers can better plan for it if they are thinking of selling or buying a property. Maybe a protection mechanism could be added to the ordinance that specifically protects any buyers and sellers currently in escrow as of a certain date, allowing the buyer on that transaction to obtain a TOT permit within a reasonable timeframe, such as 60 days (or 90 days) from the date the ordinance goes into effect?

Thank you for your time and consideration, we truly appreciate it.

Sincerely,

Concerned Mammoth Lakes Homeowners

Clerk

From: Chris and Erica Bernal <bernal1mail@gmail.com>
Sent: Tuesday, October 17, 2023 6:44 PM
To: Clerk
Cc: John Wentworth; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rentals - Include in Public Comments

Some people who received this message don't often get email from bernal1mail@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Good evening,

We own and operate two short term rentals in the Mammoth Lakes Community and value the city as our second home as well. We love the experiences that we enjoyed before owning our rentals as well as after ownership.

While raising our childre, we often rented other short term rental properties for our family to enjoy the beautiful mammoth lakes. This was THE ONLY way we could afford to travel with our family of four, and we valued its existence so that we could share this slice of heaven with our kids and make memories to last a lifetime. After all the area surrounding our lovely town is a NATIONAL park for us all to enjoy. We definitely could not travel and stay in a hotel and eat out every meal so the rental program was huge for our family.

After we continued to save money, we found ourselves in a place to purchase our first home with the thought that the rental monies would help pay our mortgage and also allow us to visit our favorite family spot! Within a couple of years we were able to purchase another and continue to call mammoth lakes our home away from home. We have welcomed hundreds of families who use our properties regularly and value its existence. We are proud of our ownership and our second residence. It is vital to the community as well as to the thousands of families who journey to this great area each year.

When considering a moratorium with the possibility of reducing or halting short term rentals, the first people I feel for are the families who need this program to continue to travel to the region. Tread softly when making this decision and also please know that MOST people travel out of their city for work.

The argument that the workers need to live elsewhere falls on deaf ears with me. I work in west los angeles in Brentwood area where the homes are 10 million plus. I live in the santa clarita valley where I can afford to own a home and raise my family. It takes my husband and more than an 1 1/2 hours to travel to work each day. We do this because THIS IS WHERE THE WORK is. We appreciate that our clients are high income earners and employ us. I don't complain every day that I do not live in west los angeles.... I am grateful that I have clients that can afford my services.

Without the short term rentals values of property values decrease greatly and fast. Fewer people travel to the area and the ones who are complaining about having nowhere to live affordably in the city will LOOSE their income entirely. Do I feel sorry for people who are traveling from Bishop to Mammoth in order to clean my home at $250 per visit? Absolutely NOT! This is an amazing rate for 45 minutes of work which is only afforded to them because of the short term rental program.

Mammoth thrives because of tourism and the city relies on it for the general fund. We saw businesses shutter during the COVID rental shut down and that was only for 3-4 months. Imagine a Mammoth with less rentals...it would be catastrophic for the businesses.

A moratorium is the beginning of a bigger problem. The short term rental program should also have careful consideration and regulations in place at all times, which currently as stands it does a good job of collecting taxes and monitoring health and safety. A moratorium quite simply opens the gate to city council forced reductions, restrictions and removal of licenses. It creates an immediate property value reduction that some are predicting at 40% plus! If the goal is affordable housing (which is the murmur I am hearing) there are far better ways to achieve this. Tax Incentives, partial subsidies and other options are a better fit for affordable housing not a moratorium on the rental program. A forced reduction in property values due to moratorium won't give the council a low enough rent for the workers to live in the area...it will instead *end the work and halt the businesses.* It will sacrifice the jobs for the very people that are in question.

I feel very strongly that the short term rental program needs to stay for the travel affordability of families and also for the economic vitality of the city. Before considering a moratorium or reduction in rentals both topics need evaluation. Mammoth Lakes is not owned by the residents of mammoth and the decision of its rental program should not be decided by a few people who want affordable housing for workers....there is a greater responsibility here and that is to keep a program that allows family travel to the region.

Thank you for your time and careful consideration,

Erica Bernal
661-289-2179

Clerk

From: Bita Klein <bitaklein@me.com>
Sent: Tuesday, October 17, 2023 4:58 PM
To: Clerk
Subject: STR. LTR and Resort zones - Question for meeting tomorrow (please read this and have them answer)

Importance: High

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[EXTERNAL EMAIL]

I am not clear in what you are proposing

1) how can someone that purchased the house for their vacations and at times does STR be considered to help in the long term market
This seems to be two different objectives.

2) Those of us the own in zones called "Resort" purchased based on the zoning laws set forth on our lands; it seems that the town is advancing STRs to other areas and that is what has caused problems.
Resort areas are designated as such in our deeds. How is it you guys are going above the deeds?

Clerk

From: Michele Hansen <micheleh76@gmail.com>
Sent: Tuesday, October 17, 2023 5:32 PM
To: Clerk
Subject: Mammoth Lakes Moratorium

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[EXTERNAL EMAIL]

Dear Town Council.....

I SEE SOME MAJOR ISSUES WITH THIS MORATORIUM PROPOSAL:

1. The number 1 issue is that there are currently many properties in escrow, either current or pending, they have removed contingencies and are financially on the line to purchase or forgo serious money. I encourage you, the town council, to take this into consideration whether or not you pass this ordinance to include/allow the current people under contract to be allowed to move forward with their intention on their new condo purchase to be able to acquire the required permit to be an STR in the Town of Mammoth Lakes.

2. Most buyers have calculated and have expected some type of nightly rental income prior to making an offer on the property since 90% of the condo properties in Mammoth that have been built over the years, have been zoned and CC&R's have allowed and encouraged nightly rentals.

3. Properties lacking a TOT Certificate, and targeted under this proposal, are not currently taking from the workforce rental pool as they aren't currently renting their properties on short term basis.

4. The Town and State should place greater emphasis on concerns related to Insurance Costs, Interest Rates, and taxes that are being passed through to long term renters.

5. The State of California is threatening to bring 15% tax short on long-term rentals. Consider the impacts on tourism if this tax and the local moratorium is passed.

6. Most owners with properties on a short-term rental program, or possibly looking to rent on a short-term basis, are second homeowners looking to use their property occasionally when they visit Mammoth. Having their property as a long-term rental would eliminate their ability to use their property, thus defeating the owner's purpose of owning a second home in the area. In short, the owner will still not be putting their property on a long-term program if they can't use it.

7. The State of California has made long-term rentals unattractive to landlords due to landlord's limitations on rent increases and restrictions on evictions. Many would rather see their property sit vacant than rent long term under current State laws.

8. Is the 45-Day moratorium nothing more than a means to prevent owners from obtaining TOT Certificates while the Town works to put a more permanent prohibition in place?

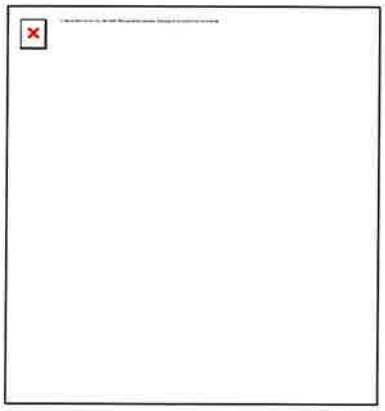
9. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue be? I have not seen a proposal on this subject. Will 50-80% of our services be discontinued?

10. I personally feel this moratorium is a terrible idea and will cause many more issues than what the town is facing right now.

11. I strongly encourage you to vote NO for this moratorium.

Thank you.
Have an amazing Day!

All the best,
Michele



Michele Hansen
Mammoth Village Properties
Mobile: (760) 914-0582
Work: (800) 934-1842
DRE# 01117688

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Clerk

From: Whitney Doiron <doiron.whitney@gmail.com>
Sent: Wednesday, October 18, 2023 6:54 AM
To: Clerk
Subject: Moratorium proposal

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[EXTERNAL EMAIL]

Hi there,

I am a true local to Mammoth - have worked at the hospital for years and I love our outdoor playground, as I am sure you do. I recently purchased a condo. My sole goal of purchasing was to be able to rent to local housing force as I was at one point homeless because I was pushed out of my own housing. Many of my friends and other locals have experienced this and some have even left because of it. I am currently renting to locals for a reasonable price, however the rent at my own place is increasing and local workforce is charging astronomical prices to keep this place up to code. These factors are not going to allow me to keep providing local housing in order to support my family. The only lucrative way to keep this house is to turn it into a STR. The moratorium proposes a 45 day ban on new licenses and I request this not be pushed forward. I further propose this ban does not be pushed for locals as I believe we should be the ones benefiting from the investment property business so we can pour more into this community we love and interact with daily instead of a couple times a year (or never). For me, turning the place into a STR would allow my family to see a shift in income and allow me to hire my local friends to manage and clean my STR with me.

I am very aware of the housing crisis. However, my current rent for my family, mortgage because of the astronomical prices we came across when ready to buy a house and the criminal overcharge any local contractor is able to get away with is is not making being a local home owner doable without turning to financial incentive of STR. And this means for my family living there or renting to local workforce. If there was a financial incentive to continue to renting to my local coworkers, I would absolutely stay in the game. I also propose that the STR tax incoming be used to incentivize homeowners to rent to locals and that locals still be encouraged fo apply for STR permits to give more opportunity to get into the investment property business. From my personal research, it does appear there are more "out of towners" benefiting from the STR income vs locals like myself - although if these numbers could be shared from your end at the meeting, the transparency would be highly regarded.

More background info on why I propose the ban not apply for locals if moved forward:
My housing hunt experience with a local realtor was overrun with out of towners FaceTiming in for properties to turn into STR, many of whom beat me out with cash offers after having never set foot in the place. I have since seen a few of these places on Airbnb and VRBO. There was a lot of heart ache in the process because of this as I knew so many friends struggling to buy as well.

As a side note not related to this current proposal, although it plays a MASSIVE role; I also propose there be something done about these local contractors who are up charging national averages by 40+% "just because it's Mammoth". I have purchased and shipped all my own materials, and there have still been up charges. On many Facebook groups, my experience is echoed ten fold. It turns out it is cheaper to hire my cousin from Kansas and pay to drive him out here, feed him daily and house him on top of labor and materials vs paying local workforce. I have slowly been broken down from the loving "support local" mindset because of these hardships I've experience "just because it's Mammoth". I believe that the businesses who have been taking advantage of people should face some responsibility or understand that their town protects their people with financial boundaries put in place.

Ultimately, I want to feel supported and protected by my town. Incentivizing me to rent to locals or allowing me to benefit from the tourism we serve and cater to without putting a ban on STR permits for locals would be the best way to do so.

Thank you for your time and I appreciate you addressing the housing issues. Best,

Whitney

Clerk

From: Karlen, Chris <Chris.Karlen@nmrk.com>
Sent: Tuesday, October 17, 2023 9:22 PM
To: Clerk
Subject: Comments for Moratorium on STR's

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[EXTERNAL EMAIL]

Hi,
I'm a property owner with an existing STR certificate. I'm deeply concerned about the proposed 45-day moratorium. This ordinance arbitrarily singles out properties in RMF-2 Zoning that have historically been permitted to operate under STR guidelines. This moratorium unfairly and punitively affects property owners in this zone as it would immediately lower property values due to the uncertainty for new owners if they could lease their unit on a short-term basis. Even just the 45-day moratorium would have an immediate effect on properties in this zone and prevent some homeowners from selling if they needed to for financial reasons (loss of a job, medical reasons, moving out of the area, etc.) For most homeowners in this zone, short term rentals are an important factor when purchasing a second home as it helps supplement the carrying costs. Since the typical buyer for these units are second homeowners, there is no intention of ever leasing them out on a long-term basis so the units are not being taken from the rental pool for local residents – the vast majority of units in this zone were never long term rentals.

If passed, I believe it would only encourage more property owners to illegally rent their units with no oversight – it was even stated on the City website that the last time this was proposed there was a glut of applications for STR's, which proves most owners want to follow the rules, which in turn benefits the City in additional business revenue. If passed, this will create ill will from property owners toward the City and discourage tourism since this arbitrary restriction will have such an impact on property values. The emails from the City keep stating "the moratorium does not affect existing STR businesses" or that it will not affect the renewal of Business Tax Certificates for existing STR businesses in 2024" – but the glaring omission is how it will most definitely affect your property value whether you operate an STR or not. This would effectively hold property owners hostage if values dropped precipitously. At the least, why not let an STR certificate transfer upon sale to a new owner? Lastly and most obvious, isn't the revenue from the taxes created by STR's a significant component to the local economy? Not to mention that STR's are also a vital component to the local workforce (housecleaning, dry cleaning, service jobs, etc.)

Clearly, I'm against the moratorium for the reasons above. I also believe it's a terrible idea as it would most certainly extend beyond 45 days (likely months) and would permanently taint those properties in the RMF-2 Zoning as being on the City's radar to not operate as STR's. If there are issues with the STR system, why not consider some measures that are less harsh than the moratorium – limit the number of nights an STR operator can lease their unit per month, perform annual or bi-annual inspections at the cost of the owner. If building more affordable housing is the goal, why not consider a tax (similar to the City of LA ULA tax) that would tax sellers and would set aside funds paid at the time of sale to help fund affordable units.

Please don't pass this moratorium as I believe the unintended consequences will far outweigh any goals that are trying to be accomplished.

Thank You,

Chris Karlen, MAI
Senior Vice President
Valuation & Advisory

NEWMARK VALUATION & ADVISORY
M 323.243.7884
Chris.Karlen@nmrk.com

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Clerk

From: Debbi Frolove <dfrolove@msn.com>
Sent: Wednesday, October 18, 2023 8:39 AM
To: Sarah Rea
Cc: Clerk
Subject: Re: more info my opinion on Question: urgency to instate a moratorium on STR

Importance: High

[EXTERNAL EMAIL]

Thank you for listening and for your consideration on all sides

I wish there were some good options for locals- since most only make about 20.00/hr
plus they usually have a car payment /food is expensive as are the utility bills here.

--they are higher per month than down south Plus tenants may have to buy wood
which has increased in price as did the electrical and then there are gas prices (!)

--- Many HOA's monthly dues in town have gone up substantially due
to damage from this past winter

----- and fire insurance has tripled for most homeowners
both condos and owners of homes
Then the snow removal prices have also really increased a lot—So homeowners carrying costs
have risen substantially

re: the cost of just living here: there is a big dichotomy between the affordability of locals
to the down south 2nd homeowners who can buy- but makes it difficult to rent to a local who
cannot afford what it costs for a 2nd homeowner to carry a property from today's interest rates and
pricing of buying Plus the utilities /insurance and HOA dues if not a home

I was a ski bum back in the '70s in Aspen and Park City when I waitressed and then found Mammoth over 30 years ago
I met my husband at Slocums 31 years ago- we are still together

so I get the passion of those who want to live and work in Mammoth
This town cannot exist without its local workforce-

I am happy that there are new projects being built for locals- but unfortunately, it is too little for the needs right now
and it all comes down to money or lack thereof per se

Thanks to the town council for letting me speak my opinion
Debbi

From: Sarah Rea <srea@townofmammothlakes.ca.gov>
Sent: Tuesday, October 17, 2023 4:27 PM
To: dfrolove@msn.com <dfrolove@msn.com>
Subject: Re: my opinion on Question: urgency to instate a moratorium on STR

Dear Debbie,

Thank you for your thoughtful comments and for participating in your democracy! I will be sure to take them into consideration as Council discusses the proposed temporary moratorium on new short term rental licenses.

Best,

Sarah

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From: Clerk <clerk@townofmammothlakes.ca.gov>
Sent: Tuesday, October 17, 2023 3:35 PM
To: John Wentworth <jwentworth@townofmammothlakes.ca.gov>; Bill Sauser <bsauser@townofmammothlakes.ca.gov>; Chris Bubser <cbubser@townofmammothlakes.ca.gov>; Amanda Rice <arice@townofmammothlakes.ca.gov>; Sarah Rea <srea@townofmammothlakes.ca.gov>
Cc: Dan Holler <dholler@townofmammothlakes.ca.gov>; Rob Patterson <rpatterson@townofmammothlakes.ca.gov>
Subject: FW: my opinion on Question: urgency to instate a moratorium on STR

From: Debbi Frolove <dfrolove@msn.com>
Sent: Tuesday, October 17, 2023 2:57 PM
To: Clerk <clerk@townofmammothlakes.ca.gov>
Subject: my opinion on Question: urgency to instate a moratorium on STR

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[EXTERNAL EMAIL]

Question for the council-

if you want to prohibit STR and to open those properties up to locals- why would someone buy a property but then not be able to enjoy what Mammoth
has to offer since renting to a local prohibits them from coming to Mammoth and enjoying our wonderful town and spending money
I just don't see someone buying a property and renting to a local and then if owners
want to come and enjoy the town of Mammoth Lakes- they will have to rent a hotel room

If a client buys it only to rent it to a local that type of buyer is called an investor

if a buyer purchases about 500,00K it will cost them TODAY about 4K a month

for PITI -that is principal interest taxes and insurance (without utilities) and the 2nd homeowner today needs 30% down payment on a loan ----- this price range is for a one bdrm

not many locals can afford $4,000 per month plus the utilities so it defeats the town council's purpose of trying to bring more rental properties to a local

Since a 500K loan will not buy a 2-3 bdrm today the price of a 2-3 bedroom for a family to rent in Mammoth none of the locals
can afford to rent

I have spoken with the administration at the hospital when I hear of a home for rent for 5-6K and they say that is beyond the reach of
a local family
and when I was in search of a local to rent a room in our house in town it was impossible to find someone at the price we
needed to help support our huge monthly costs

only people who bought years ago and before the pandemic (which artificially inflated
prices as the loan rates were so low since the government needed to stimulate the economy as
everyone was staying home due to Covid and they were not going out to spend money) can afford to rent a property to a local at
a very low rate

Anyone buying at today's loan rates cannot afford to take a loss to help subsidize the local rental market

For the last few years my husband and I have been renting a bedroom out of our home in Mammoth to a number of long-term locals-
I went through Mammoth Housing or the hospital- Mammoth Housing vetted the potential renters for us so they were a good resource

We were paying 5K for a mortgage plus utilities (propane, trash, electric, wood and snow removal, electric, trash, & water)
the utilities
added another almost $1,900/mo So for almost 7K a month to have our house we had a room for rent for $1,500 -$1,700 but which no local could afford
to help us out. The best we got was $900.00 <u>So we lost money carrying a local to live in our house</u>

We eventually had to sell last Dec as we could not continue to spend that much money and not bring in a long-term renter to help offset
at an amount we needed so we could continue to afford the home
so we sold the home and moved to Bishop

Debbi Frolove

Clerk

From: kelly@snowcreekproperty.com
Sent: Wednesday, October 18, 2023 8:15 AM
To: Clerk
Subject: item 10.2 on todays agenda

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[EXTERNAL EMAIL]

Dear TOML,

I understand the crisis for housing. I know many people affected by it.
However, I do not feel that this is the answer. There are 218 licensed agents in Mammoth.
This will affect ALL of us in a negative way.
Maybe have tax breaks, incentives, to encourage homeowners to rent their places
To locals, at a fair price. Even a 6 month rental could help a local so much, during the winter months.
Keep them from living in their car during the harsh months. And possibly the town can help supplement, with TOT funds.
This is a serious problem. But a moratorium isn't going to solve it.

Thanks for all you do,
Best,

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Clerk

From: Catherine Reiter <catiereiter@gmail.com>
Sent: Wednesday, October 18, 2023 9:03 AM
To: Clerk
Subject: OPPOSED: Short term rental moratorium, will force us to sell and leave CA!

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[EXTERNAL EMAIL]

Hello,

My husband and I rely on the income in order to pay our mortgage and support our children. We are full time workers who can't survive on one income and NEED the rental to help pay our mortgage and put food on the table. Without this additional income we will greatly suffer, and most importantly will have to sell the condo and our home in CA and move out of state. We just can not afford all the assessments and taxes added on this year on top of not renting. I am concerned the council is being very selfish and not thinking about the town, and the shops/restaurants and growing the revenue. We are invested in seeing the town grow and spending time and money on the people who work and live there full time. This is a personal investment that we decided to do in order to support our family and the town.

Removing this, for only some places, seems politically driven and a way to continue to drive more people out of town. I do not see the financial value of such a decision. This is disgusting what CA is doing to people with taxes and insurance, to add on to the cost of living and remove funds from the hard working middle class is ridiculous.

We oppose this, don't see the value, and are personally and financially impacted to a point of having to sell our house and move OUT OF STATE in order to support our children.

Catherine & Todd Reiter
248 Mammoth slopes drive

Clerk

From: Rachel S <rachellynn122@gmail.com>
Sent: Wednesday, October 18, 2023 8:40 AM
To: Clerk
Subject: Notes for today's meeting

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[EXTERNAL EMAIL]

Hello,

I'm writing to share some thoughts ahead of today's meeting, specifically regarding the moratorium on short term rentals.

I am a single female who purchased a condo two years ago as an investment/str property. It is a major source of income for me. I am also a resident of Mammoth Lakes and rent a house separately, keeping my condo solely as an investment property.

I understand that the current proposal is for a 45-day trial, but we all know that that's not going to be where this moratorium stops. So, I think it's critical to consider the long-term strategy in this discussion.

We all know the arguments - this type of moratorium will affect property values significantly, as well as revenue for the town of Mammoth. The proposal also seems not to affect all multi-family in Mammoth, which could be seen as discriminatory.

However, regardless of those arguments, I think the most important one to consider is this: Will this solve for the housing problem in Mammoth?

I attended the recent meeting for the Mono county moratorium and supported the argument that this is not the right solution for the problem. Looking at the longer term strategy, many of the investment properties in Mammoth are properties that people use as second homes, renting while they are not there. And, many of those properties have been family properties that I expect homeowners could afford to and would choose not to rent out versus renting out long term. In addition, disallowing those who look to purchase in the future to engage a str will limit the desire for people to purchase. Purchasing a two bedroom condo for $500k that can only be a full time rental, typically running around $2k-$3k/month will not be profitable. That means that we'll either see these properties sticking with the original owners, who likely are already registered as a str, or we'll see a drastic shift in the market value of our properties.

None of that will solve for the housing problem in Mammoth.

It seems obvious that a much more prudent solution would be to incentivize owners to engage in long term rentals. Positive reinforcement works much better than punishment.

Thank you for your time.

Rachel Sciacca

Clerk

From: Mark Chase <chaserealty@gmail.com>
Sent: Wednesday, October 18, 2023 9:01 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Clerk
Subject: Proposed Moratorium on Short Term Rentals

Some people who received this message don't often get email from chaserealty@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

I'm writing to voice my opinion on the proposed moratorium on short-term rentals. I'm a full-time resident with more than 30 years of experience as a commercial real estate broker and property manager.

I currently manage a large complex for the HOA and do not derive any income from short-term rentals, so I do not have any direct financial benefit from transient rentals.

The proposal ignores some basic economics and more specifically basic real estate investment economics.

An investor buys real estate to receive a desired return on investment. The two basic investment criteria are "cap rates" and "cash-on-cash" return.

Most investors want a higher return than the "safe rate" offered by a bank CD or Treasury to offset the risk of owning real estate such as repairs, vacancies and time necessary to manage the property.

Interest rate yields on CD's of 5% are currently widely available.

$500,000 (cost of studio or 1 bedroom condo) X 5%= $25,000 per year

Comparing the return on investment of a CD to the return on investment of a $500,000 condo rented at fair market rents of $2,200.00 per month the investor would receive the following return.

Cash Purchase $500,000

Annual Rent= $26,400
Less vacancy = ($2,650)
Gross Operating Income= $23,760

Minus

Property taxes 1.5%= ($7,500)
Insurance 0.35%= ($1,750)
HOA dues $450= ($5,400)
Repairs = ($2,000)
Total ($16,650)

Net Operating Income (before taxes) $7,110

The "cap rate" $7,110/ $500,000 = 1.4%

This same property with a 25% down payment and 30-year loan at 7.97% would result in negative $18,000 per year return before taxes.

The owner of this property would need to receive $4,588.00 per month just to break even.

If you use the same investment principals of an investor paying all cash for a property with a market rent of $2,400.00 per month who is willing to accept a 4% return, the maximum price they could afford to pay would be $177,750.

Net Operating Income $7,110 divided by 0.04%=$177,750.

Prior to passing a moratorium that would require property values to drop more than 50% to create a scenario where a property owner who is willing to accept a break-even investment, might create long-term housing for those who can actually afford $2,400 per month rent, the following should be considered.

1) What is the current revenue generated per year from property taxes on the approximately 3,700 units affected by the moratorium.
2) How would a reduction in property values of 20%-50% and reduced property taxes impact the town and the county.

In addition, the moratorium is effectively placing a deed restriction and implementing a change of zoning without any formal studies or processes to justify a change in zoning.

Transient rentals are a "permitted" use in RMF2 zoning.

Has the town considered the cost to defend a lawsuit that removes an existing right and potential 50% loss in property values?

Additionally, the following questions should be addressed prior to considering a moratorium that targets a specific group without any facts to suggest such an action would create the outcome proposed.

1. Incentivize property owners with rent subsidy or property tax exemption. Compared with buying a condo for $400,000-$500,000 to house one household a $12,000 per year rent subsidy could create 40 long-term rental units.

2. The current moratorium on transient rentals for single family zoned properties has produced no useful information to determine the effect of such moratoriums on creating affordable housing. What metrics can be gathered in 45 days and what metrics will be used to determine if the moratorium will be extended?

3. How many existing long-term rental units currently exist?

Mono county currently does not track this information according to the recent meeting to vote on the moratorium for Mono county.

How will the town determine if the moratorium creates more housing without knowing the existing housing available for long-term use?

4. How much housing is needed for full-time residents compared with seasonal residents working for Alterra, etc.

5. Will existing TOT licenses transfer upon a change of ownership.

These are just a few issues that should be considered before passing a moratorium that seems based on copying the actions of other communities that all have different dynamics without first analyzing if similar actions in those communities provided the desired results.

Thanks in advance for your consideration.

Best,

Mark Chase
Mammoth Lakes

Jamie Gray

From: Pk Adhikari <pkadhikarimd@gmail.com>
Sent: Wednesday, October 18, 2023 2:11 PM
To: Jamie Gray
Subject: Opposition to Mammoth rental ban

[You don't often get email from pkadhikarimd@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Hello Ms Gray

I'm writing you today and hopes of reconsideration regarding proposal of a rental van in Mammoth Lakes. Although I understand that it does not affect grandfathered/pre-existing properties that have rental licenses, I do not think that it is the best overall thing for Mammoth Lakes to begin with. I have owned it 1849 condos now for sometime and come out quite often with my entire family including Parents to enjoy the Sierras. While I understand and believe that we should have more affordable housing for locals, I think that this could be accomplished in other ways. New housing in the form of single-family units could be incentivized to have ADUs built on the property providing housing. The forest service could build workforce housing. Housing could be created in surrounding areas for locals who work in Mammoth as well.

The town's main source of revenue is bed tax and tourism. There are already rules in place where single-family homes are not allowed to do short term rental and only condominiums can . This seems somewhat appropriate but it still restrictive in a town that depends on tourism coming there. Many of the tourists bring large families or groups which cannot be accommodated appropriately in hotels. In addition, it does not allow those families to have a true family experience in one location as opposed to being scattered amongst multiple rooms.

This would also limit access to the mountain and surrounding Sierra's, which is a natural resource. It sounds quite a kin to the rental ban that Manhattan Beach put forward in the recent past that was eventually deemed by the state of California to be illegal because of limiting access to the ocean. I would just like to see Mammoth Lakes not go down that pathway.

I hope everyone involved in the decision-making is considering these things

Respectfully,

Prateek Adhikari

Jamie Gray

From: Peter Maw <petermaw@bhhscal.com>
Sent: Tuesday, October 17, 2023 7:29 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice
Cc: Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: CORRECTED: STR Ordinance - CURENT PENDING ESCROWS

Some people who received this message don't often get email from petermaw@bhhscal.com. Learn why this is important

[EXTERNAL EMAIL]

Hello to All,

My name is Peter Maw and I have been selling real estate full-time in Mammoth Lakes for the past 20 years. We had to move out to town several years ago when my wife's father in San Diego was diagnosed with brain cancer – he passed away and we have since been renting our house on Manzanita full time to a local family – we are looking forward to returning in the next few years (as we are still helping my mother-in-law down south). In the meantime, I am still active in town and with my job in real estate. I have been actively involved in the Mammoth Community over the years and I would say that the "Yes on Measure R" committee was my most proud and enjoyable experience. To this day, I look around town and continue to see the ongoing positive impact that this had and I'm thankful to have been a part of it. My wife also ran a preschool for 9 years that catered to about 20 local families per year, on average.

My purpose for this email is not to be "for" or "against" the proposed Ordinance – there will be plenty of discussion tomorrow evening and I plan to attend in person.

The purpose of this email is to discuss how current pending real estate sales will be handled by the ordinance, keeping in mind that there are about 25 pending sales at the moment, of which over half are located in zoning areas that will be directly affected by this ordinance.

I respectfully request that the following, or something achieving the same objective, be added to the Ordinance (but obviously in approved language by the Town of Mammoth Lakes):

All current pending real estate sales in Mammoth Lakes (with open escrows) that opened escrow prior to Wednesday, October 18th, 2023, be excluded from the Ordinance in this specific circumstance and be allowed to obtain a TOT permit within XX days after October 18th, 2023. In my situation, the buyer and seller opened escrow months ago with no idea of this upcoming Ordinance.

Obviously, if the property were re-sold in the future by the new owner, it would indeed be subject to the ordinance if the ordinance were still in effect at that time. So this is not a request for a permanent exclusion, just this one time given that the property is in escrow with a deal that is about to close under previously agreed upon terms and conditions.

Here is my deep concern:

Myself, and other agents, have escrows going where buyers have removed contingencies in FULL, with deposits non-refundable (on average about $40,000 that is non-refundable), per the California Purchase Contract. Sellers are required to perform and deliver the property as agreed upon and buyers entered in to contract with the sellers on the understanding that the subject property would be able to be rented nightly and a permit be able to be obtained from the Town of Mammoth Lakes. The Town of Mammoth Lakes has provided agents, and in-turn sellers, with a local form called the "Local Option Transfer Disclosure Statement" and this form is completed for each transaction, indicating

whether the property can be rented nightly or not and provided to the buyer to acknowledge and accept. Using this form, sellers have disclosed to buyers that these properties CAN be rented nightly. For that benefit to change mid-stream, after a contingency removal, is going to create serious legal trouble for all parties involved. This is a material change that has serious negative financial impact on all parties.

