Town Council Agenda

Wednesday, February 7, 2024, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

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

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. CALL TO ORDER AND ROLL CALL

   CONSIDERATION OF REQUEST FOR REMOTE PARTICIPATION BY MAYOR SAUSER PURSUANT TO GOVERNMENT CODE SECTION 54953(f)(2)(A)(ii).

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

   The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration.

4. ADDITIONS TO THE AGENDA

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

5. COUNCIL PRESENTATIONS

   5.1 Introduction of new Community and Economic Development Director Nolan Bobroff and recognition of his ten year anniversary with the Town.

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

   6.1 February 2024 Public Works Engineering CIP Update.

7. PUBLIC PRESENTATIONS

   7.1 2023 Mammoth Disposal Annual Report.

8. CONSENT AGENDA

   8.1 Approve the minutes of the regular meeting of January 17, 2024.

   8.2 Approve the minutes of the special meeting of January 31, 2024.

   8.3 Authorize the Contract for the Airport Pavement Maintenance Management Plan Update to Brandley Engineering Inc.

   8.4 Approve the Resolution adopting the Town of Mammoth Lakes Paid Sick Leave Policy.

   8.5 Approve the Resolution adopting the Town of Mammoth Lakes Snow Patrol Policy.

   8.6 Accept Check Register 1/18/24 in the amount of $643,826.79. Accept Check Register 1/24/24 in the amount of $573,932.57. Accept Check Register 1/31/24 in the amount of $145,053.30.

9. POLICY MATTERS

   9.1 Approval of Employment Agreement with Rob Patterson for the position of Town Manager.

9.2 Consider Certified Properties Proposal from STR Advisory Committee.

9.3 Receive information and provide direction on STR Advisory Committee Recommendations.

9.4 Approve the MOU between Blue Forest Finance Inc., World Resources Institute and Eastern Sierra Climate and Community Resilience Project – Wildfire Resilience Action Team (WRAFT), subject to final legal partner agency review.

9.5 Review and provide comments on the Town Civic Center design.

9.6 Council Update and Direction on Proposed Legislation and Related Items.

10. COUNCILMEMBER REPORTS

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

11. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, February 21, 2024 at 4:00 p.m.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: February 2024 Public Works Engineering CIP Update

Council Meeting Date: 2/7/2024

Prepared by: Amy Callanan, PE, Engineering Manager

Recommended Motion: None

Summary: The February 2024 CIP update includes most of the Town's active construction projects. Some continuing projects are under winter suspension, some new projects have gone out to bid, and several new projects are being planned for construction this summer.

Capital Project Update

February 2024 Update
Created January 31, 2024

***** Text shown in bold has changed from the previous update *****

Project	Notes	Budget
CRC	The CRC continues to be open and available to the public, however the contractor has many miscellaneous punchlist items to complete.	**~$15M**
CRC - Mobility Hub	All site work is complete except for installation of parking lot lighting to be installed by TOML staff **in the spring.**	**$1.75M**
CRC - Interior TI Work	Plans for interior work have been submitted for building permit, to be bid for construction later this fall or winter. **Scope items include bleachers, stairs and ADA lift, rubber flooring, office space, and east patio railing.**	**$1.05M**
The Parcel Phase 1	Exterior work on both buildings is substantially complete. Building B interior is nearly complete with the exception of low voltage cabling and corridor flooring, and additional work is focusing on cleanup and punchlist items. Much work continues inside Building A, with interior utility work on the first floor common area and daycare space. **Commissioning of building systems (e.g. fire alarms, elevators etc) is expected in mid-February**. **The childcare playground fencing is now complete, as is the joint utility trench along Tavern Rd.** Upcoming work scheduled for this spring includes the Center St sidewalk, additional MUPs, streetlights, bus shelters, landscaping and the public playground and park.	**~$5.6M (infrastructure)**
The Parcel Phase 2	Tree removal is complete. Funding for Phase 2.2 (four 3-story "tuck-under" buildings along Inyo St and Tavern Rd) has been approved. **Applications for building and grading permits have been submitted and are being reviewed by staff**. Funding for Phase 2.1 (one 4-story "podium" building in NE corner of site) is pending.	
Chaparral Extension (The Parcel)	The project is currently in winter suspension. Work will resume on underground dry utilities (electrical and telecom), sidewalks and multi-use paths in the spring.	**$1.8M**
60 Joaquin	Underground building utilities are being installed in anticipation of receiving approval for foundation and modular superstructure construction.	**$2.42M**
Laurel Mountain Rd Rehab & Sidewalk	**All work is complete with the exception of the installation of the 25-ft street light poles at the intersections with Tavern Rd and Sierra Nevada Rd.**	**$3.5M**
Fuel Island	Work is complete and the fuel island is now back in service. However, while the concrete material and installation is serviceable, it does not meet Town specifications, and may be removed and replaced in the spring at the contractor's cost.	**$466K**
Main Street Landscaping Phase 1	**Staff continues to discuss the project with potential contractors and we hope to have additional info towards the end of February.**	**$250K**
OMR Beautification Phase 1	**Staff continues to discuss the project with potential contractors and we hope to have additional info towards the end of February.**	**$500K**
Town Civic Center	Staff has received Design Development documents, and the project will be brought to PEDC for Design Review approval in February, after which the design team will proceed working on construction drawings and specifications adequate for bidding and permit submittal in April. The Town expects to hear results of a second $10 million grant application for construction of the EOC/Community Resiliency Center component of the project in April. **Staff anticipates awarding a contract in mid-**	**~$20M + (TBD)**

	June. Construction on site – including grading, utilities, and building foundations - could begin as early as July 2024.	
Childcare Center (Core & Shell only)	**The project was released for bid on January 26, with bids scheduled to close on February 23.** Staff anticipates awarding a contract in March. Construction on site could begin in early spring, with re-location of the portable units occurring in late **July** after the end of the school year. This project currently consists of providing a core and shell building only. The details of childcare facility operation are in progress.	**$1.65M**
Dog Park	The project is currently in winter suspension. Construction of concrete curb, asphalt, and fencing will occur along with installation of the restroom and artificial turf in the spring.	**$1.1M**
SHARP Trailhead Infrastructure	**The project will be released for bid on February 2, with bids scheduled to close on on February 22.** Staff anticipates awarding a contract in March. Construction on site could start in spring of next year.	**$1M**
2024 Road & MUP Rehab	**Staff is developing plans for the rehabilitation of several road and MUP segments throughout Town. Proposed treatment methods include full removal and replacement of existing failing asphalt as well as fog seals to preserve the life of pavement on many arterial and collector roads. The full extent of work is also dependent on the outcome of an approximately $1M grant application. We anticipate releasing the project for bid in mid-March and awarding a contract in early May, with work beginning in June or July. Due to the large scope of work, the project may extend into 2026.**	**~$4M - $5M**
Mammoth Creek Park West (CRC)	**Staff is developing plans for rehabilitation and augmentation of Mammoth Creek Park adjacent to the CRC. Scope includes installation of a picnic/performance pavilion, bouldering structure, playground wood chips, asphalt path, irrigation and grass, some artificial turf, and fence repair. We expect to bid the project in February, with the goal of completing all work prior to the Town's 40th Anniversary celebration on Labor Day.**	**~$500K (TBD)**
Mammoth Arts & Cultural Center (MACC)	**The Town has received the Design Development submittal for review. The project will likely be brought to PEDC for Design Review approval in March, with bidding and permit submittal occurring in April at approximately the same time as the Town Civic Center. Staff anticipates awarding a contract in mid-June and beginning construction in July.**	**~$15M + (TBD)**
Town Facility Painting	**Staff is developing plans for exterior and interior painting of several Town facilities. Work is expected to occur this summer.**	**TBD**
Town Fencing Repairs	**Staff is developing plans for fencing repairs at a variety of Town locations. Work is expected to occur this summer.**	**TBD**

Mammoth Lakes Town Council
Agenda Action Sheet

Title: 2023 Mammoth Disposal Annual Report

Council Meeting Date: 2/7/2024

Prepared by: Pam Kobylarz, Assistant to the Town Manager

Recommended Motion: No Action.

Summary: In accordance with the Franchise Agreement between Mammoth Disposal and the Town of Mammoth Lakes for Solid Waste Services, Mammoth Disposal will provide an annual report to the Town Council. The report will include the following items:

- Performance for the prior calendar year;
- Any new programs or services anticipated for the next year;
- Changes recommended to improve the Town's ability to meet the goals and/or requirements of state mandates including AB 939, AB 341, AB 1826, and SB 1383;
- Any specific plans for provision of such new services;
- The estimated expenses and adjustments to rates if any are necessary to compensate Mammoth Disposal for providing such services, or a justification indicating why they believe that such services are not feasible for the Franchise Area;
- A discussion of any significant achievements or problems for the preceding year;
- Vehicle fleet summary and information; and
- Any relevant updates for technological, economic, and/or regulatory changes in solid waste collection and processing.

Mammoth Disposal has provided the attached report for 2023 and will provide a verbal report at the meeting.

Mammoth Disposal | Three Year Review
2021, 2022 & 2023











MAMMOTH DISPOSAL

















Meet Our Team!

- Mike – District Manager
- Michelle – Operations Manager
- Peter - Operations Manager
- Rob – Operations Supervisor
- Kendra – Sustainability Coordinator
- Maui – Office Manager
- Debra – Customer Service Representative
- Kory - Customer Service Representative

MAMMOTH DISPOSAL





















Our Awesome Drivers

- Blake
- Cesar
- Eddie
- Hector
- James
- Javier
- Marco
- Oscar
- Scott
- Uriah

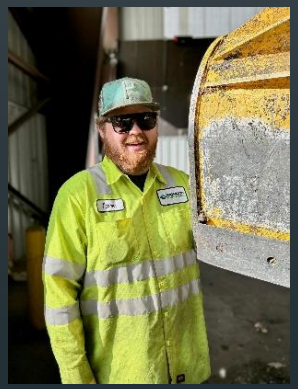
MAMMOTH DISPOSAL












Recycling Center and Transfer Station Staff

- Carlos
- Christian
- Fernando Jr.
- Fernando Sr.
- Israel
- Lauren
- Miguel
- Nico
- Tanner – Mechanic
- Victor

MAMMOTH DISPOSAL

2023 Tonnage/Monthly Reports

- **Mammoth Disposal Transfer Station**
  Town of Mammoth Lakes total municipal solid waste tonnage 2023 = **11,979.65** tons
- Pumice Valley Landfill tonnage and item types

Total tonnage diverted to Pumice Valley Landfill = **3,512.71** tons
Includes green waste (Christmas trees, yard waste, etc.), construction & demolition debris, bulky items (appliances/white goods) and electronic waste.

- Mandatory Commercial Recycling (MCR - AB 341) rate for 2023 = **100% compliant**
- Diversion Rate = **10.01**% average for the year
- Mattresses recycled:
  2021 = **270**
  2022 = **43**
  2023 = **242**
- **77** total commercial cardboard bins in service in 2023
- Customer breakdown (bear carts, commercial, transfer station, etc.) Customer counts:

Commercial - Year 2021 = **584** Year 2023 = **611**
Roll-Off Accounts - Year 2021 = **44** Year 2023 = **72**
Residential - Year 2021 = **2166** (135 curbside) Year 2023 = **2302** (191 curbside)
Recycling Curbside - Year 2021 = **210** Year 2023 = **179**

- 2023 Customer Complaint Log: **150** total customer complaints recorded – resolved within one day-one week.
  #1 issues - wheel or carbineer lock repair/replacement.
  #2 issues – missed service, blocked by snow or vehicle.
  #3 issues – replace bin or update/new bin.

MAMMOTH DISPOSAL

Equipment & Vehicles Purchased – CARB Compliant

> Year 2021:

2 - 2021 Peterbilt roll-offs $422,000.
New Retriever Body $166,187.00
1 - Conex container $22,628.00
Roll-off boxes 2-40yd 1-10yd $40,384.00
100 - 95-gallon Bear carts $25,314.00
7- three compartment recycling boxes $23,504.00
33 - New Trash bins 2,3,4,6,yd $57,305.00
Trash bins rebuilt $26,294.00
TOTAL **$783,616.00**





> Year 2022:

1 – 2022 Material Handler $442,847.00
2 - 2022 Peterbilt front loaders $849,260.00
1- 2022 forklift $57,242.00
2022 Supervisor Pick-up Truck $47,500.00
33 - Trash Bins 2,3,4,6yd $66,836.00
44 - trash Bins 2,3,4,6yd $96,462.00
1- 2022 Yard Mule $50,587.00
Bobcat $131,621.00
Trash bin rebuilt $34,816.00
TOTAL **$1,777,171.00**









> Year 2023:

4 -2022 Peterbilt front loaders $1,698,520.00
1 - Used loader 2 - Snow blower attachment for bobcat $11,171.00
8- Roll-off boxes 10,30,40yd $85,337.00
75 - 95-gallon Bear carts $19,914.00
1 - Material Handler Grapple $29,258.00
64 - Trash bins $104,838.00
3 -Roll-offs 40yd $29,499.00
Trash bins rebuilt $38,627.00
TOTAL **$2,017,164.00**









TOTAL 3-Years $4,577,951.00

MAMMOTH DISPOSAL

CA State Recycling Legislation Affecting TOML

- **AB 939** The California Integrated Waste Management Act (AB 939, Sher, Chapter 1095, Statutes of 1989 as amended [IWMA]) made all California cities, counties, and approved regional solid waste management agencies responsible for enacting plans and implementing programs to divert 25 percent of their solid waste by 1995 and 50 percent by year 2000. Later legislation mandates the 50 percent diversion requirement be achieved every year.

- **AB 341** **Purpose:** To reduce GHG emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California.
  Business Commercial Recycling Requirements. A business (includes public entities)
  > that generates four cubic yards or more of commercial solid waste per week or is
  > a multifamily residential dwelling of five units or more shall arrange for recycling services. Businesses can take one or any combination of the following in order to reuse, recycle, compost or otherwise divert solid waste from disposal:
  - Self-haul.
  - Subscribe to a hauler(s).
  - Arrange for the pickup of recyclable materials.
  - Subscribe to a recycling service that may include mixed waste processing that yields diversion results comparable to source separation.

- **AB 1826** In October 2014 Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units (please note, however, that multifamily dwellings are not required to have a food waste diversion program). Organic waste (also referred to as organics throughout this resource), for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

  - The law phased in the requirements for businesses over time, while offering an exemption process for rural counties. Additionally, the law contains a 2020 trigger that further increased the scope of affected businesses. As such, in September of 2020, CalRecycle reduced the threshold to 2 cubic yards of solid waste (solid waste is the total of trash, recycling, and organics) generated by covered businesses.

MAMMOTH DISPOSAL

CA State Recycling Legislation Affecting TOML

- **SB 1383** In September 2016, Governor Brown set methane emissions reduction targets for California in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP). The targets must:
  - Reduce organic waste disposal 75% by 2025.
  - Rescue for people to eat at least 20% of currently disposed surplus food by 2025.

- **SB 54** California Governor Gavin Newsom signed the Plastic Pollution Prevention and Packaging Producer Responsibility Act (SB 54) on Jun 30, 2022, requiring all packaging in the state to be recyclable or compostable by 2032. California's SB 54 is one of the most comprehensive plastic legislations to be passed, based on input received from businesses, environmental organizations, and waste management groups. The law will impact manufacturers and sellers of all goods offered for sale in California. Law will require all plastic-covered materials offered in California to be recycled at the following levels: At least 30 percent on and after Jan 1, 2028. At least 40 percent on and after Jan 1, 2030. At least 65 percent on and after Jan 1, 2032.

- **AB 1276** Prohibits full-service restaurants from providing single-use plastic straws or foodservice ware unless the customer requests it. Took effect JUNE 1, 2022. Reducing single-use food serviceware. The bill expands California's existing plastic straw-on-request law to include other single-use serviceware, such as utensils. The bill applies to most restaurants, take-away counters and third-party delivery platforms. Restaurants must supply single-use serviceware if requested by customer. However, restaurant must not provide single-use serviceware if not requested by customer. Enforced by local enforcement agency. Fines enforced for non-compliance. Effective June 1, 2022. Fines up to $25/day.
  - Buoy is a great option for a reusables program currently being piloted in TOML in 7 restaurants.

- **AB 1162** AB 1162 effectively prohibits the use of small plastic toiletries, including shampoo, conditioner, and bath soap, across California hotels and lodging establishments. Effective Jan. 1, 2023, the state mandate applies to lodging establishments with more than 50 rooms, and January 1, 2024, it will apply to all lodging establishments with 50 rooms or less. AB 1162 establishes that a lodging establishment found to be in violation of this act shall be liable for a civil penalty of $500 for the first offense and $2,000 for a second or subsequent offenses.

- **SB 1013** approved by Governor Newsom on September 27, 2022, makes major changes to the Beverage Container Recycling Program, notably: Brings wine and distilled spirits into the California Beverage Container Recycling Program (BCRP) starting January 1, 2024. Expands the convenience zones and significantly modifies the role of dealers in the BCRP. Introduces new grant programs to strengthen and support the circular economy of beverage containers in California.

- **SB 353** brings 100% fruit juice over 46 oz and vegetable juice over 16 oz to the CRV program.

MAMMOTH DISPOSAL

CalRecycle's SB 1383 Mandate & Town of Mammoth Lakes

In 2022 CalRecycle approved our applications for waivers of exemption, for rural and elevation. We will be required to adhere to certain guidelines within SB 1383, including collection of green waste and education and outreach. However, will be exempt from a large portion, including separation of organics, due to our elevation and rural location. Kendra will provide updates as we progress.

Regulated entities are required to maintain records that demonstrate how they are complying with the law. These records will assist regulated entities with preparing for compliance inspections required by local and state agencies. Kendra is collaborating with Inyo Mono Advocates for Community Action (IMACA), amongst other agencies, to maintain our records and ensure compliance.

In 2022-23 CalRecycle awarded Town of Mammoth Lakes $20,000 for SB 1383 grant funding. Kendra writes and implements these grant funds in schools and in our community. In 2024-2025 we will receive $75,000 for SB 1383 which will go towards community green waste collection day events, composting and demos, and education and outreach. Our green waste will be hauled to Carson City, NV at Full Circle Organics, for composting.

MAMMOTH DISPOSAL

Mandate Outreach

All info provided to local businesses, restaurants and lodging, in English and Spanish.

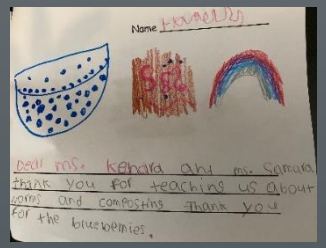






MAMMOTH DISPOSAL

2023 Sustainability Outreach

























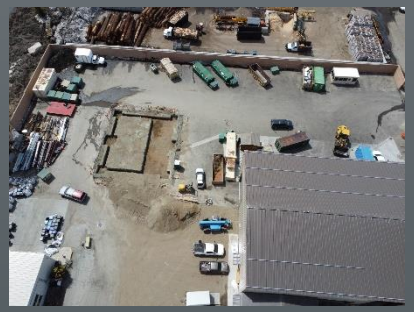


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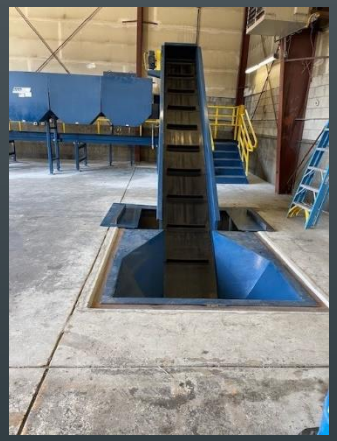
8 tower gardens placed and harvested in every school**, 4** CalRecycle grants written and received – for water filling stations, tower gardens, Vons enclosure and more, **1** Chamber of Commerce Business After Hours event for Mammoth Disposal**, 1** ribbon cutting event for our NEW transfer station with Town Council**, 3** school assemblies at MES, MMS and MHS, **12** Earth Week events and recycling demos, **32** Zoom meetings**, 6** bi-monthly meetings with Sustainability Coordinators of Waste Connections, **25** SB 1383, SB 1013 & SB 54 CalRecycle workshops/webinars, **8** recycling webinars and events, **87** Site Visits & Trash Assessments for businesses and multifamily.

Recycling education presentations to the following **26** groups/organizations: High Sierra Energy Foundation | Southern Mono Historical Society | Mammoth Lakes Restaurant Association | Lions Club | Mammoth Lakes Lodging Association | Mammoth Schools Wellness Committee | Community Services Solutions | Mammoth Voices | Volunteer Eastern Sierra | Bishop Elementary School | Lee Vining Elementary School | Lee Vining High School | IMACA | Noon Rotary | Trails HOA | 2 Snowcreek HOA's | Inyo 350 | 350 Mono | Lone Pine Paiute Shoshone Tribe | Bishop Chamber of Commerce | Bishop Composting Group | Mammoth Lakes Chamber of Commerce | Inyo County | Town of Mammoth Lakes | Mono County Board of Supervisors

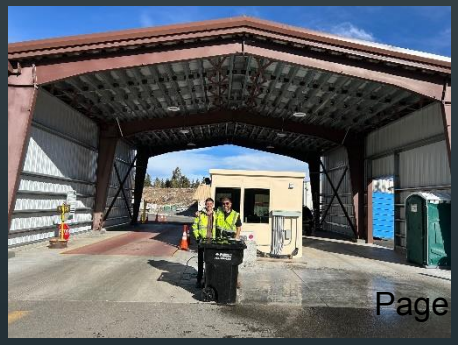
MAMMOTH DISPOSAL









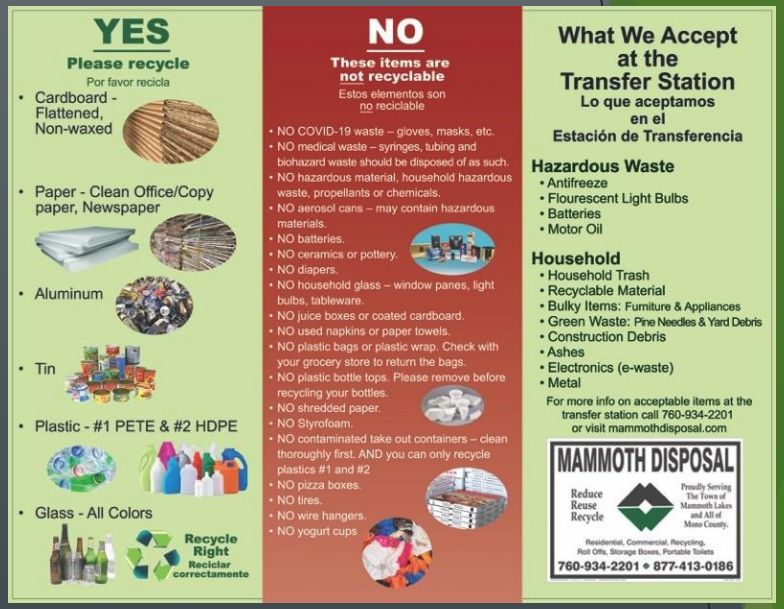

- Our new Transfer Station!

Benton Crossing Landfill closed in December 2022. Our new $6.6 million Transfer Station was built to accommodate the solid waste from both Town of Mammoth Lakes and Mono County. We also built a new scale house and made updates to our Recycling/Buy Back Center. With CalRecycle grant funding we purchased a new sort line and recycling containers.
Stop by for a tour!

MAMMOTH DISPOSAL

>Magnet with QR code for Recycle Right Guide





>Our Team having fun!

















MAMMOTH DISPOSAL

➢ NEW Recycling/Sustainability Programs for 2024

> CalRecycle's SB 1013 & SB 353 Mandates bring wine/alcohol and juice to the California Redemption Program (CRV).

> Household Hazardous Waste (HHW) Grant received for $46,500 for 2-year cycle. We will implement FREE e-waste, and other HHW materials, collection day events.

> SB 1383 Grant funding for $75,000 for 2-year cycle. We will implement FREE green waste collection day events. All green waste collected will be composted.

> PaintCare Grant, up to $100,000 for 2-year cycle for new reuse shed/storage facility. We will implement a new paint and reuse program.

> CalRecycle Beverage Container Grant for TOML and Mammoth Disposal will fund $275,000 for recycling and equipment over a 2-year cycle starting this summer. We will purchase much needed new cardboard containers and other recycling equipment for our community.









MAMMOTH DISPOSAL

Town Council of Mammoth Lakes

Minutes of Regular Meeting

January 17, 2024, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:07 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Parks and Recreation Director Stuart Brown led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

5. PUBLIC PRESENTATIONS

5.1 Elections Update presented by Mono County Clerk-Recorder-Registrar Queenie Barnard.

Ms. Barnard gave a presentation regarding the upcoming election. There was discussion among members of Council and Ms. Barnard.

Councilmember Bubser arrived at 4:12 p.m.

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

Fred Wong, District Ranger of the Mammoth Ranger District, gave an update regarding current Forest Service activities. There was discussion among members of Council and Mr. Wong.

Administrative Services/Finance Director Rob Patterson gave an update regarding the STR Advisory Committee.

Parks and Recreation Director Stuart Brown gave an update regarding the Town's new website and the Community Recreation Center.

6.1 Did you Know? Short-term Rentals – Taxable Items.

6.2 Receive the monthly Parcel Affordable Housing Project Construction Update.

Engineering Manager Amy Callanan gave a presentation regarding the construction update for The Parcel. There was discussion among members of Council and staff. Shellan Rodriguez, SMR Development representing the Pacific Companies, gave an update regarding Phase 2 and Phase 3 of The Parcel.

6.3 Mammoth Main Base Redevelopment Project Update ("Evolving Main") (Mammoth Mountain Main Lodge Area).

Jen Murillo, Lisa Wise Consulting, gave an update regarding the Mammoth Main Base Redevelopment Project. There was discussion among members of Council, Ms. Murillo, and staff.

7. CONSENT AGENDA

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Approve the Consent Agenda.

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

Carried (5 to 0)

7.1 Approve the minutes of the regular meeting of January 3, 2024.

7.2 Approve the minutes of the special meeting of January 10, 2024.

7.3 Authorize the Contract for the Design of the Airport Parking Lot Reconstruction Project to Brandley Engineering Inc.

7.4 Authorize the Contract for Construction Management During the AWOS Relocation and Upgrade Project to Brandley Engineering Inc.

7.5 Accept Check Register 11/11/24 in the amount of $683,535.57.

8. POLICY MATTERS

8.1 Consider Adoption of the Second Amendment to the Solid Waste Services Agreement between the Town of Mammoth Lakes and Mammoth Disposal Company related to rate adjustments.

Town Manager Daniel C. Holler outlined the information in the staff report.