As mentioned above, I believe that this is a fair, reasonable and logical request to ensure that buyers for current pending sales, that went in to escrow prior to implementation of the ordinance, be allowed to secure a permit with the Town of Mammoth Lakes, within a certain time frame of the ordinance going in to effect, should it pass, and therefore have protection. Buyers expect Sellers to deliver the property as disclosed and agreed upon. Sellers need to be able to perform. A seller does not have the option to re-sell the property to someone else as, going forward, the property won't be able to get a TOT permit which affects the demand / value of the real estate negatively and they will experience a measurable financial loss. This puts every one of these escrows, and their principles, in jeopardy and I feel that the outcome is clear – but easily remedied by simple language being added to the Ordinance to protect this small but important number of transactions.

My hope is that you can all approve language that can be added to the Ordinance once you all meet and hopefully agree, possibly ahead of the Wednesday afternoon meeting, so as to put this issue to bed ahead of time. I hope that it is clear that I'm not asking for any special favors or treatment, simply that these escrows be allowed to close per the agreed upon terms of the contract that were mutually agreed upon previously, and in the case of my specific transaction, a deal that was agreed upon in writing months ago and set to close soon!

Thank you for your time and attention.

Regards,

Peter Maw

Member of the Mammoth Lakes Board of Realtors since 2003
Local property owner since 2003

Realtor® DRE 01405363
Berkshire Hathaway HomeServices California Properties
Cell (760) 914-2052
CA DRE# 01405363



SWANSON & ASSOCIATES

BERKSHIRE HATHAWAY
HomeServices
California Properties

PETER MAW | Realtor® DRE 01405363
Berkshire Hathaway HomeServices California Properties
Cell (760) 914-2052
CA DRE# 01405363

Clerk

From: Fl D <flduerr@gmail.com>
Sent: Wednesday, October 18, 2023 9:39 AM
To: Clerk
Subject: 10.18.23 Item 10.2 Short-term rental program review.

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[EXTERNAL EMAIL]

October 18, 2023
Mammoth Lakes City Council
Re: Item 10.2 Short-term rental program review.
Add to the public record.
clerk@townofmammothlakes.ca.gov

Mayor and City Council,
Is there a cap on Mammoth's population? If you continue to build, they will continue to come. If the council continues to approve large hotels, and sell every square foot of dirt to developers, than the Council's agenda item's comment under paragraph Background "...affecting the community including noise, trash, parking, and occupant safety ("Quality of Life Ordinance")" is conflating the two issues of Workforce housing vs. STRs. Implementing a 45-day STR moratorium to provide the Town to complete an analysis is not the solution.

It's simple, you keep over developing you're going to need more housing. The residents of Mammoth Lakes need to decide on what they want the town to become. A small city, or a small resort village. It is essential to comprehensively separate STRs as the root cause of the shortage of employee housing (State mandates and cities need to push back against Sacramento) and whether implementing a moratorium would effectively address this issue. It will not.

Thank you,
F. Duerr, PhD.
Snowcreek

Jamie Gray

From:	kristin accardi <kris.accardi@gmail.com>
Sent:	Tuesday, October 17, 2023 6:17 PM
To:	Jamie Gray
Cc:	John Wentworth; Sarah Rea; Chris Bubser; arice@townofmamothlakes.ca.gov; Bill Sauser
Subject:	opposition letter to Oct. 18, 2023 moratorium

Some people who received this message don't often get email from kris.accardi@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

I am writing to have my letter of opposition filed on the record for the October 18, 2023 town meeting relating to the proposed moratorium for TOT permissions. I currently own in the Mountain Shadows Condo complex and feel this is unjust to impose on only certain complexes in Mammoth. Mammoth decided originally which complexes would be allowed to rent out as a TOT property. When I purchased my condo I paid a premium price for the property because it was in the TOT rental zone. I could have easily purchased elsewhere for less money but chose to pay the higher cost to be permitted to rent my property when I was not present in Mammoth.

It is unfair to now change the rules and discriminate against only certain property owners in Mammoth. My rental property brings revenue to Mammoth. Your moratorium would cost me hundreds of thousands of dollars in lost real estate value when I sell if a new buyer could not obtain a TOT permit. I feel your "temporary" claim is disingenuous and this has a possibility of becoming permanent. If so, how did you choose which complexes would be affected? Do you plan on reimbursing me for my lost property value? Why not subsidize renters with an annual stipend if you need more housing rather than destroying the revenue we generate and risk my property resale ability?

Further, I have a local manager that does an excellent job. We currently rent out our condo on their TOT license. Your new moratorium will forbid me from renting on my own since I do not have my own TOT permit and you would now outlaw me obtaining one. Current owners should be grandfathered in and be allowed to still obtain a second licence on their property so that they can choose to operate on their own or continue with their manager. Your moratorium would force me to be at the whim of the manager. There are so many terrible ramifications with your proposal. I plan to attend the meeting to voice my opinion but also want this letter documented in the public record.

Sincerely,

Kristin Smith & Travis Smith

2289 Sierra Nevada Road
#E6
Mountain Shadows
Mammoth Lakes, CA

email: kris.accardi@gmail.com

Jamie Gray

From:	Martin Kleinbard <kleinbardm@aol.com>
Sent:	Wednesday, October 18, 2023 7:45 AM
To:	John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray
Cc:	Ted Carleton; jmorris@snowcreekresort.com
Subject:	Moratorium

You don't often get email from kleinbardm@aol.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Council members,

It has been a very long time since being involved and outspoken of the town affairs. When your loved one is dying of cancer you place personal matters ahead of the issues this town creates. Today I write as this item on the agenda to place a moratorium on Short Term Nightly Rentals in only certain areas of this town.

This Moratorium agenda bill fails on many fronts.

* The bill states that the IMMEDIATE action is necessary because of the need for employee workforce housing. Yet fails to specify any increase in workforce housing this type of temporary or permanent act will create.

* This bill makes several statements regarding the cost of purchase of residential units that is out of the reach of employees. This bill implies that somehow the town is responsible for curbing the escalating prices. This agenda bill fails as the town government is not supposed to implement laws that create a loss in value of Private property. This can be a Constitutional issue. I suppose the newer Council members do not know of the Landmark State supreme court decision handed down to the Town of Mammoth lakes in the late 1990's. This landmark decision put a end to Redevelopment Agencies in the state of California. All because of the Arrogance and short shortsightedness of the town of Mammoth Lakes Government.

The crux of the decision was due to the fact that the TOML circled the entire town in the scope of redevelopment. Redevelopment was for areas of Blight yet the Town placed the entire town described as blight ridden so the TOML could figure out what areas later. The law at the time required that areas of blight be described with specificity which it had not.

Apparently the redevelopment process was so abused it was struck down completely. The town FAILED her and it was very costly. Can we remember another big costly town FAILURE - The Airport.

* This agenda bill fails as well a it states it is a issue of public safety without stating specificity and without credible data showing so. Again it FAILS

* This agenda also fails as the areas in question were always areas of short term nightly rentals. In fact these condo complexes had rental offices and most the units were on the rental program and not available for LONG term rental. The town Fails here as well.

*This agenda bill FAILS to understand the Condo ownership. Most of the owners of these condos purchased these units to use them as vacation residences. If these units are forced off the rental

programs the owners are not going to put them out to long term rentals as the owners will not be able to use them when not nightly rented. SO the owner will not make them available. Again the town Fails at this point.

I can go on and on and on again over the FAILURES and probable legal costs this action will create. I will stop here as I feel it should suffice. Many others have already voiced their opposition.

Thank you for your time.

Martin Kleinbard

Jamie Gray

From: jodi@snowcreekproperty.com
Sent: Wednesday, October 18, 2023 10:10 AM
To: ':John Wentworth'; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray; Clerk
Subject: STR Moratorium

You don't often get email from jodi@snowcreekproperty.com. Learn why this is important

[EXTERNAL EMAIL]

Council Members,

As a concerned property owner and a REALTOR who has lived in this town for 23 years, I am appalled that more research and thinking through the consequences of this moratorium, suspending new short- term permits of RMF-2 zoned properties, will affect our local economy. We all know that the moratorium will remain in effect the entire allowed period, per the ordinance, which in that time frame will certainly do its damage!

As a REALTOR, I have sworn to protect and advocate for homeownership and property rights. I believe this ordinance would be an infringement on private property rights for the following reasons:

- First and foremost, you are segregating and singling out certain zonings. For instance, if I owned a Wildflower unit, I cannot apply for a STR permit, however, my neighbor across the street at Sierra Manors can apply for one. This is also true for numerous condominium complexes that neighbor Resort Zoning. It's apparent that Resort zoning isn't included in this moratorium because it would affect Mammoth Mountain's financial growth and would in turn create a law suit if resort zoning was included in the moratorium, with a company as powerful as Alterra.

- Property values will decrease in the RMF-2 zoned areas. If you own property in a Resort Zoned or in the Old Mammoth Road zone your property values will most likely increase. What gives our local government the authority to determine the economic advantage for some property owners and not others!

- Most of the RMF-2 properties are owned by second homeowners. With the rising cost of fire insurance, HOA fees, taxes, and utilities, the homeowners have a right to offset their cost of ownership. Studies have proven that STR's where the owner has part-time occupancy of their property DOES NOT affect long term rentals available in a housing crisis.

- The policing of the Quality-of-Life ordinance is the town's responsibility! I have factual knowledge of complaints from neighbors on a STR rental property, were ignored and not responded to by the town on numerous occasions. How does the town plan on policing illegal STR's when this moratorium goes into effect? The inability of the Town enforcement of its ordinances should not be the burden of the property owners by forcing some homeowners to financially suffer while others have a financial

gain. Did you consider the resort zoning complexes will be burden with more STR's, causing stress on management and complex amenities that already struggle with resources available to them?

- Why haven't the figures on how many STR permits have been issued versus the availability of transient rental zoned properties been released to the public? The reasoning behind the emergency moratorium has not been fully researched or you are not painting a true picture of why this moratorium needs to be put in place.

There are short term fixes the town can implement, some suggestions are:

- Encouraging owners to rent their properties to full-time tenants rather than nightly visitors by offering them financial incentives to do so.
- Impose higher fees for short term rental permits.
- Conversions of unused commercial spaces into housing.

This moratorium must not be put in place!! There are other options the town can implement, that will protect property rights and help our housing crisis! The Town Council has a duty to make educated decisions to protect ALL of its people, instead in the favor of a few!

Jodi Melton

Jamie Gray

From: Chris and Erica Bernal <bernal1mail@gmail.com>
Sent: Tuesday, October 17, 2023 6:44 PM
To: Clerk
Cc: John Wentworth; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rentals - Include in Public Comments

Some people who received this message don't often get email from bernal1mail@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Good evening,

We own and operate two short term rentals in the Mammoth Lakes Community and value the city as our second home as well. We love the experiences that we enjoyed before owning our rentals as well as after ownership.

While raising our childre, we often rented other short term rental properties for our family to enjoy the beautiful mammoth lakes. This was THE ONLY way we could afford to travel with our family of four, and we valued its existence so that we could share this slice of heaven with our kids and make memories to last a lifetime. After all the area surrounding our lovely town is a NATIONAL park for us all to enjoy. We definitely could not travel and stay in a hotel and eat out every meal so the rental program was huge for our family.

After we continued to save money, we found ourselves in a place to purchase our first home with the thought that the rental monies would help pay our mortgage and also allow us to visit our favorite family spot! Within a couple of years we were able to purchase another and continue to call mammoth lakes our home away from home. We have welcomed hundreds of families who use our properties regularly and value its existence. We are proud of our ownership and our second residence. It is vital to the community as well as to the thousands of families who journey to this great area each year.

When considering a moratorium with the possibility of reducing or halting short term rentals, the first people I feel for are the families who need this program to continue to travel to the region. Tread softly when making this decision and also please know that MOST people travel out of their city for work.

The argument that the workers need to live elsewhere falls on deaf ears with me. I work in west los angeles in Brentwood area where the homes are 10 million plus. I live in the santa clarita valley where I can afford to own a home and raise my family. It takes my husband and more than an 1 1/2 hours to travel to work each day. We do this because THIS IS WHERE THE WORK is. We appreciate that our clients are high income earners and employ us. I don't complain every day that I do not live in west los angeles.... I am grateful that I have clients that can afford my services.

Without the short term rentals values of property values decrease greatly and fast. Fewer people travel to the area and the ones who are complaining about having nowhere to live affordably in the city will LOOSE their income entirely. Do I feel sorry for people who are traveling from Bishop to Mammoth in order to clean my home at $250 per visit? Absolutely NOT! This is an amazing rate for 45 minutes of work which is only afforded to them because of the short term rental program.

Mammoth thrives because of tourism and the city relies on it for the general fund. We saw businesses shutter during the COVID rental shut down and that was only for 3-4 months. Imagine a Mammoth with less rentals...it would be catastrophic for the businesses.

A moratorium is the beginning of a bigger problem. The short term rental program should also have careful consideration and regulations in place at all times, which currently as stands it does a good job of collecting taxes and monitoring health and safety. A moratorium quite simply opens the gate to city council forced reductions, restrictions and removal of licenses. It creates an immediate property value reduction that some are predicting at 40% plus! If the goal is affordable housing (which is the murmur I am hearing) there are far better ways to achieve this. Tax Incentives, partial subsidies and other options are a better fit for affordable housing not a moratorium on the rental program. A forced reduction in property values due to moratorium won't give the council a low enough rent for the workers to live in the area...it will instead *end the work and halt the businesses.* It will sacrifice the jobs for the very people that are in question.

I feel very strongly that the short term rental program needs to stay for the travel affordability of families and also for the economic vitality of the city. Before considering a moratorium or reduction in rentals both topics need evaluation. Mammoth Lakes is not owned by the residents of mammoth and the decision of its rental program should not be decided by a few people who want affordable housing for workers....there is a greater responsibility here and that is to keep a program that allows family travel to the region.

Thank you for your time and careful consideration,

Erica Bernal
661-289-2179

Clerk

From: John Yasko <john@timsmithgroup.com>
Sent: Tuesday, October 17, 2023 4:04 PM
To: Clerk
Subject: Moratorium on Short Term Rentals

You don't often get email from john@timsmithgroup.com. Learn why this is important

[EXTERNAL EMAIL]

To Town of Mammoth Lakes Council Members and staff,

I am John Yasko, RMF2-zoned property owner for over 20 years. More recently, I purchased a slightly larger condominium to accommodate my needs and to have room for my now adult children and grandchildren to vacation in Mammoth. The prior generations of my family have been coming to and vacationing in Mammoth Lakes since the late 1940's, before Mammoth Mountain Ski area existed and well before the Town of Mammoth Lakes incorporated. We've owned a residential property off and on in Mammoth since the early 1970's. My parents sold in the early 90's, and as soon as I started my own family and could afford to buy, I made Mammoth Lakes my second home so my children could have the same experiences I did. The period of time from the late 1960's through the 1980's saw tremendous period of building and growth, primarily with developer Tom Dempsey (and builders from Southern California) that enticed vacationers from Southern California to buy a vacation home near Mammoth Mountain Ski area. Tom Dempsey built numerous 4 acre complexes with 80 – 100 units, which were established with an HOA and on-site managers unit and an on-site rental office. The manager or management couple, lived on site, was employed by and paid wages by the HOA. These managers were held accountable by the persons that employed them, the owners and elected board. Very, very, few units in these RMF-2 zoned properties were occupied as long-term rentals. Local residents didn't live in these RMF-s zoned properties and the owner usage was on average split, approximately 50% of owners did not rent their properties at all, and about 50% of owners chose to make their properties available for rent when they were not owner-occupied. Not much has changed today. I have served on a local HOA for over a decade and those numbers of owners that rent versus those that don't are accurate today.

We rent not to run a business, but to earn some rent when we weren't occupying the property to help pay the mortgage, utilities, insurance, and the HOA fees and occupancy taxes. In addition, we pay for cleaning, property management (as high as 50% property management fees in the past. There isn't a profit to be made. There is a loss in most years.

A business must turn a profit or it does not sustain itself. And with the rising costs of values and more recently, mortgage interest rates, it seems market forces themself will reduce the buyer pool that thinks they can buy a vacation home and make a profit. As in all previous decades, there has always been an issue over the lack of affordable housing for the local worker. This is an issue every community faces. It is not a Mammoth issue, a resort issue, it is an issue around the world. The town council was on the right track by purchasing the Shady Rest tract for building of affordable housing. That is the right solution versus, targeting private property owners of condominiums.

There are other issues to consider before considering a moratorium on short term rental permits:

1. First and foremost, it is my understanding 60-70% of the town budget is derived from TOT while TBID funds marketing and visitation. What happens when part-time owners revert to not renting their property at all and the inventory of short term rentals is reduced? That equals a lot less revenue to fund town facilities and assets, police and fire services, snow removal, road maintenance, parks and recreation, town staff. What is your plan to

replace this revenue in the budget? How will the Town of Mammoth Lakes pays it obligation related to the Hot Creek Aviation lawsuit? Many part time owners like myself will choose not to rent at all, short or long term.

2. Long term rental is not an attractive option, if I choose to make my property a long term rental, then I cannot vacation myself. The solution is not to rent.
3. This past legislation session saw an State assembly bill threatening to bring a statewide 15% tax on short term rentals despite over 400 local communities already collecting occupancy taxes. When TOT and state taxes on short term rentals are 30%, no one will rent short term in these communities with existing TOT.
4. The State of California is already a pro-tenant and litigious state. Fewer and fewer buyers are interested in purchasing rental investments when the current laws prevent a property owner from evicting a tenant in a timely manner for failure to pay rent or be subject to limit on rent increases. Currently, there is no limit on fire insurance premiums, mortgage interest rates, or taxes but an owner can't increase the rent by more than 10% if ownership costs are escalating?
5. Have you considered the impact on property values of RMF-2 zoned properties? These were the properties that have been zoned to permit vacation rentals, impacting many owners decision to purchase their RMF-2 zoned property vs. a SFR in Mammoth that is not eligible for nightly rental. It does not appear that limiting nightly rentals has impacted the affordability of Single Family zoned homes, why would it impact affordability of RMF-2 zoned property?

The Town of Mammoth Lakes should focus its efforts on funding the building of the additional phases of the affordable housing being constructed on the Shady Rest parcel rather than attack its source of occupancy taxes that contributed to the purchase of the Shady Rest parcel.

John Yasko

Clerk

From: Janice Gray <Janice@MammothMRG.com>
Sent: Tuesday, October 17, 2023 12:44 PM
To: Clerk
Subject: Questions regarding STR moratorium!

You don't often get email from janice@mammothmrg.com. Learn why this is important

[EXTERNAL EMAIL]

Hello,
My name is Janice Gray; I am a realtor with Mammoth Reality Group. I have a few questions that I would like addressed by the Town Counsel at their 10/18/2023 meeting:

If you vote in "an emergency short term moratorium" for 45 or longer days:

1. **Can an owner of a condominium that currently holds a "Town Rental License", sell his condo to another person, and transfer his 'Town Rental license' to the new owner as part of the sale?**
2. **Can an owner of a condo currently holding a "Town Rental license" with a rental company in Mammoth switch his "Town Rental License" to different rental company?**
3. **Does the "Town Rental License" belong to: a specific condo? or to a specific rental company? or to a specific owner?**
4. **If you implement your moratorium in the middle of an escrow, and the condo is in the RMF-2 zone, will this condo be allowed to continue with its nt/nt rental status and be able to acquire a "Town Rental License" -OR NOT?**
5. **Have you, the Town Counsil given any thought to how your proposed "45 DAY MORATORIUM" will negatively impact the value of everyone's condo in the RSF-2 zone?**
6. **Is this proposed "45 Day Moratorium" even legal without prior notification to all property owners in the RMF-2 zones?**

Janice Gray
760-914-0927
Janice@MammothMRG.com
DRE #00831051
Mammoth Realty Group, Inc.

IMPORTANT NOTICE: *Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.*

Jamie Gray

From: Sean Bradley <cal36crew@gmail.com>
Sent: Tuesday, October 17, 2023 3:06 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rental Moratorium

Some people who received this message don't often get email from cal36crew@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Town Council Members, et. al.

I am writing you all to state that I am opposed to the 45-day moratorium on short term rental licenses.

My reasons are as follows:

1. I do not see what 45-days will accomplish and highly suspect this is just the precursor to a long term ordinance.
2. I use my property and have no interest in using it as a long term rental.
3. I fear this will have unintended negative consequences on the Mammoth Lakes economy, town finances and general health of the town.
    1. Less part-time owners like myself since they will be unable to offset the cost of ownership resulting in less availability for visitors and less business activity.
    2. Higher rental rates resulting in less visitors and less business activity.
    3. Lower property values resulting in lower tax revenues.
    4. A multitude of ongoing lawsuits that will cost the town a lot of money.
    5. Other unintended negative effects I cannot foresee.

I think it would be very unwise to move forward with this ordinance. Choose wisely.

Kind regards,
Sean Bradley
449 Sierra Manor Road #8

Clerk

From: Debbi Frolove <dfrolove@msn.com>
Sent: Tuesday, October 17, 2023 2:57 PM
To: Clerk
Subject: my opinion on Question: urgency to instate a moratorium on STR

You don't often get email from dfrolove@msn.com. Learn why this is important

[EXTERNAL EMAIL]

Question for the council-

if you want to prohibit STR and to open those properties up to locals- why would someone buy a property but then not be able to enjoy what Mammoth
has to offer since renting to a local prohibits them from coming to Mammoth and enjoying our wonderful town and spending money
I just don't see someone buying a property and renting to a local and then if owners
want to come and enjoy the town of Mammoth Lakes- they will have to rent a hotel room

If a client buys it only to rent it to a local that type of buyer is called an investor

if a buyer purchases about 500,00K it will cost them TODAY about 4K a month
for PITI -that is principal interest taxes and insurance (without utilities) and the 2nd homeowner today needs 30% down payment on a loan ----- this price range is for a one bdrm

not many locals can afford $4,000 per month plus the utilities so it defeats the town council's purpose of trying to bring more rental properties to a local

Since a 500K loan will not buy a 2-3 bdrm today the price of a 2-3 bedroom for a family to rent in Mammoth none of the locals
can afford to rent

I have spoken with the administration at the hospital when I hear of a home for rent for 5-6K and they say that is beyond the reach of
a local family
and when I was in search of a local to rent a room in our house in town it was impossible to find someone at the price we
needed to help support our huge monthly costs

only people who bought years ago and before the pandemic (which artificially inflated
prices as the loan rates were so low since the government needed to stimulate the economy as
everyone was staying home due to Covid and they were not going out to spend money) can afford to rent a property to a local at
a very low rate

Anyone buying at today's loan rates cannot afford to take a loss to help subsidize the local rental market

For the last few years my husband and I have been renting a bedroom out of our home in Mammoth to a number of long-term locals-
I went through Mammoth Housing or the hospital- Mammoth Housing vetted the potential renters for us so they were a good resource

We were paying 5K for a mortgage plus utilities (propane, trash, electric, wood and snow removal, electric, trash, & water)
the utilities
added another almost $1,900/mo So for almost 7K a month to have our house we had a room for rent for $1,500 -$1,700 but which no local could afford
to help us out. The best we got was $900.00 So we lost money carrying a local to live in our house

We eventually had to sell last Dec as we could not continue to spend that much money and not bring in a long-term renter to help offset
at an amount we needed so we could continue to afford the home
so we sold the home and moved to Bishop

Debbi Frolove

Clerk

From: Rebecca Garrett <rebgroups@gmail.com>
Sent: Wednesday, October 18, 2023 3:29 PM
To: Clerk
Subject: NO to the Moratorium on STR permits

You don't often get email from rebgroups@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Dear members of the ML Town Council,

I would like to strongly voice my objection to any kind of moratorium on STR permits. This is not the way to help locals with finding housing. I applaud the Town for the developments and purchases of properties to turn into workforce housing. This is the best way to address the lack of housing for locals.

Thank you.

Sincerely,
Rebecca

Visit my website to search all current listings

Rebecca Garrett
Mammoth Realty Group
310.795.9161
DRE #01202867

DO NOT ACCEPT WIRE INSTRUCTIONS FROM MAMMOTH REALTY GROUP. CALL YOUR ESCROW COMPANY FOR INSTRUCTIONS.

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MRG MAMMOTH REALTY GROUP



Clerk

From: Alisa Mokler Harper <amokler@hotmail.com>
Sent: Wednesday, October 18, 2023 4:12 PM
To: Clerk
Subject: Public Comment Agenda Item 10.2 Short-term rental program review...

You don't often get email from amokler@hotmail.com. Learn why this is important

[EXTERNAL EMAIL]

The housing crisis in this town continues to snowball. We would like to thank the Town Council for considering a moratorium on short term rental licenses and provide some words as to why we believe it is important to enact a moratorium at this time.

This community is everything. There are very few places in the world where you can live amongst a community such as this. It's important, and it's time to put us first.

There are little to no affordable rentals in town at this moment, and the cost of purchasing property in this town is prohibitive to most locals and prohibitive to monthly renting. A single-family home currently available for purchase at 1893 Old Mammoth Rd is listed at $1,099,000. The estimated monthly mortgage payment on this 2,200 square foot home is $7,757.

Our current market is affordable only to investors who intend to rent out their homes nightly at resort town prices. We have personally watched out-of-town friends over the last ten years purchase homes in Mammoth to rent out nightly because that is the only way they could afford them. This has caused our real estate inventory to dwindle and therefore the price of property to skyrocket.

We have also watched many of our local friends and employees be displaced from their homes in favor of owners turning the property into a nightly rental or cashing in on the sellers' market. A beloved teacher in town, recently displaced, told us that they may have to move out of town because they are unable to afford a rental property, much less purchase a home.

The hotels in this town rarely run at full occupancy—there is room to pare down the condominium nightly rental market and move those potential guests to hotel rooms, where the Town of Mammoth Lakes would still be able to collect TOT dollars. We also have room in the shoulder seasons for guests who may not be able to rent at peak pricing should the inventory of nightly rentals become less available.

We recognize that projects such as the Parcel will be great for placing low-income members of our workforce. The hope is that will then free up other inventory for community members who may not qualify for the Parcel. But what happens if the only people who can afford to buy that inventory are investors who will then turn it into more nightly rentals?

The housing crisis is tearing our beloved community apart. We are losing workforce members, families, and business owners—none who can afford to rent or buy in the current market.

We encourage the Town to vote yes on enacting a nightly rental moratorium. It's time to take back our town from out-of-town investors so that we may grow stronger and more successful together.

Thank you for your time,

Alisa & Paul Harper
The Warming Hut Mammoth

Alisa Mokler Harper

The Warming Hut Restaurant
343 Old Mammoth Rd.
PO Box 8433
C: 970.581.8856

Jamie Gray

From: Terry Moser <terrymoser0@gmail.com>
Sent: Thursday, October 19, 2023 6:24 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Cc: Brian Robinett; Stephanie Cook
Subject: STR Question

Some people who received this message don't often get email from terrymoser0@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Good Morning,

We would like a little clarification in regards to our specific situation as we fall a little outside of what was discussed last night on the call/meeting/vote:

1. We executed our contract to buy a condo on 10/12/2023.
2. Found out about the moratorium on 10/14/2023
3. Agreed with the seller to pause escrow until we had clarification regarding new STRs.
4. Scheduled physical inspection 10/16/2023 (scheduled for 10/21/2023)
5. Submitted our TOT application 10/17/2023.

Question for the board:
Since we have not officially opened escrow and hit the pause button specifically for the meeting last night. Would we be "grandfathered" under our current situation?

Time is of the essence as we do not want to hold up the seller any longer than needed and this is a make or break issue in regards to us purchasing the property.

CC'd here is Brian partner with me in the purchase and Stephanie Cook the listing agent.

Thanks in advance for your help.

Terry Moser

Jamie Gray

From: Carol Kesten-Selhay <ckestenselhay@gmail.com>
Sent: Wednesday, October 18, 2023 3:47 PM
To: Jamie Gray
Subject: Fwd: Proposed STR's Restrictions and Hockey Rink

You don't often get email from ckestenselhay@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Sent from my iPhone

Begin forwarded message:

> **From:** Carol Kesten-Selhay <ckestenselhay@gmail.com>
> **Date:** October 18, 2023 at 3:44:27 PM PDT
> **To:** Ron Selhay <rselhay@gmail.com>
> **Subject: Proposed STR's Restrictions and Hockey Rink**
>
> Dear Members of the Town Counsel,
>
> I am reaching out with significant concern regarding the proposed moratorium on short term rentals (STR's) as a second homeowner at La Vista Blanc in Mammoth Lakes.
> My husband and I have been coming up to Mammoth Lakes for over 50 years and we were fortunate enough to buy a Condominium in 2018 at La Vista Blanc with the intent of being at our Condominium part time with our children and grandchildren. In order to be able to do so are plan was to do short term rental to cover some of the expense which is what we're doing. We have no plan to do long term rental. In addition, we are very sad to say that the Town Hockey Rink/Community Recreation Center has continued to change from the original plan for usage as well as structure and design which has NEGATIVELY impacted us by the prolonged construction, noise and dust/dirt. This structure has impacted our STR and lifestyle. Our gorgeous views of the mountains, trees that were cut down and sunsets that have been taken away being blocked by the most hideous structure in Mammoth Lakes; The Tensile Structure which was not the original structure proposed. The Tensile Structure was NOT the original plan presented to the community. The roof of the Tensile Structure shines so brightly in our living room slider and kitchen that we have to keep curtains and blinds closed not to mention the heat that radiates in during the warmer months. Our Condominium is in essence now in a Commercial Zone. We would greatly appreciate the City Council not passing the STR proposal. It will further negatively impact our family along with many others.
> Sincerely,
> Carol and Ron Selhay
>
> Sent from my iPhone

Jamie Gray

From: Dylan Catherina <dylan.catherina@gmail.com>
Sent: Thursday, October 19, 2023 4:39 PM
To: Jamie Gray
Subject: Moratorium on STR

You don't often get email from dylan.catherina@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

To Jamie Gray Town Clerk,

My name is Dylan Catherina and I am writing regarding the moratorium on short term rentals. Last summer, my wife and I purchased a condo in Mammoth after many years of saving up for our dream home. We love the town of Mammoth and its surrounding area deeply, it is part of who we are and we want to see it flourish in the future. I proposed to my wife on the summit of Mammoth and we want to be a part of this community for the rest of our lives.

Once we purchased the property we left our apartment and lived up here full time, as we work remotely most of the time. We eat at the restaurants in town, purchase gear from the local shops, and have friends come up nearly every weekend that brings in business. A few months ago we found out we were expecting our first child in March, which really complicated things. The local hospital in Mammoth closed its labor and delivery ward in 2022, leaving our only option to stay up here is to deliver in Bishop, which is a gamble with winter storms in March that we weren't willing to take. Our best option is to rent something down south temporarily.

I am asking that you consider an exception with our request for a short term rental permit given our situation. We only intend to rent our condo the weeks before delivery and until the baby can travel in a car for several hours. If we were to rent out our apartment for 30+ days, it would cost too much for a local salary, so our intention is to lower the cost of our mortgage by renting it out nightly, until we can live up here full time again.

Please allow our exception to the moratorium.

Thank you,

--
Dylan Catherina
dylancatherina.com
@dylan.catherina
email
609.532.6783

Jamie Gray

From: Marianne Lamutt <mzlamutt@gmail.com>
Sent: Friday, October 20, 2023 6:01 PM
To: Jamie Gray
Subject: STR Moratorium

You don't often get email from mzlamutt@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Having just learned of this moratorium through the Community e-News, I would like to share our outrage. We are homeowners and do not engage in STR's. Irrespective, to be told that we are no longer eligible, should the need arise, is outrageous and represents substantial government overreach.

And, to add salt to the wound, to see the City exempt certain areas from this restriction at the expense of all other areas is not only incredibly unfair but does not pass the smell test. Apparently the Village and Snowcreek have undue influence with the City as they are no more "resort" areas than many other communities. Over time, fewer available STRs will drive the nightly prices up - lucky Village and Snowcreek.

This type of moratorium - and forget the fact that it is "temporary" as that is how it started in Fresno, and Breckenridge and other Colorado areas - is short sighted. The housing market for locals in those areas has not improved as a result of the CO moratoriums. (Nor will it in Mammoth.) But it certainly has helped the collapse of the housing market in the CO ski areas. Talk with any real estate agent in the area. Better yet, speak with some of the homeowners who have not been able to sell homes as a result. Many prospective buyers need STRs in order to afford the property. I note that the moratorium exempts home sales which are currently underway. This is a clear acknowledgement that real estate sales absolutely will be adversely affected by this type of action. But perhaps this is not a concern of the individuals pushing for such a moratorium?

We are very disappointed to see the Mammoth city management fall victim to the misleading theory that this type of government action will resolve housing issues.

Please share our input with the Mayor and the City Council, as well as the incoming committee.

Ronald and Marianne Lamutt

Jamie Gray

From: Danielle Alcaraz <daniellealcaraz@yahoo.com>
Sent: Thursday, October 26, 2023 9:54 AM
To: Danielle Alcaraz
Subject: Opposing the Rental Ban on New Licenses

You don't often get email from daniellealcaraz@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

Subject: Opposing the Rental Ban on New Licenses

Dear Town Council Members,

I hope this message finds you well. I am writing to express my strong opposition to our town's proposed rental ban on new licenses. While I understand the town's intent to create more housing opportunities for locals, I believe that this ban may not be the most effective or equitable way to achieve that goal.

I am concerned about the potential consequences of this ban, particularly regarding property rights and property values in our community.

Here are some key points to consider:

1. **Utilization of Properties:** Many property owners, including myself, use our properties regularly and have no interest in long-term leases to locals. Short-term rentals allow for flexibility and personal use, and this ban would limit our choices as property owners.

2. **Tenant Rights and Property Owner Rights:** The State of CA has stringent tenant rights laws that can be challenging for property owners, especially with long-term leases. This is one reason many of us choose not to rent our properties for over 30 days.

3. **Financial Implications:** The ban on short-term rentals would have significant financial implications for property owners. Monthly overhead costs, including mortgages, property taxes, and HOA fees, often exceed the potential rental income, putting property owners at a financial disadvantage. Why should I cover a $3K-$5K loss every month? This is not our responsibility to provide affordable housing to locals.

4. **Property Values:** This ban will still not give locals affordable options. The median home/condo price is $700K even and with interest rates at 10%, this is still not affordable to the locals. Banning STR will not make the property values drop so dramatically that locals will be able to afford to live within the community.

I understand the town's desire to make housing more affordable for locals, but there are alternative solutions that can be explored. These include building housing in outlying areas, incentivizing single-family homeowners to build Accessory Dwelling Units (ADUs), and collaborating with the Forest Service to create workforce housing on their land. These approaches can help address the housing issue without infringing on property rights and affecting our town's main source of revenue, such as bed tax. Affordable housing is not the responsibility of the homeowner. You will create a terrible economy for Mammoth Lakes.

I kindly urge you and your fellow decision-makers to reconsider the rental ban proposal and explore alternative solutions that can address the housing shortage in our community effectively while respecting property rights and values. I believe that by working together, we can find a balanced and sustainable solution that benefits both locals and property owners.

Thank you for your attention to this important issue, and for your efforts to preserve property values and rights in our community.

Sincerely,

Danielle Alcaraz

Jamie Gray

Subject: FW: Rental licenses for new properties

From: Jenny Milnes <Jenny.Milnes@redbullperformance.com>
Sent: Tuesday, October 17, 2023 2:20 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Subject: Rental licenses for new properties

You don't often get email from jenny.milnes@redbullperformance.com. Learn why this is important

[EXTERNAL EMAIL]

Hi Dan. I am writing you today to share my thoughts on the new measure to ban rental licenses on new properties. I am strongly opposed as I believe it will cause a series of negative events that will NOT solve the problem of unaffordable housing and it will hurt the people of Mammoth Lakes. First, the price of condos will likely plummet because the market of buyers will drastically decrease when there isn't a possibility of renting short term. Homeowners will not sell unless they absolutely must, which will hurt all workers in the real estate business. Overtime, as more condos begin to sell and there are less short-term rentals available, the demand will go up and the short-term rental prices will increase. Skiing is already unaffordable for most, and surge in accommodation costs could result in fewer visitors & less spending in Mammoth Lakes. This will impact the job market & need for local workers.

I believe that it is the responsibility of the Mammoth Mountain to find affordable house, not the responsibility of homeowners. I urge you not to pass this measure as I truly believe it is not the solution to the problem that needs to be solved.

ATHLETE PERFORMANCE CENTER LOS ANGELES

Jenny Milnes • Director of Business Operations
2700 Pennsylvania Ave• Santa Monica, CA 90404 • USA
+1 424-353-9972
jenny.milnes@redbullperformance.com • www.redbull.com
RED BULL GIVES YOU WINGS

Jamie Gray

From: Rob Patterson
Sent: Monday, October 30, 2023 10:07 AM
To: Jamie Gray
Subject: FW: Opposition to STR Moratorium

FYI

From: Timothy Hogan <tim@timothy-hogan.com>
Sent: Monday, October 30, 2023 9:24 AM
To: Rob Patterson <rpatterson@townofmammothlakes.ca.gov>
Subject: Opposition to STR Moratorium

You don't often get email from tim@timothy-hogan.com. Learn why this is important

[EXTERNAL EMAIL]

Dear Rob,

I am writing to express my opposition about the recent decision to limit STR (Short Term Rental) permits.

Firstly, my deep affection for Mammoth and the Sierras is unwavering. My wife and I were fortunate to officially join the Mammoth community this past year, after a decade of cherished weekends and storm-chasing trips.

We responsibly maintain a TOT license and operate our property within the zone affected by the moratorium. We've invested heavily in renovations from local contractors and we contribute significantly more in taxes than the previous owners.

It's evident that Mammoth, being a sought-after resort town, faces the challenge of limited supply. With property values skyrocketing nationwide due to pandemic influences, Mammoth is no exception. While STRs might play a role in property valuation, laying the blame solely on them in the pursuit of affordable housing is an oversimplification.

If affordable housing is the primary objective of the council, then the approach should be comprehensive, ensuring no section of the community is unfairly targeted.

Let's consider some numbers:
- Median Mammoth home price: $845K (a 16% increase from last year).
- Median household income in Mammoth: $77,545 or $6,462 monthly.
- A typical mortgage, with 20% down payment at 7% interest over 30 years, equates to approximately $4,200 monthly - consuming 65% of the median household's income.

To make housing truly affordable for the median household, property values across the board would need to drop drastically, tanking the economic stability of our beloved town. This is not a viable option.

Furthermore, the council should clarify whether the primary aim is home *ownership* or *affordable housing*. These objectives, while related, require different approaches. First off, the notion that everyone must own a home is a cultural construct, as highlighted in Adam Ruins Everything: https://www.youtube.com/watch?v=ydca1wzlheg

Acknowledging Mammoth as a tourist destination means recognizing tourists as valued customers, and our entire economy as a business. Tourists *are* our local economy, a fact seemingly appreciated by the council given the proposed increase in the tourism advertising budget.

Mammoth thrives on businesses, from individual STR owners like myself to larger entities like Alterra and Limelight. All businesses, especially the large ones, require a robust workforce. Historically, sizable corporations would provide housing for their staff. Shouldn't the major businesses in Mammoth bear responsibility of housing their employees? Surely Alterra and Limelight can afford it more than individual homeowners who have saved their entire lives and invested in the town! It is counterproductive, myopic and discriminatory to punish individual homeowners and torpedo property values in a misguided attempt to combat the STR industry.

In conclusion, if the council's genuine intent is to promote affordable housing, I urge a reconsideration of the current strategy. Instead, focus on holistic solutions that ensure both the vitality of our town and the well-being of its residents.

Thank you for your attention to this matter.

Sincerely,

Timothy Hogan
917.751.0358



Tim Hogan
Founder - Director/Photographer
Timothy Hogan Studio

tim@timothy-hogan.com 9177510358

www.timothy-hogan.com

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Mammoth Lakes Town Council
Agenda Action Sheet

Title: Consider adopting a resolution accepting the Eastern Sierra Comprehensive Economic Development Strategy (CEDS)

Council Meeting Date: 10/18/2023

Prepared by: Daniel C. Holler, Town Manager
Nolan Bobroff, Acting Community and Economic Development Director

Recommended Motion: Review the final CEDS document and adopt a resolution of acceptance

Background: The Eastern Sierra, including Alpine, Inyo and Mono Counties, has completed the development of a regional economic development strategy required to access federal funding opportunities known as a Comprehensive Economic Development Strategy (CEDS). The project is funded by a grant provided by the Rural County Representatives of California (RCRC) and has been prepared by Thomas P. Miller and Associates (TPMA). A stakeholder committee comprised of staff from each member agency as well as TPMA worked on the process to complete the draft CEDS which included comprehensive stakeholder meetings throughout the Eastern Sierra during the week of April 24, 2023. The draft CEDS was reviewed by the public from July 31-August 30, 2023 and comments have been incorporated into the document as appropriate. The draft document has been provided to the US Economic Development Administration (EDA) for review and they have confirmed that it meets all of the requirements for acceptance.

Summary: The draft CEDS is a strategic roadmap to promote sustainable economic growth and prosperity in the region. This document reflects the collaborative efforts of various stakeholders, including local businesses, community organizations, and government agencies, with the aim of enhancing the economic well-being of our communities. The adopted CEDS will be used to help guide economic development in the Eastern Sierra and will also make the Town eligible for additional grant funding through the EDA and other sources.

The process requires that the elected bodies of the partner agencies adopt a resolution of support for EDA acceptance of the CEDS. The Eastern Sierra Council of Governments (ESCOG) will be the entity that submits the CEDS to the US Economic Development Administration (EDA) for formal approval.

Attachment 1 – Resolution accepting the CEDS document
Eastern Sierra Region CEDS

RESOLUTION NO. 2023-__

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, ACCEPTING THE EASTERN SIERRA COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR ALPINE, INYO AND MONO COUNTIES, THE TOWN OF MAMMOTH LAKES AND THE CITY OF BISHOP AS PREPARED AND AUTHORIZING THE EASTERN SIERRA COUNCIL OF GOVERNMENTS TO SUBMIT TO THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

WHEREAS, U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) to be accepted by the Alpine County Board of Supervisors, the Inyo County Board of Supervisors, the Mono County Board of Supervisors, the Mammoth Lakes Town Council, and the Bishop City Council and the EDA prior to consideration of certain federal funding; and

WHEREAS, a CEDS is a document developed by jurisdictions for the United States Economic Development Administration (EDA) to apply for vital funding for community economic development initiatives; and

WHEREAS, the Counties of Alpine, Inyo and Mono, Town of Mammoth Lakes and City of Bishop conducted its CEDS process following federal Code of Federal Regulations (CFR), 13 CPR §303.6; and

WHEREAS, the CEDS takes into account and, where appropriate, incorporates or leverages other regional planning efforts, including the use of available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives; and

WHEREAS, the CEDS process analyzes existing regional conditions, opportunities, and global economic conditions, leading to a region-specific strategy-driven plan for economic prosperity; and

WHEREAS, the CEDS must be updated every five years to stay relevant with changing economic conditions and to qualify for U.S. Economic Development Administration (EDA) funding assistance under its Public Works and Economic Adjustment Assistance programs; and

WHEREAS, in addition to summarizing the status of the local economy and areas of opportunities, the focal point of the CEDS is identification of projects that may be eligible for federal grant funding; and

WHEREAS, adoption of the CEDS is a federal requirement which the Alpine County, Inyo County and Mono County, Town of Mammoth Lakes, City of Bishop, and qualified organizations within the region, must meet to apply to EDA for Public Works or Economic Adjustment Assistance Program grants; and

WHEREAS, the Eastern Sierra Council of Governments serves as a regional joint powers authority representing Inyo County, Mono County, the Town of Mammoth Lakes, and the City of Bishop, and is the appropriate regional organization to serve as the lead agency to submit the CEDS to the EDA.

NOW THEREFORE BE IT RESOLVED by the Mammoth Lakes Town Council that:

1. After reviewing the CEDS document attached hereto as Exhibit A, hereby accepts the report and authorizes the Eastern Sierra Council of Governments to submit the CEDS to the Economic Development Administration.
2. Adoption of this Resolution is not a Project as that term is defined by the California Environmental Quality Act.

Passed and adopted this 18th day of October, 2023

_____
John Wentworth, Mayor

ATTEST:

_____
Jamie Gray, Town Clerk

EXHIBIT A

2024-2029 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)



Eastern Sierra Council of Governments

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

Eastern Sierra Region

2024-2029

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This Comprehensive Economic Development Strategy is made possible in part from a grant from US Department of Commerce Economic Development Administration (EDA).

Golden State Finance Authority is honored to have served as the contract manager and grant administrator for this project on behalf of its member counties.

Executive Summary

The following Comprehensive Economic Development Strategy (CEDS) represents a commitment towards collaborative economic development between key stakeholders in Alpine, Inyo, and Mono Counties. These counties comprise the Eastern Sierra Region of California and together are planning for economic prosperity through the leveraging of shared strengths and navigation of shared challenges.

The plan will be adopted by the Eastern Sierra Council of Governments (ESCOG), which includes Inyo and Mono Counties as members. Alpine County will adopt the plan through a resolution and work closely with ESCOG and its member agencies throughout implementation.

About The Eastern Sierra Council of Governments

The Eastern Sierra Council of Governments (ESCOG) is a Joint Powers Authority (JPA) agency made up of the following member agencies: City of Bishop, the Town of Mammoth Lakes, Inyo County, and Mono County. The ESCOG coordinates regional planning and economic development efforts throughout the Eastern Sierra, working cooperatively with local, state, and federal partners to support community development, economic diversification, sustainable recreation, ecosystem management, and climate resiliency for a more prosperous, sustainable, and resilient region.

The ESCOG is empowered to work across jurisdictional boundaries by the Sustainable Recreation and Ecosystem Management Program, the Community Economic Resiliency Fund Pilot Program and the Inyo Mono Broadband Consortium Program, which were adopted by the resolution of all four member agencies[1].

The ESCOG will serve as the lead entity in the region to submit the plan to the US Department of Commerce Economic Development Administration (EDA), track plan progress and submit annual progress reports as required by the EDA.

1 Organization description provided by ESCOG

SWOT Analysis

Strengths

- Connection to Community
- Tourism & Recreation Industry
- Community Resilience
- Natural Assets

Weaknesses

- Housing
- Public & Utility Land Ownership
- Talent Attraction & Retention
- Remoteness

Opportunities

- Housing & Infrastructure
- Education & Entrepreneurship
- Industry Diversification
- Transportation

Threats

- Climate Change & Natural Disaster
- Infrastructure
- Government Relations
- Cost of Living

VISION STATEMENT

The Eastern Sierra region envisions a future which includes economic prosperity and environmental stewardship realized through collaborative efforts to preserve natural assets and historic culture, enhance regional connectivity and resiliency, and advance vibrant and inclusive communities.

Strategic Action Plan

The strategic action plan builds on this vision by building goals and objectives around the following focus areas:

ACCESS & CONNECTIVITY

From roadways to broadband to air travel, the importance of connectivity was a focus in stakeholder sessions and is supported by regional data and literature.

COMMUNITY & CULTURE

The Eastern Sierra region boasts a strong culture of community among the residents, workers, and other key stakeholders with vested interest in the success of the region and its economies.

ECONOMIC EXPANSION & DIVERSIFICATION

With the undisputed asset of a healthy tourism and outdoor recreation industry, regional leaders want to leverage the industry's benefits for economic growth while pursuing opportunities for economic diversification in pursuit of increased community resiliency.

ENVIRONMENTAL RESILIENCE & SUSTAINABILITY

The region has a robust inventory of natural assets to protect, frequent exposure to natural hazards, and a population accustomed to persevering and "bouncing back," calling for efforts related to environmental resilience and sustainability.

GOVERNMENT AFFAIRS & ADVOCACY

Regional collaboration and advocacy with state and federal entities is an important strategic implementation item and essential to pursue promising state and federal funding opportunities.

HOUSING AVAILABILITY & LAND USE

The extremely limited supply of privately owned land within the region colored the discussion around housing and land use, with stakeholders frustrated by rising housing costs and lack of opportunities for development.

ACCESS & CONNECTIVITY

GOAL: Improve and enhance regional access and connectivity within the region and with surrounding geographies.

- Increase access to digital resources through broadband infrastructure buildout across the region.
- Enhance the regional transportation network to provide residents, visitors, and businesses with more accessible, reliable options for moving in, out, and within the region.
- Enhance emergency response services to ensure remote communities are equipped for periods of time with no access to services.

COMMUNITY & CULTURE

GOAL: Maintain and capitalize on strong community culture.

- Improve partnerships and interagency collaboration to benefit localities and facilitate regionally-focused efforts.
- Garner support for new economic development-related initiatives, projects, etc. by developing and capitalizing on strong community engagement.
- Enhance the region's existing quality of life with additional amenities to attract and retain talent.
- Strengthen tribal relationships in the communities and counties and involve leadership in conversations and decisions to plan and implement strategies.
- Build out a more robust, uniform regional communication strategy for sharing information, including emergency responses, with people who live, work, and recreate in the region.

ECONOMIC EXPANSION & DIVERSIFICATION

GOAL: Grow and diversify the regional economy through support of existing and new businesses.

- Build relationships with existing businesses and respond to their needs.
- Build upon and transform opportunities for businesses to convene by industry sector to better understand and address common issues related to supply chain, workforce, etc.
- Enhance network of entrepreneurial and small business resources to encourage new business development within the region.
- Initiate and support efforts related to real estate solutions that complement industry and residential needs.
- Thoroughly study and review the status of the labor market and gaps in workforce services provision, for both employers and individuals.
- Identify additional data-informed opportunities that may exist for economic diversification and expansion.

ENVIRONMENTAL RESILIENCE & SUSTAINABILITY

GOAL: Prioritize opportunities to preserve natural assets and support service provision needs of residents during weather and disaster events.

- Reduce the challenges experienced by residents and visitors during climate events.
- Enhance the network of industry and community stewards to develop, adopt, and promote guidelines for sustainable tourism.
- Consider sustainable tourism as a budding industry with workforce needs and entrepreneurial opportunities.

GOVERNMENT AFFAIRS & ADVOCACY

GOAL: Promote stronger government affairs & advocacy efforts.

- Build capacity within ESCOG and its partners for improved government affairs, prioritizing relationship-building with the key state and federal entities who directly impact the implementation of CEDS strategy recommendations.
- Study the broader economic impact of regional strategy recommendations to garner more support from state and federal government agencies.
- Equip local government partners with knowledge and capacity for identifying and securing federal funding to ensure relevant opportunities can be pursued.

HOUSING AVAILABILITY & LAND USE

GOAL: Increase stock and availability of housing units with a focus on affordability for regional workforce.

- Increase amount of available land for private development.
- Work to improve and expand housing stock on available land.
- Expand additional housing options within affordable range for regional workforce.

The strategic action plan includes an evaluation framework to support implementation. It provides action steps, timelines for implementation, suggested metrics, and possible funding sources. The ESCOG will review progress on an annual basis and use the evaluation framework to assist with submission of the CEDS Annual Performance Report required of the EDA. Strategies and implementation plans may be updated as new information is gathered or new priorities are identified.

Recent updates to the EDA's guidelines for the CEDS process include that the concept of economic resilience must be incorporated into the process and the final plan. In the Eastern Sierra CEDS, economic resilience emerged as a theme that touched several main themes and priority areas and is incorporated in several key areas throughout the plan.

Introduction

This CEDS represents a commitment towards collaborative economic development between key stakeholders in Alpine, Inyo, and Mono Counties. These counties comprise the Eastern Sierra region of California, and together are planning for economic prosperity through the leveraging of shared strengths and navigation of shared challenges.

The plan will be adopted by the Eastern Sierra Council of Governments (ESCOG), which includes Inyo and Mono Counties as members. Alpine County will adopt the plan through a resolution and work closely with ESCOG and its member agencies throughout implementation.

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2 Organization description provided by ESCOG

What is a CEDS?

A Comprehensive Economic Development Strategy (CEDS) is a unified, regionally focused action plan that provides a framework for an area's economic growth and community development. The CEDS serves as an economic blueprint for the region and establishes a collaborative process that will help create jobs, foster more stable and diversified economies, and improve living conditions. It is a continuous planning process that addresses the economic challenges and opportunities of an area, providing objectives to strengthen economies through regional strategies which focus on economic and workforce development, quality of life, transportation, and other vital infrastructure. This five-year CEDS will guide the direction of the Eastern Sierra region from 2024-2029, encouraging new, collaborative efforts at the regional and local levels.

The Eastern Sierra CEDS addresses the four required elements of a CEDS, including:

- **Summary Background** of the region's economic conditions and demographics.
- **SWOT Analysis** to identify the region's strengths, weaknesses, opportunities, and threats.
- **Strategic Direction/Action Plan** to incorporate tactics identified through the planning process, other plans, and stakeholder feedback to develop the priority strategies for the region.
- **Evaluation Framework** to identify and monitor performance measures associated with the plan.

For more information about the EDA and investment priorities related to CEDS, please visit https://www.eda.gov/funding/investment-priorities.

Eastern Sierra Comprehensive Economic Development Strategy

The CEDS builds on the region's strengths, prioritizes key regional priorities, and emphasizes intentional collaboration to encourage coordinated growth and prosperity, as informed by data analysis and stakeholder engagement. The 2024-2029 Eastern Sierra Regional CEDS was designed for regional, city, and county economic development practitioners, business leaders, elected officials, and stakeholders implementing programs that support the growth of businesses and enhance opportunities for individuals to access economic mobility in the region. The key component of this CEDS is to maintain and bolster the regional economy and job growth by continued linkage of the region's workforce skills and strengths, recreational assets and amenities, and to meet the needs of high-growth and emerging industries by maximizing assets in each of the three counties.

Summary Background and Regional Overview

Cultural Assets

General Community Culture

The Eastern Sierra region in California includes Alpine, Inyo, and Mono Counties. The region boasts a rich history of mining, ranching, and agriculture, which has influenced the region's cultural heritage, and it is also known for its stunning natural beauty and abundance of outdoor recreational experiences. The region is home to the Sierra Nevada Mountain Range, including Mount Whitney, the highest peak in the contiguous United States, as well as a few national forests, wilderness areas, and state and national parks. Residents and visitors can experience desert and mountain landscapes with access to lake settings as well. The Eastern Sierra region is largely rural, with many small towns and communities scattered throughout the region. These rural areas offer a unique blend of traditional and modern lifestyles, with a focus on outdoor recreation and a connection to the natural environment.

Tribal Communities

The Eastern Sierra Region includes a significant population of indigenous communities. Each tribe has a rich history in the region and provides meaningful economic impact for the counties in which they are located.

Alpine County is densely populated with indigenous people making up about a quarter of the entire county's population[3]. It houses some land belonging to the Washoe Tribe of California and Nevada, though most of the tribe's land and resources reside in Nevada. The Hung-A-Lel-Ti Community, also known as the Woodfords Community is the Southern band of the Washoe Tribe and is located in the Woodfords/ Markleeville area of Alpine County. Key assets here include the Woodfords Indian Education Center (WIEC) which provides education services to tribal youth and the Hung-A-Lel-Ti Wellness Center and Gym which hosts recreational activities and aspires to offers Washoe language and cultural classes for the community.

3 Headwaters Economics and U.S. Census Bureau

Inyo County is home to the Fort Independence Tribe of Paiute Indians, Bishop Paiute Tribe, the Lone Pine Paiute-Shoshone Tribe, the Big Pine Paiute Tribe of the Owens Valley, and Timbisha Shoshone Tribe of Death Valley. Inyo County's active economic development efforts put forth by tribal communities have led to many unique assets. A large travel plaza within the Fort Independence reservation welcomes visitors to the area's natural desert beauty. The Bishop Paiute Tribe boasts an exciting casino and commercial park that currently houses a Bureau of Land Management facility, DMV office, the Toiyabe Indian Health Project, and more. Finally, the Owens Valley Paiute-Shoshone Cultural Center is a critical resource for the entire Eastern Sierra region in terms of historic preservation and community programming, as a center dedicated to sharing and preserving the history and cultural heritage of those indigenous to the Owens Valley.

Mono County is home to the Bridgeport Indian Colony, Utu Utu Gwaitu Tribe of the Benton Reservation, Mono Lake Kutzadika'a Tribe, and Antelope Valley Indian Community. These tribes maintain strong connections to their land, traditions, and communities which influence many of their current activities. Benton Station, owned and operated by the Benton Paiute Reservation, has been running for several years and is a beloved stop for travelers visiting Yosemite National Park and surrounding attractions. The Bridgeport Indian Colony has taken a leadership position in Northern Mono County by recently purchasing the Walker Country Store and Bridgeport General Store. Mono Lake Kutzadika'a Indian Community Cultural Preservation Association organizes traditional walks annually coordinating with neighboring tribes to experience the land and ecosystems and pass down valuable historic knowledge.

Tribal Communities in the Eastern Sierra Region	County
Washoe Tribe of California and Nevada	Alpine
Antelope Valley Indian Community	Mono
Bridgeport Indian Colony	Mono
Mono Lake Kutzadika'a Tribe	Mono
Utu Utu Gwaitu Tribe of the Benton Reservation	Mono
Big Pine Paiute Tribe of the Owens Valley	Inyo
Bishop Paiute Tribe	Inyo
Fort Independence Tribe of Paiute Indians	Inyo
Lone Pine Paiute-Shoshone Tribe	Inyo
Timbisha Shoshone Tribe of Death Valley	Inyo

Table 1: Tribal Communities in the Eastern Sierra Region

Regional Tourism Assets

There is significant pride across the region for the unique, accessible natural assets that attract visitors from near and far. Many visitors that come to the region for various recreation and tourism activities are residents of other areas in California. For example in Mono County, Californians comprised nearly half of the County's total visitation in 2018[4]. Other visitors to the region come from all corners of the United States, as well as internationally, due to the draw of well-known assets including, but not limited to, Death Valley National Park and the Pacific Crest Trail. The region's tourism partners showcase a wide range of experiences and activities, including guided tours and maps around themes of leaves changing and arts and culture, hot spots for wildflowers and fishing, theater festivals, and outdoor recreation activities for all four seasons. The region houses several museums that showcase artifacts and tell the stories of the tribes and settlers that have contributed to the rich history in the region.

Outdoor enthusiasts can enjoy a wide range of activities in the Eastern Sierra, including hiking, backpacking, camping, fishing, hunting, rock climbing, mountain biking, and winter sports such as skiing and snowboarding. The region is also a popular destination for water sports, with numerous lakes, rivers, and streams offering opportunities for boating, kayaking, canoeing, and paddleboarding.



4 Profile of Mono Visitors & Economic Impacts of Tourism

Natural Assets

The Eastern Sierra region's natural assets are plentiful[5]. Death Valley National Park is located in the southeastern part of Inyo County and features breathtaking landscapes, including sand dunes, salt flats, and rugged mountains, and offers a wide range of activities for visitors, including but not limited to hiking, camping, wildlife viewing, and stargazing. Mono County boasts the Mammoth Lakes area, with world-class skiing and snowboarding. The John Muir Wilderness in the Inyo National Forest spans 100 miles across the Sierra Nevada mountain range and offers some of the best backpacking opportunities in the region. The Pacific Crest National Scenic Trail, including the John Muir Trail, spans 2,650 miles from Mexico to Canada and passes through Alpine, Inyo, and Mono Counties, a unique experience for backpackers and equestrians.

A non-exhaustive list of notable natural assets includes:

- Alabama Hills Recreation Area
- Ancient Bristlecone Pine Forest
- Ansel Adams Wilderness
- Bodie State Historic Park
- Carson River Hot Springs
- Death Valley National Park
- Devils Postpile National Monument
- Eldorado National Forest
- Headwaters to Lake Tahoe
- Hoover Wilderness
- Humboldt-Toiyabe National Forest
- Inyo National Forest
- Manzanar Historical Site
- Mono Basin National Forest Scenic Area
- Mono Lake Tufa State Natural Reserve
- Mount Whitney in the Sierra Nevada range
- Sierra National Forest (just outside the region)
- Stanislaus National Forest
- Yosemite National Park (just outside the region)

5 California Wilderness Areas

Demographic and Socioeconomic Data

Population Estimates

The data presented in this section has been collected for the purpose of identifying trends and other aspects associated with economic development strategies. In many cases the data comes from public sources such as the U.S. Census Bureau (Census) and the American Community Survey (ACS), for which the 2021 5-Year Estimates are presented. These data sets are widely regarded as the most accurate estimates available. However, these sources do have their limits. In the case of very low-population regions, the ACS estimates have an unusually high reported margin for error. Such is the case with Alpine County, California[6]. Because Alpine County is only one of three counties presented in much of the data sets and estimates below, the effect on the overall accuracy is not necessarily problematic. However, in situations where only Alpine's estimates are presented, the uncertainty in this data should be considered.