Mike Smith, Mammoth Disposal, spoke about the need for the contract amendment. There was discussion among members of Council and Mr. Smith.

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Chris Bubser

Adopt the Second Amendment to the Solid Waste Services Agreement between the Town of Mammoth Lakes and Mammoth Disposal Company related to rate adjustments.

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

Carried (5 to 0)

9. PUBLIC HEARINGS

9.1 Consider Adoption of a Resolution Approving the Solid Waste Disposal Charges and Rates for January 1, 2024 through December 31, 2027.

The Mayor opened the public hearing at 5:31 p.m.

Assistant to the Town Manager Pam Kobylarz outlined the information in the staff report. There was discussion among members of Council and staff.

Mike Smith, Mammoth Disposal, spoke about the fuels surcharge. There was discussion among members of Council and Mammoth Disposal staff.

PUBLIC COMMENT:

Tom Cage, Main Street commercial property owner, said that there were a lot of dumpsters in the area and asked if we could consolidate and reduce the number of dumpsters. There was discussion among members of Council and Mr. Cage.

Diana Hawkins asked about short term rentals.

The Mayor closed the public hearing at 5:49 p.m.

There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Adopt a Resolution Approving the Solid Waste Disposal Charges and Rates for January 1, 2024 through December 31, 2027.

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

Carried (5 to 0)

10. COUNCILMEMBER REPORTS

Councilmember Rea attended the Mammoth Lakes Recreation Board meeting.

Councilmember Wentworth attended the Great Basin Unified Air Pollution Control District Board meeting, the STR Advisory Committee meeting, and the State Conference on Climate Change.

Councilmember Rice attended the Eastern Sierra Community Housing meeting and the STR Advisory Committee meeting.

Mayor Pro Tem Bubser attended the Eastern Sierra Transit Authority (ESTA) Board meeting.

Mayor Sauser gave the "puck drop" to start the hockey season at the Community Recreation Center. He attended the ESTA Board meeting.

There was discussion among members of Council.

11. CLOSED SESSION

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

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

12. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 6:45 p.m. and announced that there was no reportable action taken.

13. ADJOURNMENT

The Council adjourned the meeting at 6:45 p.m.

Jamie Gray, Town Clerk

Town Council of Mammoth Lakes

Minutes of Special Meeting

January 31, 2024, 3:30 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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1. CALL TO ORDER AND ROLL CALL

The Mayor Pro Tem called the meeting to order at 3:35 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Councilmember Rea requested that she be allowed to join the meeting remotely under the just cause provisions of Government Code Section 54953(f)(2)(A)(i) due to illness of her child.

Mayor Sauser requested that he be allowed to join the meeting remotely due to a family medical emergency under Government Code Section 54953(f)(2)(A)(ii).

ACTION:

It was moved by Councilmember Amanda Rice, seconded by Councilmember John Wentworth, and carried by a 5-0 vote to allow Mayor Sauser to participate in the meeting remotely.

2. PUBLIC COMMENTS

There were no public comments given at this time.

3. CLOSED SESSION

At 3:38 p.m. the Mayor Pro Tem announced that the Council would be entering into closed session for the purposes as stated in the agenda.

3.1 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:

Property: State Route 203 Public Right of Way

Agency Negotiators: Daniel C. Holler, Amy Callanan, and Rob Patterson

Negotiating Parties: Town of Mammoth Lakes and California Department of Transportation

Under Negotiation: Price and terms of payment.

3.2 Conference with Legal Counsel—Anticipated litigation: Significant exposure to litigation pursuant to paragraph (3) of subdivision (d) of Section 54956.9: (two cases).

3.3 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:

Property: 1629 Majestic Pines, Unit 91 (APN: 033-301-091-000) – Bigwood Complex

Agency Negotiators: Daniel C. Holler, Nolan Bobroff, and Rob Patterson

Negotiating Parties: Town of Mammoth Lakes and Property Owner, Mark Bense

Under Negotiation: Sales price and terms of payment for the purchase of the property.

3.4 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:

Property: 384 Joaquin Road, Unit 34 (APN: 033-172-034-000) – Forest Creek Complex

Agency Negotiators: Daniel C. Holler, Nolan Bobroff, and Rob Patterson

Negotiating Parties: Town of Mammoth Lakes and Property Owner, Zarrinkelk Family Trust 01-28-15

Under Negotiation: Sales price and terms of payment for the purchase of the property.

3.5 PUBLIC EMPLOYEE APPOINTMENT (Gov't Code Sec. 54957) Title: (Town Manager).

4. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 5:46 p.m. and announced that they were proceeding with the appointment Rob Patterson as the next Town Manager subject to final approval on compensation and employment agreement to be considered at the February 7, 2024 Council Meeting.

5. ADJOURNMENT

The Council adjourned the meeting at 5:46 p.m.

_____
Jamie Gray, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Authorize the Contract for the Airport Pavement Maintenance Management Plan Update to Brandley Engineering Inc.

Meeting Date: February 7, 2024

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council authorize the agreement with Brandley Engineering, Inc. to perform a Pavement Maintenance Management Plan (PMMP) for all airfield pavements at Mammoth Yosemite Airport (MMH) in an amount not to exceed $135,000.

BACKGROUND:

A PMMP provides reporting of surface conditions, remaining pavement life, and recommendations for schedule, type, and cost of maintenance to extend the life of the pavement or reconstruction. The Federal Aviation Administration (FAA) requires sponsors to prepare and maintain an updated PMMP for the airport to remain eligible for federal funding. The last full PMMP that was prepared for the airport was in December of 2014. A Pavement Maintenance Management Plan should be done every 5 to 10 years. On September 12, 2023, staff executed an Airport Infrastructure Grant (AIG) agreement with the Federal Aviation Administration (FAA) for the purposes of funding this Pavement Maintenance Management Plan.

ANALYSIS:

Brandley Engineering Inc. has been conducting engineering and architectural services for Mammoth Yosemite Airport for many years. Staff issued a Request for Qualifications for engineering and architectural services at the airport in June of 2023 and after reviewing Statements of Qualifications and conducting interviews. Brandley Engineering Inc., along with one other firm, was selected to provide on-call engineering services as needed.

A record of negotiation and independent fee estimate was completed by staff to ensure a reasonable fee and scope of work. The proposed contract scope of work for this project includes several major components, as follows:

a. Deep-Seated Distress

   Non-destructive testing will be conducted to obtain the necessary basic data to evaluate the airfield pavements. Where deep-seated distress analysis is required, all pavements will be tested with the falling weight deflectometer. This method will be used to determine the predicted time of failure under fatigue loading.

b. Pavement Condition Index (PCI) Determination
   A detailed visual inspection of all pavements will be performed to identify distress or failure due to weathering, other environmental efforts, age, traffic, or lack of maintenance.
c. Engineering Analysis and Report
   The engineering analysis and report will include traffic determination and forecasting, analysis and recommendations, rehabilitation costs, and the pavement maintenance management program report. The pavement maintenance management program report will summarize the above information and detail the pavement rehabilitation plan and schedule including estimated budgets.

FINANCIAL CONSIDERATIONS:

The amount of funding received through the Federal Aviation Administration (FAA) Airport Infrastructure Grant (AIG), number 3-06-0146-051-2023, was $126,924. The grant requires a sponsor match of $13,076, bringing the total funds available for this project to $140,000. The available funds are sufficient to cover the cost of the PMMP and Town administrative expenses.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Approve the Resolution adopting the Town of Mammoth Lakes Paid Sick Leave Policy.

Council Meeting Date: 2/7/2024

Prepared by: Amanda Pelham, Human Resources Manager

Recommended Motion: Approve the Resolution adopting the updated Town of Mammoth Lakes Paid Sick Leave Policy, which incorporates amendments to the Healthy Workplaces, Healthy Families Act of 2014 as outlined in California Senate Bill 616, expanding paid sick leave requirements.

Summary: The Town of Mammoth Lakes recognizes that employees may need days off from work to attend to their own health care, or the health care of family members, to ensure a healthier and more productive workplace.

Existing law under the Healthy Workplaces, Healthy Facilities Act of 2014 ("Act") establishes requirements relating to employee entitlements to paid sick leave. Effective January 1, 2024, California Senate Bill 616 ("SB 616") expands that Act by increasing the amount of paid sick leave to five (5) days or 40 (forty) hours (up from three (3) days or twenty-four (24) hours), increases the annual usage cap from twenty-four (24) to forty (40) hours, and continues to allow employers to choose between an accrual or front-load method based on an applicable 12-month period. The Town of Mammoth Lakes Paid Sick Leave Policy ("Policy") provides employees with five (5) days or forty (40) hours, whichever is greater, of paid sick leave front-loaded at the beginning of a 12-month period, and the 12-month period shall be defined as the start of each calendar year. Additional language in the Policy has been updated to incorporate a "designated person" under the definition of a family member.

The Town of Mammoth Lakes Paid Sick Leave Policy shall be included in this Resolution as Attachment A, is effective upon approval and adoption, with paid sick leave requirements operative as of January 1, 2024, per SB 616.

RESOLUTION NO. 24--XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING THE TOWN OF MAMMOTH LAKES PAID SICK LEAVE POLICY

WHEREAS, in accordance with California Labor Code sections 245 and 246 *et seq.*, it is necessary for the Town of Mammoth Lakes ("Town") to incorporate legislative requirements, and adopt a Paid Sick Leave Policy allowing employees paid days off from work to attend to their own health care, or the health care of family members; and

WHEREAS, the Town has a need to meet the requirements of the Town by providing public services through the use of limited-term employees, and must establish conditions of employment and appropriate benefits for such employees; and

WHEREAS, conditions of employment and benefits for limited-term employees have been set in a previous Resolution No. 23-79; and

WHEREAS, California state legislature passed Senate Bill 616 ("SB 616"), amending the Healthy Workplaces, Healthy Families Act of 2014 to set a statewide minimum standard for paid sick leave, and the new California Paid Sick Leave law is effective as of January 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES AS FOLLOWS:

Section 1. Limited-term employees for the purposes of this resolution are those defined in Chapter 2.44.040 of the Town's Municipal Code as being excluded from the Town's Personnel System Rules.

Section 2. Limited-term employees are not eligible for discretionary Town benefits, other than as provided for below and by state or federal law.

Section 3. Limited-term employees are eligible for paid sick leave in accordance with state law and the Town's Paid Sick Leave Policy.

Section 4. Employees who are eligible for a comprehensive leave benefit provided by the Town pursuant to a memorandum of understanding (represented employees), employee benefits resolution (non-represented employees), or employment agreement, are not eligible for additional paid sick leave as comprehensive leave accruals exceed the minimum requirements of paid leave that can be used for health care.

Section 5. As defined by Assembly Bill 304 ("AB 304"), retired annuitants are not eligible for paid sick leave.

Section 6. The Town's Paid Sick Leave Policy shall be included in this Resolution as Attachment A, is effective upon approval and adoption, with paid sick leave requirements operative as of January 1, 2024, per SB 616.

APPROVED AND ADOPTED THIS 7th DAY OF FEBRUARY 2024.

_____
BILL SAUSER, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

ATTACHMENT A

I. Purpose and Scope

In accordance with the Healthy Workplaces, Healthy Families Act of 2014 ("Act"), and as amended by California Senate Bill 616 ("SB 616") effective January 1, 2024, The Town of Mammoth Lakes ("Town") recognizes that employees may need days off from work to attend to their own health care, or the health care of family members, to ensure a healthier and more productive workplace. This document establishes the policies and procedures the Town shall adhere to with regards to paid sick leave in accordance with California Labor Code sections 245 and 246 *et seq.*

This policy applies to temporary, part-time, and seasonal employees who work for the Town for thirty (30) or more days within twelve (12) months from the beginning of employment, and who are not eligible for any form of comprehensive leave benefit provided by the Town to employees in recognized bargaining units.

Employees not covered by this policy are those who are eligible for a comprehensive leave benefit provided by the Town pursuant to a memorandum of understanding (represented employees), employee benefits resolution (non-represented employees), or employment agreement, which exceed the minimum requirements. As defined by California Assembly Bill 304 ("AB 304"), retired annuitants are not eligible for paid sick leave.

II. Policy

A. Entitlement

Employees covered by this policy are entitled to five (5) days or forty (40) hours of paid sick leave annually, which may be used within a twelve- (12-) month period or term of employment. Employees shall be provided five (5) days or forty (40) hours, whichever is greater, of paid sick leave front-loaded at the beginning of a twelve- (12-) month period; the twelve- (12-) month period shall be defined as the start of each calendar year. As the full amount of paid sick leave shall be provided to employees up front at the start of each calendar year, employees shall not be entitled to carry over of paid sick leave from one calendar year to the next.

The maximum benefit is forty (40) hours, except in situations where a day in an employee's regular work schedule is longer than an eight (8) hour day (e.g., an employee authorized to work an alternative work schedule of four (4), ten (10) hour days per week). In such cases, a "day" shall be the equivalent of the hours in the employee's regularly scheduled workday.

Paid sick leave made available under this policy has no cash value, and the Town shall not compensate employees for unused sick leave upon termination, resignation, retirement, or other separation from employment.

B. Usage

1. Paid sick leave shall not be considered "time actually worked" as defined by the Fair Labor Standards Act (FLSA) for the purposes of calculating overtime.

2. An employee shall be entitled to use available paid sick leave beginning on the ninetieth (90^{th}) calendar day of employment. Employees shall not be permitted to use paid sick leave prior to their ninetieth (90^{th}) day of employment. Exceptions to this may be approved at the discretion of the Town Manager, or designee.

3. The Town shall allow the use of paid sick leave upon the oral or written request (e.g., by pho ne, in

person, via text message, or email) of an employee for themselves or a family member for the diagnosis, care or treatment of an existing health condition, preventative care, or specified purposes for an employee who is a victim of domestic violence, sexual assault, or stalking, and the purposes described in Labor Code section 230(c) and Labor Code section 230.l(a).

4. "Family member" for purposes of this policy is defined as:

    a. A child (biological, adopted, or foster child, stepchild, legal ward, or child to whom the employee stands in loco parentis, regardless of the age or dependency status).
    b. A biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child.
    c. A spouse.
    d. A registered domestic partner.
    e. A grandparent.
    f. A grandchild.
    g. A sibling.
    h. A designated person: a person identified by the employee at the time the employee requests paid sick leave. The Town may limit an employee to one (1) designated person per twelve- (12-) month period for paid sick leave.

    The employee must provide reasonable advance notification, orally or in writing, of the need to use sick leave, if foreseeable. If the need to use sick leave is not foreseeable, the employee must provide notice as soon as practical. The Town will not condition the use of paid sick leave on the employee finding someone to cover their work.

5. Employees must use paid sick leave in at least one half (0.5) hour increments.

6. Eligible employees shall be authorized to use paid sick leave for a maximum number of hours equal to the number of hours they were scheduled to work. For example, if the employee was scheduled for a four (4) hour shift, they will be compensated with four (4) hours of paid sick leave. If the employee was scheduled for an eight (8) hour shift, they will be compensated with eight (8) hours of paid sick leave.

7. The Town will limit the use of paid sick days to forty (40) hours or five (5) days in each twelve- (12-) month period.

8. New employees will be provided with the full amount of paid sick leave that may be used per calendar year (forty (40) hours or five (5) days) at the commencement of their employment. An employee shall not be entitled to use paid sick leave until the beginning of the ninetieth (90^{th}) day of their employment.

9. Returning temporary, part-time, and seasonal employees who have had a break in service of more than one (1) year from their date of separation, shall be provided with paid sick leave as outlined above. Returning temporary, part-time, and seasonal employees who have a break in service of less than one (1) year, shall have previously provided, and unused paid sick leave reinstated, providing they worked for at least a ninety- (90-) day period in their previous term of employment. The Town shall not reinstate paid time off to an employee who was paid out at the time of termination, resignation, or separation of employment. Employees previously eligible for a comprehensive leave benefit pursuant to a memorandum of understanding, employee benefits resolution, or employment agreement, who return in a temporary, part-time, or seasonal capacity, shall not be entitled to use paid sick leave until the beginning of the ninetieth (90^{th}) day of their temporary employment.

If a returning temporary, part-time, or seasonal employee did not satisfy the ninety- (90-) day requirement during their first appointment, they will not have access to paid sick leave until this requirement has been met. For example, if the employee only worked for a sixty- (60-) day period during their first appointment, they would not have access to their paid sick leave until they have worked for a thirty- (30-) day period during their second appointment. If an employee is re-hired after one (1) year of their termination, they will be required to satisfy the ninety- (90-) day period again.

C. Record Keeping

1. Under Labor Code section 2810.5, a Notice to Employee shall be provided to all employees eligible for paid sick leave at the commencement of their employment.
2. Information showing available paid sick leave shall be displayed on employees' bi-weekly, itemized pay statements.
3. Records showing paid sick leave usage for individual employees shall be kept for three (3) years following termination, in accordance with the Town's Records Retention Schedule. This information shall be available for review by the Department of Industrial Relations.

III. Responsibility for Review

The Human Resources Manager, or designee, is responsible for reviewing this policy as needed or at least every five (5) years.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Approve the Resolution adopting the Town of Mammoth Lakes Snow Patrol Policy.

Council Meeting Date: 2/7/2024

Prepared by: Amanda Pelham, Human Resources Manager

Recommended Motion: Approve the Resolution adopting the Town of Mammoth Lakes Snow Patrol Policy.

Summary: The Town of Mammoth Lakes recognizes a need to establish an internal Snow Patrol program ("Program") for the purpose of continuing to provide additional services to the community during snow events, while taking advantage of state and federal funding opportunities available to support the program.

Based on the type of duties provided to the community of Mammoth Lakes under the Snow Patrol program, employee wages may be eligible for reimbursement through California Gas Tax, and by state and federal agencies such as the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA). To adequately prepare, and apply for reimbursement opportunities, the Town has a need to quantify wages expensed for duties performed, and outline how employees shall be compensated for hours worked under the program.

Participation in the Snow Patrol program shall be entirely voluntary, authorization for deployment shall be at the discretion of the Town Manager, or designee, and participation shall be approved by each employee's Supervisor, Department Head, and Human Resources.

The Town of Mammoth Lakes Snow Patrol Policy shall be included in this Resolution as Attachment A and is effective upon approval and adoption.

RESOLUTION NO. 24--XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING THE TOWN OF MAMMOTH LAKES SNOW PATROL POLICY

WHEREAS, the Town of Mammoth Lakes ("Town") recognizes a need to establish an internal Snow Patrol program ("Program") for the purpose of providing additional services to the community during snow events; and

WHEREAS, the Town has a need to consider the cost of employee wages expensed for services provided under the Snow Patrol program, and seek reimbursement and funding opportunities provided by California Gas Tax, and other state and federal agencies; and

WHEREAS, to adequately prepare, and apply for reimbursement and funding opportunities, the Town has a need to quantify wages expensed for duties performed, and outline how employees shall be compensated for hours worked under the program; and

WHEREAS, the Town has a need to identify the parameters of the Snow Patrol program through implementation of the Town of Mammoth Lakes Snow Patrol Policy.

NOW, THEREFORE, BE IT RESOLVED, the Town Council of the Town of Mammoth Lakes does hereby adopt the Town of Mammoth Lakes Snow Patrol Policy.

APPROVED AND ADOPTED THIS 7th DAY OF FEBRUARY 2024.

_____
BILL SAUSER, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

ATTACHMENT A

I. Purpose and Scope

Thew Town of Mammoth Lakes ("Town") recognizes a need to establish an internal Snow Patrol program ("Program") for the purpose of increasing support to our Garage Operations, Street Maintenance, and Police Services divisions while performing snow control operations on public streets and other rights-of-way. Participants in the Snow Patrol program provide supplemental support, primarily during weather events creating hazardous road conditions. Duties for Snow Patrol participants include, but are not limited to, assisting stranded motorists, providing chain assistance and chain restriction education, supporting traffic control, and alerting visitors and residents on vehicle parking and snow storage issues affecting snow removal and life safety.

Based on the type of snow control duties provided to the community of Mammoth Lakes under the Snow Patrol program, employee wages may be eligible for reimbursement through California Gas Tax, and by state and federal agencies such as the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA). The Town has a desire to provide Snow Patrol services while taking advantage of all funding opportunities available to support the program. Therefore, the Town has a need to quantify wages expensed for duties performed under the program, and employees shall be compensated for hours worked as outlined in this policy under the terms of voluntary participation.

Pursuant to California Government Code, section 3100, all public employees are declared disaster service workers subject to such disaster service activities as may be assigned to them by their superiors or by law. The term "disaster service worker" includes all public employees, and the term "public employees" includes all persons employed by the state or any county, city, city and county, state agency, or public district. The Snow Patrol program shall not interfere with the disaster service worker designation assigned to all Town employees.

II. Policy

A. General Provisions

This policy applies only to employees who complete the *Snow Patrol Policy Acknowledgement and Opt-In Form* provided for in Appendix A. Employees who do not complete the *Snow Patrol Policy Acknowledgement and Opt-In Form*, and receive approval by their Supervisor, Department Head, and Human Resources, are not eligible to participate in program.

The Town Manager, or designee, shall monitor incoming data from various regional weather forecasting agencies, and coordinate with critical local partners to assess the need to deploy the Snow Patrol program.

B. Terms of Voluntary Participation

1. Participation in the Snow Patrol program is entirely voluntary.

2. Hours worked in the normal workweek within the Snow Patrol program shall be paid out at an employee's regular hourly rate of pay and allocated to the department designated in the *Snow Patrol Policy Acknowledgement and Opt-In Form*; the normal workweek for employees is forty (40) hours.

3. For time actually worked beyond forty (40) per workweek within the Snow Patrol program, overtime shall be paid at time-and-one-half an employee's regular hourly rate of pay and allocated to the department designated in the *Snow Patrol Policy Acknowledgement and Opt-In Form*. Employees shall not be eligible to accrue compensatory time-off for hours worked under

the Snow Patrol program.

4. Employees participating in the program shall not be entitled to a minimum number of hours (call out, reporting pay, standby, etc.), and shall only be entitled to compensation for time actually worked performing duties within the scope of the Snow Patrol program.

5. Employees opting-in to the Snow Patrol program shall complete all required training as considered necessary by the Town Manager, or designee, prior to participation in the program.

6. Safety equipment and uniform pieces required for work in extreme weather conditions shall be provided to all participants in the Snow Patrol program, for program use only. Additional requests for the purchase of safety equipment outside of the standard issued uniform for the program shall be made to the Town Manager, or designee, prior to purchase.

7. Participation in the Snow Patrol program requires a minimum attendance of twenty percent (20%) of authorized deployments throughout the fiscal year (July 1st – June 30th).

C. Authorization

1. Authorization for deployment of the Snow Patrol program shall be at the discretion of the Town Manager, or designee; the Town Manager, or designee, shall appoint a Snow Patrol coordinator for each deployment.

2. Authorization for participation in the Snow Patrol program shall be at the voluntary agreement of each employee, and as approved by the employee's Supervisor, Department Head, and Human Resources.

3. Authorization for participation shall expire at the end of each fiscal year (July 1st – June 30th); a new *Snow Patrol Policy Acknowledgement and Opt-In Form* must be submitted for approval each fiscal year, and authorizations shall not carry over from one fiscal year to the next.

4. Voluntary participation in the Snow Patrol program may be terminated at any time, for any reason, by the employee or Town Manager, or designee.

III. Responsibility for Review

The Town Manager, or designee, is responsible for reviewing this policy as needed or at least every five (5) years.

IV. Appendices

Appendix A: Snow Patrol Policy Acknowledgement and Opt-In Form

Human Resources
P.O. Box 1609, Mammoth Lakes, CA, 93546
(760) 965-3610
www.townofmammothlakes.ca.gov

Appendix A: Snow Patrol Policy Acknowledgement and Opt-In Form

Employee Name		**Fiscal Year**	
Department		**Authorization Expiration Date**	06/30/2024

Step 1: Indicate your work schedule – Please complete only *FLSA Work Schedule Week 1* if you work the same scheduled hours each week (exclusive of meal periods). The *FLSA Work Schedule Week 2* fields are provided for employees who have an approved alternative work schedule.

FLSA Work Schedule Week 1														
Mon		**Tues**		**Wed**		**Thurs**		**Fri**		**Sat**		**Sun**		**Total Hours**
Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	

FLSA Work Schedule Week 2														
Mon		**Tues**		**Wed**		**Thurs**		**Fri**		**Sat**		**Sun**		**Total Hours**
Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	

Step 2: Indicate your scheduled meal period –

Scheduled Meal Period	
Start	End

Step 3: Read the statement below carefully – Determine if you elect to opt-in to the Snow Patrol Program and acknowledge all the parameters outlined in the Snow Patrol Policy before completing this document with your signature and date.

I understand that by signing this form, I agree that I am electing to voluntarily participate in the Town's Snow Patrol Program; to abide by the terms and conditions of the Snow Patrol Policy; and that I acknowledge that my participation will incur costs for my department (including overtime), and that these wages are budgeted and authorized.