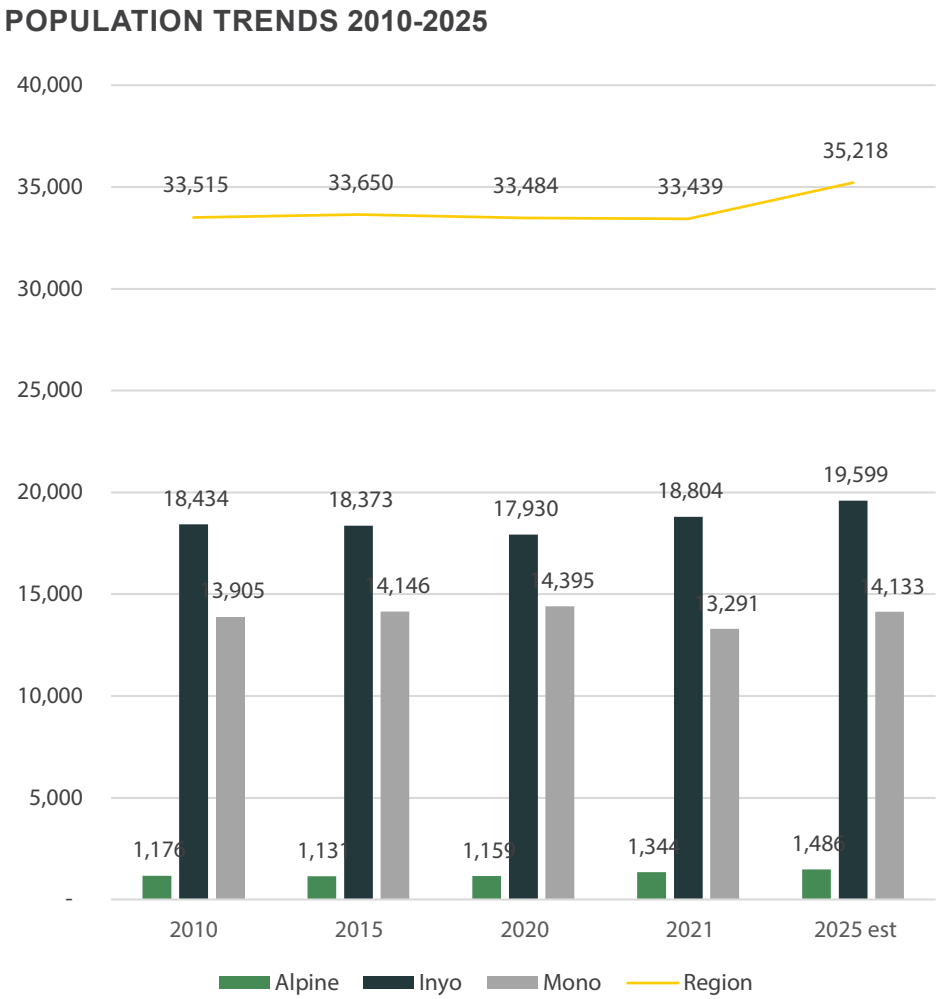


Figure 1: Eastern Sierra Region Population Trends. 2010-2025 (proj.). Sources: ACS/ Lightcast Q1.2023.

6 For example, the estimated 2021 population for Alpine County is 1,344, but the Margin of Error (MoE) is stated as a plus or minus 228. This means that the ACS estimates with 95% certainty that Alpine County's population is somewhere between 1,116 and 1,572. These high MoEs suggest a relatively large uncertainty in the accuracy of the data presented.

Age

The population pyramid in Figure 2 contains the population, gender, and age distribution estimates for the three-county region. Of note is the 20+ percent of the population that is older than the "retirement age" of 65. Adding individuals 55-64 years old who are "approaching retirement" brings the number of individuals over 55 years to 36.44% of the population. This is ten percentage points higher than the statewide average. For context, there are fewer individuals between 25 and 54 years of age in the region of Alpine, Inyo, and Mono counties than over 55 years of age.

This aging population may pose a threat to the regional economy in the coming years as another 16.3% of the population will reach age 65 in the next ten years. This likely means that more people will exit the workforce than will enter it if current trends remain consistent. An aging population can also place a greater strain on regional resources, infrastructure, and services.

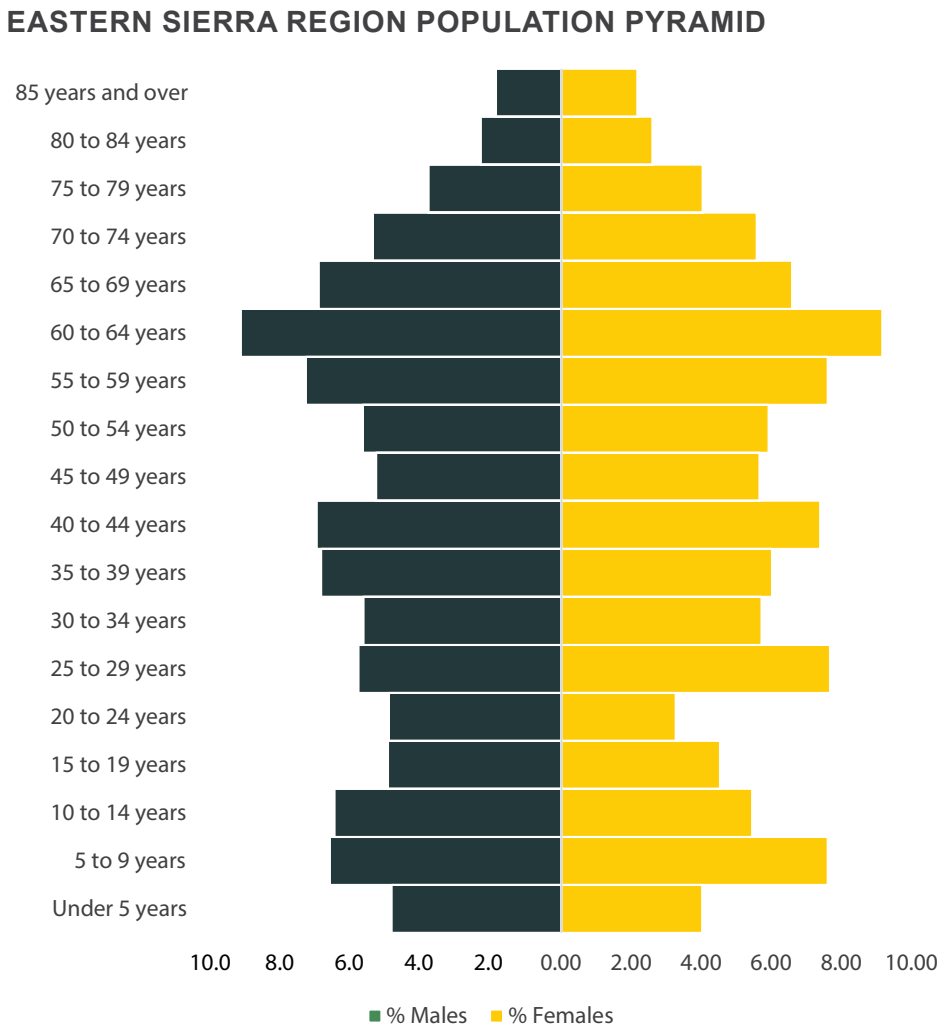


Figure 2: Eastern Sierra Population Pyramid, Source: 2021 ACS 5-Year estimates

Race and Ethnicity

Overall, the racial breakdown of the three-county region is just over three-quarters White, over eight percent American Indian and Alaskan Native, and another 8.5 percent two-or-more races. Mono County has the largest percentage of White and Asian-American residents.

According to ACS estimates, the three-county Eastern Sierra region is roughly one-quarter Hispanic or Latino. Inyo and Mono Counties largely represent a similar ethnic distribution. However, estimates for Alpine County indicate that the population is just under 15% Hispanic or Latino.

POPULATION BY ETHNICITY

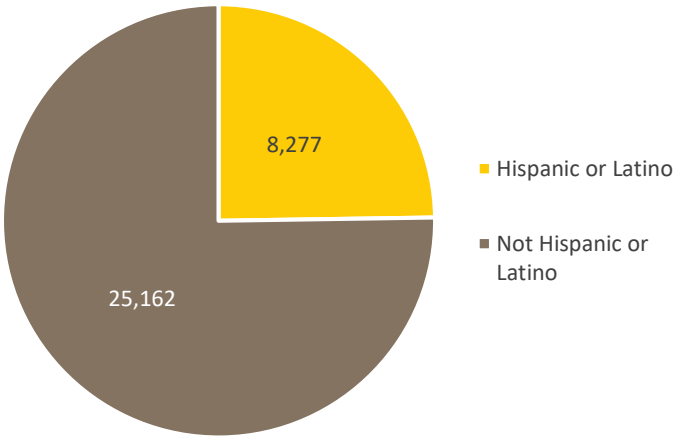
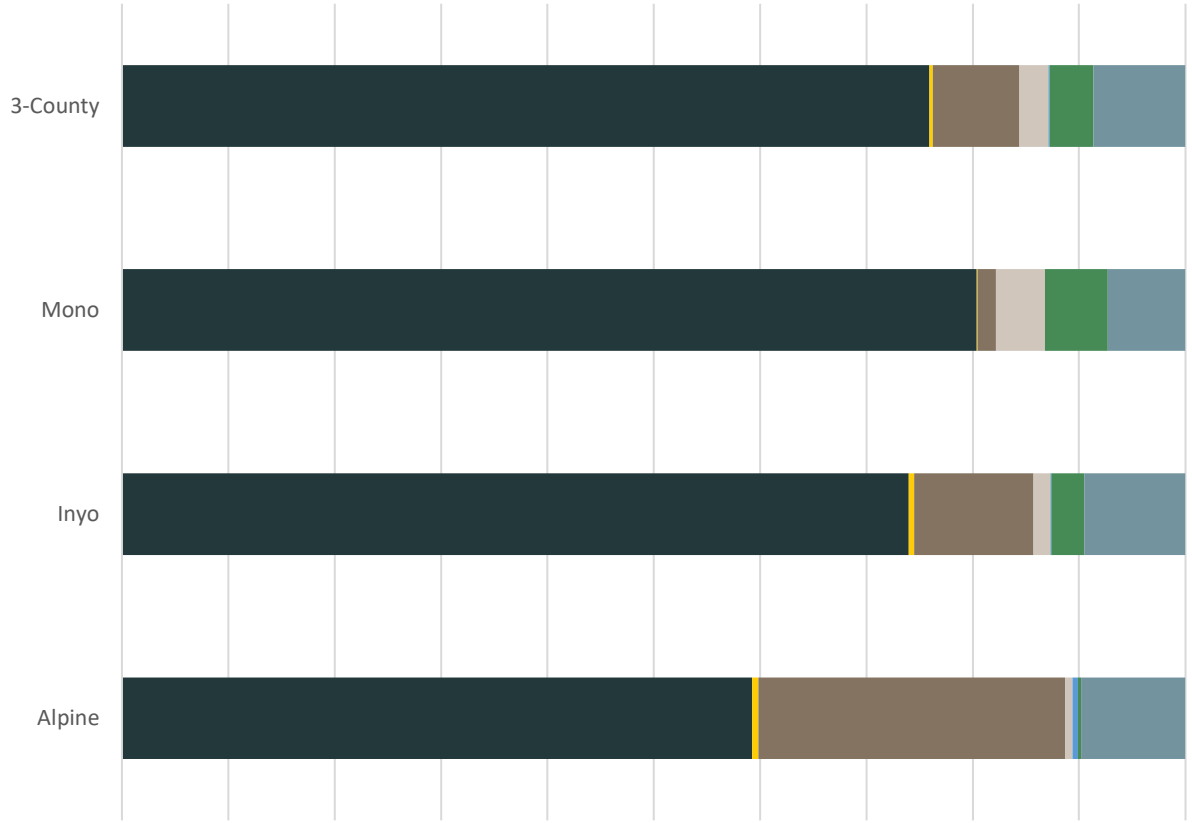


Figure 3: Eastern Sierra Population by Ethnicity, Source: ACS: 2021 5-Year Estimates

POPULATION BY RACE



	Alpine	Inyo	Mono	3-County
White	59.20%	74.00%	80.30%	75.92%
Black or African American	0.60%	0.50%	0.10%	0.34%
American Indian and Alaska Native	28.80%	11.20%	1.70%	8.12%
Asian	0.70%	1.60%	4.60%	2.75%
Native Hawaiian and Pacific Islander	0.50%	0.10%	0.00%	0.09%
Some other race	0.30%	3.10%	5.90%	4.12%
Two or more races	9.80%	9.50%	7.30%	8.65%

Figure 4: Eastern Sierra Population by Race. Source: ACS 2021 5-Year Estimates.

Poverty

According to 2021 statistics, poverty is most prevalent among children throughout the region. While overall poverty is estimated in the three-county region at just over 10.5%, Alpine County is estimated to have the highest rate of poverty at 12%. For residents in the region ages 25 and over, poverty is most prevalent among those who are not high school graduates at 22%. Although White residents make up a vast majority of the counties, the poverty rate for these individuals is below 9%, where poverty rates in the Native American and African American communities is 15.41% and 14.29% respectively.

POVERTY STATUS BY AGE BRACKET

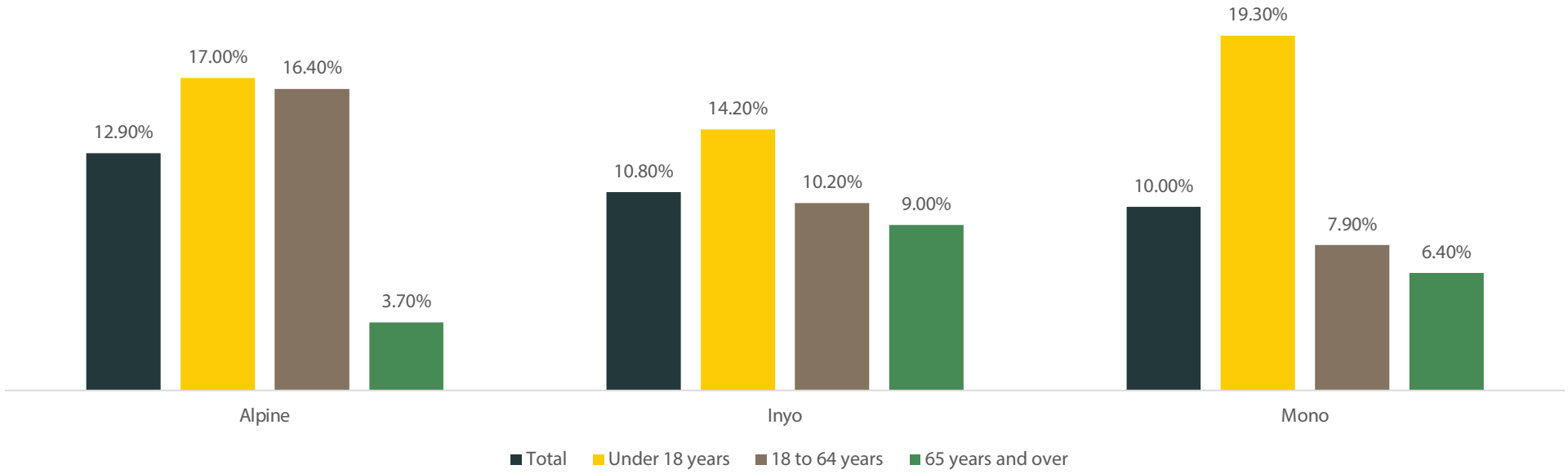


Figure 5: Poverty Status by Age Bracket. Source: ACS 2021 5-Year Estimates.

Housing Statistics

Median Household Income

According to ACS estimates, Alpine County has the highest median household income (MHHI) in the region at $96,000. This would be higher than the statewide median of $84,907. However, as is often the case in many popular tourism areas, these figures may be inflated by incomes associated with vacation or other second-homes. It is likely that the median income for full-time residents is significantly lower.

The MHHI for renter-occupied households in all three counties is roughly the same at around $54,000. For Inyo County, there is an unusually small gap between the MHHI of owner-occupied and renter-occupied households. Alpine County shows the largest gap between these two groups of residents.

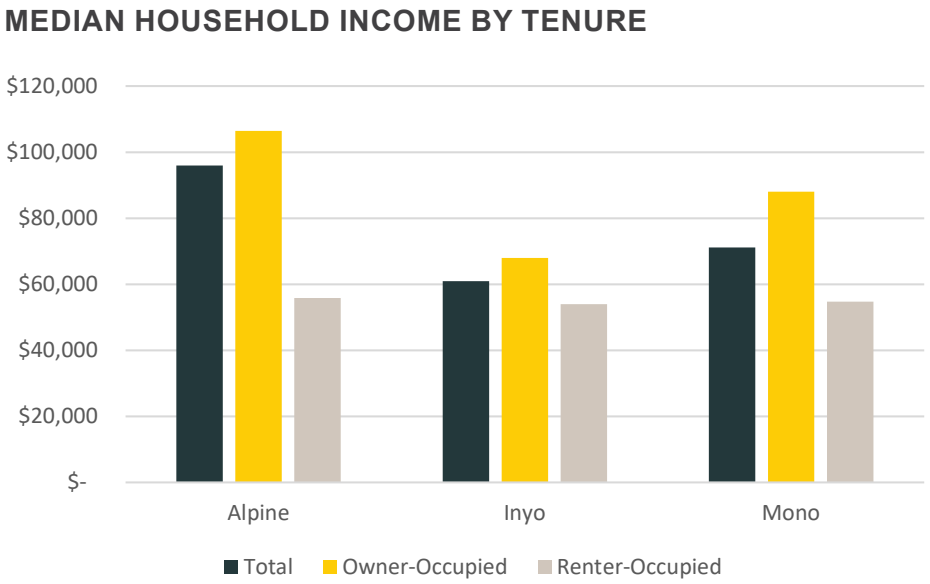


Figure 6: Median Household Income by Tenure. Source: ACS 2021 5-Year Estimates.

Seasonal Homes & Vacancy

Given the region's natural beauty and recreational appeal, a significant amount of the housing stock is owned by non-permanent residents. Owners of these homes likely use their properties as vacation homes for short-term stays, and they hold permanent residence elsewhere. Since these seasonal homes are unoccupied for much of the year, they are considered to be "vacant" by the American Community Survey. As such, the data associated with the homes (and their owners) is excluded from the analysis of the non-vacant housing stock provided throughout the remainder of this report.

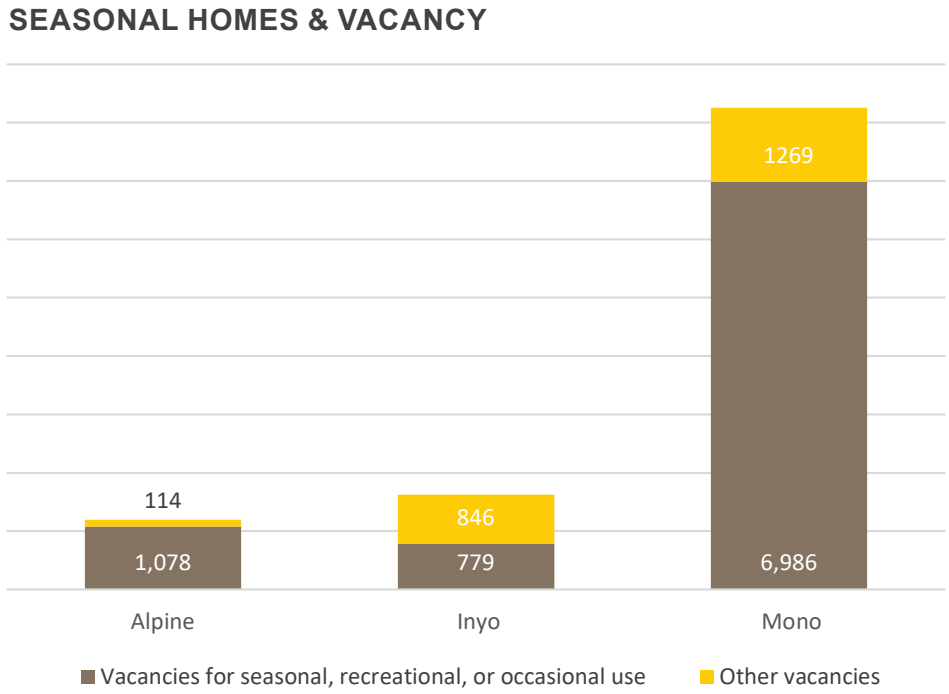


Figure 7: Seasonal Homes & Vacancy. Source: ACS 2021 5-Year Estimates

Housing Costs 2017-2021

From 2017-2021, housing costs across the three counties appear to have been affected differently by the COVID-19 pandemic. These costs rose dramatically in many regions across the country due to the pandemic, and Mono County appears to have shown a similar trajectory with a 31.32% increase in housing costs from 2017 to 2021. Housing costs in Alpine County rose by about 12.4% over the same period. Estimates in Alpine County show a significant adjustment during the years of 2020 and 2021. Housing costs had been dropping in the years leading up to the COVID-19 outbreak but jumped significantly after 2020.

MEDIAN HOUSING COSTS 2017-2021

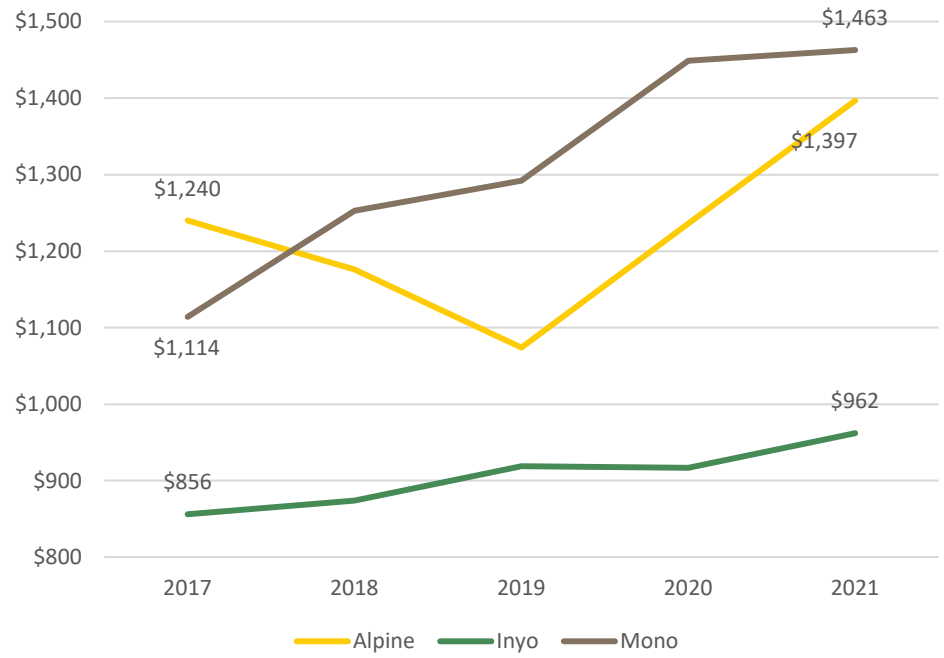


Figure 8: Median Housing Costs 2017-2021. Source: ACS 2021 5-Year Estimates.



Housing Cost Burden

The U.S. Department of Housing and Urban Development (HUD) designates a household as “cost burdened” if more than 30% of the household’s income is spent on housing costs, which include mortgage/ rent and utilities. Where housing costs top this 30% threshold, it is determined that the household is having to limit expenses on other essential needs such as food, clothing, etc.

According to ACS estimates, Alpine County has the lowest incidence of housing cost burden, with a highly unusual 10% of renter-occupied households receiving this designation. The causes for this anomaly are yet to be fully determined but is in part the result of higher-than-average income estimates and relatively low median rental costs.

In general, the percentage of cost-burdened households in the three-county region is somewhat low relative to many communities around the country. However, it should be noted that the available ACS data are 5-year estimates, with the most recent data coming from 2021. In the last two years, the housing market has experienced significant shifts which could result in greater cost burden; if regional household incomes have fallen or stagnated while housing costs have risen, the financial strain placed on owners and renters alike could be increasing. While the figures below indicate that between a fifth and a third of residents in the region are spending more than 30% of their income on housing costs, the true incidence of housing cost burden could be higher.

Housing Development and Trends

Housing development, like many types of development across the region, is limited by the lack of privately owned land. New housing development is likely to be infill or redevelopment, as communities have little room to expand. Additionally, some stakeholders noted that second homeowners and short-term rentals further constrict the housing market, driving up prices and limiting housing stock.

PERCENT OF HOUSEHOLDS COST BURDENED BY TENURE

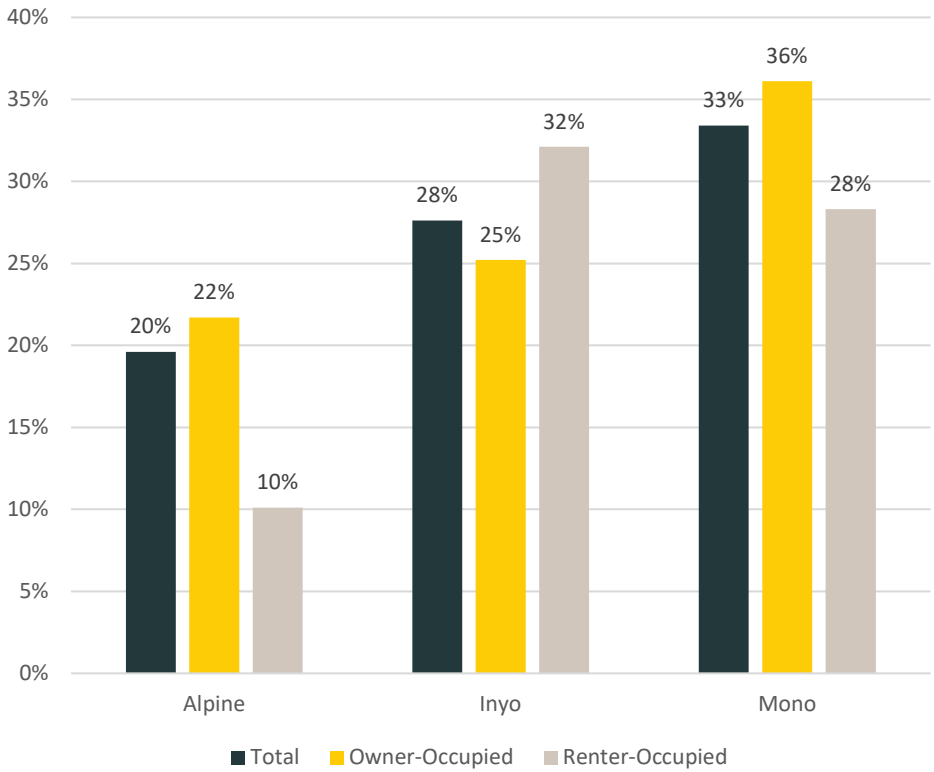


Figure 9: Percent of Households Cost Burdened by Tenure. Source: ACS 2021 5-Year Estimates.

Cost of Living

Table 2 contains cost of living estimates in Alpine, Inyo, and Mono counties as determined by the MIT Cost of Living Calculator[7]. These figures compare what is considered a “living wage” and “poverty wage” to the state’s minimum wage. In almost all cases, the minimum wage does surpass the poverty wage throughout the region, although in some cases it does not. According to these estimates, the minimum wage is not considered a living wage for any type of household. While this is not necessarily uncommon, it is not currently possible in any scenario to live comfortably on a minimum wage in the region.

	1 ADULT (1 WORKING)				2 ADULTS (1 WORKING)				2 ADULTS (BOTH WORKING)			
	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children
Alpine												
Living Wage	$16.39	$35.08	$45.57	$61.40	$26.80	$33.63	$38.58	$43.82	$13.40	$19.69	$25.07	$30.65
Poverty Wage	$6.53	$8.80	$11.07	$13.34	$8.80	$11.07	$13.34	$15.61	$4.40	$5.54	$6.67	$7.81
Minimum Wage	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50
Mono												
Living Wage	$18.48	$39.33	$52.97	$72.23	$28.40	$35.43	$40.38	$46.06	$14.20	$21.80	$28.46	$35.91
Poverty Wage	$6.53	$8.80	$11.07	$13.34	$8.80	$11.07	$13.34	$15.61	$4.40	$5.54	$6.67	$7.81
Minimum Wage	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50
Inyo												
Living Wage	$16.60	$35.57	$46.61	$63.00	$27.17	$33.65	$38.61	$43.86	$13.59	$19.93	$25.55	$31.40
Poverty Wage	$6.53	$8.80	$11.07	$13.34	$8.80	$11.07	$13.34	$15.61	$4.40	$5.54	$6.67	$7.81
Minimum Wage	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50	$15.50

Table 2: Eastern Sierra Cost of Living. Source: MIT Cost of Living Calculator.

7 MIT Living Wage Calculator

Community Health

Table 3 displays the 2023 County Health Rankings for the State of California[8]. Prepared by the University of Wisconsin Population Health Institute, the County Health Rankings and Roadmaps program develops health metrics for nearly every county in the country. These rankings represent data from dozens of measures from health outcomes and behaviors. In Table 2, the county ranks (from 1 to 58, encompassing all California counties) are provided for each of the Eastern Sierra counties based on its score for each ranked measure.

County	Length of Life	Quality of Life	Health Behaviors	Clinical Care	Social & Economic Factors	Physical Environment
Alpine County	29th	21st	29th	49th	53rd	1st
Inyo County	45th	45th	28th	36th	21st	2nd
Mono County	1st	34th	25th	31st	12th	6th

Table 3: Community Health Rankings for Eastern Sierra Counties. Source: University of Wisconsin Population Health Institute.

8 California County Health Rankings

Labor Force Analysis

Labor Force Participation

Although the three-county Eastern Sierra region exhibits a 64.6% Labor Force Participation Rate (LFPR), the regional numbers are significantly impacted by the higher LFPR in Mono County (82.4%). The lower rates in Alpine and Inyo Counties likely reflect national trends that show lower labor force participation in areas with indigenous communities, especially those living on reservation lands[9]. For comparison, statewide LFPR in 2023 has hovered around 62.1%, and US LFPR has hovered around 62.6% for the same time period.

County	Civilian, Non-Institutionalized Population (16+ years)	Labor Force	Labor Force Participation Rate (LFPR)
Alpine	1,137	578	50.8%
Inyo	15,472	8,236	53.2%
Mono	10,773	8,879	82.4%
3-County Region	27,382	17,693	64.6%

Table 4: Labor Force Participation Rates. Source: Lightcast, 2023.Q1.

Unemployment

As Figure 9 demonstrates, unemployment rates across the three counties remained relatively close to one another up to 2019, with Alpine County showing slightly higher unemployment. Inyo County's labor force participation was affected the least by the COVID-19 pandemic.

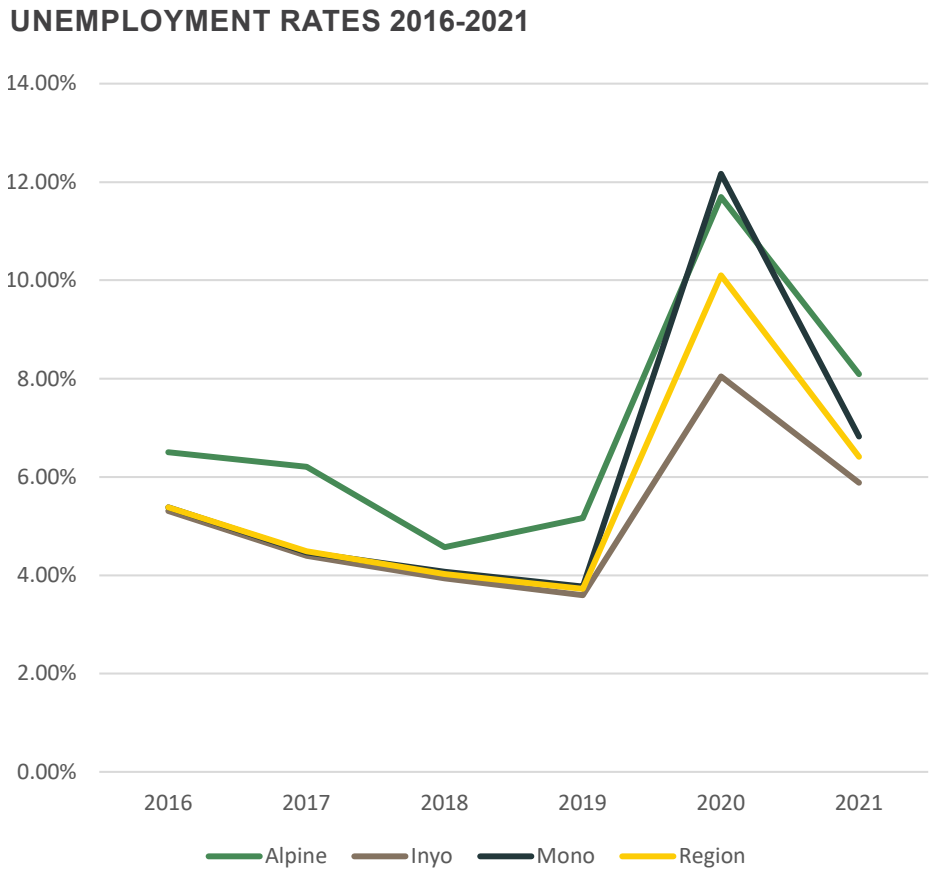


Figure 10: Unemployment Rates 2016-2021. Source: ACS 2021 5-Year Estimates.

9 A 2019 report from the U.S. Bureau of Statistics (BLS) detailed these trends, showing that "American Indians and Alaska Natives (AIAN) had… a higher unemployment rate, and a lower labor force participation rate than the overall U.S. population. In addition, the unemployment rate was higher for AIANs who lived in an AIAN area—that is, a federal or state American Indiana reservation or off-reservation trust land, tribal statistical area, or Alaska Native village statistical area—than AIANs who lived elsewhere."

Job Opportunities in the Region

Healthcare jobs lead the region in terms of monthly job postings, with administrative, sales, maintenance, management, and food service roles following and closely grouped together. Job postings represent opportunities in a range of industries and occupations, indicating that the region can support residents with diverse and varied skillsets. Of the top occupations in terms of job postings, high levels of educational attainment may not be required, but technical training or some post-secondary education is likely needed to meet job requirements.

Occupation	Unique Average Monthly Postings (Apr 2022 - Mar 2023)
Healthcare Practitioners and Technical	50
Office and Administrative Support	30
Sales and Related	29
Installation, Maintenance, and Repair	29
Management	27
Food Preparation and Serving Related	26

Table 5: Average Monthly Job Postings for Eastern Sierra Region. Source: Lightcast Q1.2023.



Educational Attainment Levels

Among Eastern Sierra counties, Mono ranks last in educational attainment levels at the low end, with over 6% of the population never entering high school and another 7% not finishing high school. All three counties rank evenly with nearly a quarter of the population having attended some college but without earning a degree. Alpine County ranks highest among the three with bachelors and graduate degrees.

The region does have some opportunities for its residents to pursue higher education locally through institutions like Cerro Coso Community College in the Kern Community College District. They have campuses in Bishop and Mammoth Lakes in addition to online-only offerings. However, the community college, along with new and existing skills training providers, could be leveraged better to play a more prominent role in the region's economic and workforce development.

County	Less than 9th Grade	Some HS, No Diploma	HS Diploma	Some College, No Degree	Associate's Degree	Bachelor's Degree	Graduate Degree and Higher
Alpine	3.1%	2.1%	21.0%	24.6%	4.2%	23.3%	21.6%
Inyo	3.1%	4.7%	30.9%	24.5%	9.1%	16.3%	11.4%
Mono	6.3%	7.3%	22.2%	24.7%	10.9%	18.1%	10.4%
Eastern Sierra Region	4.3%	5.6%	27.1%	24.6%	9.6%	17.3%	11.4%
California	8.9%	7.1%	20.7%	20.2%	8.0%	21.7%	13.4%
United States	4.7%	6.2%	26.3%	19.8%	8.8%	20.8%	13.3%

Table 6: Educational Attainment. Source: Lightcast Q1.2023.

Infrastructure Assets

Physical infrastructure is an important component to any community, but even more so in the Eastern Sierra region where connectivity is vital to supporting the tourism industry that contributes largely to the region's economy. Safe roads, public transportation networks, air service and more are essential in providing visitors with a seamless and enjoyable experience, encouraging repeat visits, and attracting more tourists to explore the area's abundant natural assets, like those listed earlier.

Highways and Interstates

Major thoroughfares connect the region to surrounding geographies. In Inyo County, US-395 runs North-South, CA-190 runs East-West, CA-127 and CA-178 cross the Southeast corner, and I-168 crosses the Northwest corner. In Mono County, US-395 runs North-South, CA-120 runs East-West, and US-6 crosses the Southeast corner. In Alpine County, CA-4 connects the Southwest and Northeast corners, CA-88 North crosses the Northwest corner, and CA-89 connects CA-4 and CA-88.

Public Transportation

In Alpine County, public transportation options include Alpine County Community Development's Dial-A-Ride program, which operates Monday through Friday from 8am to 9pm to a limited number of destinations in the county and the surrounding areas for a small fee. While Amtrak and Greyhound do not operate directly in Alpine County, some stops outside the county can be accessed by residents via the Dial-A-Ride program.

The Eastern Sierra Transit Authority exists as a joint agency serving Inyo and Mono Counties and provides routes throughout the region accessible from several in-demand locations. Limited ground transportation options exist outside of the region, with routes to Lancaster and Reno running Monday through Saturday, excluding holidays. Expanding and improving access to public transit is a priority for the two counties, as a more robust system could serve indigenous communities and through-hikers as well as facilitate any forced evacuation necessary in response to natural disaster.

Airports

Although no international airports or major commercial airports exist in the region, residents and tourists are mostly served by neighboring Los Angeles International Airport, Reno/Tahoe International Airport, Sacramento International Airport, and Las Vegas Harry Reid International Airport.

The region does contain regional and general aviation airports, including Eastern Sierra Regional Airport in Bishop offering seasonal commercial service to Denver and San Francisco as well as Mammoth Yosemite Regional Airport near Mammoth Lakes. Other general aviation airports include Independence, Lone Pine, Furnace Creek, Trona, Lee Vining, and Bryant.

In 2005, an industrial site feasibility analysis identified potential for a light industrial park/real estate opportunity related to the footprint of the Eastern Sierra Regional Airport in Bishop. Should that project and infrastructure-related needs that would support that project rise to a priority level for planning and funding, this could contribute to economic diversification opportunities for current and future businesses in need of an expanded industrial real estate footprint.



Broadband & Cellular Service

Connectivity in the region is poor compared to federal goals and minimum thresholds for service. Although data about levels of service reported to the FCC by internet service providers is not made publicly available in real time, Form 477 indicates that for much of the region, no provider reports service faster than the minimum threshold to be considered broadband, 25/3mbps.

Speed test results reinforce the level of service providers report, with large portions of the region producing average speed test results below 25/3mbps. Slow speeds are likely the result of legacy technology or wireless infrastructure failing to meet consumers not in close-range.

Poor broadband and cellular connection impact quality of life and economic opportunities for residents, but it also poses a threat in terms of emergency response and public safety. Gaps in cellular connection regionwide make emergency communication challenging for those who may be in need of immediate assistance, and those who may be responding.

Although existing service is less than adequate to meet the needs of residents relying on broadband connectivity for work, school, or leisure, a significant fiber backbone exists in the region as a resource for potential network expansion. Regional officials are currently engaging providers to discuss potential buildout from existing infrastructure.

Important state investments in broadband are incoming through California Senate Bill 156, which was signed into law in July of 2021. The bill has allocated roughly $6 billion for the construction of a statewide open access middle-mile network, some last mile infrastructure, a loan loss reserve for local governments, and local technical assistance grants. Engagement throughout planning and last-mile allocations could help to close existing broadband gaps across the region.

In addition to California SB 156, it was announced in June 2023 that the State of California will receive approximately $1.86 billion in funding from the federal Broadband, Equity, Accessibility, and Deployment (BEAD) grant program, created to ensure all Americans can access affordable, accessible, and reliable high-speed internet service by 2030. This is an important advocacy opportunity for the region to ensure the region receives a fair share of California’s BEAD funds to improve high-speed internet access for residents and businesses.

Regional Environmental Considerations

Alpine County was founded at the onset of the discovery of silver deposits in the Sierra Nevada Mountains, and since its formation residents have celebrated the beauty of the landscape and the natural resources present while simultaneously recognizing the natural hazards and conservation needs that accompany the landscape. The county is 96% public land, and residents and local officials are invested in preserving the natural assets present.

Mono County, with arid valleys alternating between Eastern Sierran peaks, was also formed at the onset of the discovery of natural resources in the area. The gold rush attracted thousands of new residents, some of whom continued to stay and ranch or engage in other enterprise after mining for gold was no longer lucrative. Roughly 94% of Mono County is publicly owned.

Inyo County also contains arid valleys and tall peaks, with silver mines originally drawing settlers to the area. Those originally drawn to the area to mine silver expanded to salt, tungsten, and borax. Mining was lucrative throughout the early 1900s, with ranching activity also popular among settlers. Roughly 98% of Inyo County is publicly owned.



Energy Supply

Alpine County

Alpine County Residents receive energy from providers Liberty Utilities, Pacific Gas & Electric, and Kirkwood Meadows Public Utility District. Power lines supply energy to county residents and businesses, but the lines are especially vulnerable due to the environmental extremes the area experiences. Historically, high winds, severe thunderstorms, wildfires, public safety power shutoffs, and winter storms have been the main causes of electrical utility loss in Alpine County. The fragmented water and wastewater utility provision in the county stands to be uniquely affected by power outages, as many do not have backup generators per the county's 2018 Hazard Mitigation Plan[10].

Mono County

Privately-owned Southern California Edison serves the Town of Mammoth Lakes and most of Mono County. Unincorporated Coleville and Walker are served by Liberty Utilities, and the southeastern tip of the county is served by member-owned Valley Electric Transmission. The county is primarily served by two main transmission lines and 13 substations, and failure or disruption of a line or substation due to natural hazards or equipment malfunction is a more-frequent countywide disruption.

Inyo County

Three agencies provide electricity to Inyo County: Southern California Edison serves most of the county, and Los Angeles Department of Water and Power (LADWP) and The Valley Electric Association serve some smaller communities. The county has 17 power plants, 14 hydroelectric facilities, and three geothermal power plants. The county has two major power lines and 25 substations, which must remain secure in order to prevent outages.



10 Alpine County Hazard Mitigation Plan Page 5-11

Water Quality & Supply

Aging infrastructure and environmental hazards may threaten water quality for humans and for wildlife. Regionally, provision of water is fragmented and relies on several small suppliers with limited resources and communication. Additionally, many residents rely on private wells and septic systems for their daily water supply. Hazard mitigation strategies focus on preserving water resources and ensuring the resilience of water infrastructure.

Much of the region's land is owned by the City of Los Angeles and is restricted for use as an important watershed for the city. This extreme restriction on land use within the region for the benefit of communities outside the region has been a topic of contention politically and has contributed to the extremely limited land that is available to the region for development.

Alpine County

A few public utility districts operate or provide water services in Alpine County, including Bear Valley Water District, Kirkwood Meadows Public Utility District, Markleeville Public Utility District, South Tahoe Public Utility District, and Washoe Utility Management Authority. Private utility companies Lake Alpine Water Company, Markleeville Water Company, and Woodfords Mutual Water Company also provide water and wastewater services to consumers.

Mono County

Largely unincorporated Mono County is supplied through a number of special districts tapping into groundwater wells. Other areas rely on private wells and septic systems for their water supply. Although Mono Lake exists in the region as a significant resource, the LADWP diverts water that previously flowed into the lake and has rights to the surface water as part of a controversial purchase.

Inyo County

Similar to Mono County, a controversial purchase by the City of Los Angeles limits the water resources that county residents can access. Los Angeles purchased water rights to the Owens River and diverts almost all of the water through an aqueduct. Many water systems exist in the county relying on groundwater and surface water.

Air Quality

Wildland fires pose the biggest threat to air quality in the region. Residents must remain alert to air quality reports when in proximity to a wildland fire, as it can take weeks for smoke and fire-related particulates to clear.

Recent wildland fire seasons have run longer than anticipated and resulted in air quality alerts to the Eastern Sierra from the Great Basin Unified Air Pollution Control Board. Sensitive groups including those with respiratory illnesses must be especially cautious in response to these alerts.

The Great Basin Unified Air Pollution Control Board also highlights the emptied Owens Lakebed[11], from which water was diverted to the City of Los Angeles in 1913, as one of the largest sources of particulate matter less than 10 microns in diameter, known to cause health problems when inhaled. The particulate matter affects those living up to, and in some cases exceeding, 50 miles from the lakebed, and mitigation efforts have been focused on the area, but dangerous particulate matter still remains.



11 Great Basin Unified Air Pollution Control District – Owens Lake

Climate Change & Hazard Mitigation

Climate change is expected to exacerbate existing hazards in the region and to contribute to increased frequency and extremity of natural disasters including wildland fires, drought, dam vulnerability, and more.

Existing hazard mitigation plans were developed prior to 2020 and chose not to profile the hazard type “Epidemic,” as no recent or historic events had occurred at the time. Soon after, COVID-19 interrupted all parts of daily life, guaranteeing that future planning efforts will include considerations for similar situations.

All counties elected to assess the risk level of various hazards using slightly different frameworks and methodologies. Hazard profiles included below may lack uniformity but reflect the decisions and priorities of local leaders.

Alpine County

Alpine County’s hazard mitigation plan profiles 10 hazards:

Hazard	Risk Level
Communication/Utility Loss	High
Drought	High
Severe Weather	High
Wildland Fire	High
Earthquake	Moderate
Flood	Moderate
Hazardous Material Event	Moderate
Landslide	Moderate
Avalanche	Low
Dam Failure	Low

Table 7: Alpine County Hazard Classification. Source: Alpine County Hazard Mitigation Plan.

Nature, location, extent, and probability of future events are discussed for each hazard. After extensive profiling, strategies and recommendations were developed to reduce the possibility of damage and losses due to each hazard. Goals include expanding existing avalanche warning systems, updating ordinances pertaining to septic system maintenance, reviewing and retrofitting county buildings and schools to withstand earthquake events, increasing capacity of drainage systems, and adopting a County grading ordinance. The plan also recommends that a feasibility study be conducted to determine whether a biomass-to-bioenergy facility is viable in the county.

Mono County

Mono County’s hazard mitigation plan profiles 12 hazards:

Hazard	Risk Level (1-4)
Wildfire	3.4
Severe Winter Weather & Snow	3.2
Earthquake & Seismic Hazards	2.9
Volcano	2.8
Climate Change	2.8
Drought	2.6
Severe Wind	2.4
Flood	2.3
Landslide	2.2
Avalanche	2.1
Dam Failure	2.0
Hazardous Materials	1.9
Disease/Pest Management	1.6

Table 8: Mono County Hazard Classification. Source: Mono County Multi-Jurisdictional Hazard Mitigation Plan.

Each hazard is discussed in terms of hazard level, hazard history, and likely impacted locations. Risk is also discussed in terms of likelihood and land ownership. Measures recommended to mitigate hazards include improving cell and radio coverage, considering the creation of additional emergency access routes, requiring newly designed structures to be retrofitted to withstand priority hazards, developing a grant program to ensure building exteriors can become code-compliant, maintaining a list of isolated and vulnerable residents who may require special emergency response services, and acquiring properties in avalanche zones.

Inyo County

Inyo County's hazard mitigation plan profiles 10 hazards:

Hazard	Risk Level
Drought	High
Flood	High
Seismic Hazards	High
Severe Weather	High
Wildfire	High
Avalanche	Medium
Dam or Aqueduct Failure	Medium
Disease/Pest Management	Medium
Geological Hazards	Medium
Hazardous Materials	Medium

Table 9: Inyo County Hazard Classification. Source: Inyo County Hazard Mitigation Plan.

Hazards are discussed in terms of history, impacts, locations, extent, future risk, and climate change considerations. Actions for mitigation include improving telecommunication infrastructure, informing residents of potential hazards, restricting access to avalanche-prone areas, encouraging the use of pest-resistant vegetation in landscaping projects, exploring opportunities to diversify water sources, and requiring new development to occur outside of fault rupture hazard zones.



Regional Economic Overview

The region's economy is supported by a robust and diverse outdoor tourism and recreation sector, with Government and Accommodation and Food Services appearing as top industries in terms of number of jobs, location quotient, and competitive effect. The success of these industries can be attributed to the diverse and largely publicly owned natural assets that drive outdoor recreation and tourism across the region.

Government, manufacturing, and utilities are also notable components of the region's economic fabric. Government activity makes up a large portion of the region's jobs and economic activity. The sector is amplified by the National Park Service, National Forest Service, and other federally owned and maintained land. Manufacturing also accounts for a large number of jobs and share of economic output, primarily in beverage and tobacco products (categorized as a single sub-industry at this level of analysis) as well as wood products and electronics. Utilities account for about 110 jobs in the region, which is notable relative to population size and contributes to a high location quotient.

Top Industries

The region's top industries when examining 2-digit NAICS codes enforce the importance of government jobs, which include roles at all levels of government, but excludes public schools and hospitals. Accommodation and food services in addition to retail trade follow Government at key employers in the region and indicate the importance of tourism to the region's economy.

TOP INDUSTRIES BY 2021 JOBS

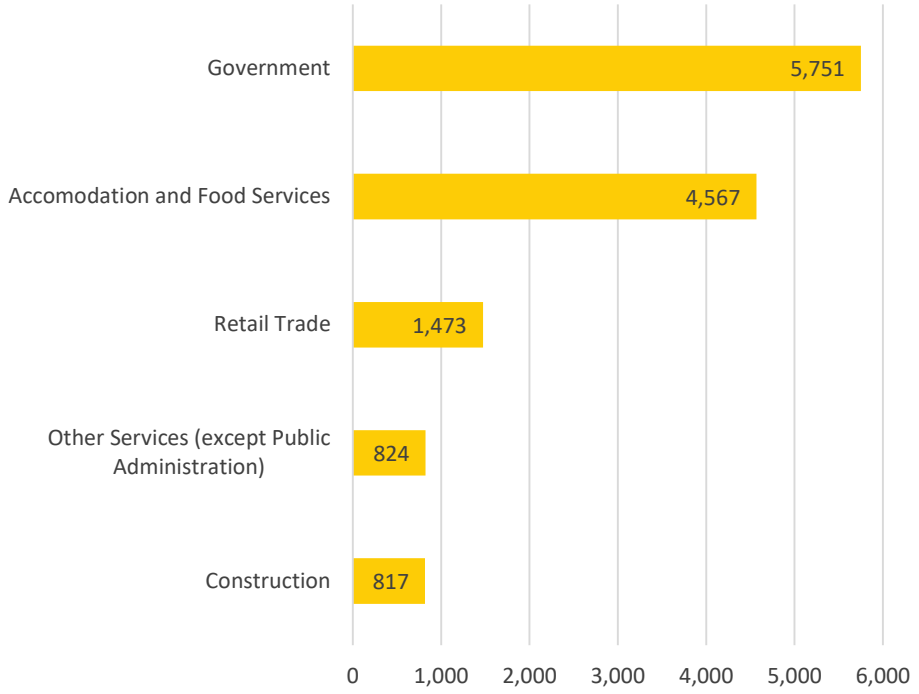


Figure 12: Top Regional Industries by Job Count. Source: Lightcast Q1.2023.

Top Growing Industries

By number of jobs, the Accommodation and Food Services industry was the top growing industry in the region from 2017 to 2022. The estimated 100-job growth only represents a 4% increase for the already robust industry, a lower rate of growth than smaller industries included. It should also be noted that the Accommodation and Food Services industry has the lowest wages and highest location quotient of all industries on the list below, with average annual earnings of $39,624 (the only top growing industry with average annual earnings below $50,000) and a location quotient of 3.82 (the only top growing industry to exceed a location quotient of 1).

The agriculture industry has been a focus of regional leaders and elected officials, with a 2020 report outlining opportunities in Mono and Inyo counties. The report outlines the economic impact of the agriculture industry and emerging opportunities for the region, solidifying the industry as a promising field for growth and development.

It must also be noted that growth in certain industries is limited by land availability, given that the majority of the region's land is not privately owned. Interfacing with the agencies responsible for maintaining the region's vast supply of publicly owned land will be a critical step in any industry expansion.

NAICS Code	Industry	2017 Jobs	2022 Jobs	Change in Jobs	% Change in Jobs
72	Accommodation and Food Services	4,935	5,143	207	4%
56	Administrative and Support and Waste Management and Remediation Services	307	408	100	33%
31	Manufacturing	361	454	93	26%
62	Health Care and Social Assistance	468	555	86	18%
23	Construction	766	790	24	3%
48	Transportation and Warehousing	71	87	16	23%
61	Educational Services	95	105	10	11%
11	Agriculture, Forestry, Fishing and Hunting	96	101	5	6%

Table 10: Top Growing Industries in the Eastern Sierra Region, Lightcast 2023

Top Occupations

Regional top occupations include jobs in industries related to tourism and hospitality, with retail, food service, and facilities jobs represented as a sizeable share of the top spots. Healthcare occupations also appear on the list, re-enforcing the importance of the healthcare industry as hospitals also include two of the region's largest employers. The presence of protective service jobs in the region's top occupations indicates again the importance of government-supported positions and mostly include public safety and first-responder positions.

TOP OCCUPATIONS

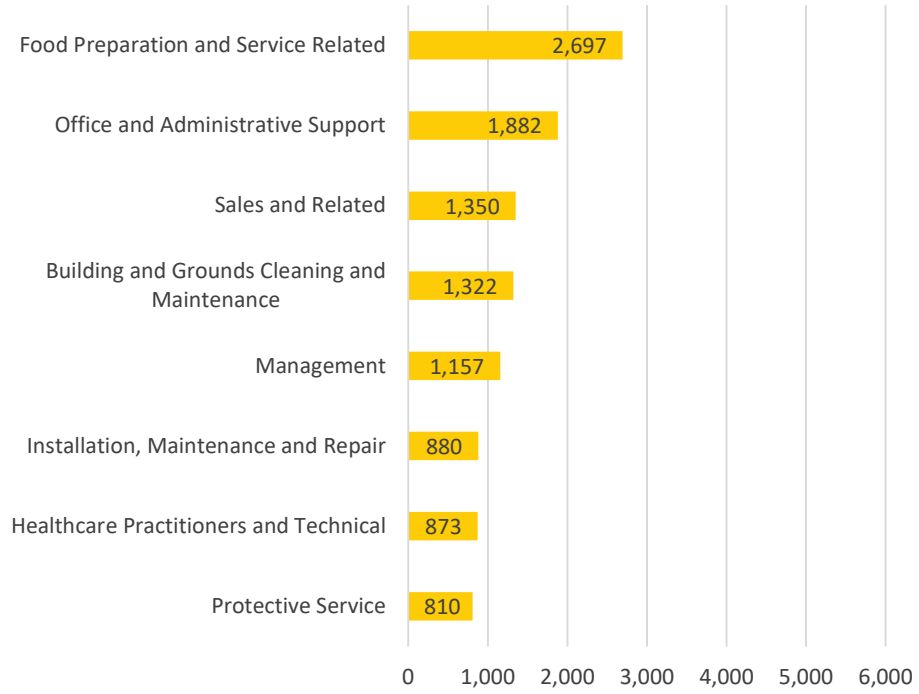


Figure 13: Eastern Sierra Top Occupations by Job Count. Source: Lightcast Q1.2023.

Wages and historic growth in the region's top industries can help to paint a complete picture of the workforce and economic conditions that the region must manage. Of the leading eight occupations, the top three have shed jobs in the past five years, and the following five have added jobs. Jobs loss data in food service, and to a lesser extent, sales, likely is still reflecting pandemic-era job shocks in these industries. Growth in the remaining top industries contribute to a modest total job growth of 266, a reflection of the region's stable population size in recent years.

Of the region's top eight occupations, only three typically support wages adequate to support cost of living in most scenarios. Individuals with children or without a working partner may struggle to manage expenses while working in food service, facilities, sales, and potentially office and administrative work or maintenance and repair work.

Occupation	Growth	Wages
Food Preparation and Serving Related	-416	$15.86
Office and Administrative Support	-214	$20.01
Sales and Related	-84	$15.92
Building and Grounds Cleaning and Maintenance	+96	$16.27
Management	+282	$40.98
Installation, Maintenance, and Repair	+85	$23.62
Healthcare Practitioners and Technical	+73	$49.33
Protective Service	+29	$30.49

Table 11: Eastern Sierra Job Growth. Source: Lightcast Q1.2023.

Regional Industry Clusters

In Table 12, the region's top industry clusters are displayed in terms of job count, including their projected growth over a ten-year period from 2018 to 2028 and the average annual earnings per job within the industry. Average earnings significantly above the regional average of $64,913 are presented in green and those significantly lower are presented in red.

In general, most workers in the Eastern Sierra region are employed by local governments. Food service and accommodation industries employ roughly 5,200 workers, with the food industry projected to continue to grow significantly in the years to come. Jobs in these industry clusters make significantly less than the average earnings in the region and workers in these jobs are likely to struggle to meet the area's cost of living.

Industry (3-Digit NAICS Code)	2022 Jobs	2018-2028 % Job Growth	Avg. Earnings Per Job
Local Government (903)	4,018	7%	$95,669
Food Services and Drinking Places (722)	2,791	60%	$34,264
Accommodation (721)	2,476	6%	$48,293
Federal Government (901)	936	-17%	$87,168
Specialty Trade Contractors (238)	546	39%	$61,820
Amusement, Gambling, and Recreation Industries (713)	486	1%	$46,102
State Government (902)	449	16%	$113,622
Real Estate (531)	401	-6%	$61,130

Table 12: Eastern Sierra Top Industries Trends. Source: Lightcast Q1.2023.

Commuting Patterns

Table 13 displays commuting data from two vantage points: where workers live and where workers work. The top half of the table displays the percentage of resident workers (those who live in the region and have jobs) who work in the region and the percentage of those who work outside of the region. As the table shows, nearly 50% of the resident workforce leaves the three-county area for their jobs. Many of these workers are commuting to the larger metropolitan regions of San Francisco, Sacramento, Fresno, San Jose, and Bakersfield as well as neighboring Douglas County in Nevada and around Lake Tahoe[12]. Out of state employment destinations include Reno and Las Vegas markets.

Within the region, the largest employment centers are in Bishop (19.2% of Eastern Sierra's resident workers) and Mammoth Lakes (14.7%). 64.3% of all jobs in the region are held by residents. However, only 54.9% of Eastern Sierra resident workers hold jobs in the region itself, whereas 45.1% of resident workers leave the region for their jobs.

	Work in Eastern Sierra	Work Outside of Eastern Sierra
Workers **Living** in Eastern Sierra Region	54.9%	45.1%
	Live in Eastern Sierra	**Live Outside of Eastern Sierra**
Workers **Employed** in Eastern Sierra Region	64.3%	35.7%

Table 13: Where Eastern Sierra Workers Live and Work. Source: U.S. Census OnTheMap.

12 2020 Commuting estimates provided by the U.S. Census Bureau's OnTheMap website.

Figure 14 depicts the net commuting patterns for the three-county region. As a whole, the Eastern Sierra region is experiencing a net negative as more people are leaving the region for their jobs than are entering it. An estimated 5,140 residents both live and work in the region, while 4,853 residents commute outside of the region to work, and 3,741 residents commute into the region to work. Neighboring counties vary in this measure, with some counties (ex: Fresno) retaining of drawing more workers for employment, while other counties (ex: Amador) have a residential population that tends to commute outside of the county for work.

These commuting patterns would suggest that many Eastern Sierra residents are seeking jobs outside of the region. As was mentioned earlier in the report, two of the Eastern Sierra counties show a low Labor Force Participation Rate, suggesting that even those residents who are employed are having to look outside of the region for either type of occupation or higher wages.