Employee Signature		**Date**	
Approved By			
Supervisor		**Date**	
Department Head		**Date**	
Human Resources		**Date**	

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
A T & T								
01/18/2024	110019	12/23-1311	1447	A T & T	210-452-43404	12/23-PWM	34.83	01/24
01/18/2024	110019	12/23-2490	1447	A T & T	100-420-43404	12/23-PD	108.50	01/24
Total A T & T:							143.33	
ALPINE PAINT								
01/18/2024	11824100	M0258096	5517	ALPINE PAINT	858-436-42007	CURLING HOUSE PAIN	21.22	01/24
Total ALPINE PAINT:							21.22	
AMERIGAS								
01/18/2024	110020	3157937425/20	6982	AMERIGAS	100-416-43404	11/23-TOWN (R)	20.00	01/24
01/18/2024	110020	3157937428/20	6982	AMERIGAS	100-416-43404	11/23-TOWN (S1)	16.75	01/24
01/18/2024	110020	3157937430/20	6982	AMERIGAS	100-416-43404	11/23-TOWN (T)	157.09	01/24
01/18/2024	110020	3157937432/20	6982	AMERIGAS	100-416-43404	11/23-TOWN (U)	300.71	01/24
01/18/2024	110020	3157937434/20	6982	AMERIGAS	100-416-43404	11/23-TOWN (T)	416.40	01/24
01/18/2024	110020	3159211387/20	6982	AMERIGAS	100-416-43404	12/23-TOWN (T)	519.19	01/24
01/18/2024	110020	3159211390/20	6982	AMERIGAS	100-416-43404	12/23-TOWN (R)	13.22	01/24
01/18/2024	110020	3159211391/20	6982	AMERIGAS	100-416-43404	12/23-TOWN (S1)	13.22	01/24
01/18/2024	110020	3159211393/20	6982	AMERIGAS	100-416-43404	12/23-TOWN (T)	291.60	01/24
01/18/2024	110020	3159211396/20	6982	AMERIGAS	100-416-43404	12/23-TOWN (U)	436.11	01/24
01/18/2024	110020	3159211397/20	6982	AMERIGAS	100-416-43404	12/23-SUITE (Z)	279.55	01/24
01/18/2024	110020	3159219235/20	6982	AMERIGAS	220-471-43404	12/23-HANGAR	13.22	01/24
01/18/2024	110020	3159222977/20	6982	AMERIGAS	210-452-43404	12/23-PWM	6,136.77	01/24
01/18/2024	110020	3159225465/20	6982	AMERIGAS	858-436-43404	12/23-CRC	10,684.05	01/24
Total AMERIGAS:							19,297.88	
ANDREW J. MORRIS,ATTORNEYAT LAW								
01/18/2024	11824101	DEC 2023	10439	ANDREW J. MORRIS,A	100-412-43031	12/23-GENERAL	8,113.26	01/24
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							8,113.26	
AT&T DOJ LINE								
01/18/2024	110021	21054192	18336	AT&T DOJ LINE	100-420-43031	DOJ PHONE LINE FOR	1,766.35	01/24
Total AT&T DOJ LINE:							1,766.35	
ATLEEWORK, ANTHONY								
01/18/2024	110022	12/24/23	19435	ATLEEWORK, ANTHON	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110022	01/07/24	19435	ATLEEWORK, ANTHON	210-452-42030	MEAL ALLOWANCE	46.00	01/24
Total ATLEEWORK, ANTHONY:							112.00	
BABCOCK LABORATORIES INC.								
01/18/2024	110023	CA40241-1032	19256	BABCOCK LABORATO	100-434-43031	WELL TESTING	18.87	01/24
Total BABCOCK LABORATORIES INC.:							18.87	
BLACK POINT LLC								
01/18/2024	110024	TOML122723	18912	BLACK POINT LLC	910-000-13047	PARTS	13,372.67	01/24

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Total BLACK POINT LLC:							13,372.67	
BLUEBIRD IMAGING								
01/18/2024	110025	5859	8182	BLUEBIRD IMAGING	858-436-43120	SIGNAGE CRC CENTE	1,040.87	01/24
Total BLUEBIRD IMAGING:							1,040.87	
CALIFORNIA DEPARTMENT OF TAX AND FEE ADM								
01/18/2024	110026	OCT-DEC 2023	4099	CALIFORNIA DEPART	910-000-13001	UNDERGROUND STO	445.78	01/24
Total CALIFORNIA DEPARTMENT OF TAX AND FEE ADM:							445.78	
CALIFORNIA DEPT. OF TAX & FEE ADMIN.								
01/18/2024	110027	OCT-DEC 2023	144	CALIFORNIA DEPT. OF	910-000-13001	DGMT 57-425410	4,297.00	01/24
Total CALIFORNIA DEPT. OF TAX & FEE ADMIN.:							4,297.00	
CALIFORNIA DEPT. OF TAX AND FEE ADMIN.								
01/18/2024	110028	OCT-DEC 2023	3156	CALIFORNIA DEPT. OF	910-000-20010	SALES TAX LIABILITY	1,271.00	01/24
Total CALIFORNIA DEPT. OF TAX AND FEE ADMIN.:							1,271.00	
CANON FINANCIAL SERVICES, INC								
01/18/2024	11824102	31746566	19353	CANON FINANCIAL SE	100-416-46010	DEC 2023	359.84	01/24
01/18/2024	11824102	31860371	19353	CANON FINANCIAL SE	100-416-46010	JAN 2023	2,504.16	01/24
Total CANON FINANCIAL SERVICES, INC:							2,864.00	
CASHMAN EQUIPMENT CO.								
01/18/2024	110029	S6582101	49	CASHMAN EQUIPMEN	915-570-48200	LOADER	494,727.66	01/24
Total CASHMAN EQUIPMENT CO.:							494,727.66	
CEPEDA, LUIS								
01/18/2024	110030	12/24/23	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	23.00	01/24
01/18/2024	110030	01/07/24	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	92.00	01/24
Total CEPEDA, LUIS:							115.00	
DAYSMART SOFTWARE								
01/18/2024	110031	INV01115791	19303	DAYSMART SOFTWAR	858-436-43031	RECREATION SOFTW	2,535.48	01/24
Total DAYSMART SOFTWARE:							2,535.48	
DEAN'S PLUMBING & HEATING, INC.								
01/18/2024	110032	I-55633-1	2410	DEAN'S PLUMBING &	100-420-43031	01/24-FURNACE SVCS	990.23	01/24
Total DEAN'S PLUMBING & HEATING, INC.:							990.23	
DEPT OF JUSTICE								
01/18/2024	110033	699296	1775	DEPT OF JUSTICE	100-420-43156	NOV 2024-FINGERPRI	677.00	01/24
Total DEPT OF JUSTICE:							677.00	
DIMAS, JESUS								
01/18/2024	110034	12/24/23	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	161.00	01/24
01/18/2024	110034	01/07/24	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	69.00	01/24

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Total DIMAS, JESUS:							230.00	
DIY HOME CENTER								
01/18/2024	110035	119498	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	17.44	01/24
01/18/2024	110035	120171	5476	DIY HOME CENTER	100-432-42008	MAINT SUPPLIES	45.42	01/24
01/18/2024	110035	120364	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	47.49	01/24
01/18/2024	110035	120881	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	6.78	01/24
01/18/2024	110035	120926	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	66.27	01/24
01/18/2024	110035	120935	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	3.59	01/24
01/18/2024	110035	120939	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	3.59-	01/24
01/18/2024	110035	120940	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	4.17	01/24
01/18/2024	110035	120994	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	86.28	01/24
Total DIY HOME CENTER:							273.85	
ELDRIDGE ELECTRIC & SON, INC.								
01/18/2024	110036	TOML2301	6917	ELDRIDGE ELECTRIC	300-531-43031	ZAMBONI SVCS	1,475.38	01/24
Total ELDRIDGE ELECTRIC & SON, INC.:							1,475.38	
FEDERAL EXPRESS CORP								
01/18/2024	110037	8-356-67106	717	FEDERAL EXPRESS C	100-416-42005	SHIPPING CHGS	90.38	01/24
Total FEDERAL EXPRESS CORP:							90.38	
FIGUEROA, SALVADORE								
01/18/2024	110038	12/24/23	18759	FIGUEROA, SALVADO	210-452-42030	MEAL ALLOWANCE	69.00	01/24
01/18/2024	110038	01/07/24	18759	FIGUEROA, SALVADO	210-452-42030	MEAL ALLOWANCE	92.00	01/24
Total FIGUEROA, SALVADORE:							161.00	
FRANK VEDRES LIVING TRUST								
01/18/2024	110039	BT 6096	19360	FRANK VEDRES LIVIN	001-000-10760	BT 6096	2,676.32	01/24
Total FRANK VEDRES LIVING TRUST:							2,676.32	
GALVAN, JOSE								
01/18/2024	110040	12/24/23	19439	GALVAN, JOSE	210-452-42030	MEAL ALLOWANCE	23.00	01/24
01/18/2024	110040	01/07/24	19439	GALVAN, JOSE	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total GALVAN, JOSE:							89.00	
GARNICA, VICTOR								
01/18/2024	110041	12/24/23	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	69.00	01/24
01/18/2024	110041	01/07/24	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	92.00	01/24
Total GARNICA, VICTOR:							161.00	
GONZALES, ROBERT								
01/18/2024	110042	01/07/24	19308	GONZALES, ROBERT	210-452-42030	MEAL ALLOWANCE	46.00	01/24
Total GONZALES, ROBERT:							46.00	
HALFERTY, DERRICK								
01/18/2024	110043	12/24/23	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	23.00	01/24
01/18/2024	110043	01/07/24	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	46.00	01/24

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Total HALFERTY, DERRICK:							69.00	
HEDGE, KYLE								
01/18/2024	110044	01/07/24	19461	HEDGE, KYLE	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total HEDGE, KYLE:							66.00	
HERNANDEZ-LOPEZ, JONATHAN								
01/18/2024	110045	12/24/23	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110045	01/07/24	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total HERNANDEZ-LOPEZ, JONATHAN:							132.00	
HERNANDEZ-PEREZ, JONATHAN								
01/18/2024	110046	12/24/23	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110046	01/07/24	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	115.00	01/24
Total HERNANDEZ-PEREZ, JONATHAN:							181.00	
HIGH COUNTRY LUMBER								
01/18/2024	110047	42936	830	HIGH COUNTRY LUMB	210-452-42022	MAINT SUPPLIES	64.56	01/24
01/18/2024	110047	43051	830	HIGH COUNTRY LUMB	858-436-42007	MAINT SUPPLIES	3.23	01/24
Total HIGH COUNTRY LUMBER:							67.79	
HOLLER, DANIEL								
01/18/2024	110048	010924	10360	HOLLER, DANIEL	100-410-43150	MEETING EXPENSE	167.29	01/24
Total HOLLER, DANIEL:							167.29	
KURNIK PROPERTIES, LLC								
01/18/2024	110049	JAN 2024	19406	KURNIK PROPERTIES,	210-450-43031	EQUIPMENT STORAG	438.00	01/24
01/18/2024	110049	FEB 2024	19406	KURNIK PROPERTIES,	210-450-43031	EQUIPMENT STORAG	438.00	01/24
Total KURNIK PROPERTIES, LLC:							876.00	
LEMUS, ARTURO								
01/18/2024	110050	01/07/24	19438	LEMUS, ARTURO	210-452-42030	MEAL ALLOWANCE	46.00	01/24
Total LEMUS, ARTURO:							46.00	
LEMUS, BRIAN								
01/18/2024	110051	12/24/23	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	46.00	01/24
01/18/2024	110051	01/07/24	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	46.00	01/24
Total LEMUS, BRIAN:							92.00	
LONG VALLEY FIRE DISTRICT								
01/18/2024	110052	MAM 070423	1263	LONG VALLEY FIRE DI	100-432-44320	JULY 4TH COVERAGE	1,886.20	01/24
Total LONG VALLEY FIRE DISTRICT:							1,886.20	
LOS ANGELES KINGS HOCKEY CLUB								
01/18/2024	110053	812700	19459	LOS ANGELES KINGS	858-436-43150	REIMBURSEMENT FO	2,001.45	01/24
Total LOS ANGELES KINGS HOCKEY CLUB:							2,001.45	

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MALDONADO, FERNANDO								
01/18/2024	110054	12/24/23	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110054	01/07/24	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total MALDONADO, FERNANDO:							132.00	
MAMMOTH HOSPITAL								
01/18/2024	110055	210028073	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL EXAM	239.40	01/24
Total MAMMOTH HOSPITAL:							239.40	
MARTINEZ, FEDERICO								
01/18/2024	110056	12/24/23	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110056	01/07/24	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total MARTINEZ, FEDERICO:							132.00	
MINARET VILLAGE SHOPPING CENTE								
01/18/2024	11824103	JAN 2024 REN	1	MINARET VILLAGE SH	100-416-45010	JAN 2024	34,251.04	01/24
Total MINARET VILLAGE SHOPPING CENTE:							34,251.04	
MURPHY, LUCAS								
01/18/2024	110057	12/24/23	19292	MURPHY, LUCAS	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total MURPHY, LUCAS:							66.00	
OCAMPOS, ISIDRO								
01/18/2024	110058	05/28/23	19272	OCAMPOS, ISIDRO	210-450-42030	MEAL ALLOWANCE	20.00	01/24
01/18/2024	110058	12/24/23	19272	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110058	01/07/24	19272	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total OCAMPOS, ISIDRO:							152.00	
ONWARD								
01/18/2024	110059	10001130532	18118	ONWARD	100-418-43404	DEC 2023	516.41	01/24
Total ONWARD:							516.41	
PITNEY BOWES-LEASE								
01/18/2024	11824104	3106418112	122	PITNEY BOWES-LEAS	100-416-42005	10/30/23-01/29/24	492.08	01/24
Total PITNEY BOWES-LEASE:							492.08	
QUILL CORPORATION								
01/18/2024	11824105	36328505	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	19.00	01/24
01/18/2024	11824105	36574144	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	243.77	01/24
Total QUILL CORPORATION:							262.77	
SAMBASAFETY								
01/18/2024	110060	INV01361455	18151	SAMBASAFETY	100-417-43140	DEC 2023	259.14	01/24
Total SAMBASAFETY:							259.14	
SCHULZ, SYDNEY								
01/18/2024	110061	SECURITY DE	19460	SCHULZ, SYDNEY	100-000-31610	RENT RETRO DEC 202	910.85	01/24

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Total SCHULZ, SYDNEY:							910.85	
SOUTHERN CALIF EDISON								
01/18/2024	110062	12/23-9768	145	SOUTHERN CALIF EDI	220-471-43404	12/23-AIRPORT	4,470.16	01/24
01/18/2024	110062	12/23-7351	145	SOUTHERN CALIF EDI	210-452-43404	12/23-PWM	858.43	01/24
01/18/2024	110062	12/23-3004	145	SOUTHERN CALIF EDI	210-452-43404	12/23-LIGHTS	1,686.29	01/24
01/18/2024	110062	12/23-9020	145	SOUTHERN CALIF EDI	100-416-43404	12/23-TOWN	1,045.39	01/24
01/18/2024	110062	12/23-0749	145	SOUTHERN CALIF EDI	100-464-43404	12/23-MERIDIAN CT I10	83.82	01/24
01/18/2024	110062	12/23-5720	145	SOUTHERN CALIF EDI	220-471-43404	12/23-AIRPORT 2B	2.78	01/24
01/18/2024	110062	12/23-5841	145	SOUTHERN CALIF EDI	100-436-43404	12/23-POOL	782.94	01/24
Total SOUTHERN CALIF EDISON:							8,929.81	
STERZINGER, JORDAN								
01/18/2024	110063	12/24/23	19436	STERZINGER, JORDA	210-452-42030	MEAL ALLOWANCE	66.00	01/24
01/18/2024	110063	01/07/24	19436	STERZINGER, JORDA	210-452-42030	MEAL ALLOWANCE	66.00	01/24
Total STERZINGER, JORDAN:							132.00	
THOMAS PETROLEUM, LLC								
01/18/2024	110064	3202140-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	13,217.03	01/24
01/18/2024	110064	320214A-IN	7891	THOMAS PETROLEUM	910-000-13001	GASOLINE	20,191.64	01/24
Total THOMAS PETROLEUM, LLC:							33,408.67	
TRANSUNION RISK & ALTERNATIVE								
01/18/2024	110065	45851-202312-	10413	TRANSUNION RISK &	100-420-43031	DEC 2023	75.00	01/24
Total TRANSUNION RISK & ALTERNATIVE:							75.00	
VEGA, VALENTINE								
01/18/2024	110066	01/07/24	18512	VEGA, VALENTINE	210-452-42030	MEAL ALLOWANCE	23.00	01/24
Total VEGA, VALENTINE:							23.00	
VERIZON WIRELESS								
01/18/2024	110067	9952551377	10652	VERIZON WIRELESS	100-420-43404	DEC 2023-PD	1,010.36	01/24
Total VERIZON WIRELESS:							1,010.36	
WELEROTH, GREG & LAUREN								
01/18/2024	110068	BT 10063	19374	WELEROTH, GREG & L	001-000-10760	BT REFUND	122.00	01/24
Total WELEROTH, GREG & LAUREN:							122.00	
WEST, QWINA								
01/18/2024	110069	12/24/23	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	46.00	01/24
01/18/2024	110069	01/07/24	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	69.00	01/24
Total WEST, QWINA:							115.00	
Grand Totals:							643,826.79	

Signature: ROBERT PATTERSON Date 1/18/2024

Signature: JAMIE GRAY Date 1/18/24

Signature: STEPHANIE TRUJILLO Date 1/18/24

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

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

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ALPINE PAINT								
01/24/2024	12424100	M0259048	5517	ALPINE PAINT	220-471-42007	PAINT/SUPPLIES	84.83	01/24
Total ALPINE PAINT:							84.83	
BISHOP AUTOMOTIVE CENTER								
01/24/2024	12424101	1-69546	18309	BISHOP AUTOMOTIVE	910-000-13047	PARTS	350.00	01/24
Total BISHOP AUTOMOTIVE CENTER:							350.00	
BLACK POINT CINDERS, INC.								
01/24/2024	12424102	00001091	1012	BLACK POINT CINDER	210-452-43031	DE-ICING CINDERS	5,928.70	01/24
Total BLACK POINT CINDERS, INC.:							5,928.70	
BLAIR, CHURCH & FLYNN								
01/24/2024	110070	75953	8066	BLAIR, CHURCH & FLY	100-460-43031	10/30-12/03/23-MAP CH	550.00	01/24
Total BLAIR, CHURCH & FLYNN:							550.00	
BRITT'S DIESEL & AUTOMOTIVE								
01/24/2024	12424103	59587	2559	BRITT'S DIESEL & AUT	910-000-13003	PARTS	368.49	01/24
Total BRITT'S DIESEL & AUTOMOTIVE:							368.49	
BUSWEST								
01/24/2024	110071	XA410047880:	7396	BUSWEST	910-000-13003	PARTS	330.95	01/24
01/24/2024	110071	XA410047902:	7396	BUSWEST	910-000-13003	PARTS	1,228.18	01/24
01/24/2024	110071	XA410048025:	7396	BUSWEST	910-000-13003	PARTS	474.62	01/24
Total BUSWEST:							2,033.75	
CASHMAN EQUIPMENT CO.								
01/24/2024	110072	INWO1665304	49	CASHMAN EQUIPMEN	910-456-43031	11/23-SVCS - INSPECT	263.24	01/24
01/24/2024	110072	INWO1665305	49	CASHMAN EQUIPMEN	910-456-43031	11/23-SVCS - INSPECT	263.24	01/24
01/24/2024	110072	INPS3945824	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	495.13	01/24
01/24/2024	110072	INCS0403678	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	621.91-	01/24
Total CASHMAN EQUIPMENT CO.:							399.70	
CHUCK VILLAR CONSTRUCTION INC.								
01/24/2024	12424104	27730	7277	CHUCK VILLAR CONS	853-452-43031	12/23-BLUFFS	3,279.49	01/24
01/24/2024	12424104	27731	7277	CHUCK VILLAR CONS	100-452-43031	12/23-C CTR & TENNIS	329.04	01/24
01/24/2024	12424104	27732	7277	CHUCK VILLAR CONS	100-452-43031	12/23-HILLSIDE PARK	412.25	01/24
01/24/2024	12424104	27733	7277	CHUCK VILLAR CONS	850-452-43031	12/23-J RIDGE	963.98	01/24
01/24/2024	12424104	27735	7277	CHUCK VILLAR CONS	100-420-43031	12/23-PD	246.78	01/24
01/24/2024	12424104	27736	7277	CHUCK VILLAR CONS	210-452-43031	12/23-SAWMILL CUT O	514.77	01/24
01/24/2024	12424104	27737	7277	CHUCK VILLAR CONS	210-452-43031	12/23-SHERWIN CK RD	428.97	01/24
01/24/2024	12424104	27738	7277	CHUCK VILLAR CONS	100-452-43031	12/23-TAVERN PARK &	156.04	01/24
01/24/2024	12424104	27734	7277	CHUCK VILLAR CONS	910-456-43031	12/23-SEMI TRUCK-LO	1,275.30	01/24
Total CHUCK VILLAR CONSTRUCTION INC.:							7,606.62	

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COLANTUONO, HIGHSMITH & WHATLEY, PC								
01/24/2024	12424105	58377	18736	COLANTUONO, HIGHS	100-480-43031	NOV 2023-MAIN ST TA	2,074.00	01/24
01/24/2024	12424105	58378	18736	COLANTUONO, HIGHS	100-480-43031	NOV 2023-MAIN ST TA	799.50	01/24
01/24/2024	12424105	58702	18736	COLANTUONO, HIGHS	100-480-43031	DEC 2023-MAIN ST. TA	2,611.00	01/24
01/24/2024	12424105	58703	18736	COLANTUONO, HIGHS	100-480-43031	DEC 2023-MAIN ST. TA	790.00	01/24
Total COLANTUONO, HIGHSMITH & WHATLEY, PC:							6,274.50	
CREATIVE BUS SALES, INC.								
01/24/2024	12424106	XA130000263:	6623	CREATIVE BUS SALES	910-000-13003	PARTS	315.02	01/24
Total CREATIVE BUS SALES, INC.:							315.02	
DEPT OF JUSTICE								
01/24/2024	110073	705504	1775	DEPT OF JUSTICE	100-420-43156	DEC 2023-FINGERPRI	723.00	01/24
01/24/2024	110073	705585	1775	DEPT OF JUSTICE	100-417-43140	DEC 2023-FINGERPRI	544.00	01/24
Total DEPT OF JUSTICE:							1,267.00	
DESIGNS UNLIMITED SCREEN PRINTS								
01/24/2024	110074	919145	63	DESIGNS UNLIMITED	100-413-42030	EMBROIDERY	50.00	01/24
Total DESIGNS UNLIMITED SCREEN PRINTS:							50.00	
DIVISION OF AERONAUTICS								
01/24/2024	110075	OCT-DEC 2023	7623	DIVISION OF AERONA	100-000-20073	SB1186	297.20	01/24
Total DIVISION OF AERONAUTICS:							297.20	
DIY HOME CENTER								
01/24/2024	110076	119607	5476	DIY HOME CENTER	100-438-42007	MAINT SUPPLIES	46.53	01/24
01/24/2024	110076	119629	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	14.04	01/24
01/24/2024	110076	119641	5476	DIY HOME CENTER	858-436-45080	DUCT TAPE & HAZARD	15.20	01/24
01/24/2024	110076	119915	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	17.44	01/24
01/24/2024	110076	119933	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	59.13	01/24
01/24/2024	110076	120391	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	20.83	01/24
01/24/2024	110076	121056	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	27.13	01/24
01/24/2024	110076	121067	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	36.83	01/24
01/24/2024	110076	121089	5476	DIY HOME CENTER	210-452-42022	MAINT SUPPLIES	50.41	01/24
01/24/2024	110076	121091	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	50.62	01/24
01/24/2024	110076	121355	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	55.81	01/24
01/24/2024	110076	121357	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	24.51-	01/24
01/24/2024	110076	121358	5476	DIY HOME CENTER	210-452-46200	POST HOLE DIGGER	82.42	01/24
01/24/2024	110076	121360	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	23.63	01/24
01/24/2024	110076	121362	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	1.44	01/24
01/24/2024	110076	121426	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	18.59	01/24
01/24/2024	110076	121429	5476	DIY HOME CENTER	210-452-42007	MAINT SUPPLIES	6.78-	01/24
01/24/2024	110076	121431	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	7.82	01/24
01/24/2024	110076	121439	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	19.38	01/24
01/24/2024	110076	121521	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	36.83	01/24
01/24/2024	110076	121621	5476	DIY HOME CENTER	100-464-42007	MAINT SUPPLIES	17.02	01/24
01/24/2024	110076	121761	5476	DIY HOME CENTER	100-420-45060	MAINT SUPPLIES	26.63	01/24
01/24/2024	110076	121922	5476	DIY HOME CENTER	100-420-42002	MAINT SUPPLIES	21.77	01/24
01/24/2024	110076	122003	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	22.37	01/24
01/24/2024	110076	122093	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	66.45	01/24
01/24/2024	110076	122160	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	4.41	01/24
01/24/2024	110076	122166	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	32.95	01/24

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Total DIY HOME CENTER:							744.39	
DLT								
01/24/2024	110077	5217176A	10837	DLT	100-460-43031	AUTOCAD SUBSCRIPT	1,623.21	01/24
Total DLT:							1,623.21	
ELDRIDGE ELECTRIC & SON, INC.								
01/24/2024	110078	TOML 2401	6917	ELDRIDGE ELECTRIC	220-471-43031	INSTALL BALLAST BYP	3,805.79	01/24
01/24/2024	110078	TOML 2402	6917	ELDRIDGE ELECTRIC	220-471-43031	LIGHT POLE SVCS	1,985.13	01/24
Total ELDRIDGE ELECTRIC & SON, INC.:							5,790.92	
EMANUELS JONES AND ASSOCIATES LLC								
01/24/2024	110079	F24-01-07	19350	EMANUELS JONES AN	100-416-43031	JAN 2024-LOBBYING F	3,250.00	01/24
Total EMANUELS JONES AND ASSOCIATES LLC:							3,250.00	
FELKEL CONSTRUCTION INC.								
01/24/2024	12424107	2023-261	18990	FELKEL CONSTRUCTI	100-405-43031	ESTA BUILDING STOR	2,250.00	01/24
01/24/2024	12424107	2023-262	18990	FELKEL CONSTRUCTI	100-405-43031	MLT STORM REPAIR	3,605.63	01/24
01/24/2024	12424107	2023-264	18990	FELKEL CONSTRUCTI	100-405-43031	MLT BLDG STORM RE	4,991.02	01/24
01/24/2024	12424107	2023-265	18990	FELKEL CONSTRUCTI	100-405-43031	COMMUNITY CENTER	4,917.49	01/24
01/24/2024	12424107	2023-266	18990	FELKEL CONSTRUCTI	100-405-43031	VOODOO CHUTE PUM	4,882.79	01/24
01/24/2024	12424107	2023-267	18990	FELKEL CONSTRUCTI	100-405-43031	WINDOW REPLACEME	4,838.59	01/24
Total FELKEL CONSTRUCTION INC.:							25,485.52	
GEMPLER'S, INC.								
01/24/2024	110080	INV000457244	5364	GEMPLER'S, INC.	210-452-42006	UNIFORM	247.80	01/24
Total GEMPLER'S, INC.:							247.80	
GRANITE DATA SOLUTIONS								
01/24/2024	110081	IN88340-1	18359	GRANITE DATA SOLUT	100-418-45050	SUBSCRIPTION 2024	1,270.00	01/24
Total GRANITE DATA SOLUTIONS:							1,270.00	
HIGH COUNTRY LUMBER								
01/24/2024	110082	39160	830	HIGH COUNTRY LUMB	210-450-45224	MAINT SUPPLIES	51.68	01/24
01/24/2024	110082	42032	830	HIGH COUNTRY LUMB	100-438-42007	MAINT SUPPLIES	87.25	01/24
01/24/2024	110082	42316	830	HIGH COUNTRY LUMB	210-452-42007	MAINT SUPPLIES	19.78	01/24
01/24/2024	110082	42366	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	49.53	01/24
01/24/2024	110082	42482	830	HIGH COUNTRY LUMB	210-452-42007	MAINT SUPPLIES	14.00	01/24
01/24/2024	110082	042603	830	HIGH COUNTRY LUMB	210-452-42022	MAINT SUPPLIES	15.07	01/24
01/24/2024	110082	42678	830	HIGH COUNTRY LUMB	100-438-42007	MAINT SUPPLIES	24.77	01/24
01/24/2024	110082	43072	830	HIGH COUNTRY LUMB	300-531-43031	MAINT SUPPLIES	8.61	01/24
01/24/2024	110082	43144	830	HIGH COUNTRY LUMB	858-436-45080	MAINT SUPPLIES	45.24	01/24
01/24/2024	110082	43365	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	152.65	01/24
01/24/2024	110082	43813	830	HIGH COUNTRY LUMB	858-436-45080	KEYS	24.73	01/24
01/24/2024	110082	43487	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	61.29	01/24
Total HIGH COUNTRY LUMBER:							554.60	
HMC ARCHITECTS								
01/24/2024	12424108	172119	10804	HMC ARCHITECTS	300-531-43031	DEC 2023-CRC	5,400.00	01/24
01/24/2024	12424108	172120	10804	HMC ARCHITECTS	300-531-43031	DEC 2023-INTERIOR B	1,836.60	01/24