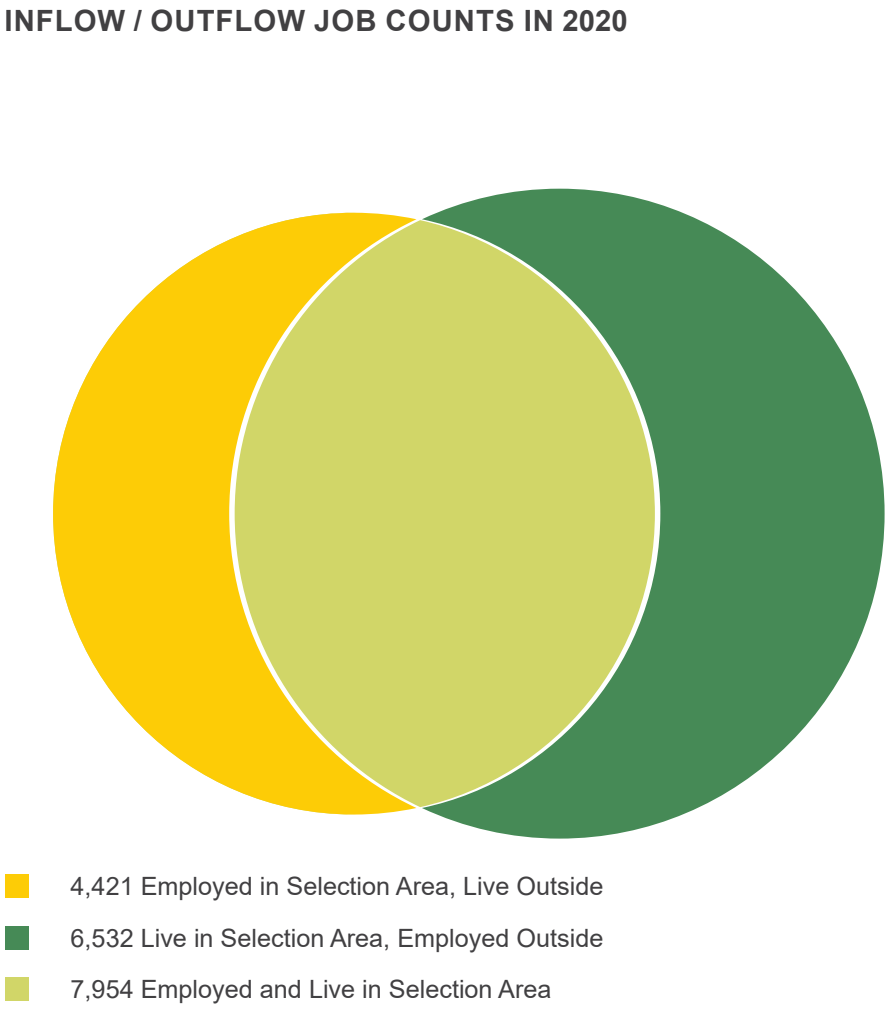


Figure 14: Eastern Sierra Commuting Patterns. Source: U.S. Census OnTheMap

Economic Resiliency

Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity. Often, the shocks/ disruptions to the economic base of an area or region are manifested in three ways[13]:

- Downturns or other significant events in the national or international economy which impact demand for locally produced goods and consumer spending;
- Downturns in particular industries that constitute a critical component of the region's economic activity; and/or
- Other external shocks (a natural or man-made disaster, closure of a military base, exit of a major employer, the impacts of climate change, etc.).

A focus on resiliency and recovery has become a global focus, especially in the aftermath of the COVID-19 pandemic. Negative impacts from an economic disaster or event, either natural or manmade, will require some immediate action on the community's part to minimize any threats to future economic challenges. Too often, communities are unprepared for the devastation and destruction that is likely to come post-disaster. By preparing for foreseen economic shocks, communities can endure these situations, and take steps toward long-term recovery.

Establishing Information Networks and Pre-Disaster Recovery Planning

In February 2023, the EDA incorporated "Establishing Information Networks" and "Pre-Disaster Recovery Planning" to enhance a region's ability to address economic resiliency. Because economic development organizations tend to serve as response mechanisms in economic recovery, the region should establish systems to facilitate active and regular communication between the relevant sectors to collaborate on common challenges. This may include standing meetings, a task force, or any format that meets the needs and context of the community. Additionally, regions that are prone to natural disasters have engaged in resilience planning by focusing on the development of disaster recovery strategies, integrated with economic development strategies.

Plans and resources exist at the local/county level to assist with disaster preparedness and response, and there is great opportunity to further enhance planning for disaster recovery across the entire region. Alpine County adopted a Hazard Mitigation Plan in 2018. Inyo County has an Office of Emergency Services with an Emergency Operations Plan and communications to support residents making a disaster preparedness plan. Mono County also has an Office of Emergency Services with a "READY Mono" communications initiative. The Eastern Sierra Wildfire Alliance exists to coordinate stakeholders in Alpine, Inyo, and Mono Counties to address risks and challenges from the threat of wildfires.

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SWOT Analysis

SWOT Process

In April of 2023, stakeholders across the Eastern Sierra region in Alpine, Inyo, and Mono counties were invited to participate in one of six engagement workshops over four days. Five workshops were held in person across the region, while one was held virtually to offer a better opportunity for stakeholders in the western part of Alpine County.

These sessions were interactive for participants, introducing the regional background data compiled in advance as well as time spent identifying regional strengths, weaknesses, opportunities, and threats. Participants were given time for individual brainstorming and reflection but spent substantial time in group discussion to rank top SWOT items. All information was collected via a workshop handout as well as on Post-it Notes and note cards.

SWOT session results recorded on note cards were then coded twice, resulting in six key themes used for analysis and to inform the strategic framework of the CEDS. Every item listed as a strength, weakness, opportunity, or threat was categorized into one of the following themes, and analysis was performed across themes, SWOT items, and geography.

Following the review of information from the interactive workshop sessions, an online survey was distributed to seek additional feedback from the greater community. The survey yielded 670 responses (22 in Alpine County, 359 in Inyo County, and 289 in Mono County), and the results are incorporated into the SWOT analysis.

It is important to note that participation from tribal communities was extremely limited. Including tribal communities in the CEDS development process was very important to the steering committee, but this proved to be very difficult. Relationships between tribal leaders and community entities have significant room to grow in strength, including asking tribal leaders what forms of engagement and communication best meet their needs.

Input from stakeholder engagement sessions resulted in the identification of six themes determined to be critical to the region's economic success. The pie charts on the following pages depict the types of items, elements, and sub-themes that comprise each focus area. These items may have been discussed in any context (a regional asset, a deficiency, etc.), but were included as parts of any one of six overarching themes.

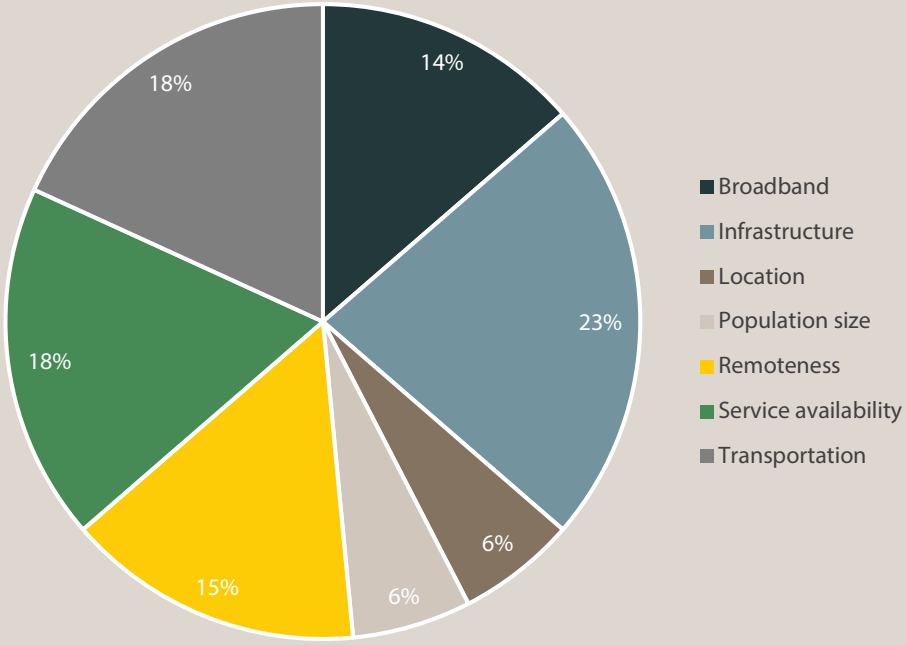
Theme 1: Access & Connectivity

From roadways to broadband to air travel, the importance of connectivity was a focus in stakeholder sessions and is supported by regional data and literature. Access and connectivity include inter-regional travel and access for both essential services and leisure, as well as the region's level of connectivity with the surrounding state and nation. Strategic actions towards improving regional access and connectivity will contribute to the region's economic diversity and vitality.

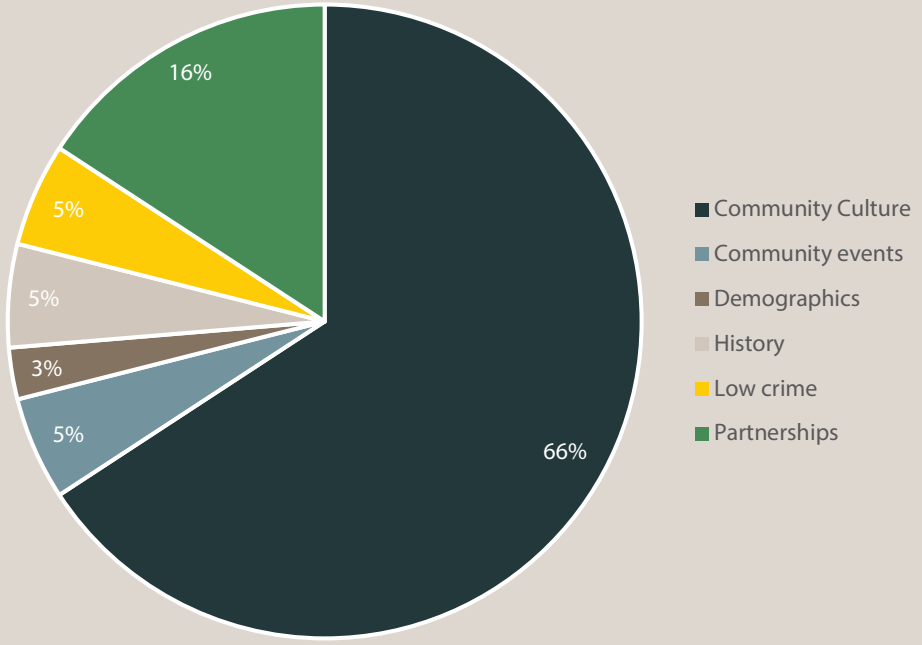
Theme 2: Community & Culture

Many participants in workshops as well as survey respondents indicated that community and culture made the Eastern Sierra region appealing, while also slightly contributing to some of its weaknesses in terms of population size. Individuals expressed a strong desire for the small-town culture of individual communities in the region to remain strong even as opportunities for economic growth are pursued. This category also includes elements of historic preservation, quality of life, low crime rates, and opportunities for improved partnerships.

ACCESS & CONNECTIVITY



COMMUNITY & CULTURE



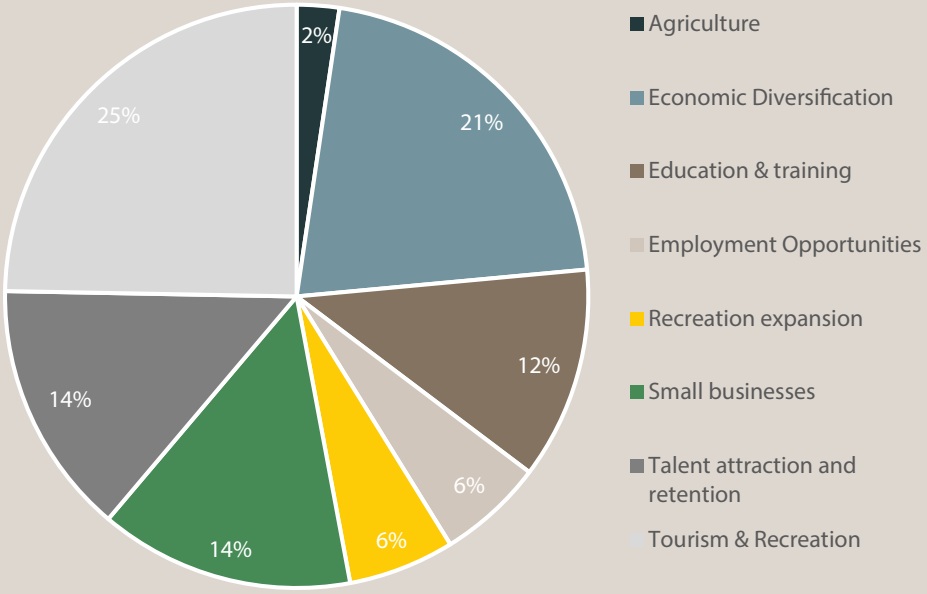
Theme 3: Economic Expansion & Diversification

With the undisputed asset of a healthy outdoor recreation and tourist economy, regional leaders want to leverage the industry's benefits for economic growth while seeking opportunities for economic diversification in pursuit of increased economic resiliency. The Eastern Sierra region has the opportunity to determine current and future needs of existing businesses and develop programs and policies to address those needs. This can lead to employment growth through business expansion and industry diversification by encouraging business growth that aligns with regional strengths and opportunities.

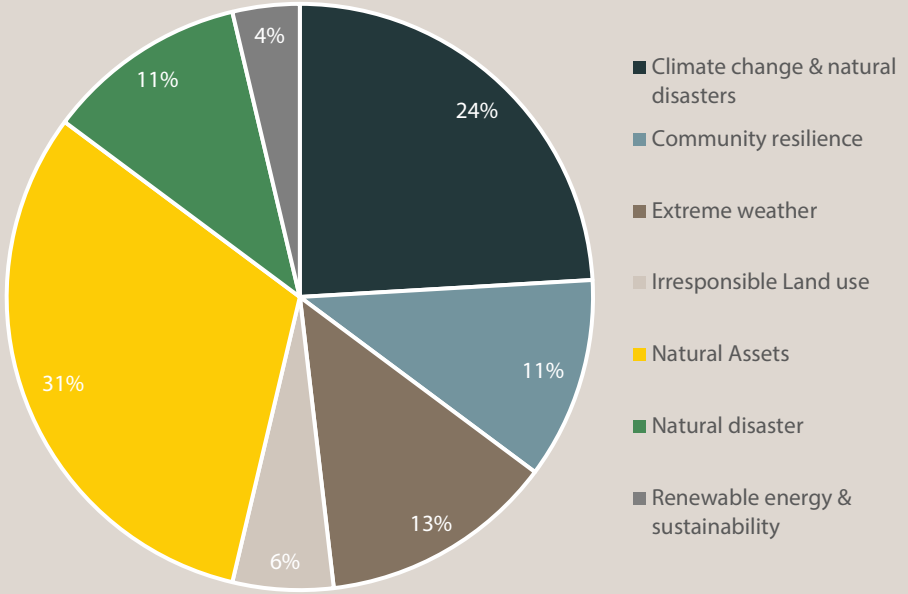
Theme 4: Environmental Resilience & Sustainability

With a robust inventory of natural assets to protect, frequent exposure to natural hazards, and a population accustomed to persevering and "bouncing back," environmental resilience and sustainability was discussed across SWOT components. The Eastern Sierra's key economic strengths are inextricably tied to the protection of the region's natural assets, making much of the conversation around Environmental Resilience and Sustainability about emergency preparedness, hazard mitigation, and threat minimization.

ECONOMIC EXPANSION & DIVERSIFICATION



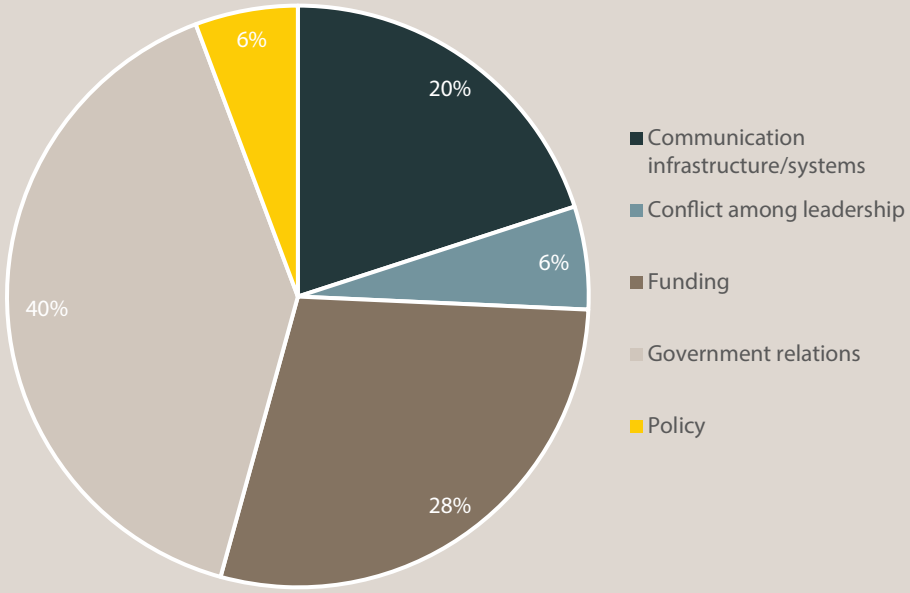
ENVIRONMENTAL RESILIENCE & SUSTAINABILITY



Theme 5: Government Affairs & Advocacy

Although government affairs and advocacy was the smallest theme to emerge, the regional policy landscape, and the networks and communication occurring within it, emerged as an important piece of both the SWOT and the CEDS strategic framework. Regional collaboration is an important piece of strategy implementation and essential to pursue promising state and federal funding opportunities. Strengths related to this theme included the strong relationships and knowledge that local government leaders have with and about their communities. Weaknesses and threats included a lack of mobilization towards funding opportunities due to lack of knowledge or capacity, and perceived limited communication with neighboring municipalities.

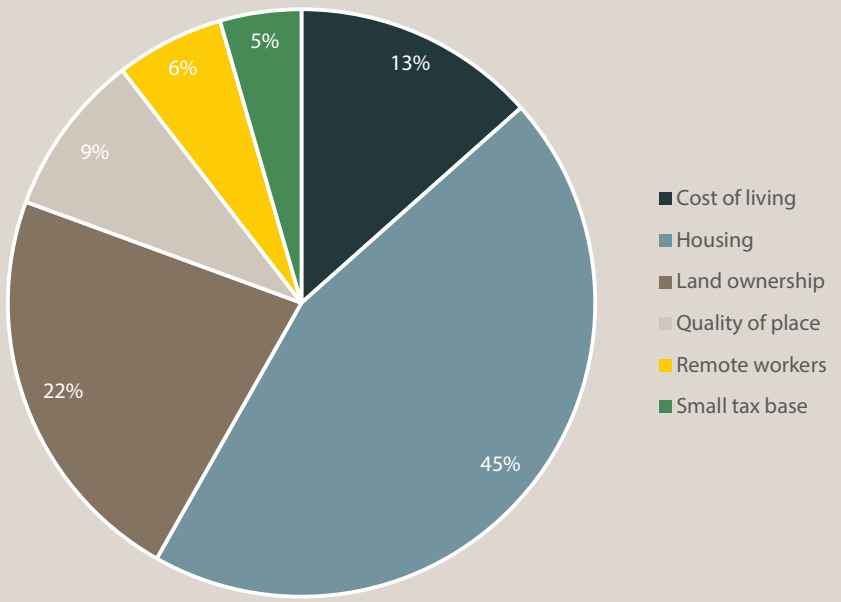
GOVERNMENT AFFAIRS & ADVOCACY



Theme 6: Housing Availability & Land Use

The extremely limited supply of privately owned land within the region colored the discussion around housing and land use, with stakeholders frustrated by rising housing costs and lack of opportunities for development. These constraints, stakeholders say, also limit population growth and in turn limit the size of the region's economic base. Some opportunities were raised to access land owned by the City of Los Angeles, although optimism regarding suggested opportunities was not high. Infill development and main street/downtown corridor investments were discussed as opportunities across the region, while second-home ownership was identified as a potential threat.

HOUSING AVAILABILITY & LAND USE



Regional Strengths

Connection to Community

Due to the size and geographic location of many of the communities in the Eastern Sierra region, residents experience close connection to the community. Due to the rural nature of the area, the region was characterized as a place with vibrant civic life, low crime, and genuine care for neighbors and other members of the community who live, work, and recreate in the area.

Tourism & Outdoor Recreation Industry

Residents and visitors of the region can enjoy an abundance of outdoor recreation activities. Diverse options for recreation appeal to a wide base of people. Tourism consistently drives traffic into the communities in each county, providing a mostly dependable source of revenue for the businesses in these small towns and driving the economy in a large way.

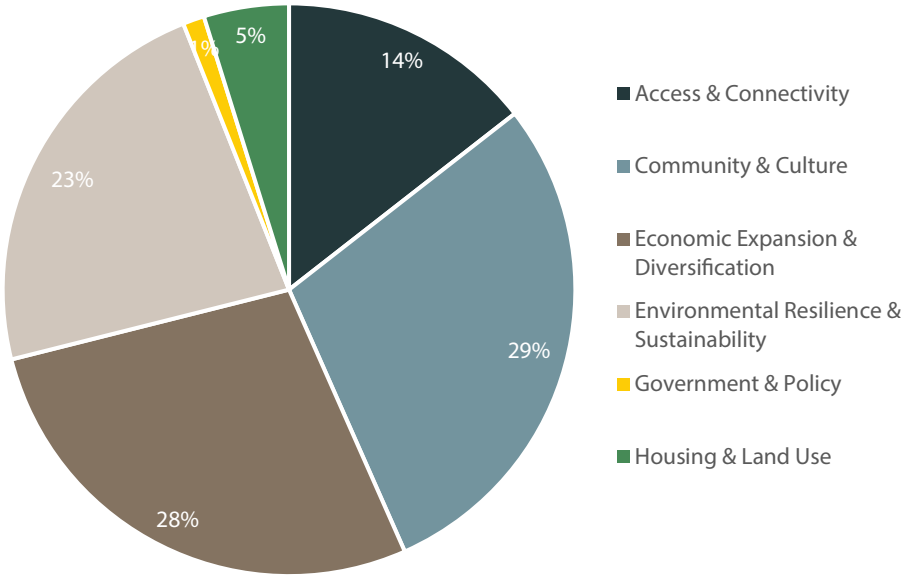
Community Resilience

In the face of positive and negative changes, the communities in the region demonstrate great determination. Their individual and community resilience allows them to withstand many of the natural disasters and climate-related effects that threaten them.

Natural Assets

The natural beauty in the outdoors is apparent in the Eastern Sierra region, making it an attractive place to spend time as a resident, worker, or visitor. This is a unique resource and competitive advantage compared to other communities. The region's preserved natural assets also play into what makes the region environmentally healthy with cleaner air and water.

STRENGTHS



This pie chart represents the extent to which each focus area, described above, was included in stakeholders' discussions of regional strengths.

Regional Weaknesses

Housing

A lack of available and affordable housing stymies the region's ability to flourish with a thriving workforce and economy. With the limited housing stock and limitations to develop more, competition is steep and out-prices workers who are employed in the Eastern Sierra region, many of whom are working in the hospitality and tourism industries with lower wages.

Land Ownership

The lack of private land for development contributes to many of the communities' challenges. Over 95% of the land is publicly owned by the City of Los Angeles, state, and federal government agencies. This negatively affects economic growth as it restricts the establishment of new businesses and expansion of existing ones and impedes job creation and entrepreneurial endeavors.

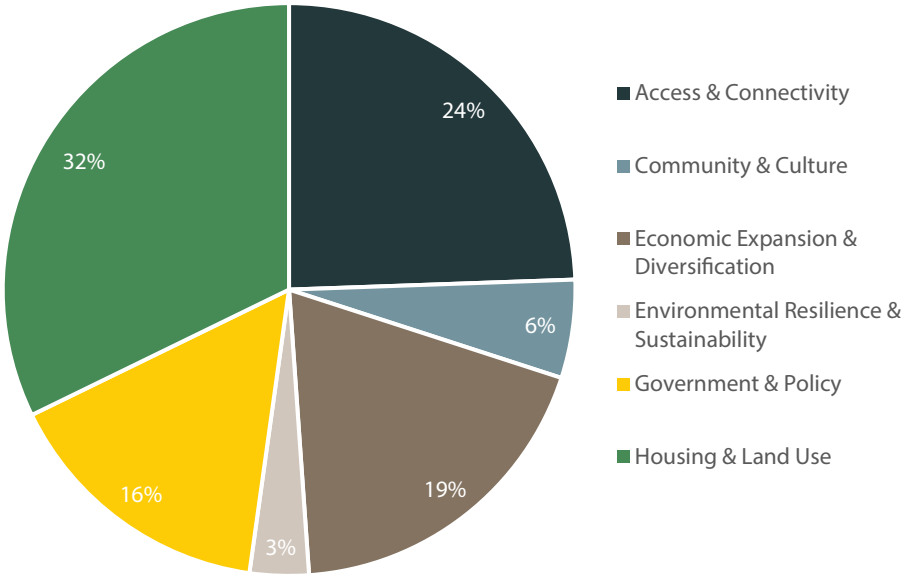
Talent Attraction & Retention

Communities in the Eastern Sierra face challenges in filling jobs with qualified candidates. There is not a large workforce base to pull talent from due to a small and aging population. Additionally, retaining good workers is difficult with a shortage of homes and generally high cost of living.

Remoteness

The remote towns and cities of the Eastern Sierra region face challenges related to that geographical reality. Remoteness negatively affects what public and private services and amenities are available to residents. Stakeholder engagement sessions and the regional survey indicated challenges in providing basic amenities like healthcare, quality childcare and early childhood education, as well as fresh food. These issues are compounded when natural or climate disasters limit accessibility within the region during periods of the year.

WEAKNESSES



This pie chart represents the extent to which each focus area, described above, was included in stakeholders' discussions of regional weaknesses.

Regional Opportunities

Housing & Infrastructure

Updating existing housing and infrastructure as well as developing additional housing to meet the high demand within the region's communities was identified as a major opportunity during the stakeholder engagement process. Within this general opportunity was the identification of a need to develop more workforce, affordable housing to to better support low to middle income earners.

Education & Entrepreneurship

The region will benefit from growing the development of high-quality education and occupational trainings for relevant industries, digital literacy efforts, and coordinated resources for small businesses. Existing institutions like Cerro Coso Community College have limited offerings for students, and those may not match the labor market for the major employers and key industries in the region. Stakeholders believe there is opportunity for better coordination between education systems and businesses to create entry points and pathways to quality jobs and careers in high growing sectors.

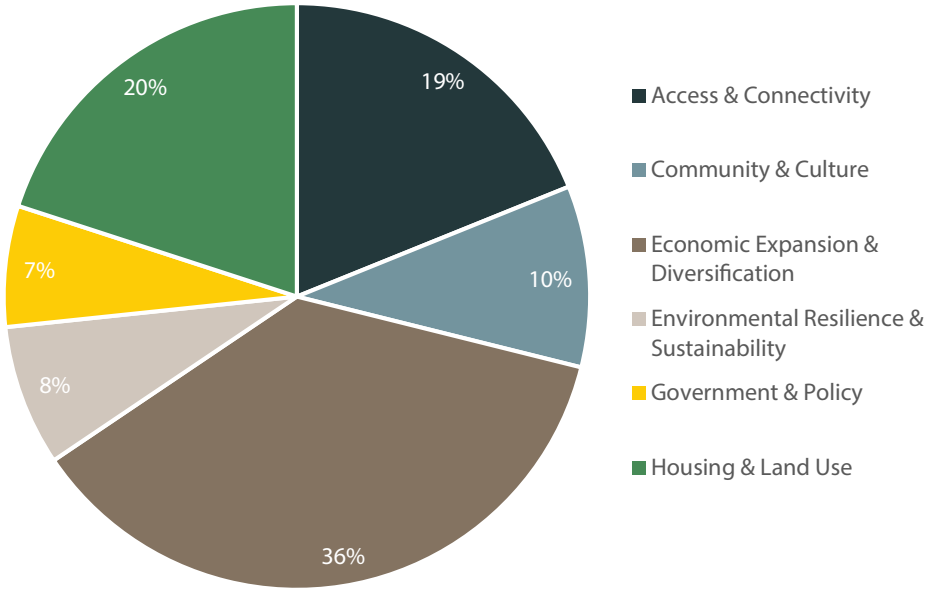
Industry Diversification

Communities expressed the need to diversify the regional economy with investments in industries outside of hospitality and tourism as well as optimizing those existing core sectors, leveraging the region's abundant agricultural resources, exploring options to bring in new technology industries, and increasing outdoor recreation and tourism activities year-round.

Transportation

With the buildout of the Bishop Airport, stakeholders identified the opportunity for expanded air service with more airlines, routes, and year-round air service. To accommodate more visitors in the region, it is also an opportunity to build out more ground transit regionally to simplify travel in each of the counties.

OPPORTUNITIES



This pie chart represents the extent to which each focus area, described above, was included in stakeholders' discussions of regional opportunities.

Regional Threats

Climate Change & Natural Disaster

The impact of changing climates and regular natural disasters consistently threatens the region. Fire damages natural assets and infrastructure, floods remove access to basic services, and climate extremes including severe winter weather make economic activity unpredictable in many communities.

Infrastructure

Buildings that are aging, unoccupied, or even failing make some of the region's communities appear less attractive to visitors and residents, especially in main street/downtown commercial corridors that must remain vibrant for quality of life, tourism, and business development. This is a threat to future growth and community safety the longer it is not redeveloped or improved.

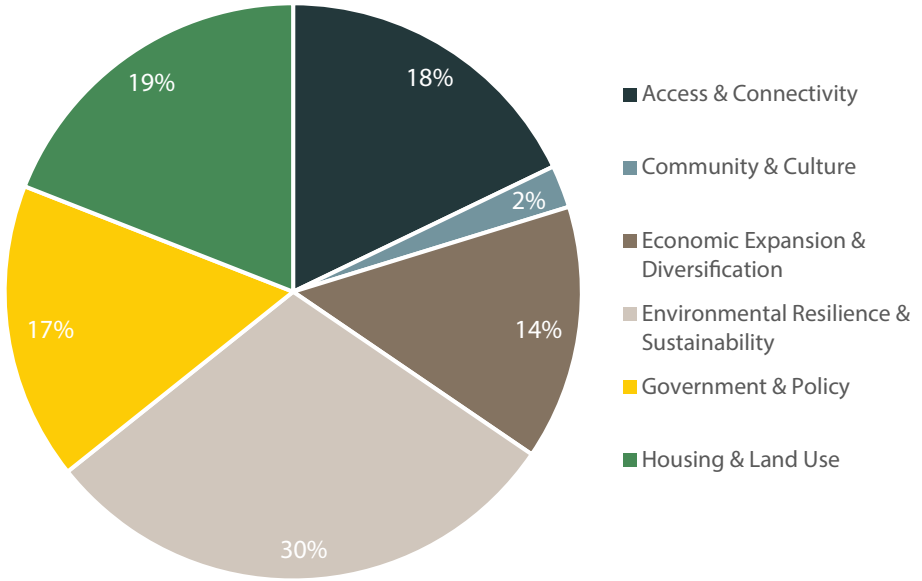
Government Relations

Difficulties engaging state and federal agencies to support community needs are compounded by threats like staff (and point-of-contact) turnover and apathy towards the desires of the community for change. Additionally, it is important that communities avoid dependency on these government agencies to drive forward the initiatives and strategies for economic development and growth.

Cost of Living

Rising costs of living threaten economic growth in the region. This can aggravate existing challenges including housing supply shortages, heavy reliance on recreation and tourism industries that house low-wage employment opportunities, barriers to home ownership, barriers to travel throughout the region, limited opportunities locally to pursue higher education and skills training beyond secondary education, and more.