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01/24/2024	12424108	172121	10804	HMC ARCHITECTS	300-531-43031	DEC 2023-NEW CIVIC	113,900.15	01/24
Total HMC ARCHITECTS:							121,136.75	
HYDRAULIC CONTROLS, INC								
01/24/2024	12424109	02742888	948	HYDRAULIC CONTROL	910-000-13003	PARTS	100.22	01/24
01/24/2024	12424109	02745501	948	HYDRAULIC CONTROL	910-000-13003	PARTS	2,236.44	01/24
Total HYDRAULIC CONTROLS, INC:							2,336.66	
KIMBALL-MIDWEST								
01/24/2024	110083	101762927	4812	KIMBALL-MIDWEST	220-471-42007	PARTS	186.62	01/24
01/24/2024	110083	101808845	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,504.73	01/24
01/24/2024	110083	101814442	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	51.07	01/24
01/24/2024	110083	101814900	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	417.55	01/24
01/24/2024	110083	101820384	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	16.18	01/24
01/24/2024	110083	101822751	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	21.55	01/24
Total KIMBALL-MIDWEST:							2,197.70	
KITTREDGE SPORTS								
01/24/2024	110084	1-596932	18278	KITTREDGE SPORTS	100-420-42006	NANO SPIKE	48.06	01/24
Total KITTREDGE SPORTS:							48.06	
KNOWBE4, INC								
01/24/2024	110085	INV298734	18187	KNOWBE4, INC	100-418-45050	KNOWBE4 SECURITY	2,090.70	01/24
Total KNOWBE4, INC:							2,090.70	
L'ABRI HOMEOWNERS ASSOCIATION								
01/24/2024	110086	UNIT 2-FEB 20	5816	L'ABRI HOMEOWNERS	100-464-43404	02/24-CAM	400.00	01/24
01/24/2024	110086	UNIT 4-FEB 20	5816	L'ABRI HOMEOWNERS	100-464-43404	02/24-CAM	400.00	01/24
Total L'ABRI HOMEOWNERS ASSOCIATION:							800.00	
LEAGUE OF CALIFORNIA CITIES, PUBLICATION								
01/24/2024	110087	INV-12121-T8J	90	LEAGUE OF CALIFOR	100-413-43031	MEMBERSHIP 2024	4,840.00	01/24
Total LEAGUE OF CALIFORNIA CITIES, PUBLICATION:							4,840.00	
LINDE GAS & EQUIPMENT INC.								
01/24/2024	110088	40108784	19251	LINDE GAS & EQUIPM	210-456-43031	CYLINDER RENTAL	992.40	01/24
01/24/2024	110088	40108842	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENT	148.86	01/24
01/24/2024	110088	40352279	19251	LINDE GAS & EQUIPM	220-471-42007	NITROGEN FOR ARFF	100.72	01/24
01/24/2024	110088	40621962	19251	LINDE GAS & EQUIPM	210-456-43031	CYLINDER RENTAL	992.40	01/24
01/24/2024	110088	40622026	19251	LINDE GAS & EQUIPM	220-471-43031	CYLINDER RENTAL	148.86	01/24
Total LINDE GAS & EQUIPMENT INC.:							2,383.24	
MAMMOTH COMMUNITY WATER DISTRICT								
01/24/2024	110089	INV-00000289	308	MAMMOTH COMMUNI	100-460-43031	CONNECTION FEE	200.00	01/24
Total MAMMOTH COMMUNITY WATER DISTRICT:							200.00	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
01/24/2024	110090	12/23-8765	97	MAMMOTH COMMUNI	100-464-43404	12/23-60 JOAQUIN	146.16	01/24

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Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							146.16	
MAMMOTH DISPOSAL, INC.								
01/24/2024	110091	1258409U014	94	MAMMOTH DISPOSAL,	205-490-42030	12/23-WHITMORE BAL	1,016.98	01/24
01/24/2024	110091	1258438U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-AIRPORT	1,496.68	01/24
01/24/2024	110091	1258441U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-PWM	2,616.00	01/24
01/24/2024	110091	1258451U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-WHITMORE BAL	311.82	01/24
01/24/2024	110091	1258507U014	94	MAMMOTH DISPOSAL,	205-490-42030	12/23-SDY RST PARK	520.50	01/24
01/24/2024	110091	1258545U014	94	MAMMOTH DISPOSAL,	205-490-42030	12/23-NEW ICE RINK	524.21	01/24
01/24/2024	110091	1258608U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-PD	417.50	01/24
01/24/2024	110091	1258727U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-TRANSIT	519.50	01/24
01/24/2024	110091	1259096U014	94	MAMMOTH DISPOSAL,	205-490-43031	12/23-TRANSIT STOPS	2,815.20	01/24
01/24/2024	110091	1259125U014	94	MAMMOTH DISPOSAL,	205-490-43031	12/23-BUSINESS & VA	1,902.80	01/24
01/24/2024	110091	1259159U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-C CTR	529.00	01/24
01/24/2024	110091	1259336U014	94	MAMMOTH DISPOSAL,	205-490-43031	12/23-SDY RST	311.40	01/24
01/24/2024	110091	1259614U014	94	MAMMOTH DISPOSAL,	205-490-43404	12/23-NEW ICE RINK	297.81	01/24
Total MAMMOTH DISPOSAL, INC.:							13,279.40	
MAMMOTH HOSPITAL								
01/24/2024	110092	210028397	7376	MAMMOTH HOSPITAL	100-417-43140	MEDICAL EXAM	274.40	01/24
Total MAMMOTH HOSPITAL:							274.40	
MAMMOTH LAKES CREATIVE								
01/24/2024	12424110	1389	18437	MAMMOTH LAKES CR	250-540-43031	GRAPHIC DESIGN	1,888.67	01/24
Total MAMMOTH LAKES CREATIVE:							1,888.67	
MAMMOTH LOCK AND KEY								
01/24/2024	12424111	52035-2023	7888	MAMMOTH LOCK AND	300-531-43031	KEYS - CRC	726.20	01/24
Total MAMMOTH LOCK AND KEY:							726.20	
MCMASTER-CARR SUPPLY COMPANY								
01/24/2024	110093	19567215	272	MCMASTER-CARR SU	910-000-13003	PARTS	70.99	01/24
Total MCMASTER-CARR SUPPLY COMPANY:							70.99	
METROPOLITAN TRANSPORTATION COMMISSION								
01/24/2024	110094	4926-AR13194	10364	METROPOLITAN TRAN	250-540-43031	LTC STREETSAVER S	5,000.00	01/24
Total METROPOLITAN TRANSPORTATION COMMISSION:							5,000.00	
MISSION LINEN SUPPLY, INC								
01/24/2024	110095	520705119	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	138.02	01/24
01/24/2024	110095	520795242	6482	MISSION LINEN SUPPL	210-452-42006	CAN LINERS	193.02	01/24
01/24/2024	110095	520830887	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	155.24	01/24
01/24/2024	110095	520842506	6482	MISSION LINEN SUPPL	100-420-42007	MAINT SUPPLIES	25.12	01/24
Total MISSION LINEN SUPPLY, INC:							511.40	
MODEL1 COMMERCIAL VEHICLES, INC.								
01/24/2024	110096	XA113011318:	19359	MODEL1 COMMERCIA	910-000-13003	PARTS	944.87	01/24
01/24/2024	110096	XA113011324:	19359	MODEL1 COMMERCIA	910-000-13003	PARTS	467.42	01/24
01/24/2024	110096	XA128016865:	19359	MODEL1 COMMERCIA	910-000-13003	PARTS	763.70	01/24

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Total MODEL1 COMMERCIAL VEHICLES, INC.:							2,175.99	
NBS GOVERNMENT FINANCE GROUP								
01/24/2024	12424112	202312-3756	5991	NBS GOVERNMENT FI	859-460-43031	CFD 2005-01 - QUART	297.11	01/24
01/24/2024	12424112	202312-3758	5991	NBS GOVERNMENT FI	857-450-43031	N. VILLAGE-ZONE 1 -	2,022.80	01/24
01/24/2024	12424112	202312-3759	5991	NBS GOVERNMENT FI	860-475-43031	CFD 2013-3 - QUARTE	933.16	01/24
01/24/2024	12424112	202312-3761	5991	NBS GOVERNMENT FI	861-450-43031	MAMMOTH VIEW - QU	907.07	01/24
01/24/2024	12424112	202312-3763	5991	NBS GOVERNMENT FI	858-438-43031	FRACTIONAL MELLO R	1,046.50	01/24
01/24/2024	12424112	202312-3824	5991	NBS GOVERNMENT FI	862-450-43031	TOML MAINTENANCE	1,020.00	01/24
01/24/2024	12424112	202312-3825	5991	NBS GOVERNMENT FI	850-450-43031	JUNIPER RIDGE - QUA	888.10	01/24
01/24/2024	12424112	202312-3827	5991	NBS GOVERNMENT FI	853-450-43031	AD 93-4 ZONE 1 MAINT	1,731.23	01/24
01/24/2024	12424112	202312-3829	5991	NBS GOVERNMENT FI	854-531-43031	CFD 2001-1 N. VILLAG	2,478.54	01/24
01/24/2024	12424112	202312-3832	5991	NBS GOVERNMENT FI	856-450-43031	OMR BAD - QUARTERL	1,948.91	01/24
Total NBS GOVERNMENT FINANCE GROUP:							13,273.42	
ODP BUSINESS SOLUTIONS, LLC								
01/24/2024	110097	348517190001	19198	ODP BUSINESS SOLU	100-420-42002	OFFICE SUPPLIES	76.62	01/24
Total ODP BUSINESS SOLUTIONS, LLC:							76.62	
PITNEY BOWES-RESERVE ACCT.								
01/24/2024	12424113	11464716-DEC	127	PITNEY BOWES-RESE	100-416-42005	DEC 2023-POSTAGE	1,145.00	01/24
Total PITNEY BOWES-RESERVE ACCT.:							1,145.00	
QUILL CORPORATION								
01/24/2024	12424114	36331328	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	29.08	01/24
01/24/2024	12424114	36349692	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	428.17	01/24
01/24/2024	12424114	36635915	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	66.32	01/24
Total QUILL CORPORATION:							523.57	
RAYVERN LIGHTING SUPPLY CO. INC								
01/24/2024	12424115	69781-0	10385	RAYVERN LIGHTING S	210-452-45220	LIGHT BULBS	330.32	01/24
Total RAYVERN LIGHTING SUPPLY CO. INC:							330.32	
RINK SYSTEMS, INC.								
01/24/2024	110098	079974	18365	RINK SYSTEMS, INC.	858-436-42008	PRO NET CADDIE	246.84	01/24
Total RINK SYSTEMS, INC.:							246.84	
ROBERT K WEIDNER, CHARTWELL ENTERPRISES								
01/24/2024	110099	JAN 2024	18373	ROBERT K WEIDNER,	100-416-43031	FEDERAL LEGISLATIV	7,500.00	01/24
Total ROBERT K WEIDNER, CHARTWELL ENTERPRISES:							7,500.00	
SAFETY-KLEEN SYSTEMS, INC								
01/24/2024	110100	93443283	2313	SAFETY-KLEEN SYSTE	210-456-43031	HAZARDOUS WASTE	287.78	01/24
Total SAFETY-KLEEN SYSTEMS, INC:							287.78	
SEASIDE ICE, LLC - ICE-AMERICA								
01/24/2024	110101	1883	18382	SEASIDE ICE, LLC - IC	858-436-42008	SKATING AID	1,861.50	01/24

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Total SEASIDE ICE, LLC - ICE-AMERICA:							1,861.50	
SHAFER EQUIPMENT CO. INC.								
01/24/2024	110102	10033693	18540	SHAFER EQUIPMENT	910-000-13003	PARTS	2,091.20	01/24
01/24/2024	110102	10033695	18540	SHAFER EQUIPMENT	910-000-13003	PARTS	152.83	01/24
01/24/2024	110102	10033865	18540	SHAFER EQUIPMENT	910-000-13003	PARTS	1,894.40	01/24
Total SHAFER EQUIPMENT CO. INC.:							4,138.43	
SHEET, THE								
01/24/2024	110103	11362	6678	SHEET, THE	858-436-43130	12/23-ICE RINK	1,273.00	01/24
01/24/2024	110103	11408	6678	SHEET, THE	100-414-43130	11/23-ADVERT	180.00	01/24
01/24/2024	110103	11409	6678	SHEET, THE	100-414-43130	12/23-ADVERT	412.50	01/24
01/24/2024	110103	11410	6678	SHEET, THE	100-414-43130	12/23 & 01/24-ADVERT	180.00	01/24
01/24/2024	110103	11411	6678	SHEET, THE	100-414-43130	12/23-ADVERT	270.00	01/24
01/24/2024	110103	11412	6678	SHEET, THE	100-414-43130	12/23-ADVERT	37.50	01/24
Total SHEET, THE:							2,353.00	
SHRED PRO, INC								
01/24/2024	110104	9806	8188	SHRED PRO, INC	100-416-43031	SHREDDING	68.00	01/24
Total SHRED PRO, INC:							68.00	
SIERRA BUSINESS PARK OWNERS ASSOC.								
01/24/2024	110105	FEB 2024	18782	SIERRA BUSINESS PA	205-490-43404	LOTS 36 & 37	1,034.06	01/24
Total SIERRA BUSINESS PARK OWNERS ASSOC.:							1,034.06	
SIERRA MANORS HOMEOWNERS ASSOC.								
01/24/2024	110106	FEB 2024	19351	SIERRA MANORS HOM	100-464-43404	02/24-CAM #53	439.54	01/24
Total SIERRA MANORS HOMEOWNERS ASSOC.:							439.54	
SILVER STATE INTERNATIONAL TRUCKS								
01/24/2024	12424116	X201130561:01	35	SILVER STATE INTERN	910-000-13003	PARTS	6,117.71	01/24
01/24/2024	12424116	X201131281:01	35	SILVER STATE INTERN	910-000-13003	PARTS	3,558.87-	01/24
01/24/2024	12424116	X201131283:01	35	SILVER STATE INTERN	910-000-13003	PARTS	928.45	01/24
Total SILVER STATE INTERNATIONAL TRUCKS:							3,487.29	
SNOQUIP INC.								
01/24/2024	12424117	53400	2082	SNOQUIP INC.	910-000-13003	PARTS	196.71	01/24
Total SNOQUIP INC.:							196.71	
SPIESS CONSTRUCTION CO., INC.								
01/24/2024	110107	PROGRESS P	2906	SPIESS CONSTRUCTI	300-531-43031	LAUREL MTN RD REH	236,844.50	01/24
Total SPIESS CONSTRUCTION CO., INC.:							236,844.50	
STEVE'S AUTO & TRUCK PARTS								
01/24/2024	110108	102433	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	353.42	01/24
01/24/2024	110108	101168	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	105.83	01/24
01/24/2024	110108	101212	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	435.29	01/24
01/24/2024	110108	101236	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	2.05	01/24
01/24/2024	110108	101282	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	251.69	01/24

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01/24/2024	110108	101329	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	58.19-	01/24
01/24/2024	110108	101347	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.33	01/24
01/24/2024	110108	101368	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	304.76	01/24
01/24/2024	110108	101503	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	127.49	01/24
01/24/2024	110108	101396	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	264.34	01/24
01/24/2024	110108	101401	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	01/24
01/24/2024	110108	101485	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	25.11	01/24
01/24/2024	110108	101486	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	73.96	01/24
01/24/2024	110108	101491	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	66.72	01/24
01/24/2024	110108	101512	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	120.81	01/24
01/24/2024	110108	101793	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	79.19	01/24
01/24/2024	110108	101835	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	15.00	01/24
01/24/2024	110108	102307	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	36.81	01/24
01/24/2024	110108	102423	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	259.80	01/24
01/24/2024	110108	102441	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	30.75	01/24
Total STEVE'S AUTO & TRUCK PARTS:							2,494.76	
SWRCB FEES								
01/24/2024	110109	SW-0279085	5563	SWRCB FEES	100-460-43031	LOWER MAIN SIDEWA	600.00	01/24
Total SWRCB FEES:							600.00	
THE COUNSELING TEAM INTERNATIONAL								
01/24/2024	110110	89291	18076	THE COUNSELING TE	100-417-43140	PSYCHOLOGICAL EXA	325.00	01/24
Total THE COUNSELING TEAM INTERNATIONAL:							325.00	
THOMAS PETROLEUM, LLC								
01/24/2024	110111	320399A-IN	7891	THOMAS PETROLEUM	910-000-13001	GASOLINE	7,496.93	01/24
Total THOMAS PETROLEUM, LLC:							7,496.93	
TRIAD/HOLMES ASSOCIATES								
01/24/2024	110112	1022066	336	TRIAD/HOLMES ASSO	300-531-43031	DOG PARK	8,182.50	01/24
01/24/2024	110112	1022084	336	TRIAD/HOLMES ASSO	300-531-43031	SGSI TESTING - CRC	5,664.38	01/24
Total TRIAD/HOLMES ASSOCIATES:							13,846.88	
WESTERN NEVADA SUPPLY CO.								
01/24/2024	12424118	11096960	155	WESTERN NEVADA SU	858-436-45080	MAINT SUPPLIES	1,241.71	01/24
Total WESTERN NEVADA SUPPLY CO.:							1,241.71	
WHITE CAP, L.P.								
01/24/2024	110113	50024929934	19191	WHITE CAP, L.P.	210-452-42025	UNIFORM	890.36	01/24
01/24/2024	110113	50024930078	19191	WHITE CAP, L.P.	210-452-42025	UNIFORM	176.85	01/24
01/24/2024	110113	50025130800	19191	WHITE CAP, L.P.	210-452-42025	UNIFORM	714.05	01/24
01/24/2024	110113	50025206233	19191	WHITE CAP, L.P.	220-471-42006	UNIFORM	384.75	01/24
Total WHITE CAP, L.P.:							2,166.01	
XEROX CORPORATION								
01/24/2024	110114	020449701	234	XEROX CORPORATIO	100-420-46010	DEC 2023	202.98	01/24
Total XEROX CORPORATION:							202.98	

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ZUMAR INDUSTRIES, INC.								
01/24/2024	12424119	45927	159	ZUMAR INDUSTRIES, I	210-450-45224	NO PARKING SIGNS	1,153.15	01/24
Total ZUMAR INDUSTRIES, INC.:							1,153.15	
Grand Totals:							527,932.57	

Signature: ROBERT PATTERSON Date 1/24/2024

Signature: JAMIE GRAY Date 1/24/24

Signature: STEPHANIE TRUJILLO Date 1/24/24

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

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

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ALEX PRINTING								
01/31/2024	110130	56349	2976	ALEX PRINTING	100-415-42002	OFFICE SUPPLIES	1,059.95	01/24
01/31/2024	110130	56393	2976	ALEX PRINTING	100-416-42002	OFFICE SUPPLIES	1,364.81	01/24
01/31/2024	110130	56424	2976	ALEX PRINTING	205-490-43160	MANDATE OUTREACH	281.66	01/24
Total ALEX PRINTING:							2,706.42	
AMERIGAS								
01/31/2024	110131	726732821	6982	AMERIGAS	210-452-43404	11/23-PWM	159.93	01/24
01/31/2024	110131	726732851	6982	AMERIGAS	100-420-43404	11/23-PD	1,317.22	01/24
01/31/2024	110131	726732866	6982	AMERIGAS	210-452-43404	11/23-PWM	38.84	01/24
01/31/2024	110131	3158266458/20	6982	AMERIGAS	220-471-43404	12/23-AIRPORT OFFIC	842.98	01/24
Total AMERIGAS:							2,358.97	
BISHOP AUTOMOTIVE CENTER								
01/31/2024	13124100	1-69531	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	840.45	01/24
Total BISHOP AUTOMOTIVE CENTER:							840.45	
BUCHER MUNICIPAL NORTH AMERICA, INC.								
01/31/2024	110132	57517	18537	BUCHER MUNICIPAL N	910-000-13003	PARTS	1,507.02	01/24
Total BUCHER MUNICIPAL NORTH AMERICA, INC.:							1,507.02	
CALIFORNIA BROADBAND CORP								
01/31/2024	110133	20000044915	10416	CALIFORNIA BROADB	100-418-43404	JAN 2024	2,666.47	01/24
Total CALIFORNIA BROADBAND CORP:							2,666.47	
CANON FINANCIAL SERVICES, INC								
01/31/2024	13124101	31909192	19353	CANON FINANCIAL SE	100-416-46010	JAN 2024-PLOTTER	359.84	01/24
Total CANON FINANCIAL SERVICES, INC:							359.84	
CASHMAN EQUIPMENT CO.								
01/31/2024	110134	INPS3953059	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	505.10	01/24
01/31/2024	110134	INPS3953992	49	CASHMAN EQUIPMEN	910-000-13003	PARTS	2,257.30	01/24
01/31/2024	110134	INWO1676905	49	CASHMAN EQUIPMEN	910-000-13047	PARTS	3,534.73	01/24
01/31/2024	110134	INWO1676910	49	CASHMAN EQUIPMEN	910-000-13047	PARTS	330.30	01/24
Total CASHMAN EQUIPMENT CO.:							6,627.43	
CEPEDA, LUIS								
01/31/2024	110135	01/21/24	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	92.00	01/24
Total CEPEDA, LUIS:							92.00	
CERTIFIED FOLDER DISPLAY SERVICE, INC.								
01/31/2024	13124102	607323	1954	CERTIFIED FOLDER DI	858-436-43130	POSTER AD	760.00	01/24
Total CERTIFIED FOLDER DISPLAY SERVICE, INC.:							760.00	

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CONSTRUCTION SPECIALTY, INC.								
01/31/2024	110136	18615	683	CONSTRUCTION SPE	210-452-43031	TRUCKING CHGS	2,500.00	01/24
Total CONSTRUCTION SPECIALTY, INC.:							2,500.00	
DFM								
01/31/2024	110137	2024 CALIF. E	18362	DFM	100-414-44620	LOOSE-LEAF VERSIO	75.08	01/24
Total DFM:							75.08	
DIMAS, JESUS								
01/31/2024	110138	01/21/24	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	184.00	01/24
Total DIMAS, JESUS:							184.00	
DIY HOME CENTER								
01/31/2024	110139	122135	5476	DIY HOME CENTER	210-452-42007	MAINT SUPPLIES	77.52	01/24
01/31/2024	110139	122204	5476	DIY HOME CENTER	100-464-45100	MAINT SUPPLIES	51.38	01/24
01/31/2024	110139	122209	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	68.79	01/24
01/31/2024	110139	122279	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	30.99-	01/24
01/31/2024	110139	122282	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	46.50	01/24
01/31/2024	110139	122397	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	50.95	01/24
Total DIY HOME CENTER:							264.15	
EASTERN SIERRA PROPANE								
01/31/2024	110140	0722466-DEC	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE	2,416.43	01/24
01/31/2024	110140	0722709-JAN 2	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE	2,134.51	01/24
01/31/2024	110140	0722802-JAN 2	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE	2,430.61	01/24
01/31/2024	110140	3874121203-J	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE	3,269.03	01/24
Total EASTERN SIERRA PROPANE:							10,250.58	
FIGUEROA, SALVADORE								
01/31/2024	110141	01/21/24	18759	FIGUEROA, SALVADO	210-452-42030	MEAL ALLOWANCE	138.00	01/24
Total FIGUEROA, SALVADORE:							138.00	
FRONTIER COMMUNICATIONS								
01/31/2024	110142	12/23-3825	10869	FRONTIER COMMUNIC	220-471-43404	12/23-AIRPORT	96.98	01/24
01/31/2024	110142	12/23-3509	10869	FRONTIER COMMUNIC	858-436-43404	12/23-OLD ICE RINK	81.57	01/24
Total FRONTIER COMMUNICATIONS:							178.55	
GARNICA, VICTOR								
01/31/2024	110143	01/21/24	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	69.00	01/24
Total GARNICA, VICTOR:							69.00	
HIGH COUNTRY LUMBER								
01/31/2024	110144	42934	830	HIGH COUNTRY LUMB	210-452-42025	MAINT SUPPLIES	15.06	01/24
01/31/2024	110144	44416	830	HIGH COUNTRY LUMB	210-452-45200	MAINT SUPPLIES	29.67	01/24
01/31/2024	110144	44424	830	HIGH COUNTRY LUMB	210-452-45200	MAINT SUPPLIES	13.12-	01/24
01/31/2024	110144	44429	830	HIGH COUNTRY LUMB	210-452-45200	MAINT SUPPLIES	14.85	01/24
Total HIGH COUNTRY LUMBER:							46.46	