THREATS



This pie chart represents the extent to which each focus area, described above, was included in stakeholders' discussions of regional threats.

Strategic Action Plan & Evaluation Framework

This section synthesizes the background information about the Eastern Sierra region, the rich insights and feedback gained during stakeholder engagement activities, and a collaboratively derived vision for the future of the region. These inputs were used to determine actionable areas of priority for the region with specific, measurable objectives, steps, or initiatives.

Vision Statement

The core stakeholder committee for the Eastern Sierra CEDS participated in several facilitated sessions to develop and refine the vision statement, which was shared and validated during stakeholder engagement activities. The vision statement served as the focal point for determining and developing key themes that serve as the foundation for the plan's goals and objectives.

The Eastern Sierra region envisions a future which includes economic prosperity and environmental stewardship realized through collaborative efforts to preserve natural assets and historic culture, enhance regional connectivity and resiliency, and advance vibrant and inclusive communities.

Of note is how stakeholders chose to incorporate resiliency into the vision statement. As shared in the SWOT portion of the process and confirmed repeatedly through additional stakeholder engagement, economic and environmental resiliency is of great importance to the region through multiple lenses.

Goals and Objectives

The goals and objectives that inform the action plan incorporate all foundational elements of the CEDS development process: data gathering and fact-finding, regional background, stakeholder engagement, and SWOT analysis.

The following focus areas were identified through the research and engagement processes and used to define and prioritize goals and objectives:

- Access & Connectivity
- Community & Culture
- Economic Expansion & Diversification
- Environmental Resilience & Sustainability
- Government Affairs & Advocacy
- Housing Availability & Land Use

Access & Connectivity

From roadways to broadband to air travel, the importance of connectivity was a focus in stakeholder sessions and is supported by regional data and literature. Access and connectivity includes inter-regional travel and access for both essential services and leisure, as well as the region's level of connectivity with the surrounding state and nation. These considerations are critical to residents, businesses, and visitors as the region pursues economic expansion and sustainability.

Physically, the region faces accessibility and connectivity challenges as a collection of remote communities with unique geographical considerations. Located several hours from major cities by car, residents must consider the types of specialized goods and services they will have trouble accessing in the region, and visitors must devote additional time and attention to their travel plans. These challenges are exacerbated in the winter months, when snow and ice often close critical roadways, leaving communities isolated and without vital resources including food and gas. Some communities in the region are accessible through regional air travel, but the service is often seasonal and limited, with existing flights subsidized by local governments.

Broadband connectivity also challenges residents. While those in the region's few densely populated communities may have adequate service, those in more remote, less dense communities are likely to lack connection that meets federal minimum standards for high-speed internet. Fiber backbone infrastructure exists along the region's most important thoroughfare, but internet service providers have not been adequately enticed to expand into communities where a return on investment for infrastructure buildout is projected to exceed preferable benchmarks.

Strategies

- Increase access to digital resources through broadband infrastructure buildout across the region.
- Enhance the regional transportation network to provide residents, visitors, and businesses with more accessible, reliable options for moving in, out, and within the region.
- Enhance emergency response services to ensure remote communities are equipped for periods of time with no access to services.

Best Practices

West Virginia Speed Test that is monitored and maintained by a diverse stakeholder group for the purpose of measuring achieved speeds against advertised speeds.

California case study that includes cost sharing for transportation upgrades among benefactors.

Emerging technology in winter maintenance practices include Integrated Modeling for Road Condition Prediction (IMRCP) - overview and in-depth report.

Funding Opportunities

California Senate Bill 156 has allocated roughly six billion dollars for the construction of a statewide open access middle-mile network, some last mile infrastructure, a loan loss reserve for local governments, and local technical assistance grants. Engagement throughout planning and last-mile allocations could help to close existing broadband gaps across the region. Stakeholders should collaborate with local and regional providers to ensure buy-in regarding the middle mile network and to plan to deploy last mile infrastructure using funding allocated from SB 156 or private investment.

Broadband Equity, Access, and Deployment Program
The BEAD program is a national program through which the State of California has received $1.86 billion dollars to fund broadband infrastructure buildout and workforce development programming. The state must plan for the allocation of these dollars and will seek input from stakeholders across the state to inform the use of the funds.

Mobility, Access, and Transportation Insecurity: Creating Links to Opportunity Research and Demonstration Program
This federal grant program funds initiatives that research transportation access and explore mobility solutions across community stakeholders. If renewed for 2024 (2023 NOFO was posted in August 2022), it could allow the region to assess the feasibility of transportation interventions and upgrades.

Other Funding Opportunities:

- Innovative Coordinated Access and Mobility Grants
- USDA Reconnect Loan and Grant Program
- Public Transit on Indian Reservations Program



EVALUATION FRAMEWORK: ACCESS & CONNECTIVITY

Goal: Improve and enhance regional access and connectivity within the region and with surrounding geographies.
Partners/Champions: Local governments, Internet service providers, CAT, OES, Caltrans

Objectives	Action Items	Timeline	Metrics for Success
Increase access to digital resources through broadband infrastructure buildout across the region.	• Catalog existing assets that may help to offset the cost of buildout for providers. Include capital resources as well as in-kind resources and donations, such as waived permitting fees, access to poles for aerial networks, or efficiencies with other utility maintenance or buildout projects • Encourage local governments to partner with internet service providers to apply for state and federal broadband funding with a focus on last mile connectivity • Develop, deploy, and monitor a broadband speed test tool that will allow communities to track achieved speeds vs. advertised speeds, potentially expanding the locations eligible for federal funding • Participate in statewide planning efforts tied to Senate Bill 156, the Broadband Equity, Access, and Deployment Program, and other programs to ensure that the region's challenges are accounted for in funding distribution	Medium-term (2-3 years)	• Creation of local asset & incentive catalog • Number of grant opportunities pursued • Creation of speed test tool • Meeting attendance, committee membership, etc.

Objectives	Action Items	Timeline	Metrics for Success
Enhance the regional transportation network to provide residents, visitors, and businesses with more accessible, reliable options for moving in, out, and within the region.	• Catalog and prioritize existing roadway infrastructure deficiencies, including but not limited to depressions in asphalt, dangerously narrow roadways, and areas lacking critical safety infrastructure • Determine which populations lack transportation options most severely, and describe the transportation needs of these groups • Explore options to meet the transportation needs of populations identified above, potentially ranging from fixed route services to major metros or local anchors to responsive services provided at a subsidy • Ensure that local planning efforts include provisions for commercial corridors and surrounding neighborhoods in existing communities to enhance walkability and options for multi-modal transit	Long-term (3-5 years)	• Creation of roadway need prioritization document • Creation of transportation need summary • Report written, committee formed, # of interventions considered, etc. • # of local planning efforts incorporating provisions for transportation network enhancement
Enhance emergency response services to ensure remote communities are equipped for periods of time with no access to services.	• Support communities at risk for isolation in winter months in efforts to reserve critical supplies to sustain residents through periods of isolation • Collaborate with Caltrans and county partners to accelerate response times for road clearance and maintenance in isolated communities • Explore emerging tools to anticipate response needs and accelerate response times	Short-term (1-2 years)	• Amount and type of additional supplies reserved • Correspondence facilitated, improved average response times • # & summary of emerging tools evaluated

Community & Culture

The Eastern Sierra region boasts a strong culture of community among the residents, workers, and other key stakeholders with vested interest in the success of the region and its economies. From the stakeholder engagement sessions to the widely distributed community survey, people contended that neighbors are supportive of one another, that there are opportunities to participate actively within the communities through events and other activities, and that the people of the region are resilient. There are some strong examples of recent collaboration such as efforts to develop a trail system, with stakeholder engagement sessions occurring throughout September 2023. The Towns to Trails initiative is an effort to connect Eastern Sierra communities to each other and to the region's extensive public lands.

Workshop participants and survey respondents indicated that community and culture, which may encompass a rugged and remote way of life, made the Eastern Sierra region appealing, while also contributing in part to its limited population size. Without a larger tax and income base, many find it difficult to ensure that amenities and services are available, especially in the more rural areas of the counties.

Throughout the stakeholder engagement process, individuals continuously expressed a strong desire for the small-town culture of individual communities in the region to remain intact even as opportunities for economic growth are pursued. They do not want to risk completely losing the appeal of smaller, tight-knit communities, which indicates a need for thoughtful growth strategies.

Other elements that were important to participants in the workshops were quality of life and low crime that many believe to be a direct result of the close relationships in the communities as well as historic preservation and finding new ways to leverage that in the tourism industry to promote a deeper understanding of the region's rich history and culture.

One area of concern in this theme is that engagement of tribal communities was challenging, highlighting the need for proactive outreach and relationship building with tribal communities, creating engagement opportunities that reflect their needs and preferences for inclusion.

Strategies

- Improve partnerships and interagency collaboration to benefit localities and facilitate regionally-focused efforts.
- Capitalize on strong community engagement to garner support for new initiatives, projects, etc.
- Enhance the region's existing quality of life with additional amenities to attract and retain talent.
- Strengthen tribal relationships in the communities and counties and involve leadership in conversations and decisions to plan and implement strategies.
- Build out a more robust, uniform regional communication strategy for sharing information, including emergency responses, with people who live, work, and recreate in the region.

Best Practices

USDA Resource Guide for Rural Workforce Development

This guide is designed to help communities that are looking for ways to support their workforce needs, including talent attraction and retention efforts. The focus on rural communities is widely applicable to the communities of the Eastern Sierra region.

Collaborating for Prosperity with American Indians and Alaska Natives

Relationships with tribal communities are critical for helping the Eastern Sierra realize its economic growth potential. This guide demonstrates the many resources and past successes of tribal communities in funding their projects and initiatives for community and economic prosperity.

Funding Opportunities

California Strategic Growth Council's Community Resilience Centers Program

This program funds new construction and upgrades of neighborhood-level resilience centers to provide shelter and resources during climate and other emergencies. Additionally, funding is available for year-round services and ongoing programming that build overall community resilience.

Community Economic Resilience Fund (CERF)

CERF is a statewide opportunities 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.

Next Generation Warning System Grant Program

The Next Generation Warning System Grant Program (NGWSGP) supports investments improving the resiliency and security of public broadcasting networks and systems. It enables public television broadcasters, public radio stations, and more to update their digital capabilities so that information about disasters and emergencies is properly distributed to members of the community, including individuals with disabilities, limited English proficiency, and other accessibility needs.

Community Heart & Soul Seed Grant Program

The Community Heart & Soul Seed Grant Program provides $10,000 in funding for resident-driven groups in small cities and towns to start the Community Heart & Soul model. Grant funding requires a $10,000 cash match from the participating municipality or a partnering organization.

EVALUATION FRAMEWORK: COMMUNITY & CULTURE

Goal: Maintain and capitalize on strong community culture.

Partners/Champions: Community-based organizations, arts and culture partners, emergency services providers/responders, tribal communities

Objectives	Action Items	Timeline	Metrics for Success
Improve partnerships and interagency collaboration to benefit localities and facilitate regionally-focused efforts.	• Conduct a mapping exercise to identify all partnerships critical to CEDS execution with point of contact information • Devise an outreach strategy to bring these partners in as stakeholders • Create regular opportunities for these partnerships to engage in the implementation process • Establish regular communication channels and platforms to facilitate information sharing among the partners	Short-term (1-2 years)	• CEDS execution partners map • Creation of outreach strategy • Number of meetings with regional partners
Garner support for new economic development-related initiatives, projects, etc. by developing and capitalizing on strong community engagement.	• Effectively educate the public on continuous activities related to the implementation of the CEDS • Provide opportunities for community members to actively participate in the implementation of new initiatives and projects	Short-term (1-2 years)	• Number of region residents participating in activities • Number of agencies and organizations engaged with CEDS implementation • Annual publication and promotion of CEDS progress
Enhance the region's existing quality of life with additional amenities to attract and retain talent.	• Support individual communities in their development of achievable plans for talent attraction and retention based on each community's assets and needs • Engage employers about talent retention priorities and strategies • Incorporate natural and cultural assets in local and regional marketing efforts	Long-term (3-5 years)	• See Economic Expansion & Diversification section • Marketing plan updates that reflect incorporation of natural and cultural assets

Objectives	Action Items	Timeline	Metrics for Success
Strengthen tribal relationships in the communities and counties and involve leadership in conversations and decisions to plan and implement strategies.	• Designate a point of contact for the region to provide ongoing, focused communication and ensure tribal leadership is engaged in conversations and decisions • Organize regular engagements with tribal leaders and representatives from tribal communities • Support each tribal community's ongoing and future economic development initiatives	Short-term (1-2 years)	• Number of meetings with tribal representatives and leaders • Partnerships with tribal communities to support economic development initiatives • Incorporate plan adjustments recommended by tribal leadership • # of executed opportunities to support each tribal community's economic development initiatives
Build out a more robust, uniform regional communication strategy for sharing information, including emergency responses, with people who live, work, and recreate in the region.	• Conduct a comprehensive needs assessment to understand the existing communication landscape throughout the region across government partners and key partners like chambers of commerce and business associations • Collaboratively develop a comprehensive communication plan that outlines the strategies, tactics, and responsibilities of each participating entity • Align resources for implementation which may involve securing funding for communication equipment, technology upgrades, and training for relevant staff	Long-term (3-5 years)	• Completion of needs assessment • Adoption of regionwide communication strategy • Communications and marketing reach • Funding secured for increased capacity related to communications strategy

Economic Expansion & Diversification

The Eastern Sierra region has the opportunity to determine current and future needs of existing businesses and develop programs and policies to address those needs. This can lead to employment growth through entrepreneurship, business expansion, and industry diversification.

The Eastern Sierra region is ready to evolve its business and economic development support efforts to build on existing networks that support core industries that include accommodation and food services, manufacturing, health care and social services, agriculture, and other top industries. Core features of any economic development strategy include services to support these business categories:

- Existing businesses seeking to grow or in need of navigating challenges (business retention and expansion)
- Businesses seeking to invest in the region for the first time with a new facility (business attraction)
- Entrepreneurs and small businesses with unique needs related to starting up and scaling a business

With outdoor recreation as a vital component of the business community that impacts employment, visitors, and the region's tax base, it is a strong example of how economic development efforts can make a difference in a region. Efforts to help existing outdoor recreation companies thrive and expand, helping new outdoor recreation businesses find a home and a platform in the region, and providing entrepreneurs and small businesses with tools to start up and grow sustainably in the region are all worthwhile efforts to have available in this region.

Visit California announced in early 2023 the development of an initiative to promote sustainable tourism, and action plans for 12 regions, including the "High Sierra region" which includes the three counties included in this CEDS, will be developed. Many goals for this initiative will complement this plan, including creating responsible travel principles to protect the environment and natural assets and assessment of climate impacts from tourism with mitigation recommendations.

A strong economic development strategy can also leverage existing industrial sector strengths to encourage innovation in areas that are important to stakeholders, such as sustainable tourism or disaster preparedness and response. The region can seek out opportunities and deploy interventions that address key areas of importance to stakeholders, like economic resiliency and protection of precious natural assets, diversifying the economic base of the region while promoting entrepreneurship and sustainability at the same time.

Main street/downtown corridors across the region are a special opportunity that can address several different needs in the region: real estate locations for small businesses, vital resources and collaboration for entrepreneurs, and a continued destination for residents and visitors for lodging, dining, and activities. Business and visitor experiences in downtown corridors can evolve though infrastructure upgrades, façade improvements, and multi-modal transportation enhancements.

Increased opportunities to match available workers with the needs of existing industry would help address workforce concerns that exist for most industry sectors. Like most regions, there is room to improve the skill sets of available workers to better match the needs of existing businesses. Additionally, ensuring that the region's secondary and higher education providers are partners in economic and workforce development efforts can help build a sustainable talent pipeline that meets the needs of the existing and growing industries of the Eastern Sierra. A better understanding of how ancillary services, like childcare provision, affect the dynamics of workforce availability and participation would also assist the region in addressing the labor needs of key industries.

Feedback from elected officials and the public in the region during review of the draft of this document revealed several comments related to what additional opportunities may exist for economic diversification and expansion: agriculture, renewable energy, and mining as examples. A targeted industry analysis would help determine which specific industries are a good fit for additional efforts, and a new recommendation to complete a regional targeted industry analysis is now included.

Objectives

- Build relationships with existing businesses through a formal business retention and expansion (BRE) program and respond to their needs through supportive services and connections to service providers.
- Build upon and transform opportunities for businesses to convene by industry sector to better understand and address common issues related to supply chain, workforce, etc.
- Enhance network of entrepreneurial and small business resources to encourage new business development within the region.
- Initiate and support efforts related to real estate solutions that complement industry and residential needs. Downtown corridors are areas of great need in the region as vibrant centers for convention, recreation, and visitors.
- Thoroughly study and review the current status of the labor market and gaps in workforce services provision, for both employers and individuals. Provide new workforce development solutions that address gaps and improve outcomes for companies and individuals.
- Identify additional data-informed opportunities that may exist for economic diversification and expansion.

Best Practices

Guide to Building a Business Retention & Expansion Program by the University of Wisconsin-Madison Division of Extension

This article provides step-by-step guidance on how to build a BRE program. It emphasizes how both leaders in business support services and government partners can coordinate outreach, use a uniform data collection approach (like a survey) to capture important data points and identify opportunities and barriers related to growth and warning signs of downsizing, closure, etc.

BRE Resource Library and Program Awards by Business Retention and Expansion International

Business Retention and Expansion International (BREI) is a membership-based organization dedicated to helping communities build and improve formalized BRE programs. They have an extensive resource library and an annual awards program that showcases well-executed and innovative BRE programs. They focus on assisting and supporting smaller, rural communities.

Funding Opportunities

Rural Community Development Initiative (RDCI) Grants

RCDI is a matching-funds program through the US Department of Agriculture designed to assist communities to build capacity in areas of housing, community facilities, and community and economic development projects. Projects can receive $50,000 to $500,000 and support efforts related to Business Retention & Expansion programs, entrepreneurial support, childcare facilities, and much more. This funding stream can support efforts in this goal area and others in this CEDS, such as Housing Availability & Land Use.



EVALUATION FRAMEWORK: ECONOMIC EXPANSION & DIVERSIFICATION

Goal: Grow and diversify the regional economy through support of existing and new businesses.

Partners/Champions: Regional economic development organizations, local chambers of commerce, entrepreneurial supportive services

Objectives	Action Items	Timeline	Metrics for Success
Build relationships with existing businesses and respond to their needs.	• Build a formal business retention and expansion (BRE) program • Assemble and deploy a network of supportive services and providers to provide technical assistance • Seek funding opportunities to build capacity to grow the BRE program over time	Medium-term (2-3 years)	• Number of BRE visits conducted annually • Established network of service providers and supportive services • Number of firms referred/connected to service providers and supportive services • Tracked outcomes of companies that successfully navigate services/resources
Build upon and transform opportunities for businesses to convene by industry sector to better understand and address common issues related to supply chain, workforce, etc.	• Leverage existing groups convened by partners like chambers or industry associations and adopt a sector partnership model • Assist industry-identified priorities with supportive services, advocacy, funding efforts, etc.	Short-term (1-2 years)	• Number of industry-specific groups led by industry active in the region • Annual report of successful outcomes from industry groups • Identification and success of industry-specific initiatives
Enhance network of entrepreneurial and small business resources to encourage new business development within the region.	• Support and promote opportunities for entrepreneurs to convene, network, and learn • Collaborate with service providers like SBDC, SCORE, and local service providers to bring workshops and trainings to the region • Create a regional asset map of entrepreneurial and small business resources • Develop a plan to address gaps in the regional asset map	Long-term (3-5 years)	• Number of networking events • Number of workshops/trainings • Asset map • Plans to address one or more gaps in the asset map

Objectives	Action Items	Timeline	Metrics for Success
Initiate and support efforts related to real estate solutions that complement industry and residential needs.	• Create façade improvement programs for downtown areas • Leverage historic designations to secure funding for building improvements • Establish a revolving loan fund to support investment in real estate solutions that support the needs of businesses • Invest in business district upgrades that improve walkability and bikeability • Revisit and update potential industrial sites in the region and determine priority, viability, funding, etc.	Long-term (3-5 years)	• Establishment of programs • Number of businesses or buildings receiving assistance • Improved walkability scores in main street/ downtown districts
Thoroughly study and review the current status of the labor market and gaps in workforce services provision, for both employers and individuals.	• Conduct a workforce and skills gap analysis with asset mapping of workforce and employment services • Provide new workforce development solutions that address gaps and improve outcomes for companies and individuals	Short-term (1-2 years)	• Workforce and skills gap analysis • Asset map of workforce and employment services
Identify additional data-informed opportunities that may exist for economic diversification and expansion.	• Conduct a regional targeted industry analysis	Medium-term (2-3 years)	• Completion of analysis • Adoption of recommendations in regional and local economic development efforts

Environmental Resilience & Sustainability

Environmental stewardship and preservation of natural assets is a critical component of the region's vision for the future. Residents emphasized the enjoyment received from accessing and appreciating the landscape and access to recreation as a key feature to quality of life. The region's natural assets are also a key feature of the vitality of the tourism industry and must be preserved and protected for future, long-term enjoyment.

The region's exposure to extreme weather events pass uncertainty, risk, inconvenience, and isolation to businesses and residents. With record snowfall in Winter 2022-2023, some communities only accessible by mountain pass were isolated from the surrounding region for months, unable to access vital resources. Small business owners shared that accessibility challenges in winter months prevent customers from accessing their businesses and impact the revenue that they are able to generate. Additionally, wildfires have occurred throughout the region with increased frequency in recent years, straining the capacity of first responders and threatening residencies and businesses in vulnerable areas.

The State of California releases an updated climate adaptation strategy every three years, most recently in 2021. The current strategy has priorities that include building capacity in climate vulnerable communities, encouraging tribal and local governments to incorporate climate considerations into emergency planning efforts, and to strengthen climate resilience of natural systems. The strategy divides the State into regions with specific engagement opportunities.

Objectives

- Reduce the challenges experienced by residents and visitors during winter climate events.
- Enhance the network of industry and community stewards to develop, adopt, and promote guidelines for sustainable tourism.
- Consider sustainable tourism as a budding industry with workforce needs, entrepreneurial opportunities, and infrastructure requirements.

Best Practices

Adaptation Clearinghouse by State of California's Governor's Office of Planning & Research

This searchable database includes planning resources, case studies, and tools to support planning and initiatives that help address climate-related challenges and issues. It also highlights plans and initiatives led by tribal communities.

Funding Opportunities

CoolCalifornia.org Local Government Portal

CoolCalifornia.org hosts a tool kit to assist local governments with the development of a climate action plan with a resource library, interactive map of case studies and examples, and a searchable funding database for sustainability projects.

EVALUATION FRAMEWORK: ENVIRONMENTAL RESILIENCE & SUSTAINABILITY

Goal: Prioritize opportunities to preserve natural assets and support service provision needs of residents during weather and disaster events.
Partners/Champions: Local government, emergency services providers/responders, tribal communities, California Climate Adaptation Strategy

Objectives	Action Items	Timeline	Metrics for Success
Reduce the challenges experienced by residents and visitors during climate events.	• Create a regional working group that encourages collaboration across the three counties with their current plans, offices, and staff related to emergency response and disaster preparedness • Pursue climate action planning as a region, leveraging resources for greater impact	Short-term (1-2 years)	• Working group established and meeting regularly • Climate action plan for the region
Enhance the network of industry and community stewards to develop, adopt, and promote guidelines for sustainable tourism.	• Designate a group of sustainable tourism champions to plug into state-level initiatives to leverage plans and resources to advance outcomes in the region • Develop regional guidelines to inform and encourage sustainable tourism initiatives and practices	Short-term (1-2 years)	• Sustainable tourism champions identified and actively participating in state-level initiatives • Adoption of state-level sustainable tourism initiatives at the regional level
Consider sustainable tourism as a budding industry with workforce needs, entrepreneurial opportunities, and infrastructure requirements.	• Embed sustainable tourism into other plan elements to address workforce, entrepreneurial, and infrastructure needs • Gain support for any needed infrastructure developments like visitor centers, trail systems, amenities upgrades, and more • Sustainable tourism champions identified and actively participating in state-level initiatives	Short-term (1-2 years)	• Sustainable tourism represented in industry-led groups, BRE outreach, entrepreneurial supports and services • Sustainable tourism represented in workforce analysis and mapping

Government Affairs & Advocacy

The Eastern Sierra region would like to see stronger relationships and increased visibility with other leaders in neighboring regions and at state and federal levels where residents do not feel they are valued or heard by those entities. Staff turnover was identified as a contributor to the challenge of building and maintaining strong relationships with key offices.

Community leaders and stakeholder believe that funding sources are available to support the identified needs of the region based on the stakeholder engagement activities, but the region lacks the capacity to seek out, apply for, and successfully secure grant opportunities.

Strategies

- Build capacity within ESCOG as well as Alpine, Inyo, and Mono Counties and other key partners for improved government affairs, prioritizing relationship-building with the key state and federal entities who directly impact the implementation of CEDS strategy recommendations.
- Study the broader economic impact of regional strategy recommendations to garner more support from state and federal government agencies.
- Equip local government partners with knowledge and capacity for procuring and administering federal funding to ensure relevant opportunities can be pursued.

Best Practices

Local Government Solutions for COVID-19 and Beyond: Grants Management Capacity

This resource guide is part of a set of documents developed by FEMA in response to the disaster recovery challenges state, local, tribal, and territorial (SLTT) governments have faced; however, these solutions are easily applied outside the context of disaster. Here, grants management capacity is addressed with examples of solutions from varying community types, intended to provide guidance and resources.

Familiarization Experiences

Chambers of commerce and economic development organizations have a best practice of familiarization experiences that are embedded into advocacy or business development programs. Advocacy examples include a Day at the Capital or a DC Fly-in where local stakeholders visit the state or national capital with an agenda to meet with specific lawmakers or agencies to promote their region's priorities on topics like transportation, workforce, etc. Business development programs will often have a familiarization tour for site selection consultants to visit the region and learn more about its assets. State and federal officials and leaders can be invited to the region to experience its assets and needs and create space for local stakeholders to build relationships and discuss top priorities for the region.

Funding Opportunities

[Rural Community Development Initiative Grants in California]

RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes improve housing, community facilities, and community and economic development projects in rural areas.

[Community Economic Development]

CED grants are awarded to fund initiatives designed to improve the economic self-sufficiency of low-income individuals in communities with high unemployment and poverty rates through sustainable business development and new employment opportunities helping to create resilient communities that address the needs of individuals, families, and children.



EVALUATION FRAMEWORK: GOVERNMENT AFFAIRS & ADVOCACY

Goal: Promote stronger government affairs & advocacy efforts.

Partners/Champions: Local elected officials, local government entities, state government agencies, federal agency representatives and regional offices, philanthropic and private funders

Objectives	Action Items	Timeline	Metrics for Success
Build capacity within ESCOG as well as Alpine, Inyo, and Mono Counties and other key partners for improved government affairs, prioritizing relationship-building with the key state and federal entities who directly impact the implementation of CEDS strategy recommendations.	• Map all local, state, and federal government agencies who can directly impact the implementation of CEDS strategy recommendations • Conduct strategic outreach to these government agencies to pinpoint an effective point of contact for conversations and activities related to the CEDS	Short-term (1-2 years)	• Completion of map of target government agencies for collaboration • Number of agencies with base relationship and point of contact established
Study the broader economic impact of regional strategy recommendations to garner more support from state and federal government agencies.	• Gather the necessary data to assess the economic impact of the CEDS strategy recommendations and relevant future projects or initiatives • Use impact results to communicate the importance of government agency partnership and support to the implementation of the CEDS to stakeholders, policymakers, and the public	Long-term (3-5 years)	• Number of economic impact assessments completed • Number of presentations, meetings, and communication pieces related to communicating economic impact
Equip local government partners with knowledge and capacity for identifying and securing federal funding to ensure relevant opportunities can be pursued.	• Create and maintain database of relevant programs and funding opportunities • Designate individuals or create a cross-agency team specifically responsible for researching, identifying, and pursuing funding opportunities • Establish relationships with other nonprofits, community organizations, and regional entities and collaborate on grant applications with shared expertise and resources • Leverage support and resources available at the state and federal levels to help regions collaborate and access funding	Medium-term (2-3 years)	• Creation of funding opportunities database • Number of funding applications submitted • Number of funding awards • Number of partnerships with MOUs and/or letters of intent to collaborate

Housing Availability & Land Use

A vast majority of the land in the Eastern Sierra region is publicly owned, with significant portions under federal and state management or owned by the City of Los Angeles Department of Water & Power to provide water to the LA metro region. Much of the privately-owned land is not located near existing communities and is limited in potential uses by infrastructure costs, demand, or access to amenities. Working within these parameters significantly limits the options available for additional housing development.

The importance of the tourism industry in certain areas of the region is also impacting housing. In tourism-focused areas, high land cost makes it difficult to develop housing for both year-round and seasonal workers. County and local governments throughout the region might seek partnerships with local employers to meet their shared workforce housing needs in the form of affordable housing developments earmarked for workers in a specific industry or location, rental assistance programs, or the development of a land trust for affordable housing.

While the cost of living in the Eastern Sierra region is relatively lower than in many other areas of the state, the lack of available housing could continue to put the region's economy at risk. Due to limited space, efforts to encourage denser multifamily and mixed-use development may help to limit rising housing costs in the area and provide opportunities for the region's workforce to find suitable housing close to employment centers. Zoning policy statewide supports these types of developments despite potential resistance from some community members.

Limited available land also places a high importance on maintaining the quality and integrity of existing structures or determine opportunities for infill redevelopment. Striking a balance between the two will require current conditions assessment and the identification of existing federal and state funding opportunities to make the best use of existing infrastructure while balancing the needs of existing residents and community-members.

Strategies

- Increase available land for private development
- Work to improve housing stock within restrictions on available land
- Expand additional housing options within affordable range for regional workforce

Funding Opportunities

HUD: Community Development Block Grants

The Community Development Block Grant (CDBG) Program supports community development activities to build stronger and more resilient communities. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, homeowner assistance, etc.

USDA: Multifamily Programs

Multifamily Housing assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers. The program works with the owners of its direct and farm labor housing loan properties to subsidize rents for low-income tenants who cannot afford to pay their full rent.

State of California: Homekey Program

Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including single-family homes and multifamily apartments and the conversion of commercial properties and other existing buildings to permanent or interim housing.