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HORIZON CALIFORNIA PUBLICATIONS, INC.								
01/31/2024	13124103	00043924-CR	6100	HORIZON CALIFORNIA	100-417-43140	10/23-11/23-ADVERT	600.46-	01/24
01/31/2024	13124103	300330338	6100	HORIZON CALIFORNIA	858-436-43130	12/23-ADVERT	260.00	01/24
01/31/2024	13124103	300330363	6100	HORIZON CALIFORNIA	100-413-43130	12/23-ADVERT DYK	260.00	01/24
01/31/2024	13124103	300330379	6100	HORIZON CALIFORNIA	205-490-43160	12/23-ADVERT AB1162	350.00	01/24
Total HORIZON CALIFORNIA PUBLICATIONS, INC.:							269.54	
INTERWEST CONSULTING GROUP								
01/31/2024	13124104	207316	18150	INTERWEST CONSULT	100-442-43031	OCT 2023 BUILDING IN	9,100.00	01/24
01/31/2024	13124104	178550	18150	INTERWEST CONSULT	100-442-43031	NOV 2023-BLD INSPEC	650.00	01/24
Total INTERWEST CONSULTING GROUP:							9,750.00	
KIMBALL-MIDWEST								
01/31/2024	110145	101828841	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,613.21	01/24
01/31/2024	110145	101846427	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	679.31	01/24
Total KIMBALL-MIDWEST:							2,292.52	
LINDE GAS & EQUIPMENT INC.								
01/31/2024	110146	40742856	19251	LINDE GAS & EQUIPM	210-452-42025	UNIFORM	828.47	01/24
Total LINDE GAS & EQUIPMENT INC.:							828.47	
MAMMOTH BUSINESS ESSENTIALS								
01/31/2024	110147	10292	18730	MAMMOTH BUSINESS	210-452-45200	SHIPPING CHGS	322.12	01/24
Total MAMMOTH BUSINESS ESSENTIALS:							322.12	
MAMMOTH LAKES CREATIVE								
01/31/2024	13124105	1398	18437	MAMMOTH LAKES CR	858-436-43031	12/23-DESIGN	975.00	01/24
Total MAMMOTH LAKES CREATIVE:							975.00	
MAMMOTH LAKES TRAILS AND PUBLIC ACCESS								
01/31/2024	13124106	054_08-4	7566	MAMMOTH LAKES TR	215-511-43031	MLTPA CONTRACT	3,234.04	01/24
Total MAMMOTH LAKES TRAILS AND PUBLIC ACCESS:							3,234.04	
MERIDIAN COURT CONDOMINIUM ASSOC.								
01/31/2024	110148	MER11649-FE	18792	MERIDIAN COURT CO	100-464-43404	FEB 2024-MER11649-I1	280.14	01/24
Total MERIDIAN COURT CONDOMINIUM ASSOC.:							280.14	
MISSION LINEN SUPPLY, INC								
01/31/2024	110149	520649667	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	192.01	01/24
Total MISSION LINEN SUPPLY, INC:							192.01	
NCE								
01/31/2024	110150	220172527	10411	NCE	100-440-43031	ON CALL CIVIL ENG-M	19,238.75	01/24
Total NCE:							19,238.75	
ONWARD								
01/31/2024	110151	10001181752	18118	ONWARD	100-418-43404	JAN 2024	516.41	01/24

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Total ONWARD:							516.41	
PITNEY BOWES-LEASE								
01/31/2024	13124107	1024564663	122	PITNEY BOWES-LEAS	100-416-42005	INK CARTRIDGE	429.24	01/24
Total PITNEY BOWES-LEASE:							429.24	
PRICE PAIGE & CO.								
01/31/2024	110152	32387	19277	PRICE PAIGE & CO.	100-415-43100	GASB 75	24,145.00	01/24
Total PRICE PAIGE & CO.:							24,145.00	
PYRO SPECTACULARS, INC.								
01/31/2024	110153	JULY 4, 2024	5908	PYRO SPECTACULAR	100-432-44320	FIREWORK PRODUCTI	17,325.00	01/24
Total PYRO SPECTACULARS, INC.:							17,325.00	
SCE								
01/31/2024	110154	12/23-1134	145	SCE	858-438-43404	12/23-ICE RINK	1,831.85	01/24
01/31/2024	110154	12/23-9143	145	SCE	100-464-43404	12/23-L'ABRI 2	468.67	01/24
01/31/2024	110154	01/24-1155	145	SCE	210-452-43404	01/24-CANYON LIGHT	90.45	01/24
01/31/2024	110154	01/24-4645	145	SCE	857-452-43404	01/24-STREET LIGHTS	242.98	01/24
01/31/2024	110154	01/24-4777	145	SCE	857-452-43404	01/24-STREET LIGHTS	169.41	01/24
01/31/2024	110154	01/24-9768	145	SCE	220-471-43404	01/24-AIRPORT	5,070.42	01/24
01/31/2024	110154	01/24-1042	145	SCE	100-464-43404	01/24-L'ABRI 4	397.43	01/24
01/31/2024	110154	01/24-6190	145	SCE	857-452-43404	01/24-MERIDIAN	1,028.82	01/24
01/31/2024	110154	01/24-4492	145	SCE	100-438-43404	01/24-C CTR	364.90	01/24
01/31/2024	110154	01/24-7351	145	SCE	210-452-43404	01/24-PWM	945.14	01/24
01/31/2024	110154	01/24-3857	145	SCE	100-464-43404	01/24-MTN SHADOWS	554.54	01/24
01/31/2024	110154	01/24-7915	145	SCE	100-464-43404	01/24-MTN SHADOWS	284.32	01/24
01/31/2024	110154	01/24-1725	145	SCE	210-452-43404	01/24-PWM	690.42	01/24
01/31/2024	110154	01/24-5862	145	SCE	100-464-43404	01/24-ST MORITZ 79	26.24	01/24
01/31/2024	110154	01/24-8889	145	SCE	210-452-43404	01/24-BIKE TRAIL STR	60.28	01/24
01/31/2024	110154	01/24-4494	145	SCE	210-452-43404	01/24-PWM	4,701.32	01/24
01/31/2024	110154	01/24-8559	145	SCE	100-420-43404	01/24-PD	954.86	01/24
Total SCE:							17,882.05	
SHEET, THE								
01/31/2024	110155	11362	6678	SHEET, THE	205-490-43160	12/23-AB1162	687.00	01/24
01/31/2024	110155	11413	6678	SHEET, THE	100-414-43130	12/23-ADVERT	37.50	01/24
01/31/2024	110155	11414	6678	SHEET, THE	100-440-43130	01/24-ADVERT	360.00	01/24
Total SHEET, THE:							1,084.50	
SIERRA GEOTECHNICAL SVCS.								
01/31/2024	110156	309787	1876	SIERRA GEOTECHNIC	100-442-43031	FIELD INSP.	7,289.13	01/24
Total SIERRA GEOTECHNICAL SVCS.:							7,289.13	
SILVER STATE INTERNATIONAL TRUCKS								
01/31/2024	13124108	X201133121:01	35	SILVER STATE INTERN	910-000-13003	PARTS	734.85	01/24
01/31/2024	13124108	X201131935:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,765.38	01/24
Total SILVER STATE INTERNATIONAL TRUCKS:							2,500.23	

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STEVE'S AUTO & TRUCK PARTS								
01/31/2024	110157	101230	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	411.45	01/24
Total STEVE'S AUTO & TRUCK PARTS:							411.45	
SWRCB FEES								
01/31/2024	110158	DRINKING WA	5563	SWRCB FEES	220-471-43110	CERTIFICATION RENE	80.00	01/24
Total SWRCB FEES:							80.00	
THOMAS PETROLEUM, LLC								
01/31/2024	110159	0846856-IN	7891	THOMAS PETROLEUM	910-000-13003	OIL	1,243.91	01/24
Total THOMAS PETROLEUM, LLC:							1,243.91	
WEST, QWINA								
01/31/2024	110160	01/21/24	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	115.00	01/24
Total WEST, QWINA:							115.00	
WHITE CAP, L.P.								
01/31/2024	110161	50024933966	19191	WHITE CAP, L.P.	220-471-42007	SNOW POLES	3,024.37	01/24
Total WHITE CAP, L.P.:							3,024.37	
Grand Totals:							145,053.30	

Signature: ROBERT PATTERSON Date 1/30/2024

Signature: JAMIE GRAY Date 1/31/24

Signature: STEPHANIE TRUJILLO Date 1/31/24

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

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Approval of Employment Agreement with Rob Patterson for the position of Town Manager.

Council Meeting Date: 2/7/2024

Prepared by: Bill Sauser, Mayor

Recommended Motion: Approve Employment Agreement with Rob Patterson for the position of Town Manager effective March 1, 2024

Summary:
Following an extensive recruitment process the Town Council has selected Rob Patterson, the Town's current Finance/Administraive Services Director to be the next Town Manager for Mammoth Lakes. The proposed employment agreement and compensation will need to be discussed and if approved the appointment will be effective March 1, 2024. Mr. Patterson will succeed Town Manager Dan Holler who is retiring on February 29, 2024. A copy of the proposed employment agreement is attached.

TOWN OF MAMMOTH LAKES
EMPLOYMENT AGREEMENT
FOR
NON-REPRESENTED EMPLOYEE
ROBERT PATTERSON
TOWN MANAGER

1. PARTIES AND DATE.

This Employment Agreement ("Agreement") is made and entered into this ___ day of February 2024, by and between the Town of Mammoth Lakes, a municipal corporation ("Town") and Robert Patterson, an individual ("Employee"), in order to provide in writing the terms and conditions of employment for Town Manager services. Town and Employee are sometimes individually referred to herein as "Party" and collectively as "Parties". The employment agreement in effect between Town and Employee immediately prior to the effective date of this Agreement (as set forth in Section 3.2.1) is hereby superseded as of the effective date, provided that the intention of Town and Employee is that Employee's employment shall continue uninterrupted.

2. RECITALS.

2.1 Employment of Town Manager

Town desires to employ the services of Employee as Town Manager for the Town of Mammoth Lakes and Employee desires to accept employment as Town Manager under the terms and conditions set forth herein.

3. TERMS.

3.1 Duties

3.1.1 Designated Duties. Town hereby agrees to employ Employee as Town Manager of Town to perform the functions and duties in accordance with applicable state law, the Town's Municipal Code (including, but not limited to Chapter 2.08), as well as the approved Town job description for the position. Employee shall also perform other legally permissible and proper duties and functions as the Town Council shall from time-to-time assign.

3.1.2 Control and Supervision. Employee shall serve at the will and pleasure of the Town Council pursuant to the terms and limitations of this Agreement and will be under the day-to-day supervision and direction of the Town Council.

3.1.3 Town Council Meetings. Employee shall attend all Town Council meetings, unless excused by Mayor or directed otherwise by Council.

3.1.4 Moonlighting. Employee will focus his professional time, ability, and attention on Town business during the term of this Agreement. To the extent consistent with applicable law, Employee shall not engage in any other business duties or pursuits whatsoever or, directly or indirectly, render any services of a business, commercial or professional nature to any other person or organization, whether for compensation or otherwise, without the prior consent of the Town Council, except that:

(1) The expenditure of reasonable amounts of time not in conflict with the Town's needs and interests, for educational, charitable, community, and professional activities shall not be deemed a breach of this Agreement and shall not require prior consent.

(2) This Agreement shall not be interpreted to prohibit Employee from making passive personal investments or conducting private business affairs if those activities do not materially interfere with the services required under this Agreement or create conflicts of interest.

3.1.5 Town Documents. All data, studies, reports and other documents prepared by Employee while performing his duties during the term of this Agreement shall be furnished to and become the property of the Town, without restriction or limitation on their use. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Employee in connection with the performance of this Agreement shall be held confidential by Employee. Such materials shall not, without the prior written consent of the Town Council, be used by Employee for any purposes other than the performance of his duties. Nor shall such materials be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by law. The terms of this Section 3.1.5 shall survive termination or expiration of this Agreement.

3.2 Term; Termination; Severance Pay

3.2.1 Term. This Agreement shall be effective on March 1, 2024 and continue until June 30, 2026 unless terminated or extended by the Town Council as provided herein ("Term"). In the event that Town wishes to extend the term of this agreement Town shall notify Employee prior to the expiration of this Term and Town and Employee shall thereafter negotiate in good faith concerning any extension of the term and conditions of employment, provided that Town's decision to extend the term shall be made in the Town Council's sole discretion and that a decision not to extend the term shall not be deemed a termination without cause.

3.2.2 Termination. The Parties understand and agree that the employment relationship created by this Agreement is "at-will" and that the Employee shall serve at the will and pleasure of the Town Council. The Employee may be terminated at any time for cause, with no advance notice. For purposes of this Agreement, a termination for cause shall be any termination for any cause set forth in California Government Code section 19572. In addition, the Town Council may terminate Employee without cause pursuant to section 3.2.5. This Agreement may also be terminated upon mutual agreement in writing, executed by both Parties.

3.2.3 Voluntary Termination. Employee may voluntarily terminate his employment, by resignation or retirement, at any time during the term of this Agreement, subject to at least thirty (30) days' written notice to the Town Council, unless the Town Council and Employee agree otherwise. In such case, Town shall have no further obligation to provide payments and benefits, including severance benefits, upon the effective date of termination of employment, other than payment of accrued comprehensive leave.

3.2.4. Death. In the event the Employee dies while employed by the Town, his beneficiaries or those entitled to his estate shall be paid any earned salary and accrued comprehensive leave at the Employee's pay rate on the date of death.

3.2.5 Termination Without Cause. In addition to the other means of terminating this Agreement set forth herein, the Town Council may terminate Employee at any time without cause. In such event, Employee shall be entitled to receive a severance payment equal to twelve (12) weeks of his salary and shall upon termination be entitled to compensation for accrued comprehensive leave. Nothing in any statute, ordinance, or rule shall prevent, limit or otherwise interfere with the right of the Town Council to terminate, without right of appeal or grievance, the employment of the Employee at any time during the Initial Term or any extension of this Agreement, as provided herein. Accordingly, Employee agrees that this Agreement sets forth the only terms and conditions applicable to the termination of his employment.

3.3 Salary

3.3.1 Base Salary. The Town shall compensate Employee at the weekly rate of $3,961.78 for all work on and after March 1, 2024 during the term of this Agreement. This base salary shall be payable bi-weekly at the same time as other employees of the Town are paid.

3.3.2 Salary Range Adjustments. Pursuant to Resolution No. 23-53, adopted by the Town Council on June 21, 2023, which increased the salary ranges for all Town positions for the FY2023-24, FY2024-25, and FY2025-26 years, the following adjustments shall be made to Employee's salary range for the term of this Agreement. The adjustments shall be effective at the beginning of the first full pay period in July.

July, 2024	3%
July, 2025	3%

3.3.3 Salary Adjustments. The following adjustments shall be made to Employee's base rate of pay for the term of this Agreement. These base pay adjustments are exclusive to earned merit increases outlined elsewhere in the agreement. The adjustments shall be effective at the beginning of the first full pay period in July.

July, 2024	1.5%
July, 2025	3%

3.3.4 Merit Increase. Employee shall be eligible for a merit increase of not more than 5% based on an annual performance evaluation conducted by the Town Council. Notwithstanding the

foregoing, Employee's salary will not exceed the adopted salary range for the Town Manager as it may be amended from time to time.

3.3.5 Statutory Requirements. This Agreement shall be deemed to incorporate by reference the provisions of Sections 53243 *et seq*. of the California Government Code, as they may be amended or renumbered.

3.3.6 Deferred Compensation. Town will contribute to a Town Section 457(b) deferred compensation plan for the benefit of Employee. Beginning July 1, 2023, the Town shall contribute into Employee's Section 457(b) plan an amount equal to the amount contributed by Employee, not to exceed one hundred dollars ($100) per pay period for twenty-four (24) per periods per year. The amount of the Town's contribution is subject to a dollar-for-dollar match by Employee. Such contributions shall continue for the Term of this Agreement unless employee matching funds are reduced or eliminated, or the benefit is terminated by amendment to this Agreement. Payments shall occur as part of the first and second pay periods for each month.

3.3.7 Bonus Program. Employee shall be eligible for an annual contingent payment based upon Transient Occupancy Tax (TOT) revenues received during the previous fiscal year to allow them to share in the success of the Town, on the conditions set forth herein. The revenue sharing payment shall not exceed four thousand dollars ($4,000), is subject to applicable taxes and withholdings, and shall not be subject to retirement contributions by Employee or Town. The amount, if any, of the payment will be calculated by dividing (i) eight percent (8%) of the amount by which Town's TOT revenues for a fiscal year exceed the budgeted TOT revenues to be retained by Town (i.e. excluding TOT allocated to third parties for tourism, housing, and transit purposes) by (ii) the number of eligible Town employees to determine Employee's share, using the same calculation applied to all Employees. In order to be eligible for this contingent revenue sharing payment, Employee must be (a) employed with Town for some part of the fiscal year on which the calculation is based; and (b) employed with Town on the date the payment is made. Employee is not eligible for this payment, and has no right to it, unless both criteria are satisfied. Payments shall be deposited with the first regular payroll in August following the close of the fiscal year upon which the calculation is based.

3.4 Retirement

3.4.1 Retirement Program. Employee is a "PEPRA" Miscellaneous member of the California Public Employees Retirement System (PERS). The Employee will be covered under the Town's PEPRA Miscellaneous two percent (2%) at age sixty-two (62) formula and covered in all respects by the Town's contract with PERS, including any amendments thereto that apply retrospectively and/or affect current employees. As required by the Public Employees' Pension Reform Act (PEPRA), members hired on or after January 1, 2013 (PEPRA members) are subject to possible increases or decreases to their contribution rate based on the results of annual actuarial valuations. Employee shall pay the entire PEPRA member contribution to CalPERS. Town will pay the required employer contribution to CalPERS and will pay the employer share of Medicare taxes. Employee will receive the Level 4 1959 Survivor Benefit with CalPERS, and two percent (2%) retirement Cost of Living Adjustment (COLA). Town will withhold the employee share of Medicare taxes from Employee's taxable wages.

3.5 Leaves

3.5.1 Comprehensive Leave Accruals. Employee may accrue comprehensive leave based upon length of continuous service as determined by his anniversary date of employment with Town according to the following schedule:

Five-year anniversary:	20.67 hours/month
Ten-year anniversary:	22.67 hours/month

Comprehensive leave will not be accrued in excess of eight hundred fifty (850) hours and no more than 850 hours may be carried forward to the following fiscal year.

3.5.2 Elective Payout. Employee may request a payout of comprehensive leave of up to a total of 200 hours per fiscal year. Employee's request for a payout must retain an accrued comprehensive leave balance of not less than 112 hours after the payout. Payouts will be made at Employee's then-current regular rate of pay. Employee may elect to take a payout as cash or may elect to deposit a payout through payroll into an eligible 457(b) plan, pursuant to applicable state and federal laws. Payouts will be made in December and June. The requests must be made at least 5 months in advance of the payment and can only apply to leave that will accrue between the date of the request and the pay-out date. Each December and June the Finance Department will notify Employee of the opportunity to request a payout of comprehensive leave for the following June or December. Requests need to be filed on the forms provided by the Finance Department and submitted within the timelines provided on the submission forms.

3.5.3. Administrative Leave. Employee will receive eighty-eight (88) hours of administrative leave per fiscal year. Unused administrative leave will expire at the end of each fiscal will not be carried forward to the next fiscal year or paid out.

3.5.4 Other Leaves. Other leaves will be provided and managed as required by law or Town policy (FMLA, CFRA, Jury Duty, Catastrophic Leave etc.). Employee will integrate the use of comprehensive and administrative leaves for salary purposes as required by law or Town policy but may leave a maximum of 80 hours in comprehensive leave in Employee's leave bank.

3.6 Insurance

3.6.1 Workers Compensation; Disability Insurance. Town shall provide Employee with State Disability Insurance ("SDI"). Under the California Unemployment Insurance Code, "disability" includes any illness or injury, either physical or mental, including pregnancy, childbirth, or related medical condition that prevents a member from doing their regular or customary work. Employee contributions shall be made via payroll on a pre-tax basis. Employee will pay the amount charged by the State of California for SDI. If Employee is eligible to receive SDI he must utilize paid leave on a prorated basis to supplement SDI payments, in accordance with SDI rules and Town policy. All benefits, including leave accrual, health insurance, and retirement, shall be reduced proportionally to the reduction in paid leave hours utilized in accordance with state and federal laws and Town policy.

Employee is covered by the Town's Workers Compensation insurance program. Whenever Employee is absent due to an illness or injury arising out of and in the course of employment, Employee shall receive full compensation, less any Worker's Compensation insurance benefits received, during the first fifteen (15) working days of such absence without deduction from accrued comprehensive leave. Thereafter, if Employee is still properly absent from duty, he may receive, from accrued comprehensive leave, if any, an amount equal to the difference between the amount Employee receives as Worker's Compensation insurance benefits and the amount of his regular compensation until Employee returns to work or accrued leave is exhausted. If comprehensive leave is exhausted, Employee will be compensated at the statutory rate under the current Worker's Compensation regulations by the Town's Worker's Compensation Insurance carrier. All benefits, including leave accrual, health insurance, and retirement, shall be reduced proportionally to the reduction in work hours in accordance with state and federal laws and Town policy; exceptions to the proration may be considered by the Town Council.

3.6.2 Life Insurance. While employed by the Town, Employee will be provided with a term life insurance policy in the amount of $50,000 until the age of seventy (70), after which the policy value shall be reduced to $25,000. Dependents of Employee shall receive a term life insurance policy in the amount of $5,000.

3.6.3 Health Insurance. Employee and his dependents shall be eligible for coverage under the Town's health plan, subject to the plan's terms and conditions. Health insurance is provided through a Section 125 flexible benefit account. Employee may participate in other programs offered by the Town by other vendors.

a The Town will contract with CalPERS for a health insurance plan for the period of this Agreement. The town will also maintain a flexible benefit program (Section 125 Plan).

b The Town shall contribute the PEMCHA minimum amount required by CalPERS per month per employee as the "employer contribution" to the cost of the premium for the health program should the employee elect to participate in the plan.

c The Town will provide a monthly contribution to the employee in an amount equal to the cost of coverage under the PERS Platinum health insurance plan based upon Employee's dependent status definition under the PERS health benefit program as "employee", "employee +1", or "employee +2" for Employee's flexible spending (cafeteria) account. This amount is inclusive of the "employer contribution" for the CalPERS health program premium.

3.6.4 Vision and Dental Health Reimbursement Arrangement (HRA) Plan

Employee may participate in the Health Reimbursement Arrangement Plan (HRA) as established by the Town to reimburse Employee for vision and dental expenses as defined by IRS Publication 502 and the Town's Vision and Dental Policy. Employee shall be eligible for reimbursement up to a maximum of $1,500 for Employee and $800 for each eligible dependent (as defined by HRA guidelines specified in IRS Publication 969) per fiscal year. These amounts may be combined for the use of either Employee or any of his/her dependents. When two regular,

full-time Town employees are considered to be eligible dependents of one another, they shall not be covered by each other, and their dependent children may only be covered by one parent. Up to 80% of the unused portion of the total benefit may be "rolled over" from one fiscal year to the next, for a total of not more than three fiscal years. For purposes of identifying the unused portion, receipts for the previous year must be submitted within 60 days of the beginning of the fiscal year. Employee must be in regular, full-time status with the Town at the time the vision/dental services were performed to be eligible for reimbursement.

The current fiscal year benefit amount will be used to pay all reimbursement requests. Once the current fiscal year benefit amount is exhausted, rollover benefit amounts from previous years will be used to fund the reimbursement requests. "Rollover Year 1" benefit will be accessed first for reimbursement requests. Then, "Rollover Year 2" benefit amount will be accessed for reimbursement requests. Finally, if current fiscal year and Rollover Years 1 and 2 benefits have been exhausted, "Rollover Year 3" will be accessed for reimbursement requests. Any amount remaining in "Rollover Year 3" 60 days after the close of a fiscal year will no longer be available to fund reimbursement requests. Employee may elect to not participate in the HRA reimbursement program by notifying Human Resources with a written request to opt out of the plan. Eligibility for reimbursement ends on the last paid day of employment for expenses incurred prior to permanent separation from service. Employee must submit a request to Human Resources in writing prior to permanent separation to be eligible for reimbursement of dental or vision services received prior to their permanent separation. Exceptions to the reimbursement requirements stated in this section are subject to HRA guidelines and Town Council approval.

3.7 Other Terms

3.7.1 Automobile and Transportation. Town shall provide Employee with an automobile for his use on Town business and for occasional de minimis personal purposes, in lieu of providing any vehicle allowance. Town shall be responsible for the costs of operation, repair, maintenance, and liability, property damage and comprehensive insurance for the vehicle. All other travel expenses for which Employee seeks reimbursement will be provided pursuant to Town policies. As a condition of operating an assigned vehicle, Employee's driving record shall be monitored, through Town's existing Employe Pull Notice (EPN) Program, and any deficiencies shall be reported to Town Council for consideration.

3.7.2 Discussion of Amendments. In the event that Town amends the Management Employees Association Memorandum of Understanding to alter the retirement, leave, and/or insurance benefits provided to management employees, Town may request that Employee consider amendments to this Agreement to harmonize it with the revised benefits provided to management employees.

3.7.3 Telephone; Computer. Town will provide a cell phone, capable of receiving and sending email and accessing the Internet. A laptop computer and other related devices for Employee to assist in working hours outside of the Town offices.

3.7.4 Holidays. Employee will be compensated for recognized municipal holidays.

3.7.5 Participation in Town Employee Programs. Employee may participate in Town Employee Assistance Program, and Anniversary Awards, or similar benefits provided to all employees, on the same terms as other employees and to the extent that such programs exist.

3.7.6 Work Schedule. The normal work schedule for Employee is from 8:00 a.m. to 5:00 p.m., Monday through Friday. Additional work hours are anticipated for meetings, workload, events and other work-related requirements. Employee shall receive no extra compensation for hours worked in excess of the normal schedule.

3.7.7 Professional Memberships & Meetings; Other Expenses. Town shall pay for Employee's professional membership in the League of California Cities and International City / County Management Association (ICMA). Town shall pay for Employee to attend the annual League of California Cities and ICMA conference. Town will pay for such other professional memberships and conference attendance subject to budgetary limits. Town recognizes that certain expenses of a non-personal and job-related nature may be incurred by Employee and shall reimburse Employee for reasonable expenses which are authorized by the Town budget and submitted in accordance with Town policies.

3.7.8 Indemnification. Town shall defend, hold harmless and indemnify Employee against any claim, demand, judgment, or action of any type or kind arising within the course and scope of Employee's employment to the extent required by Government Code Sections 825 and 995.

3.8 Notices

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage pre-paid, addressed as follows:

Town	Town of Mammoth Lakes P.O. Box 1609 Mammoth Lakes, CA 93546 ATTN: Mayor
Employee:	Robert Patterson 4330 Crowley Lake Dr Crowley Lake, CA 93546

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

3.9 General Provisions

3.9.1 Entire Agreement. The text herein shall constitute the entire agreement between the Parties.

3.9.2 Severability. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

3.9.3 Bonding. If applicable, the Town shall bear the full cost of any fidelity or other bonds required of Employee in the performance of his duties as Town Manager.

3.9.4 Modification. Any modification of this Agreement will be effective only if it is in writing and signed by both Parties. The Town Council may from time to time fix other terms and conditions of employment relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provision of this Agreement, the Town's Municipal Code, or other applicable law.

3.9.5 Effect of Waiver. The failure of either Party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other Party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.

3.9.6 Assignment. Neither this Agreement, nor any right, privilege or obligation of Employee hereunder shall be assigned or transferred by him without the prior written consent of the Town Council. Any attempt at assignment or transfer in violation of this provision shall, at the option of the Town Council, be null and void and may be considered a material breach of this Agreement.

3.9.7 Law Governing Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Venue shall be in Mono County, California.

3.9.8 No Presumption of Drafter. The Parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the Parties, and this Agreement reflects their mutual agreement regarding the subject matter of this Agreement. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any Party to be the drafter of this Agreement and, therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

3.9.9 Attorneys' Fees. If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to recover such amount as the court may award as reasonable attorneys' fees and costs.

3.9.10 Assistance of Counsel. Each Party to this Agreement warrants to the other Party that it has either had the assistance of counsel in negotiation for, and preparation of, this Agreement or could have had such assistance and voluntarily declined to obtain such assistance.

[signatures on following page]

IN WITNESS WHEREOF, the Town of Mammoth Lakes has caused this Employment Agreement to be signed and executed on its behalf by its Mayor, and duly attested by its Town Clerk, and Employee has signed and executed this Employment Agreement effective on the day and year first above written.

TOWN OF MAMMOTH LAKES

By: _____
Bill Sauser
Mayor

ATTEST:

_____
Jamie Gray
Town Clerk

Approved as to Form by _____
Andrew Morris
Town Attorney

EMPLOYEE

By: _____
Robert Patterson

TOWN COUNCIL STAFF REPORT

Title: Consider Certified Properties Proposal from STR Advisory Committee.

Meeting Date: February 7, 2024

Prepared by: Rob Patterson, Administrative Services / Finance Director

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RECOMMENDATION:

The STR Advisory Committee recommends that Town Council review and implement recommendations made to establish a Certified Properties program to address Safety, Penalties, and Fees as outlined and direct staff to make Municipal Code edits to support these administrative changes.

BACKGROUND:

Subcommittee one (Certified Properties) convened to review specific elements of Short-Term Rental (STR) administration. Town Staff have been working on the program for a year and the general outline included a framework that would correct deficiencies of the current STR management program. However, there were a number of areas where the subcommittee reviewed best practices and appropriate responses based on their knowledge of the industry. These elements included upgraded safety inspection and requirements, tiered penalty structure, and fee schedule. These recommendations, along with an implementation plan defining the timing of the updates, are provided for review.

ANALYSIS:

Safety

The goal of the safety elements is to provide enhanced security for guests, quality of life for the community and improve visitor experience. Our current inspection program includes a review to confirm that safety devices are in place and functional, the unit is in good working order with no defects to structure or fixtures, and all fire mitigation elements are in place and no hazards identified. The full list of the current program is attached (Attachment A).

The recommendations of the subcommittee include the following:

Required Inspections

Currently some properties operating as STRs have never been inspected. They were grandfathered in during the initial push for registration in 2015. The proposal is to have every property certified for STR going through an inspection every 4 years. The 4-year mark is determined by the availability of inspectors, which are outside businesses, not Town employees. With a process of every 4 years, roughly 900 properties per year need to be inspected. In addition to an inspection every 4 years, if a property changes hands, it must go through an inspection before it can be certified for rental. The Town may also conduct

interim inspections in response to complaints received. These inspections would be conducted by the Town's code enforcement unit within the Building department.

Emergency Contact
The emergency contact would need to be either a business in Town providing 24-hour contract services, licensed as such within the Town of Mammoth Lakes, a property management company that provides those services, or an owner who lives within 60 minutes of Town. All information will be verified and published as part of the interactive map.

Interactive Map
The Town would develop an interactive map via link from the Town website of all Certified Properties in the Town of Mammoth Lakes. Each listing would include the name and phone number of the 24-hour emergency contact, manager name and telephone number, occupancy limit of the unit, and available parking spots (if applicable).

Cleaning Services
The cleaning services for each unit can be the owner, property management company, or a licensed business in the Town of Mammoth Lakes. The assigned service provider information will need to be shared with the Town, so that the Town is able to reach out directly with inquiries on the property or health and safety orders or declarations.

Review Occupancy Increase Requests
The Town will review all previously authorized "Increase in Occupancy" that have been issued by the Town's previous process. The review will be based on tighter criteria than were used for the original approvals. Instead of all being approved unless there is a major concern, applicants would be required to make a case for why the increase is warranted over and above standards. These considerations would be based on unique elements of the property that make it atypical for standards. A simple request for additional occupancy would not be granted.

Educational Materials
Staff to develop a code of conduct document to be provided by each operator for all visitors to review. This is currently in development and may include other media such as videos or marketing pamphlets that may be shared during check in.

Penalties
The goal of any disciplinary action is to encourage operators to remain within regulation with potential implications that are both appropriate and impactful enough to be effective. The recommendations from the subcommittee were broken into two levels of severity.

Operational Issues – Minor Violations
On occasion, complaints are received on the condition of a property or actions of an operator. The Town can also be made aware of such problems through our normal inspections or code enforcement activity. These minor violations are considered nuisance issues, and the operator should have the opportunity to resolve the issue before any further

action is taken. However, in the event that insufficient action is taken, the practices should escalate the Town's ability to get the problems fixed. Progressive process to address minor violations:

1. The operator is notified of the problems and will have 30 days to resolve the identified problems, to continue renting without penalty or suspension.
2. If the problems are not corrected in the initial 30 days, the operator will receive a fine, in accordance with the Town's fine schedule for non-compliance.
3. If the problems are not corrected within 45 days of initial notice, the operator would have their license to rent suspended until the problems are resolved to the satisfaction of the Town.
4. Continued operation after suspension, including advertising for rentals, would revert to our enforcement processes that could result in fines of $5,000 per day.

Major Violations of Conduct

These violations are more egregious as they are obvious attempts to defraud the Town of revenue or could create unsafe conditions for patrons as well as the community. This willful intent demonstrates a clear understanding of the rules with a willful intent to disregard them. These violations automatically earn a suspension for a minimum of 90 days.

Examples:

1. During an audit, it is determined that an operator falsely reported income to minimize the amount of tax paid to the Town. During our audits, this occurs roughly 50% of the time and our current practice only requires them to pay penalties and interest on unreported activity. This practice will still require payment of penalties and interest on unreported revenue but would also require a 90-day suspension of activity. Any rental activity or advertisement for rental during the 90-day pause would result in normal enforcement activity up to $5,000 per day.

2. Remodel or construction without a required building permit. If an operator does work without the appropriate permit, they will have their certificate suspended for 90 days. Any rental activity or advertisement for rental during the 90-day pause would result in normal enforcement activity up to $5,000 per day.

3. Three strikes rule. If an operator continues to have minor violations, meaning the problem is resolved but it occurs again due to their practices, they will face a 3-month suspension on the third occurrence. This process would be property based, not owner based, meaning they are issues occurring only at that property. This is important in the event the operator has multiple properties.

4. As stated, there is an initial suspension earned on the first occurrence. In the event the operator has multiple violations, they will receive progressive discipline that could suspend their operations for 1 year.

Updated Fees per Certified Property

Town fees are regulated by Proposition 4 and Article XIIIB of the California Constitution which prevents a governmental entity from charging fees that exceed the costs reasonably borne by the entity in providing the product or service. The Town has a set of fees that are based on the cost of staff necessary to issue the license and certificates for any business. The recommendation is to expand the fee calculation to encompass the entire cost of staff necessary to administer the STR program. Staff has made the following assumptions in assigning the cost of the program to the certified properties engaged in STR activity.

Assumptions of Cost:

1. Use total cost of salary and benefit for the Revenue team and Finance Director, minus one revenue specialist that is assigned to other Business Tax Certificate activity, and 60% of Finance Director to approximate other duties. The department cost, in net of adjustments noted above, is $400,000.
2. Use 20% of Code Enforcement, Public Safety for STR responses - $85,000.
3. Add 1 full-time staff member dedicated to Audit and Enforcement activities - $110,000.
4. Add 1 part-time staff member dedicated to Enforcement Activities - $30,000.
5. Estimated overhead cost of 30% of Staff costs, for facility and other Town costs. $185,000
6. Contract cost for Rentalscape for online monitoring of STR activities. – $90,000
7. Total cost of STR administration - $900,000
8. Total number of Certified Properties, based on current number with incremental growth. 3,600
9. Annual fee for each Certified Property - $250

Recommendation:

Town Staff would collect a $250 fee annually during renewal from each property owner to maintain the certified property and ability to rent transiently in the Town of Mammoth Lakes. The fee would generate $900,000 annually in support of administration, audit, and enforcement activities. The fee will be prorated for Certificates issued during the year. In addition to this fee, the Town would continue to collect the Business Tax Certificate Fee (BTC) annual renewal from the operator. This fee, across all Town businesses, is approximately $325,000 annually.

CONCLUSION

The changes outlined above are part of a comprehensive re-write of Municipal Code Title 3 – Revenue and Finance, and Title 5 – Business Taxes, Licenses and Regulations to reflect the removal of TOT certificates, incorporating Certified Properties language. With direction from the Town Council, staff will prepare these edits for first reading on February

21, 2024. On this schedule, second reading on March 20, and 30 days to implementation allows these edits to take effect on April 22, 2024.

Termination of the Short Term Rental Moratorium

The termination of the Short Term Rental (STR) Moratorium on the issuance of new STR certificates requires the adoption of an ordinance. The proposal is to introduce an Ordinance to terminate the moratorium on the same time schedule recommended above for implementation of the Certified Property Program. This would terminate the Moratorium on April 22, 24. This is over a month earlier than the operational end date of the Moratorium that was set for May 31, 2024.

TOWN COUNCIL STAFF REPORT

Title: Receive information and provide direction on STR Advisory Committee Recommendations.

Meeting Date: February 7, 2024

Prepared by: Daniel C. Holler, Town Manager
Rob Patterson, Finance/Administrative Services Director
Nolan Bobroff, Community and Economic Development Director

RECOMMENDATION:

Consider the STR Advisory Committee recommendations and provide direction regarding next steps on implementation and program design related to:
1) Ballot Tax Measure to fund housing programs.
2) Rental subsidy programs.
3) Housing Down Payment Purchase Program.
4) Continue review of possible zoning changes to the RMF 2 zoning designation.

BACKGROUND:

The Council appointed Short Term Rental (STR) Advisory Committee has completed its work in reviewing the Town's STR Program, the relationship of STRs to housing, options to incentivize the use of STRs for workforce housing (rental and ownership), and funding options to support recommended programs. The STR Advisory Committee recommends five action items and priorities for implementation.

The Committee recommends the Council proceed with the implementation of the Certified Property Program, which is presented as a separate agenda item for Council consideration. The implementation of this program requires amendments to the Town Code, which requires an ordinance to be adopted by the Council. Concurrently with this action, it is recommended that an ordinance terminating the STR Moratorium limiting the issuance of new STR Certificates be adopted.

The Committee recognized a funding mechanism is required to incentivize the transition of STRs to assist in meeting workforce housing demand. The priority action item is for the Council to provide directions on a preferred funding source. Two alternatives are presented below.

Recognizing the need for workforce housing now, the Committee supports the implementation of rental subsidy program(s). A few options were discussed and are presented below. The implementation of a pilot program under the Town's Housing Now! Initiative sooner than later is recommended. This will require the allocation of current Town funds. The design and implementation of the program(s) will take some time. A

priority target for this program are households (includes individuals) that are often referred to as those with incomes that are above the limits set for traditional grant funded housing projects (i.e. The Parcel, Aspen Village, etc.) which are not adequate to secure local market rate housing. This is generally incomes that are in the 80%- 150% of the Area Median Income (AMI) tied to household size, with amounts set by the State and Federal Government. The program is not limited only to the "missing middle", but this provides a targeted expressed need in the community.

Proving long-term, secure housing for the workforce was also determined to be a need in the community. Due to the high cost of purchasing a home, a Down Payment Assistance program is recommended. The program has a similar targeted audience of the "missing middle" households but would look at incomes up to 200% of AMI. The subsidy and down payment assistance program design and guidelines will take time to develop.

The fourth area discussed was a review of the Town's zoning structure within the current RMF 2 zoning areas. The concept was to consider a split of this zoning district. This will take a substantial amount of staff work. This will amend the current Town Zoning Code and Land Use Plan. The process includes working through the Planning and Economic Development Commission (PEDC), prior to final consideration by the Council. This was a low priority for the STR Committee. Staff still recommend that this work be considered; however, due to the current workload and the time required for this effort, staff agree this should be a low priority item.

An economic analysis and review of related information was also completed by BAE Economics. A copy of the report is attached.

ANALYSIS:

The following information was presented to the STR Advisory Committee at their last meeting on January 30, 2024.

OPTIONS ANALYSIS

1) A Ballot Tax Measure to fund housing programs

The STR (Short Term Rental) Advisory Committee recognizes the need for a stable funding source to support local housing options. To be successful in working with current owners of STRs (or others) there is a need for adequate funding to be able to compete in the rental market or in the purchase of units. The goal of the proposed housing programs is to be added to the Town's and other agency programs directed at providing affordable, available, community workforce housing. Current housing programs are highly reliant on State and Federal Grant programs that primarily target lower income households (generally at or below 80% of area median income - AMI). Very few housing programs supporting what is referred to as the "missing middle" are available. While the Town has initiated some limited programs the need for households earning from 80% to 200% of AMI is not being met by current grant programs or the general market. The establishment of a dedicated tax was also one of the recommendations of the Community Housing Action Plan.

One revenue source is to increase the Transient Occupancy Tax (TOT) rate by 2%. The rate could generate between $4.5 million and $3.1 million depending on the amount of TOT used to estimate the amount to be collected. The assumptions looked at a record year of $29.5 million and low of $20 million. The average would be $3.8 million.

A gross receipts tax on Short Term Rentals (all Certified Properties) was discussed. If this funding source is pursued the recommendation was to look at a tax on gross receipts (to be defined) on Short Term Rentals at a rate not to exceed 1.5%. A lower rate may be considered. Depending on what is included in Gross Receipts (i.e., only rental income) the estimated annual revenue based on current activity and all revenues sources ranges from $1.8 million to $2.7 million (average of $2.25 million annually).

Either revenue source will need to be approved by the voters. In preparing a tax measure there is the option to do a general or special tax. The general tax requires a 50% +1 voter approval, and the revenues are part of the Town's General Fund and are committed by Town Council action. For example, over the five year period from FY17-18 through FY22-23 the Town Council committed over $30 million to housing programs and projects. A special tax requires a 2/3s voter approval and use of the tax revenue is strictly tied to the purpose(s) provided for in the ballot measure. Other elements may include a sunset provision, oversight requirements, or other conditions.

Options Discussion. The Committee recommended that the Council look at both alternatives, but to only move forward with one tax measure. The leaning of the Committee was for the TOT rate increase of up to 2%. Council will need to set the final rate. If the gross receipts tax on STRs is preferred, a rate not to exceed 1.5% is recommended with the final rate to be set by Council.

To bring a tax measure forward for the November 2024 general election a final ballot measure would need to be completed for submission to the County Clerk prior to August 9th. This will be a tight, but doable process. To meet this time frame, staff recommend that a single revenue source ultimately be pursued by the Town Council.

2) Rental subsidy programs

Two similar near term rental program subsidy programs were presented. The Committee is recommending that a near term subsidy program be considered. A long-term program will need additional funding commitments. The overall concept is in line with the rental subsidy program that was presented at a recent Chamber of Commerce Power Lunch by Placemates. The program has been launched in a few communities including Truckee, CA representing a comparable program for Mammoth Lakes. The program is referred to as "Lease to Locals". The program uses the same basic premise of providing subsidy incentives for current owners to rent to locals. The program is based on lease term, number of individuals, bedrooms, other restrictions to qualify, and has an income restriction. The program details will need to be reviewed and refined to fit the Town of Mammoth Lakes. A copy of the power point presentation is attached. The first year budget estimate is

$400,000. The Committee liked the fact that the program is ready to go but requested that the Town explore other options for managing the program. This would slow down the implementation.

An initial rental program presented to the STR Advisory Committee also focused on providing an annual (monthly) subsidy to STR owners to rent long term. The program would set a maximum monthly rent (i.e., $2,500 per month or as adjusted for unit size etc.) and an annual subsidy (i.e., $20,000), which could be a shorter term monthly based subsidy (i.e. 6 or 9 months). The program has flexibility in the actual rent, subsidy amount, and term of the lease. Program details will need to be refined.

Subcommittee 3 provided an outline for a longer-term rental subsidy program looking at a 5 year to 10 year commitment from owners who consider renting units currently used or eligible for short-term rental (STR). The concept looked at providing a monthly or annual subsidy based on the terms of the agreement. The focus was on securing longer-term workforce housing and was a hybrid of programs used by other communities to purchase permanent deed restrictions on units to be leased by local workforce members. Program details will need to be refined. Detailed information was presented at a previous STR Advisory Committee Meeting. If the Council supports this program going forward as a priority, staff will bring forward additional details and program guidelines.

Options Discussion. Implementation of a near term rental subsidy program was a high priority for the Committee. Pending funding, the simplest program is to do a one year pilot with Placemates. The other option is to work with local partners (i.e., Town, Chamber, ESCH, others) to implement a program at the local level but this will take longer to implement.

3) Housing Down Payment Purchase Program

The STR Advisory Committee expressed support for the creation of a Down Payment Assistance program. The program is targeted to households with incomes in the upper missing middle area median income (AMI) range (i.e. up to 200% AMI). The program is designed to compete in the marketplace to assist households purchasing housing units with a focus on transitioning units from STR use to ownership community workforce members. The program is modeled after similar programs from other communities. The program aids in the purchase of units at an affordable level for the buyer. The program allows for the reimbursement of the Town's assistance (all or part) and to share in any appreciation in value. The re-use of funds extends out the life of the program. The details, parameters, and overall guidelines will need to be developed. While like the current Town Bridge program, some differences were recommended for consideration. This includes targeting a higher AMI level (current target is 150%), shared appreciation in value, return of downpayment assistance vs. selling units at a reduced price, and less or no deed restrictions on the future sale. A cap would be placed on the dollar value for any single purchase as well as a percentage of the total purchase price. For example, the program may provide up to 49% of the purchase price and may not exceed $400,000. The final structure and guidelines will need to be directed and approved by Council.

If the program moves forward, it would be an added alternative program for home ownership options under the Town's Housing Now! Initiative. Funding for any single purchase will depend on final program guidelines, purchase price of the home, and qualifications of the buyer.

Options Discussion. The program is not currently funded. However, pending availability of housing related funding, a pilot program may be recommended. This would follow completion of the program structure and requirement for participation of both buyers and sellers. A pilot program may be created to target a couple of sales pending available funding to allow the program to be refined. The program may be designed with implementation pending securing a funding source.

4. Continue review of possible zoning changes to the RMF 2 zoning designation.

The concept for changing the RMF-2 zoning came about during the discussions related to the imposition of the STR moratorium and were based on the numerous comments made that the multi-family complexes in the vicinity of the Ski Portals were developed to directly serve the ski area and provide a critical mass of units/sleeping accommodations intended for transient occupancy (i.e., stays less than 31 days).

The proposal that has come out of the STR Committee is to consider a split of the RMF-2 properties into 2 zones:

- The RMF-R (or RMF-3) zone would be an area for the development of multiple-family development and other lodging types uses where transient occupancy use is emphasized and encouraged. The proposed boundaries for the new RMF-R zone include the existing RMF-2 properties located northwest of Lake Mary Road and Minaret Road and the existing RMF-2 properties on the west end of Meridian Boulevard near Eagle Lodge (see attached map).
- The RMF-2 zone would retain the same description and allowed uses as are currently allowed and would be an area for the development of primarily multiple-family developments, where Transient Rentals, Bed and Breakfasts, and Hotels and Motels are permissible. The proposed boundaries for the existing RMF-2 zone would be the existing RMF-2 zoned properties not described above (see attached map). Key attributes of the zones are:
- Transient rentals will continue to be allowed in both zones.
- One option under consideration is to offer incentives (e.g., rental subsidy, down-payment assistance) with a focus on the RMF-2 zone.
- Owners in both zones would continue to have the option to short-term rent, live in the unit full-time or part-time, or rent the unit on a long-term basis.

Options Discussion. The Committee set this item as low priority. Staff agrees and at this point, this item is a **Low Priority** work program item that may be analyzed and considered at a later date.

Attachments

Placemate Presentation
Zoning Map
BAE Economic Analysis

LEASE TO LOCALS

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Mammoth Lakes Chamber of Commerce Power Lunch

Jan 24, 2024

Chase Janvrin
General Manager
chase@placemate.com

Agenda

- Background on Lease to Locals
- Market Deep Dive — Truckee, CA
- Bringing Lease to Locals to Mammoth Lakes

Placemate’s Vision and Mission:



Vision: We envision a world where communities thrive because local employees can find stable housing.

Mission: Our mission is to help local employees secure housing in tourism-based economies, through innovative public and private partnerships across the country.

Lease to Locals Program Structure



Convert existing housing stock to new longer-term rentals for the local workforce in tourist towns



Provide property owners cash incentives to convert their properties into seasonal and long-term rentals



Allow local governments to quickly and efficiently address critical “missing middle” housing needs

Lease to Locals Markets



Truckee, CA
September 2020

Summit County, CO
October 2021

South Lake Tahoe, CA
January 2022

Placer County, CA
August 2022

Ketchum, ID
October 2022

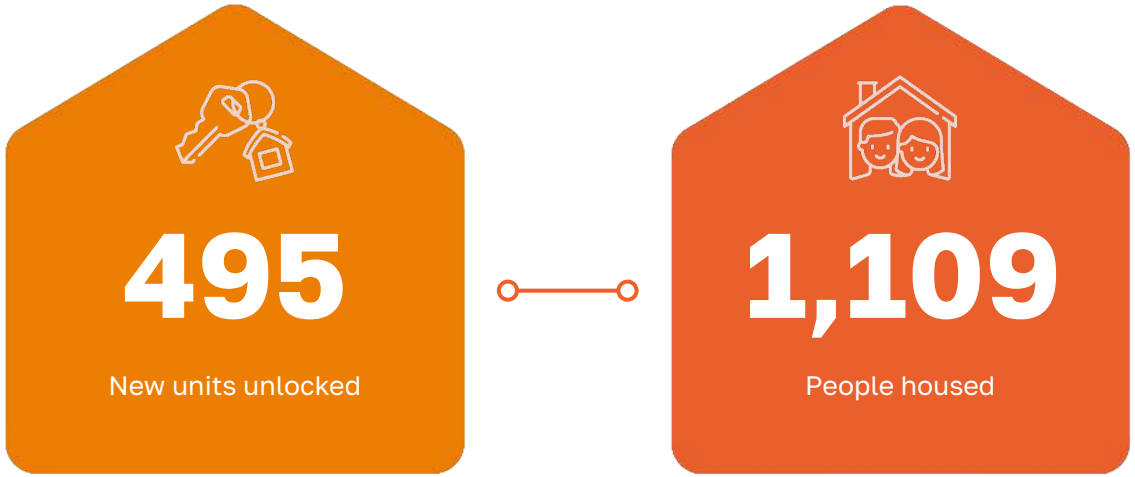
Eagle County, CO
June 2023

Nantucket
September 2023

Lease to Locals Overall Results

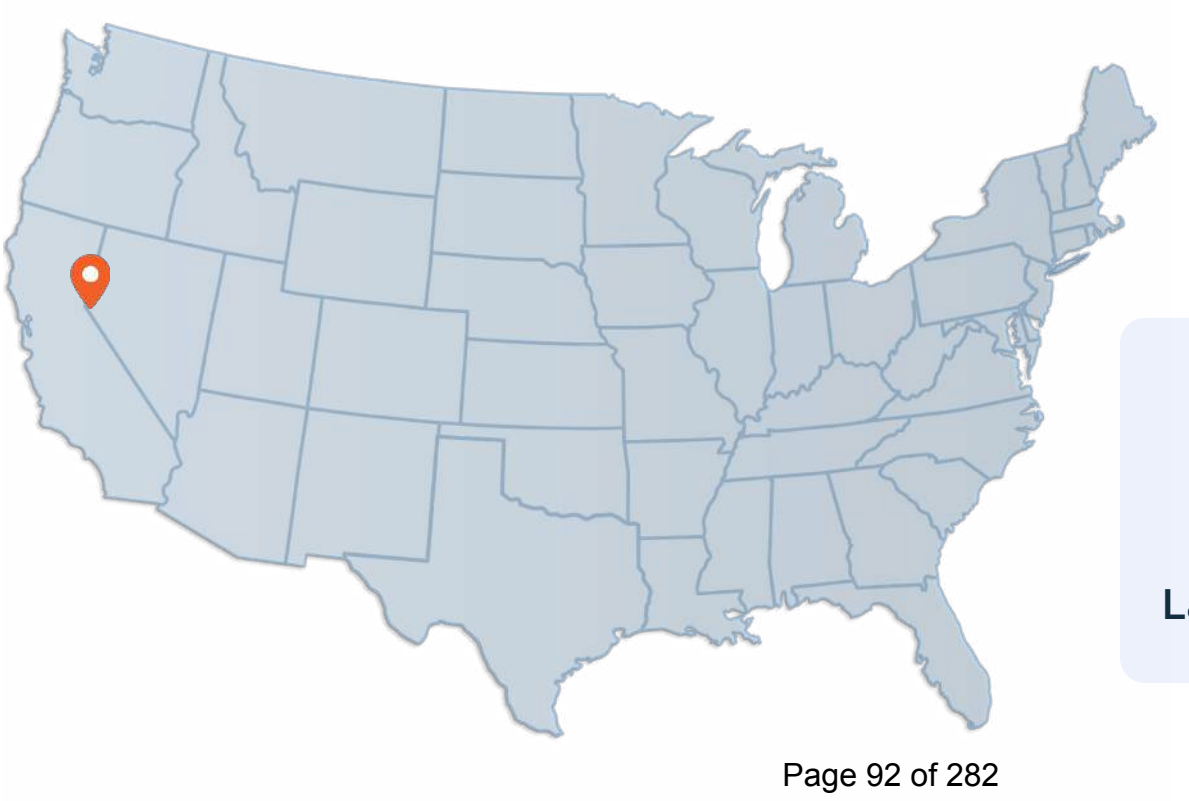
Results to Date*

2,446 total property owner leads



*Data as of Jan 2024

Market Deep Dive



Launched September 8, 2020

Guidelines



Property must be located in Town of Truckee

Property must NOT have had full time tenants in last 12 months



Leases can be seasonal (5+ months), or long-term (12+ mo.) and rent can not exceed $3,500/mo

Incentive amounts vary based on length of lease and number of Qualified Tenants, up to $18,000



At least 50% of the **household must be locally employed** (TTUSD boundary) at least 20 hours per week