EVALUATION FRAMEWORK: HOUSING AVAILABILITY & LAND USE

Goal: Increase stock and availability of housing units with a focus on affordability for regional workforce.
Partners/Champions: County planning and zoning departments, City of Los Angeles, Federal and State government entities

Objectives	Action Items	Timeline	Metrics for Success
Increase amount of available land for private development.	• Explore opportunities to purchase, trade, or lease land from public entities who own or manage land in the region • Identify any parcels in unincorporated areas that are eligible for private purchase and explore opportunities to incentivize private purchase and development of these lands	Long-term (3-5 years)	• Exploration of processes for land trades, purchase, or lease of public lands • Assessment of status of past negotiations and strategic direction for utilization or sale of any procured land
Work to improve and expand housing stock on available land.	• Identify areas with opportunities for infill redevelopment, in both residential or non-residential zones, to take advantage of existing infrastructure and create additional housing where available land is limited • Consider the creation of overlay districts to promote higher density or mixed-use development in nonresidential zones • Pursue federal and state funding programs designed to redevelop, improve, or maintain conditions of existing housing stock	Short-term (1-2 years)	• Complete housing needs assessment and strategic plan
Expand additional housing options within affordable range for regional workforce.	• Identify and potentially incentivize opportunities for workforce (low- and moderate- income) housing near employment centers • Explore opportunities for employers to contribute to or develop housing for year-round and seasonal employees	Medium-term (2-3 years)	• Complete funding scan • Convene business resources group and establish workforce housing working group

Appendix

Appendix A: Resolution

The formal adoption of the CEDS by the Eastern Sierra Council of Governments (ESCOG) will take place in the coming weeks after the following groups formally adopt a resolution of support after the finalization of this document: Alpine County, Inyo County, Mono County, Town of Bishop, and Town of Mammoth Lakes. Below is the language planned for the resolution that will be considered by the ESCOG Board of Directors at an upcoming meeting

RESOLUTION NO.

RESOLUTION OF EASTERN SIERRA COUNCIL OF GOVERNMENTS JPA APPROVING THE EASTERN SIERRA COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR ALPINE, INYO AND MONO COUNTIES AS PREPARED AND AUTHORIZING THE STRATEGY TO BE SUBMITTED TO THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

WHEREAS, U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) to be approved by the Alpine County Board of Supervisors, the Inyo County Board of Supervisors, the Mono County Board of Supervisors and the EDA prior to consideration of certain federal funding; and

WHEREAS, A CEDS is a document developed by jurisdictions for the EDA to apply for vital funding for community economic development initiatives; and

WHEREAS, The Counties of Alpine, Inyo and Mono conducted its CEDS process following federal Code of Federal Regulations (CFR), 13 CPR §303.6; and

WHEREAS, The CEDS takes into account and, where appropriate, incorporates or leverages other regional planning efforts, including the use of available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives; and

WHEREAS, The CEDS process analyzes existing regional conditions, opportunities, and global economic conditions, leading to a region-specific strategy-driven plan for economic prosperity; and

WHEREAS, The CEDS must be updated every five years to stay relevant with changing economic conditions and to qualify for U.S. Economic Development Administration (EDA) funding assistance under its Public Works and Economic Adjustment Assistance programs; and

WHEREAS, EDA has been an important partner in financing economic development projects; and

WHEREAS, In addition to summarizing the status of the local economy and areas of opportunities, the focal point of the CEDS is identification of projects that may be eligible for federal grant funding; and

WHEREAS, Adoption of the CEDS is a federal requirement which the Alpine County, Inyo County and Mono County, and qualified organizations within the region, must meet to apply to EDA for Public Works or Economic Adjustment Assistance Program grants; and

WHEREAS, the Eastern Sierra Council of Governments serves as a regional joint powers authority representing Inyo County, Mono County, the Town of Mammoth Lakes, and the City of Bishop, and is the appropriate regional organization to serve as the lead agency to submit the CEDS to the EDA; and

NOW THEREFORE BE IT RESOLVED by the Board of the Eastern Sierra Council of Governments JPA that

1. After reviewing the CEDS document attached hereto as Exhibit A, hereby approves the report and authorizes the submission of the CEDS to the EDA.
2. Adoption of this Resolution is not a Project as that term is defined by the California Environmental Quality Act.

Passed and adopted this ___ day of _____

Jeff Griffiths, Chair, Eastern Sierra Council of Governments

ATTEST:

Clerk

Appendix B: CEDS Steering Committee & Participating Organizations

The CEDS Steering committee included community leaders from across the region, as well as representatives from the Rural County Representatives of California (RCRC). The group met regularly to guide the CEDS process and offer perspectives from their respective communities and the region as a whole. The steering committee included:

SARAH BOLNIK
Rural County Representatives of California (RCRC)

BOB BURRIS
Rural County Representatives of California (RCRC)

JT CHEVALIER
Economic Development Director & Public Information Officer, Alpine County

CHRIS EGAN
Rural County Representatives of California (RCRC)

LIZ GRANS
Economic Development Manager, Mono County

BARBARA HAYES
Chief Economic Development Officer, Rural County Representatives of California (RCRC)

DANIEL HOLLER
Town Manager, Town of Mammoth Lakes

ELAINE KABALA
Executive Director, Eastern Sierra Council of Governments

MEAGHAN MCCAMMAN
Assistant County Administrator, Inyo County

SANDRA MOBERLY
Community & Economic Development Director, Town of Mammoth Lakes

TERRANCE ROGERS
Rural County Representatives of California (RCRC)

JEFF SIMPSON
Economic Development Director, Mono County

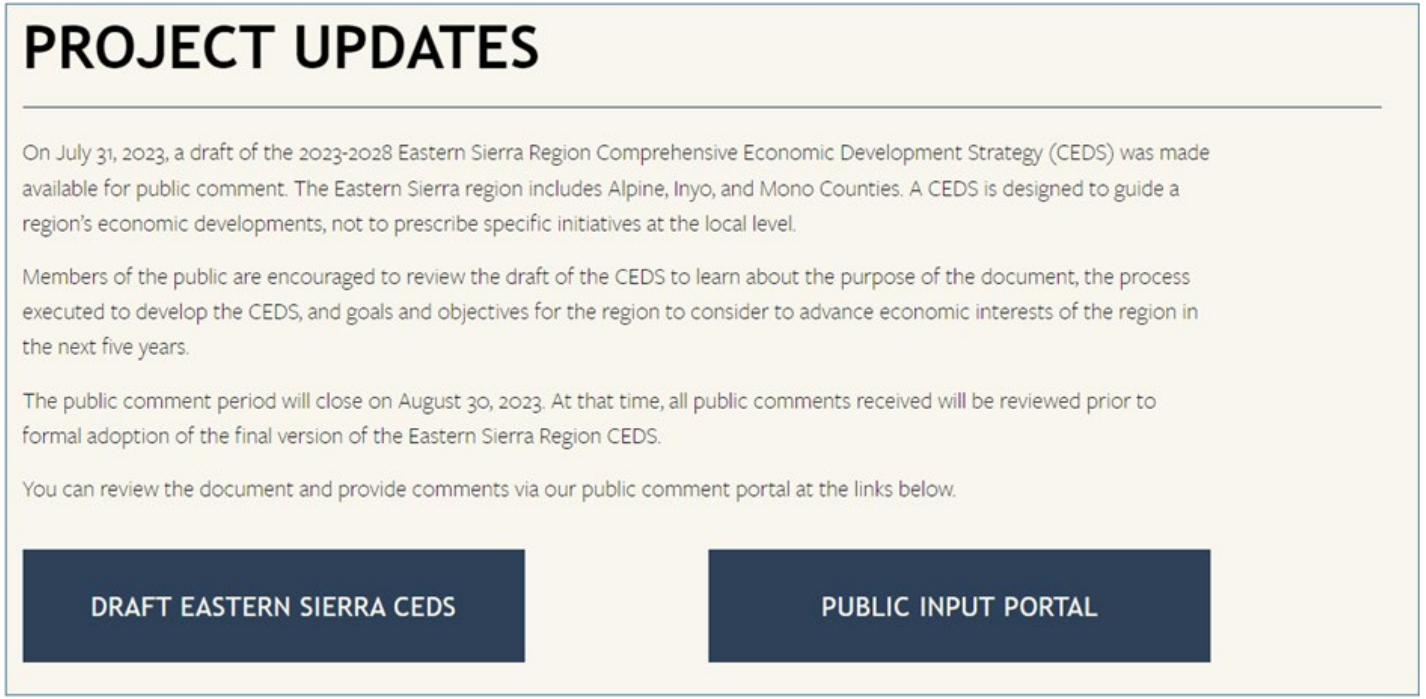
Appendix C: Verification of the 30-Day Public Comment Period

The 30-day public comment period opened on July 31, 2023 and closed on September 1, 2023. The draft CEDS and an online form for members of the public to freely enter their thoughts were published on ESCOG's website, www.escog.gov, and promoted to the public by members of the steering committee.

All comments submitted during the 30-day public comment period are appreciated and included here to take into consideration to inform next steps as ESCOG and partners across the region take steps to continue planning and execute implementation. ESCOG is also encouraged to review and update the CEDS regularly as more data is gathered and recommendations can become more targeted with specific projects.

While the ESCOG is responsible for developing and maintaining the regional CEDS, the deployment of this CEDS requires efforts to be advanced by many organizations within the ecosystem across the region.

All comments are listed below with the county of the commenter noted (if it was provided). The body of each comment is shared exactly how it was entered into the online comment portal. This includes errors related to spelling, grammar, and punctuation.



Comment (with County of representation, if identified)	Response
[Inyo County] Please be aware that goverment funds used for housing now limits landlords ability to manage those properties. There are new laws regarding this type of funding/loans. Where can the community see the entire ceds package. There was more information shown to the City Council, that is not shown here.	**Flagged for further discussion:** The material included in this report constitutes the entire CEDS package, although local governments may discuss a number of topics tangential to the CEDS or in order to inform the CEDS.
Does the city/county have a list of non-occupied homes in the area? Is there a list of airbnb homes in the area. Two sources of housing that are not mentioned in the ceds.	**Accepted:** ocal housing policies and practices vary throughout the CEDS region, and we recommend reaching out to your local elected officials to inquire about such a list. Language has been added to the draft acknowledging the potential effects of second-home ownership and short-term rentals on the housing stock throughout the region.
[Mono County] think long term goals and how to get there with smart growth in mind	**Accepted**
[Inyo County] Most of this document appears to be boilerplate language that repeats information that is already well known. It appears to make no mention of really expanding on and encouraging the development of mineral extraction within the region which is greatly needed for jobs and construction projects. The area's history and development was from mining and lumber industry and the resources still exist within the area and aren't being utilized. The area needs surface mining operations for gravel, DG, cinders, and sand for road construction and maintenance and for private construction projects. Right now, there are no available local sources for that and most of it is hauled into the area from Kern and Nevada. Economic development in the area will benefit from reliable, locally sourced material and this needs to start with BLM, the USFS, State Lands commission, and LADWP who have something to do with mining.	**Flagged for further discussion:** While the region's important history as a collection of mining communities is discussed in the CEDS, mining did not emerge as an industry with high growth rates or a large economic impact in the present-day. Expanding mining operations in the region may be further complicated by the lack of available land and environmental conservation and preservation efforts. That said, construction and manufacturing did emerge as growing industries, with wood product manufacturing showing modest growth. These industries may play an important role in the infrastructure needs referenced.
[Inyo County] In the draft CEDS document, the median housing costs seem low, especially housing anywhere near employment opportunities. I've always paid almost twice that in rent in the past decade, and it's increased annually since Covid-19. I assume this uses ACS data. What's shown doesn't reflect what full-year, employed residents pay. I'm not sure usual methodology makes sense in a mountain community with such unusual constraints. Those moving here to fill positions needed to grow/diversify the economy will pay much more.	**Accepted:** Additional discussion of ACS methodology and the potential for higher housing costs than reflected by the ACS has been added. Additionally, a short section titled "Seasonal Homes and Vacancy" has been added to discuss the prevalence of seasonal residents and their impact on the data included in this report.
The issue with housing costs and availability is addressed, but may be under-developed in the plan and may need more recent data with more granularity. Perhaps greater segmentation of the data would show more opportunities and a better representation of the issues faced in an economic development framework.	**Flagged for further discussion:** This comment demonstrates the importance of the recommendation related to conducting a housing needs assessment with a strategic plan.
[Inyo County] More tourism needs to be brought to the 395 corridor of Lone Pine, Big Pine, Independence, etcetera, even Bishop, these communities are dying. Lack of medical, lack of services, lack, lack, lack. Go visit Gardnerville just across the border in Nevada and see a thriving "cute" community. A place you want to visit (not referring to gambling), that has a charm as you drive through and makes you want to stop even if you have no reason to. Right now all these ES 395 cities are basically drive through cities, like flyover states. Make them a reason to visit for tourists to spend dollars, year round. A place that young families will want to come and put down roots and start families. Without opportunity nothing will survive.	**Flagged for further discussion**

Comment (with County of representation, if identified)	Response
[Mono County] Yes, infrastructure is good and of course so is tourism, which is the life blood for many full-time residents. What we don't want is Disneyland in ML resulting in manifestations of more trash, more cigarette butts, more traffic, more diesel and tail pipe pollution for those of us who enjoy walking and biking around town, and air b and b rental properties continuing to price out and reduce housing opportunities for residents and seasonal mountain employees and the perceived need to cut down trees to build more low income housing, or competition to be the new Vail with continuous sprawl and an ever-expanding footprint into natural lands. (It is upsetting to see a street that is named for what beautiful thing used to be there but was destroyed for the development.) Always take into consideration the environment/ecosystem/climate costs (i.e. removing mature trees and disrupting soil and meadowlands, water, CO2 and methane production/capture). For example, petroleum- based plastic covering on forest soil is a travesty and is flat out wrong on so many levels. This should be banned already. I think your shuttle and City wide/county wide vehicle fleet should be electric with more charging stations around town. THINK OF WAY TO CUT ML'S CARBON FOOTPRINT NOT ADD TO IT!!!!!! THIS IS OUR #1 RESPONSIBILITY! An effective ZERO WASTE policy and executable and enforceable plan is not an option but a necessity for EVERYTHING that is currently landfilled ASAP; especially with the increase in tourism. In the meantime, hire a team to clean up after them and their cigarette butts (tobacco ban ordinance should be considered). You are correct that all building and expansion must be carried out with the best available science in mind and with the input from tribal representatives for our best shot at resiliency and adaptation to unpredictable and increasingly extreme climate conditions. For example, indigenous peoples hold the knowledge of how to best manage the forest and grasslands. Invite them to take on these important roles, avoid tokenism, and compensate them well for their time to sit at your table and provide input for your plans. Mammoth's beauty is unparalleled. THE BIGGEST THING WE NEED TO DO IS LEAVE IT ALONE AND NURTURE IT. If the tribal members do come to the table, hopefully they will echo that exploitation and growth is not always the best answer. Progress does not always equal development. Thank you for your caring and consideration. I have a full-time job, but I am glad to help pro-bono to implement any or all of the above-mentioned policies and solutions. Respectfully, [REDACTED]	**Accepted:** We agree that sustainability and conservation of natural resources must be a top priority for the region. We hope that this plan's third focus area, Resilience and Sustainability, addresses the items discussed here. Specifically, we hope that the second objective, "Enhance the network of industry and community stewards to develop, adopt, and promote guidelines for sustainable tourism" is embraced as the first step of many towards ensuring that economic growth does not come at the expense of the region's environment and natural resources. The strengthening of tribal relationships and ongoing partnerships with tribal communities is also critical in the implementation of the CEDS.
[Mono County] On Page 9, under Cultural Assets, I would recommend removing mining from the list of things that add to our rich history.	**Flagged for Further Discussion**
Pg. 11, Add John Muir Trail to the discussion about the backpacking opportunities on the PCT.	**Accepted**
On page 15, the Median Monthly Housing Costs look low to me. I understand this came from the ACS but are there any other sources? I think if not then we should make note that there is a lack of available housing stock to rent so the Percent of Cost Burdened Household in Figure 8 appears artificially low.	**Accepted:** Additional discussion of ACS methodology and the potential for higher housing costs than reflected by the ACS has been added.
On page 22, under Air Quality, add information about the challenges faced at the Dry Owens lake bed and Mono Lake with respect to PM 10 particulate matter.	**Accepted**
A threat we face as a region that I did not see specifically called out is the risk that our rural hospitals face as reimbursement rates continue to be inadequate to cover costs. That poses risks to community members in terms of access and also to local employment because healthcare jobs are a key component of our workforce.	**Flagged for Further Discussion**

Comment (with County of representation, if identified)	Response
[Inyo County] page 13 (median household income) -- how are these computed? is tehre a way to compute it for permanent residents?	**Accepted:** This data is from the American Community Survey. A short section titled “Seasonal Homes and Vacancy” has been added to discuss the prevalence of seasonal residents and their impact on the data included in this report.
page 28 (figure 13) -- that figure is gross and not very informative. We should change it from a venn diagram to a table. venn diagrams are typically normalized so the two circles are the same size. This is not the case here, so this shouldnt’ be a venn diagram. One question about the data here, though: it would be good to know of the large number of people who “live in the selection area, employed outside”, how many of those are remote jobs? I ask because those don’t really require commuting, which seems to be what this figure is trying to get at (and concluding when they say this figure indicates many residents are seeking jobs outside the region).	**Flagged for Further Discussion:** This figure is not technically a Venn diagram, although it does have the same shape as a Venn diagram. The figure is produced by the US Census Bureau and does not address remote work.
SWOT analysis pie charts (pages 30-33): those pie charts aren’t well described. I have no idea what they mean from reading the document. For example, in the first one (Access and Connectivity) is this saying that 14% of the respondents think broadband access is the biggest challenge we face? 14% of respondents think it’s a problem? 14% think it’s an asset that we have? There needs to be some description (at the very least a legend) that says what these graphs are actually showing.	**Accepted:** Additional language has been added to help clarify the figures referenced.
Same comment also applies to the next section -- what are these pie charts indicating? are they indicating what respondents think is the main strength/weakness/issue? it’s not clear what those pie charts are saying.	**Accepted:** Additional language has been added to help clarify the figures referenced.
Goal 1: (access and connectivity) -- can you expand on the goal about road conditions? I’m not clear why this is a priority for economic development. is there any indication that our economic development is currently stifled by the lack of road stuff?	**Flagged for Further Discussion:** Flooding and severe winter weather have, in recent years, caused road closures that render businesses and attractions inaccessible. Transportation infrastructure is vital to the exchange of commerce and workers.
Goal 3: I feel like part of diversification should include industries that take advantage of the natural resources we have here (but not like the old-school way of thinking, i.e., mining). I would imagine things like city of bishop has access to a lot of water, so hydroponic growing; or solar farms; the kind of things that make use of our resources to diversify industries but in novel ways. Also, I think we should also look at what kind of remote jobs people in the area are getting, and focus efforts on making sure we have schools to gain the skills needed for those jobs.	**Accepted:** An expanded targeted industry analysis has been added to the recommendations.
Goal 5 (housing): that’s a worthwhile goal, but do we really think CEDS is the one that’s going to do this?	**Flagged for Further Discussion:** The CEDS implementation falls on a broad coalition of stakeholders, and the CEDS can be a supporting tool accessing federal funding to support housing if appropriate programs are available.

Comment (with County of representation, if identified)	Response
[Inyo County] Hello and thank you for this strategy report. My name is [Redacted] and I work as [Redacted]. I am very concerned about the absence of local food systems considerations in the current CEDS draft of July 31st. I understand that this may reflect a lack of responses in this domain from your respondents, rather than your own grevious ommission. However, I believe that the SWOT Analysis results significantly downplay the opportunities for local food systems development and investment. Considering our location, natural resources, and existing industries, we have very important potential for building up our local food economy through sustainable agritourism development. Many ranchers I have spoken with express a keen need for expanding local meat processing capacities. Restaurants currently have to import much of their food, resulting in lost local revenues sub-par culinary experiences for our region's guests and residents, even with food service being one of our major industries. I would propose that your final report recommend a "local food system assessment." Better yet, if your team can do the research now, please include one as an appendix, as was recently done with the The Bay Area Food Economy: Existing Conditions and Strategies for Resilience, attached to the Bay Area's CEDS). I would be glad to particpate in those discussions and bring Tribal stakeholders to the table as best I can. Thank you, [Redacted]	**Flagged for Further Discussion:** The comment is from an individual affiliated with one of the area's indigenous tribes. The recommendation for a local food system assessment connects other comments and opportunities related to economic diversification and leveraging the tourism industry in the CEDS. This is a strong example of what can come from advancing the objective to "build upon and transform opportunities for businesses to convene by industry sector to better understand and address common issues related to supply chain, workforce, etc." Because this person expressed a desire to be involved with future issues on this matter, their contact information has been share with a representative of ESCOG. This may be a great relationship to nurture to help with strengthening connections with tribal communities.
[Inyo County] Page 9 – states "around half of the visitors that come to the region come from other areas of California." Do you know where this info is coming from? Is it possible to add something that addresses the long-haul travelers and international visitors that come to see the iconic places in our region?	**Accepted:** This information is from a Tourism Industry study conducted by Mono County. A citation has been added, along with a sentence noting other types of visitors.
Page 9 – consider adding OHV, trail running and horseback riding to the list of activities. Many people also come here for wildlife viewing, birdwatching and landscape photography.	**Flagged for Further Discussion**
Page 9 – under Natural Assets, should probably say that Death Valley is in the south eastern part of Inyo.	**Accepted**
Page 19 – ESTA's Lancaster to Reno route is not daily. It does not run on Sundays and holidays.	**Accepted**
Page 28 – This information really surprises me. Is it because so many people live in Alpine County that work in Tahoe or other areas? Is it skewed because of the seasonality of employment in the ski areas? Lastly, I don't know where exactly this would fit in….	**Flagged for Further Discussion:** Additional language has been added about the prevalence of second-home owners and their potential effect on the data.
It is mentioned several times that our tourism industry is "robust." That's good, but there is still room for improvement and growth in this sector. Bishop's average annual hotel occupancy is only at 70%. That means we could sell 93K more room nights per year – without building even one more hotel. We've made good progress in smoothing out the severe seasonality, but there is much work to be done there. If we can fill the rooms in the slower season, this would lead to better year-round employment for everyone employed in hospitality.	**Accepted:** The continued growth of the tourism sector (in an environmentally conscious manner) is a focus of recommendations across focus areas. These include BRE programming recommendations, as well as transportation infrastructure improvements to continue to address seasonality.
Also, in speaking about job training/education, it would be good to see some emphasis on improving skills/knowledge of hospitality workers. There are good careers in this sector in management and all of the local hotels and restaurants have trouble finding management level employees. (and the pay is darn good!)	**Flagged for Further Discussion**

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Continuation of emergency work authorized under Resolutions 23-29 and 23-54.

Council Meeting Date: 11/1/2023

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: Council finds it is necessary to continue the emergency work authorized under Resolutions 23-29 and 23-54 to provide for public welfare and safety.

Summary:
Town facilities and infrastructure impacted by the extreme winter weather are still in a state of disrepair impacting the welfare and safety of the community. Damage to sidewalks, drainages, fencing, signage, and facilities is substantial. Staff have found additional damage to curbs and gutters, drain inlets, signage, fencing, facilities, ADA detectable surfaces, and sidewalks and repairs are necessary for public welfare and safety. On May 17, 2023, the Council adopted Resolution 23-29 authorizing the emergency repair of these damages and the procurement of the necessary equipment, services, and supplies for the repair, without a competitive bidding process. On July 12, 2023, the Council adopted Resolution 23-54 authorizing the emergency repair of these damages and the procurement of the necessary equipment, services, and supplies for the repair, without a competitive bidding process due to damages at the Mammoth Yosemite Airport. The need for the work authorized by these two resolutions continues to be necessary to provide for public welfare and safety. Copies of the resolutions are attached for Council information. All of the work is being finalized and projects will be closed out prior to the next regular Council meeting.

RESOLUTION 23-29

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, FINDING THAT EMERGENCY CIRCUMSTANCES JUSTIFY AWARDING A CONTRACT FOR TOWN INFRASTRUCTURE AND FACILITIES DAMAGED BY EXTREME WEATHER INCLUDING FENCING, PARKS, REGULATORY, STREET AND WAY FINDING SIGNAGE, SIDEWALK, CURB, GUTTER, DRAINAGE INLETS, ADA REQUIRED DETECTABLE WARNING SURFACES AND RELATED ITEMS WITHOUT COMPETITIVE BIDDING

WHEREAS, California law generally requires the Town to award contracts for "public projects" in excess of $1,000 to the lowest bidder after the completion of a competitive bidding process; and

WHEREAS, Public Contract Code Section 20168 provides that in case of emergency the Town Council may pass a resolution by a four-fifths vote declaring that the public interest and necessity demand the immediate expenditure of Town funds to safeguard life, health, or property, and that if such a resolution is adopted the Town may expend any sum required in the emergency without complying with competitive bidding requirements; and

WHEREAS, Public Contract Code Section 22050 authorizes the Town Council, with a four-fifths vote, to "repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts" if the Town Council finds, based upon substantial evidence, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, Mammoth Lakes has experienced extreme weather conditions during the winter of 2022-2023, with historic accumulations of snow, leading the Town Manager to proclaim a state of emergency on March 3, 2023, which proclamation was ratified by the Town Council on March 7, 2023, with a renewed state of emergency declared by the Town Manager on March 27, 2023 and ratified by proclamation of the Town Council on March 31, 2023; and

WHEREAS, the extreme weather conditions, response and snow accumulations have caused significant damage to Town facilities and infrastructure including damage to fencing, curbs, gutters, drain inlets, roads, ADA required Detectable Warning Surfaces, street signs, wayfinding signs, warning signs and regulatory signage; and

WHEREAS, the Town Council finds that as a result of the weather-caused damage to Town facilities and infrastructure and pursuant to Public Contract Code Section 20168 the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, safety, and property in the Town of Mammoth Lakes; and

WHEREAS, the Town Council finds that based on substantial evidence, including without limitation the staff report presented to the Town Council on May 17, 2023, pursuant to Public Contract Code Section 22050, the emergency will not permit a delay resulting from a competitive solicitation for bids, and that responding to the emergency requires repair of public facilities and infrastructure, other directly related and immediate actions, and procurement of the necessary equipment, services, and supplies for those purposes, without a competitive bidding process.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes as follows:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. The Town Council hereby directs and authorizes the Town Manager and Public Works Director to contract for repairs to Town facilities and infrastructure damaged by the winter of 2022-2023, to take any directly related action, and to procure the necessary equipment, services, and supplies for the repairs, without a competitive bidding process.

Section 3. Pursuant to Public Contract Code Section 22050, the Town Council shall review the emergency action authorized by this resolution at its next regular meeting and at each regular meeting thereafter until the emergency repair work is complete, to determine, by a four-fifths vote, that there is a need to continue the action.

Section 4. The Town Clerk shall certify as to the adoption of this resolution.

APPROVED AND ADOPTED this 17th day of May 2023.

JOHN WENTWORTH, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 23-29 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 17th day of May 2023, by the following vote:

AYES:	Councilmembers Bubser, Rea, Rice, Mayor Pro Tem Sauser, and Mayor Wentworth
NOES:	None
ABSENT:	None
ABSTAIN:	None
DISQUALIFICATION:	None

JAMIE GRAY, Town Clerk

RESOLUTION 23-54

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, FINDING THAT EMERGENCY CIRCUMSTANCES JUSTIFY AWARDING A CONTRACT FOR TOWN INFRASTRUCTURE DAMAGED BY EXTREME WEATHER INCLUDING FENCING AND RELATED ITEMS AT THE MAMMOTH YOSEMITE AIRPORT WITHOUT COMPETITIVE BIDDING

WHEREAS, California law generally requires the Town to award contracts for "public projects" in excess of $1,000 to the lowest bidder after the completion of a competitive bidding process; and

WHEREAS, Public Contract Code Section 20168 provides that in case of emergency the Town Council may pass a resolution by a four-fifths vote declaring that the public interest and necessity demand the immediate expenditures of Town funds to safeguard life, health, or property, and that if such a resolution is adopted the Town may expend any sum required in the emergency without complying with competitive bidding requirements; and

WHEREAS, Public Contract Code Section 22050 authorizes the Town Council, with a four-fifths vote, to "repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts" if the Town Council finds, based upon substantial evidence, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, Mammoth Lakes has experienced extreme weather conditions during the winter of 2022-2023, with historic accumulations of snow, leading the Town Manager to proclaim a state of emergency on March 3, 2023, which proclamation was ratified by the Town Council on March 7, 2023, with a renewed state of emergency declared by the Town Manager on March 27, 2023, and ratified by resolution of the Town Council on March 31, 2023; and

WHEREAS, the extreme weather conditions, response and snow accumulations have caused significant damage to the Town infrastructure including damage to the fence surrounding the Mammoth Yosemite Airport (Airport); and

WHEREAS, the Town Council finds that as a result of the weather-caused damage to Town infrastructure and pursuant to Public Contract Code Section 20168 the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, safety, and property in the Town of Mammoth Lakes; and

WHEREAS, the Town Council finds that based on substantial evidence, including without limitation the staff report presented to the Town Council on July 12, 2023, pursuant to Public Contract Code Section 22050, the emergency will not permit a delay resulting from a competitive solicitation for bids, and that responding to the emergency requires repair of public infrastructure, other directly related and immediate actions, and procurement of the necessary equipment, services and supplies for those purposes, without a competitive bidding process.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes as follows:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. The Town Council hereby directs and authorizes the Town Manager to contract for repairs to Town infrastructure damaged by the winter of 2022-2023 at the Airport, to take any directly related action, and to procure the necessary equipment, services, and supplies for the repair, without a competitive bidding process.

Section 3. Pursuant to Public Contract Code Section 22050, the Town Council shall review the emergency action authorized by this resolution at its next regular meeting and at each regular meeting thereafter until the emergency repair work is complete, to determine, by a four-fifths vote, that there is a need to continue the action.

Section 4. The Town Manager and Finance Director are authorized to amend the FY23-24 Budget in the amount of two hundred and fifteen thousand dollars ($215,000) plus up to a 20% contingency amount to fund the emergency work utilizing resources in Fund 990.

Section 5. The Town Clerk shall certify as to the adoption of this resolution.

APPROVD AND ADOPTED this 12th day of July 2023.

JOHN WENTWORTH, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 23-54 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 12th day of July 2023, by the following vote:

AYES:	Councilmembers Bubser, Rea, Rice, Mayor Pro Tem Sauser, and Mayor Wentworth
NOES:	None
ABSENT:	None
ABSTAIN:	None
DISQUALIFICATION:	None

JAMIE GRAY, Town Clerk

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) – Senior Planner Kim Cooke 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.