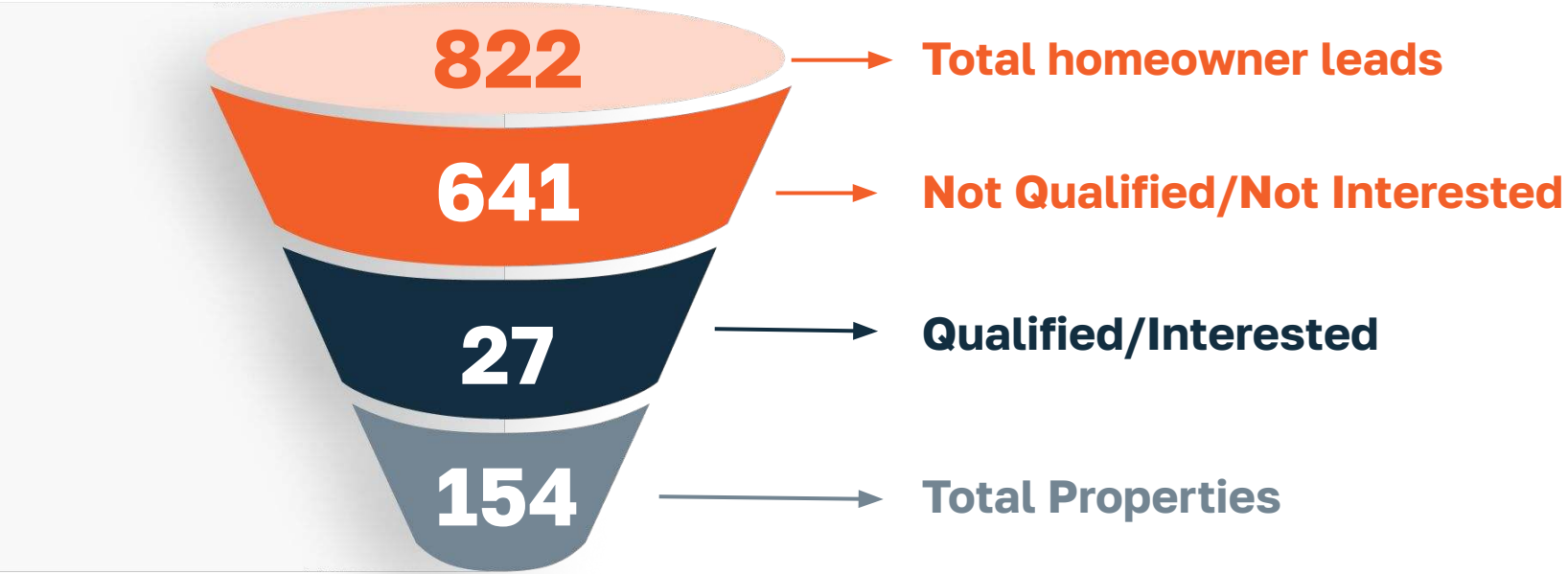
Average adult gross income can not exceed 150% AMI ($118,125)

Program Policies

Incentive Amounts

Lease length	1 Qualifying Tenant	2 Qualifying Tenants	3 Qualifying Tenants	4 Qualifying Tenants
Seasonal (5-11 months)	$2,000	$4,000	$6,000	$8,000
Long Term (12+ months)	$4,500	$9,000	$13,500	$18,000

Results - Total Pipeline



Results Tenants



335

Total People Housed



$1,066

Median rent/bedroom

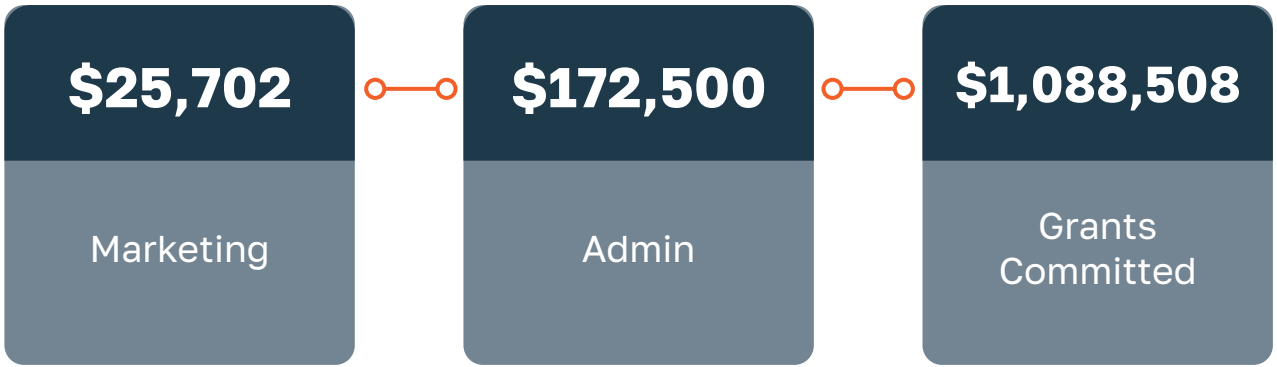


$2,646

Median rent/property

Results Truckee Budget

$8,355 average cost of incentive per property



Feedback

"It's gone well and we get along great! Any additional income offsets and incentives are always a great idea to keep locals here and help them afford the rental costs."
- Michael - Truckee Tenant - 6/27/23

"Thank you for helping me find a place to live in 2023! It's been a great year and I look forward to renewing my lease for 2024!"
- Angi - Truckee Tenant 11/16/23

"So great. We love having them in our house and in our neighborhood."
- Sunshine - Truckee Property Owner 7/2023

"...for someone like me, a ski coach at Northstar, this has been extremely helpful. It has allowed me to not have to move to Reno for cheaper rent and a big commute while also being close to my daughter.... This is a great program and I hope other resort towns that all face the same local affordable housing problems find ways to copy this awesome program for local workers."
- Rob - Truckee Tenant 1/6/2024

"Thank you for your program - we would not have rented our place without it because we were concerned about all of the unknowns - you helped clear up many of those!"
- Kim - Truckee Property Owner 6/2/2023

Bringing Lease to Locals to:



Lease to Locals - Program Definition



Define types of eligible properties and target unit size:

- Short-Term Rentals
- Empty second / vacation homes
- Private rooms
- ADUs / In-law units
- SFH vs MFH



Define “workforce” and who the town will serve, including:

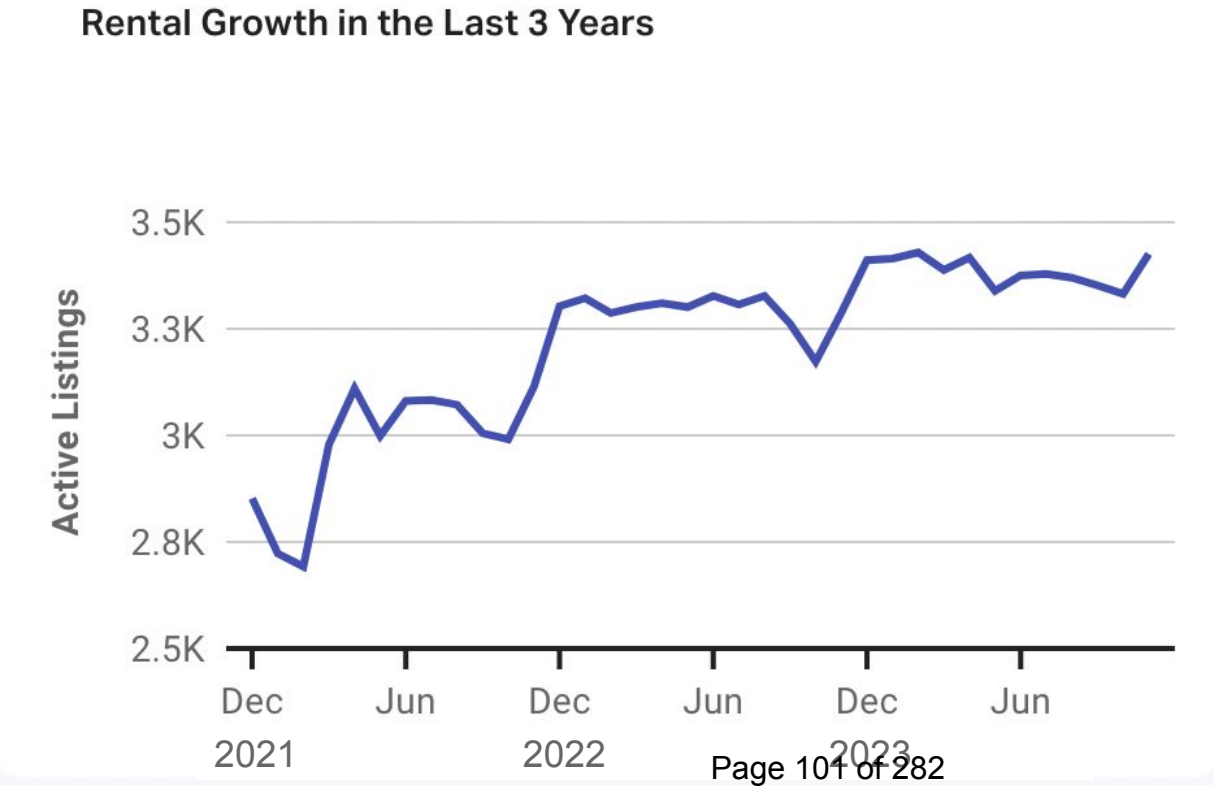
- Local employment
- Income cap
- Rent cap



Determine incentive structure and budget:

- Anchored off of STR data / income
- Incentive amounts
- Program budget

Lease to Locals STR Data



AIRDNA

Currently, 36% of the housing stock is Short-term Rented

Lease to Locals STR income

Monthly Net Income of Short-Term Rentals in Mammoth

	1bd	**2bd**	**3bd**
Gross Income	$3,866	$5,028	$6,246
Cleaning Fees (10%)	$387	$503	$625
PM Fee (10%)	$387	$503	$625
Utilities (10%)	$387	$503	$625
Airbnb Fee (3%)	$116	$151	$187
Net	**$2,590**	**$3,369**	**$4,185**

Lease to Locals Proposed Incentive Amounts

Lease Length	1 Qualifying Tenant	2 Qualifying Tenants	3 Qualifying Tenants	4 Qualifying Tenants
Seasonal (5-11 months)	$2,000	$4,000	$6,000	$8,000
Long-term (12+ months)	$4,500	$9,000	$13,500	$18,000

Lease to Locals – Hypothetical Success

Unit Size	Number of Units	People Housed	Average per unit Incentive	Costs
Private Room	2	2	$4,500	$9,000
Studio	4	4	$4,500	$18,000
1bd	4	6	$6,750	$27,000
2bd	12	30	$11,250	$135,000
3bd	8	24	$13,500	$108,000
	30	**66**	**$9,900**	**$297,000**

Lease to Locals Budget Estimate

$297,000	Incentive Costs
$97,500	Placemate Admin Cost
$5,500	Marketing Expenses
$400,000	**Total Program Cost for Year 1**

Lease to Locals Placemate's Role



Property Owner Qualification

- Oversee targeted marketing
- Dedicated program webpage / phone #
- Onboarding phone call and ongoing support
- Ability to self-list property on Placemate



Tenant Qualification

- Ability to create renter profile on Placemate to match with properties
- Verify local employment/income via paystub or employer letter
- Verify tenant ID



Compliance and Reporting

- Submit full application packet to Town Staff
- Ongoing compliance with mid-year and year-end check ins
- Reporting and regular updates to Town staff and Town Council

Lease to Locals Timing and Next Steps

1

Gain consensus, aligning on program goals, policies, and budget

2

Build program guidelines and allocate budget for 1-3 years of program

3

Launch program with full marketing and PR plan to gain momentum

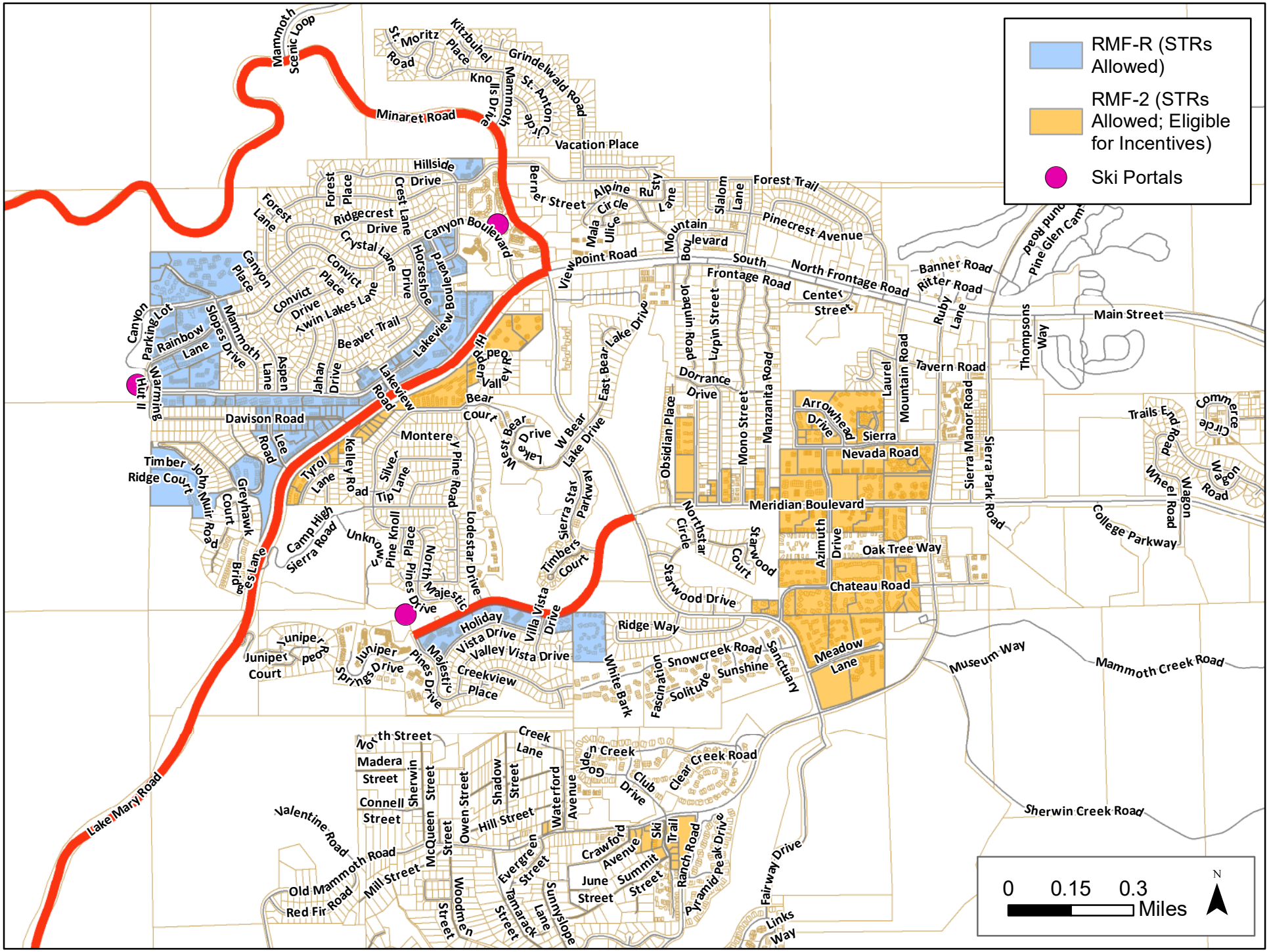
This process typically takes 3-6 months and the launch date is targeted around tourism seasonality

LEASE TO LOCALS

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Questions

Chase Janvrin
chase@placemate.com


RMF-R (STRs Allowed)
RMF-2 (STRs Allowed; Eligible for Incentives)
Ski Portals
0 0.15 0.3 Miles
N
Mammoth Scenic Loop
Minaret Road
St. Moritz Place
Kitzbuhel Road
Grindelwald Road
St. Anton Circle
Mammoth Knolls Drive
Vacation Place
Hillside Drive
Forest Lane
Forest Place
Crest Lane
Ridgecrest Drive
Canyon Boulevard
Berner Street
Alpine Circle
Rusty Lane
Slalom Lane
Forest Trail
Pinecrest Avenue
Mountain Boulevard
Viewpoint Road
South Frontage Road
North Frontage Road
Banner Road
Ritter Road
Ruby Lane
Main Street
Thompsons Way
Canyon Place
Canyon Parking Lot
Convict Place
Convict Drive
Twin Lakes Lane
Crystal Lane
Horseshoe Drive
Horseshoe Boulevard
Lakeview Boulevard
Rainbow Lane
Slopes Drive
Mammoth Lane
Aspen Drive
Jahan Drive
Beaver Trail
Hwy 203
Valley Road
Lakeview Road
Bear Court
East Bear Lake Drive
W Bear Lake Drive
East Bear Lake Drive
Davison Road
Lee Road
Montero Drive
Kelley Road
Tyrol Lane
Silver Tip Lane
Timber Ridge Court
John Muir Road
Greyhawk Court
Bridge Lane
Camp High Sierra Road
Unknown Pine Knoll Place
Pines Drive
North Majestic Pines Drive
Lodestar Drive
Sierra Star Parkway
Timbers Court
Dorrance Drive
Lupin Street
Joaquin Road
Obsidian Place
Mono Street
Manzanita Road
Laurel Mountain Road
Tavern Road
Arrowhead Drive
Sierra Nevada Road
Sierra Manor Road
Sierra Park Road
Trails End Road
Commerce Circle
Wheel Road
Wagon Road
College Parkway
Meridian Boulevard
Northstar Circle
Starwood Court
Starwood Drive
Azimuth Drive
Oak Tree Way
Chateau Road
Meadow Lane
Ridge Way
Holiday Vista Drive
Villa Vista Drive
Valley Vista Drive
Creekview Place
Juniper Springs Drive
Juniper Court
Juniper Peak
Snowcreek Road
Sanctuary
Sunshine
Solitude
Fascination
White Bark
Museum Way
Mammoth Creek Road
Lake Mary Road
Valentine Road
Old Mammoth Road
Red Fir Road
Mill Street
North Street
Madera Street
Sherwin Street
Connell Street
McQueen Street
Owen Street
Hill Street
Shadow Street
Creek Lane
Waterford Avenue
Golden Creek Club Drive
Clear Creek Road
Sherwin Creek Road
Crawford Avenue
Ski Trail
Ranch Road
Pyramid Peak Drive
Evergreen Street
Tamarack Street
Woodmen Street
Sunnyslope Lane
June Street
Summit Street
Fairway Drive
Links Way

bae urban economics

Short-Term Rental (STR) Study

Prepared for the Town of Mammoth Lakes

January 26, 2024





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EXECUTIVE SUMMARY

Although the concept of renting privately owned housing units short-term (i.e., for less than 30 days) is not a new concept in Mono County and the Town of Mammoth Lakes, the rapid expansion of online booking platforms has expanded the pool of potential short-term rental (STR) owners and property managers, facilitating transactions and drawing new players into the market. This observed growth has drawn concern among residents of many destination communities, who observe impacts to the availability and cost of housing, as well as increases in the prevalence of nuisance issues like noise, trash, parking, and traffic. To address these concerns, the Town of Mammoth Lakes contracted with BAE Urban Economics, Inc. (BAE) to assess the association between the prevalence of STRs in the market and the availability and affordability of long-term housing, and to provide recommendations regarding potential updates to the Town's STR policies and programs. The following is a brief summary of key findings from the research.

Empirical Research on STR Impacts

For the purposes of this research, BAE reviewed more than 50 peer reviewed academic articles and industry publications on the subject.

Impacts to Housing Markets

Within the academic literature, there is a strong consensus that STRs do impact the availability and cost of long-term housing, though the impact coefficients identified through statistical analysis vary widely based on the geography being analyzed and the methods being used. The magnitude of the impacts can range from marginal to fairly significant; though one article notes that while some of the coefficients seem marginal, the size and rapid growth of the industry implies a sizable cumulative effect.

According to the literature, STRs impact the cost of for-sale housing by providing a revenue stream that potential investors and second-home buyers can rely on to cover at least a portion of their carrying costs. This not only increases what many potential buyers are willing to pay to purchase a housing unit to use as an STR, but also increases the pool of potential buyers by increasing purchasing power. In this way, STRs facilitate the consumption of housing resources by the second home market and the tourism industry in what is sometimes called the "hotelization" of the housing stock. STRs then influence the rental housing market via a cumulative reduction in the available supply of rental housing.

Shortcomings of the academic literature include an overemphasis on larger urban markets and a lack of research focused on smaller destination resort communities like Mammoth Lakes. The professional literature on the subject fills this gap somewhat, though with less rigorous methods. The professional literature generally agrees that STRs do have an impact on local housing markets, though research conducted in markets where STRs account for a

relatively small share of the total housing stock (e.g., San Luis Obispo County) determined that in those cases STRs do not represent enough of a demand driver to justify further regulation.

Impacts to the Hotel Industry

In addition to evaluating impacts on the housing market, the academic literature also includes research on impacts to the traditional hotel and motel sector. While the research findings are somewhat mixed, there is a general consensus that STRs likely do have an impact on occupancy and pricing among hotel and motel properties within the same market. The impacts appear larger with regard to pricing compared to occupancy. The impacts are primarily due to a variable increase in the competitive supply of tourist accommodations. The literature also notes that a larger competitive supply of STR units can create a disincentive to invest in hotel development and renovation. Because STR supply is 'instantaneous,' it can readily supplement hotel inventory during peak periods, reducing the need to make significant investments in new hotel inventory that may go underutilized during much of the year. Nonetheless, recognizing the functional differences between STRs and traditional hotel units, some hotel operators are integrating home sharing-like attributes to more effectively compete with STRs, such as with the condo type units recently added to the property at Outbound. The Town has also seen growth in the condo-hotel (aka. condotel) market segment, with are often treated as STRs but which function as hotel units. The benefits of this to the hotel industry is that the operator can effectively outsource the capital cost of providing the hotel unit.

Tourism and the Overnight Accommodations Industry

The tourism sector represents the key economic driver of the Mammoth Lakes and Mono County economies. The sector directly supports around half of all jobs within the county, brings in more than $580 million in visitor spending and generates around $44 million in local tax receipts. The Town of Mammoth Lakes relies on transient occupancy tax (TOT) received as a result of overnight rentals (both hotel and STR) for around 70 percent of General Fund revenues. While the Town features a blended inventory of overnight accommodations, the current inventory is heavily skewed towards STRs, with hotel rooms accounting for only around 16 percent of the overnight accommodations inventory and STRs and condotel units making up the remainder.

There is relatively little data available on the change in the number of STRs that are active in the Mammoth Lakes market over time. The available data show moderate growth in the STR inventory over the last five years or so, while the hotel inventory contracted somewhat. Growth in average daily rates (ADR) and revenue per available room night (RevPAR) appears to have been fairly consistent over time for both STRs and hotels.

The large difference between the two product types is occupancy. With the onset of the COVID-19 pandemic in 2020, hotel occupancy dropped by more than 20 percentage points to around 45 percent as a result of stay-at-home orders and similar mandates and has yet to fully

recover. STR occupancy, meanwhile, increased by around 15 percentage points even though STRs were legally covered by the same public health orders, and has remained high.

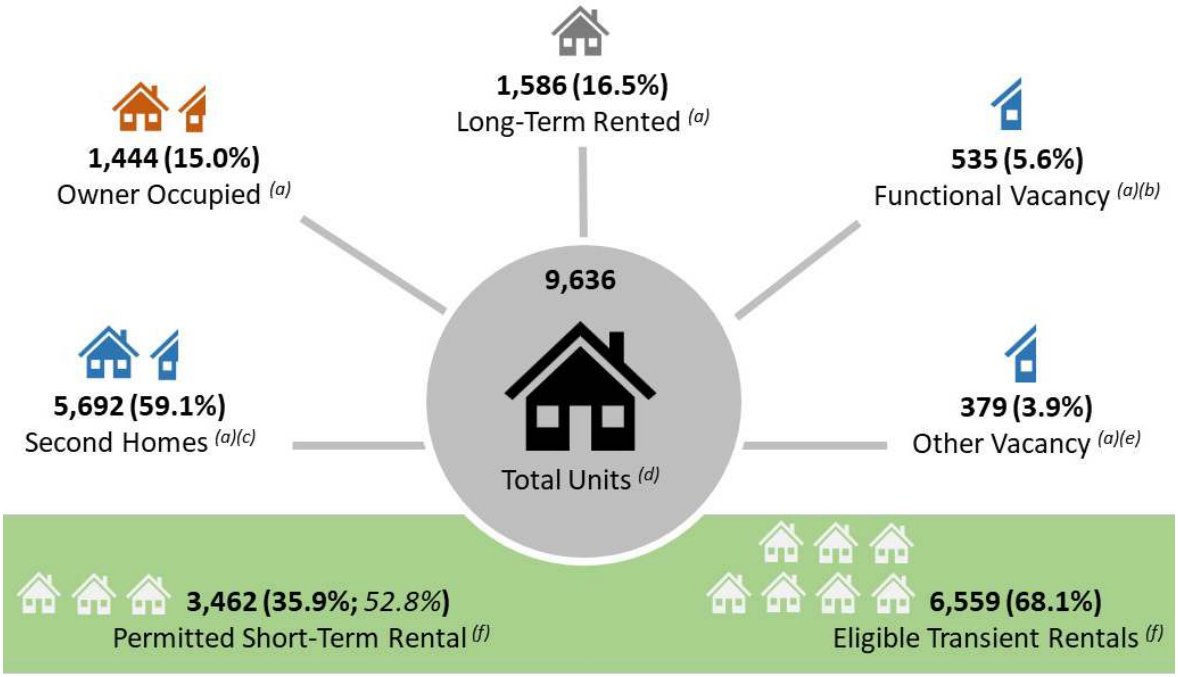
The available data on STRs indicates that the average STR in Mammoth Lakes is essentially a full-time tourist accommodations unit, with average availability in 2022 of more than 300 nights and bookings averaging around 175 nights per year. Also, roughly two-thirds of all STRs in Mammoth Lakes are managed by large property managers (i.e., more than 10 units under management) versus by individual owners with only one or two properties.

Data indicate that the majority of STR listings in Mammoth Lakes are for rentals with three or fewer bedrooms. Also, data from the Town indicate that around two-thirds of all permitted STRs are located in the Resort Multifamily-2 (RMF-2) zone, with the remainder largely concentrated in the Resort (R) zone and the North Valley Specific Plan (NVSP) zone.

Housing Market Conditions and Trends

As illustrated in Exhibit A, below, the Town estimates that as of 2022, there were 9,636 housing units in Mammoth Lakes. Assuming that the distribution of housing units by tenure has remained the same as in 2020, BAE estimates that as of 2022 there would have been around 3,030 full-time occupied housing units (31.4 percent of the housing stock) in Mammoth Lakes, including 1,444 owner occupied units (15.0 percent) and 1,586 renter occupied units (16.5 percent). Of the remainder, 5,692 units (59.1 percent) were vacant for seasonal and occasional use. Another 535 units (5.6 percent) were vacant as a result of actively being marketed for rent or for sale, though this estimate is likely exaggerated due to inaccuracies in the 2020 Decennial Census. The figure shows 379 units in the "other vacant" category, which includes units identified in the Census Bureau's "vacant other" category, as well as units that had been sold or rented but not reoccupied and units held vacant for migrant workers. While not a perfect comparison, as of December 2023, the Town of Mammoth Lakes reported having 3,462 permitted short-term rentals, which represent around 35.6 percent of the total housing stock. The Town reports that there are 6,559 units eligible to be short-term rented under regulations, meaning that around 52.8 percent of eligible units were rented and 68.1 percent of the Town's housing stock were eligible to rent.

Exhibit A: Housing Stock Utilization, Town of Mammoth Lakes, 2022 Est.



Notes:
(a) Based on the distribution of vacant housing units by type as reported in the 2020 Decennial Census, multiplied by the total number of housing units, as reported by the Town of Mammoth Lakes for 2022.
(b) Includes units that are vacant as a result of being available for rent and for sale.
(c) Includes units that are held vacant for seasonal and occasional use.
(d) As reported by the Town of Mammoth Lakes for 2022.
(e) Includes units that are rented or sold, but not yet reoccupied, as well as units held vacant for migrant workers, and units that fall into the Census Bureau's "other vacant" definition.
(f) As reported by the Town of Mammoth Lakes as of December 2023.

Source: U.S. Census Bureau, 2020 Decennial Census; Town of Mammoth Lakes; BAE, June 2023.

A Shift Towards Seasonal Vacancy

According to 2010 and 2020 Decennial Census data, the Town of Mammoth Lakes lost a net total of just under 300 housing units over the decade. The data also show a notable shift away from full-time occupancy towards seasonal vacancy which, as of 2020, accounted for around 60 percent of the housing stock. More specifically, the Town added around 530 seasonally vacant housing units over the decade, which represents growth of around ten percent. At the same time, the number of owner-occupied units decreased by more than 100 and the number of units that were vacant because they were for sale also decreased. Meanwhile, the number of renter-occupied housing units decreased by more than 190, the number of units that were vacant for rent decreased by almost 530, and the number of units that were rented but not yet reoccupied decreased by almost 150. This implies that the inventory of housing available for rent decreased by almost 870 units over the decade.

Housing Sale Prices and Rental Rates

This analysis considered home sales price data provided by the Town of Mammoth Lakes for the period from 2010 through 2022. The data indicate that properties located within zoning districts that allow short-term renting sold at a significant premium compared to properties located in areas that do not allow short-term renting, both in total dollar terms and on a price per square foot basis. The data suggest that the per square foot price premium is likely equal to 35-40 percent for single-family homes and 10-20 percent for condominium units. The data also indicate that this price premium increased with the pandemic, as interest in short-term renting as a way to facilitate second home ownership increased throughout California.

With a median single-family home sale price of $1.1 million in non-transient use zones and $3.3 million in transient use zones, single-family ownership housing is likely well beyond the means of most workforce households, including those working in high paying professional positions. The median sale price for condominium units, however, was notably lower at $711,200 in non-transient use zones and $750,000 in transient use zones in 2022. These costs may be affordable at incomes around 200 percent of the area median family income (MFI), which for a family of four is equal to around $200,000 per year in gross income. Nonetheless, factors like the size of the downpayment and homeowners' association (HOA) dues and special assessments likely reduce the relative affordability of condominium units.

To assess the relative affordability of rental housing, BAE collected information on rental listings from local property managers and identified 236 listings and eight vacancies, which equals a rental vacancy rate of 3.4 percent. On average, rentals were priced at just over $1,000 per bedroom, on average. At this price point, rental housing in Mammoth Lakes is likely affordable to low- and moderate-income renter households, though the relative lack of available rentals likely poses a significant challenge to many workforce households.

Near-Term Migration Trends

The onset of the global pandemic and the embrace of remote work led to significant changes to regional migration patterns throughout the nation. In 2019, prior to the pandemic, Mammoth Lakes lost a net total of around 60 permanent resident households. With the onset of the pandemic and resulting housing affordability and availability challenges, data from the U.S. Postal Service indicates that the community began losing residents at an exaggerated pace, which peaked with the loss of around 1,000 permanent residents in 2022. As of mid-2023, the pace of outmigration has slowed somewhat, though it remains above the level reported for 2019. Data from the California Department of Education confirm a significant decrease in local school enrollment in the 2020-2021 through 2022-2023 academic years.

Labor Force Trends

With limited options on where workers can live and still commute into Mammoth Lakes for work, the Mammoth Lakes business community, as well as that of Mono County at large, is primarily reliant on the resident workforce to meet near-term labor needs. Data from the

California Employment Development Department (EDD) indicate that the size of the local labor force was relatively stable from 2015 through 2019, despite significant seasonal variation. With the onset of the pandemic in 2020, the size of the resident labor force shrunk significantly and has not yet fully recovered. Prior to the pandemic, the unemployment rate in Mammoth Lakes dropped consistently from a high of around 7.5 percent in 2015 to less than 0.5 percent in 2018 and 2019. Although unemployment spiked in 2020, it dropped quickly, and in spring 2021 fell to an official estimate of zero, where it has stayed in the years since.

Induced Workforce Housing Demand

In addition to impacting housing availability and pricing through the consumption of housing for use as tourism accommodations, STRs also impact the market by creating demand for new workers who subsequently demand housing. Based on data from Visit California and Dean Runyan, spending by visitors staying in hotel, motel, and STR accommodations supports just under 4,400 jobs in Mono County across a variety of industry sectors. With more than 660,000 visitor nights spent in hotel, motel, and STR accommodations, BAE estimates that the industry supports one job for every 151 occupied nights. With an average of 174 occupied nights per STR in Mammoth Lakes, BAE estimates that the average STR supports around 1.2 full-time equivalent jobs. With an average of 1.65 workers per household, BAE estimates that the creation of one average STR likely generates demand for 0.7 new workforce housing units.

Regulatory Approaches in Peer Communities

To provide additional insight into how Mammoth Lakes could approach updates to its STR regulations, this study reviewed regulations enacted by 17 peer communities. While regulations vary significantly among the peer communities, a variety of themes emerged:

- Definition of a Short-Term Rental or Vacation Rental
  STRs typically include residential real estate used to house visitors for no more than 30 to 90 days. Many jurisdictions define STRs to include only single-family homes and duplexes, though some communities also include condominiums. Some jurisdictions prohibit the short-term renting of multifamily housing.
- Caps on the Number of STRs that may be Permitted
  Most peer communities have "caps" on the number of STRs that may be legally established either throughout the jurisdiction or in one or more subareas.
- Geographic Carve-Outs and STR Density Limitations
  Most peer communities have some form of geographic restrictions on where STRs may be established, and/or limitations on how close an STR can be to another similar use. This may include only allowing STRs in certain zones, and/or restricting the density of STRs, such as the distance between STRs or the share of units in a neighborhood that may be rented short-term.

- Exemptions for Owner Occupied Housing and Hosted Rentals
  Twelve of the peer communities differentiate between hosted and/or owner-occupied STRs. However, recent case law in California invoking the "dormant commerce clause" may limit the ability of jurisdictions to prohibit non-owner-occupied units from being rented short-term. It is not clear if a policy based on full-time occupancy (either by the owner or a full-time renter) or host status, would face the same legal challenge.
- Variations in the local application processes and procedures
  Application procedures and approval type vary significantly between peer communities. Most require some kind of registration, though some like Mariposa County provide approvals over the counter. Others, like Mono County, require multiple rounds of discretionary approvals that are much more onerous.
- Initial and ongoing inspection requirements
  Most peer jurisdictions have inspection requirements for STRs. Inspections are generally required prior to issuance of the STR permit or license. Some jurisdictions also require recurring inspections either annually or every three or four years.
- Recertification or Renewal Requirements
  Eleven of the jurisdictions require annual renewal, while permits in Santa Cruz County remain effective for five years. In four of the jurisdictions with renewal requirements, the STR must be active (i.e., actively remitting TOT) to be eligible for renewal. Note that these jurisdictions also have caps on the number of STRs.
- Nuisance Mitigation Programs and Enforcement Penalties
  Thirteen communities require a local contact who can be reached 24 hours per day when an STR is rented. Penalties for non-compliance with STR regulations typically consist of fines and suspension/revocation of permits, with the possibility of misdemeanor charges in some cases. Many jurisdictions have a waiting period before a property owner can apply for a new STR permit.
- Policies Related to Fractional Ownership Models
  Two of the peer communities have policies related to fractional homeownership. These fractional ownership models typically consist of the purchase of a property by a limited liability corporation (LLC), with ownership split between two to eight buyers who then use the property as a shared vacation home. Sonoma County restricts fractional ownership to zones that allow timeshares and private residence clubs, while Moab, Utah, was developing a similar policy until legal authority to do so was pre-empted by the state.
- Ties to Complementary Policies and Programs
  While most STR policies are stand-alone ordinances, some jurisdictions are beginning to tie STR regulations to other complementary programs. For example, the Town of Truckee recently adopted a Short-Term Rental Workforce Housing Token Pilot Program (STR Token Program) that offers in-kind payment for workforce housing deed

restrictions in the form of STR "Tokens." A Token is redeemable for a Transient Occupancy Registration Certificate, which is required to short-term rent a property.

STR Study Recommendations

Based on the research summarized above, BAE presents the following recommendations for consideration by the STR Advisory Committee and Town Council.

Administrative and Process Updates

To reduce the cost of administering the STR program, streamline the applications process, and improve data collection, BAE recommends that the Town consider enacting the following:

1) **Update the Definition of an STR**
   Update the definitions for an STR and other related uses to better reflect the functional differences between different forms of transient visitor accommodations.

2) **Maintain Records to Allow Ongoing Analysis**
   Update the administrative process for issuance of TOT certificates to collect more information on the types of properties providing tourist accommodations and their occupancy levels to aid in long-term evaluation of program effectiveness.

3) **Update Code Language on Vested Interests**
   The Town should update the Code of Ordinances to incorporate language similar to that used by El Dorado County regarding STR permits and the conveyance of vested interests and entitlements, which was upheld in recent court proceedings.

4) **Require STR Platforms to Submit Data**
   Consider adopting code language that requires STR platforms, like Airbnb, to regularly disclose information regarding each home sharing and/or vacation rental listing, the names of the persons responsible for each listing, and any associated attribute data necessary for the Town to assess compliance with applicable local regulations.

5) **Update TOT Property Search Tool**
   Update the TOT Property Search Tool to improve the user experience and make it easier to find relevant information on permitted STRs.

Update Eligibility Standards

To improve program administration and address the influence of STRs on the availability and pricing of long-term housing, BAE recommends that the Town consider the following:

6) **Prohibit Short-Term Renting of Properties Recently Subject to Eviction**
   To reduce the incentive for property owners to evict existing tenants in order to convert properties to STRs, consider prohibiting units that have recently been subject to an eviction from being registered as an STR for a specified period.

7) **Establish a Waiting Period for New Home Purchases**
   Establish a waiting period of at least one year following the purchase of a residential property before that property is eligible to apply for an STR permit.

8) **Update Fractional/Timeshare Code**
   The Town should update the fractional ownership/timeshare portions of the Municipal Code to restrict new fractional ownership conversions and acquisitions to defined geographic areas.

Update Enforcement Penalties

To encourage owners and managers of STRs to engage with the Town's permitting process in good faith, BAE recommends that the Town consider updating the enforcement penalties to better align with the economics of short-term renting.

9) **Increase Enforcement Penalties**
   Consider increasing the flat-fee penalty from $500 for the first violation and $1,000 for all subsequent violations within three years to something more substantial.

10) **Register Rentals of 90 Days or Less**
    Consider requiring property owners and managers to declare long-term rentals of 90 days or less and to notify the Town in the event that the rental is cancelled, or the lease broken, within 30 days after the start date. The intent is to discourage the illegal avoidance of STR regulation. In the event that a rental is cancelled within 30 days of the start date, require the property owner or manager to pay applicable TOT. Consider applying strict penalties for chronic repeat offenders.

Limit the Number and Type of STRs

To facilitate managing the inventory of tourist accommodations available in the Town of Mammoth Lakes and to address concerns regarding impacts to the availability and pricing of long-term housing, BAE recommends that the Town consider the following:

11) **Establish a Cap or Caps on the Number of Permitted STRs**
    Consider limiting the total number of STRs that may be permitted within certain areas, including within the Residential Multi-Family-2 (RMF-2) zone or portions thereof. The cap may be set at or near the existing level, and may be adjusted over time as needed.

12) **Create a Mechanism to Reduce Allowed Permits When Needed**
    If the Town of Mammoth Lakes elects to limit the number of STRs allowed in certain areas, it will be important to also establish a mechanism or process for decreasing the number of permits that may be issued, as needed.

13) **Consider Fewer Restrictions on Hosted STRs**

Consider using differential regulations for hosted and non-hosted STRs, to limit the prevalence of absentee landlords and corporate ownership within the STR market. The impact of such provisions on the market will depend on the details of the policy.

14) **Consider a Cap on Nights Rented in Non-Hosted STRs**

To discourage the further proliferation of non-hosted STRs, consider establishing a maximum number of nights per year that a new non-hosted STR may be rented in certain areas where full-time resident occupancy is the preferred use. This provision, if implemented, should be dovetailed with any potential cap or unit restrictions.

Geographic Targeting and Density Limits

To discourage the over-concentration of STRs while ensuring the availability of tourist accommodations in desirable locations, BAE recommends that the Town:

15) **Consider Further Geographic Targeting of STR Regulations**

Recognizing the concentration of tourism demand in certain parts of Town, consider applying different standards within specific geographic areas to ensure the availability of visitor accommodations in areas appropriate for such activity (e.g., resort portals).

16) **Consider STR Density Limits**

Consider establishing a minimum distance between permitted STR units or a maximum share of units within a certain defined area that may be short-term rented.

Related Policies and Programs

The Town should also consider actions that better dovetail sustainable tourism management, land use policy, economic development strategy, and community housing resources.

17) **Update Analysis of Workforce Housing Need**

Prepare an updated analysis of workforce housing needs in Mammoth Lakes that characterizes the order of magnitude of workforce housing needs and which includes a survey of both worker and employer needs and perceptions.

18) **Strongly Oppose Legislation Similar to SB 584**

Although Senate Bill (SB) 584 was not advanced during the last legislative session, the Town should continue to monitor new legislative proposals and should strongly oppose consideration of any new state legislation that would be similar to Senate Bill (SB) 584, which proposed the imposition of a 15 percent statewide TOT on STRs.

19) **Encourage Development of Other Accommodation Types**

Encourage development of new tourist accommodations other than STRs, like hotel and condotel projects, that do not impact how the housing stock is utilized, including construction and renovation.

20) **Lobby for Tenants Rights Reform**

Lobby state lawmakers to advance tenants' rights reform which strikes a better balance between tenant protections and property owner interests.

21) **Expand and Diversify the Housing Supply**

Encourage and facilitate construction of a diversity of housing types that meet the needs of a wider array of workforce households, similar to development at The Parcel.

22) **Establish Additional Dedicated Local Funding Sources for Housing Programs**

Consider options for creating more local funding sources that can generate consistent and dedicated financial resources for housing programs.

23) **Aggressively Expand Inventory of Deed Restricted Housing**

Continue to aggressively pursue acquisition of affordable and workforce housing deed restrictions on new and existing housing units within the community.

24) **Pursue Economic Development Initiatives**

Prioritize efforts aimed at increasing the local wage levels and the number of living wage jobs that are available in the community. The Town should also continue to engage with large landowners and employers to provide additional developable land and housing resources for workers and for the community at large.

INTRODUCTION

The concept of renting privately owned housing units short-term (i.e., for less than 30 days) is not a new concept in the Town of Mammoth Lakes and Mono Count more broadly. In years past, listing a unit for rent often involved taking out an advertisement in a local newspaper or working with a local property management company. This was not always easy, particularly if renting independently (e.g., vetting tenants), and came with significant costs (e.g., management and cleaning fees, maintenance, etc.).

The landscape of the short-term rental market changed drastically starting in the mid-2000s with the introduction of HomeAway (now VRBO) and Airbnb, the first online platforms for booking private short-term rental accommodations. While Airbnb remains one of the most prominent platforms in the market, other competitors have also emerged, including Vacasa, Turnkey, FlipKey (owned by TripAdvisor), Booking.com, and Hotels.com, among others. The rapid expansion of online booking platforms has expanded the pool of potential short-term rental owners and property managers, facilitating transactions and drawing new players into the market. This observed growth has drawn concern among residents of many destination communities, who observe impacts to the availability and cost of housing, as well as increases in the prevalence of nuisance issues like noise, trash, parking, and traffic.

To address community concerns, the Town of Mammoth Lakes contracted with BAE Urban Economics to assess the association between the prevalence of short-term rentals (STRs) and changes in the availability and affordability of long-term housing, as well as the impact of changes in STR supply on the performance of dedicated hotel and motel uses, and to provide recommendations regarding potential updates to the Town's STR policies and programs.

Summary of Report Contents

The following provides additional detail regarding the contents of each section of this report:

Review of the Contemporary Literature

Due to the inherent complexities associated with this topic, this research includes an initial review of the contemporary academic literature on the relationship between STRs and long-term housing availability and pricing, both rental and for-sale, recognizing that such research is conducted to a much higher standard compared to what may be possible with the data available within Mono County, and within the current schedule and budget. Nonetheless, key findings from the literature provide useful indications of how STRs can impact local communities. The review also includes consideration of various professional studies that have been prepared for other communities. Though less prevalent in the literature, the review also included studies related to the impact of STRs on occupancy and pricing (e.g., average daily

rates or ADR, etc.) for hotel and motel uses. For a full list of articles and publications reviewed for this research, please refer to Appendix A.

Tourism and Overnight Accommodations Industry Trends

The tourism industry is a primary economic driver for Mono County and the Town of Mammoth Lakes, accounting for a majority of employment and economic activity. The analysis summarizes key metrics regarding the tourism industry broadly, as well as characteristics and trends within the tourism accommodation sector. This includes comparison between the inventory of hotel and motel rooms versus STRs, as well as analysis of trends in room rates and occupancy characteristics. Data for this analysis were primarily collected from CoStar and AirDNA, both private data vendors.

Housing Market Conditions and Trends

In conjunction with the analysis of available data pertaining to the STR market, this report also considers existing conditions and trends within the Town of Mammoth Lakes housing market. This includes evaluation of changes to the housing inventory over time, as well as analysis of housing vacancy characteristics and both rental and for-sale home pricing and comparative affordability. Data on housing inventory characteristics are from the U.S. Census Bureau. Home sales records from the local multiple listing service were provided by the Town, while information on long-term rental rates was obtained through consultation with local property managers.

Near-Term Migration Trends

Recognizing the significant impact that regional migration has had on many visitor-serving economies throughout the nation, this report compares the available statistics on household and business relocations published by the U.S. Postal Service (USPS), as well as data on school enrollment from the California Department of Education (DOE).

Labor Force Trends

Recognizing Mammoth's remote location, the analysis documents in- and out-commute patterns and changes in labor force composition and the unemployment rate from 2010 through October 2023. This analysis confirms the tightening labor market which aligns closely with regional outmigration patterns.

Estimating Induced Housing Demand

Recognizing tightening labor availability, this report also evaluates the extent to which the creation of new tourist accommodation units in Mammoth Lakes likely results in the creation of new demand for workforce housing. This is done using data on the economic impacts of tourism by visitor accommodation type published by Dean Runyan and Associates, as well as information on STR overnight stays provided by Visit Mammoth and AirDNA. BAE then converts the estimated direct and induced employment to workforce households based on an estimate of the average number of

workers per household calculated using data from the U.S. Census Bureau's Public Use Microdata Sample (PUMS), then converts from workforce households to housing units demanded based on an assumed structural vacancy rate.

Regulatory Approaches in Peer Communities

To provide additional insight into some of the ways that the Town of Mammoth Lakes could approach the possible regulation of STRs, this study includes an overview of the Town's current regulations pertaining to STRs, as well as the regulatory approaches enacted by 17 peer communities. The review of STR policies in peer communities is organized around key themes and policy approaches which may be considered by local decision makers as components of a revised STR regulatory structure.

Definition of an STR

For the purposes of this research, an STR use includes real property designed for long-term residential use, including the availability of full kitchen and bathroom facilities, among other attributes. This differentiates STR units from more traditional hotel and motel uses, which often lack full kitchen facilities, and are located in developments that are intended primarily for use by transient occupants (e.g., hotels, motels, condotels, etc.), including tourists and business travelers. STRs in this analysis include single-family homes, duplex and triplex units, townhomes, condominiums, mobile homes, and apartment units. By comparison, hotel and motel properties, bed and breakfasts, time shares, and condo-hotels (condotels) primarily function as part of the more permanent inventory of visitor accommodations, as opposed to STRs that can readily transition between residential and visitor use.[1] While there is some "gray area" inherent to these definitions, they offer a way to operationalize the concept of short-term renting that aligns with the priorities expressed by the local decision makers.

The section titled "Existing Mammoth Lakes Regulations," starting on page 42, provides a more detailed review Chapter 5.40 of the Town of Mammoth Lakes Code of Ordinances, which provides definitions of what constitutes a "transient rental," and "transient occupancy facility," and a "residential property" for regulatory purposes. These definitions are largely consistent with the operational definition of an STR provided above. The section also provides an overview of the Town's existing regulatory framework relating to STRs.

[1] A condotel is a condominium property that facilitates the short-term rental of units in a centrally organized way, often including advertising of available rental listing, screening of prospective renters, provision of a staffed check-in desk, provision of periodic housekeeping services, and concierge services, among other amenities and benefits.

EMPIRICAL RESEARCH ON STR IMPACTS

Recognizing the recent growth of interest in the impacts of STRs on local housing and tourist accommodations markets, BAE reviewed more than 50 peer reviewed academic articles and industry publications on the subject. The following section provides a brief summary of the key findings and themes discussed within the contemporary academic and professional literature.

Housing Availability and Affordability

The academic body of work pertaining to the relationships between STRs and long-term housing is mainly focused on impacts within major urban tourist markets, such as Barcelona, London, Los Angeles, New York City, and San Francisco, among other locations. One peer reviewed study included a descriptive analysis of the prevalence and characteristics of STRs within 237 communities throughout Oregon, including smaller, more rural, communities (DiNatale, Lewis, and Parker, 2018). Another study identifies the ways in which peer-to-peer accommodations can facilitate economic development in rural areas without significant hotel inventories (Yeager, Soulard, Deale, and Milazzo, 2023). Despite being mainly focused on evaluating the impacts of STRs in urban settings, the academic literature nonetheless provides valuable quantitative documentation of the existence of real relationships between STRs and conditions in the long-term housing market that can be used to better understand ongoing trends in the Town of Mammoth Lakes. In addition, BAE reviewed the results from five studies completed by private consulting firms for local jurisdictions in the Mountain West which estimate the relationship between STRs and new induced workforce housing demand, as well as housing availability.

Findings from the Academic Literature

The contemporary academic literature reviewed for this study consistently found statistically significant relationships between proportionate increases in the number of STR listings and the availability and pricing of long-term housing, both rental and for-sale (Goncalves, Peralta, Pereira dos Santos, 2022; Benitez-Aurioles and Tussyadiah, 2021; Franco and Santos, 2021; Li, Kim, and Srinivasan, 2021; Koster, Ommeren, and Volkhausen, 2021; Shabrina, Arcaute, Batty, 2021; Thackway, Ng, Lee, Shi, and Pettit, 2021; Garcia, Miller, and Morehouse, 2021; Bao and Shah, 2020; Etxezarreta-Etxarri, Izagirre-Olaizola, Morandeira-Arca, and Carollo, 2020; Garcia-Lopez, Jofre-Monseny, Martinez-Mazza, Segu, 2020; Zou, 2019; Barron, Kung, and Proserpio, 2018; Wachsmuth, Chaney, Kerrigan, Shillolo, and Basalaey-Binder, 2018; Wachsmuth, Kerrigan, Chaney, and Shillolo, 2017; Gurran and Phibbs, 2017; Lee, 2016; Merante and Horn, 2017; Sheppard and Udell, 2016). These studies also found that an increased prevalence of STRs incentivized the conversion of housing that was otherwise available for long-term occupancy to STRs, in a process referred to as the 'hotelization' of the housing stock (Seguera, Nofre, Diaz-Parra, Gil, Yrigoy, Mansilla, Sanches, 2022; Li, Kim, and Srinivasan, 2021; Barron, Kung, and Proserpio, 2018; Lee, 2016). STRs can also increase the

prevalence of nuisance issues, which in some cases can have a negative impact on neighborhood livability and home values (Garcia, Miller, and Morehouse, 2021).

Those studies that incorporated a geographic concentration element into their analysis generally determined that STRs tend to be concentrated in proximity to major tourist attractions, and that greater concentrations of STR listings correlated with more significant impacts to housing availability and pricing (Franco and Santos, 2021; Li, Kim, and Srinivasan, 2021; Thackway, Ng, Lee, Shi, and Pettit, 2021; Shokoohayar, Sobhani, and Sobhani, 2020; Zou, 2019; Wachsmuth, Kerrigan, Chaney, and Shillolo, 2017; Dudas, Gyorgy, Tamas, and Lajos, 2017). The research also indicates that the negative effects of STRs are stronger in places with less owner-occupied housing (Barron, Kung, and Proserpio, 2018) and smaller inventories of hotel and motel accommodations (Peric, Smiljanic, Kezic, 2021). Also, smaller communities that are more dependent on transient occupancy taxes and that have more limited inventories of available rental housing may experience disproportionate impacts (DiNatale, Lewis, and Parker, 2018). There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed in the professional literature discussed in the next section.

The available research generally indicates that the relationship between the prevalence of STRs and housing affordability is stronger for for-sale prices compared to rents (Benitez-Aurioles, Tussyadiah, 2021; Shokoohayar, Sobhani, and Sobhani, 2020; Garcia-Lopez, Jofre-Monseny, Martinez-Mazza, Suge, 2020; Wassmer, 2019). This is because for-sale home prices in areas with high concentrations of STRs are directly correlated with the revenue generating potential of the unit on the STR market. The impacts of STRs also vary based on the type and size of the property (Goncalves, Peralta, Pereira dos Santos, 2022). Rental housing prices, by comparison, are indirectly impacted through reductions in the available long-term rental supply, which increases pricing competition between renter households. Other research indicates that STR regulation can have an appreciable impact on market rate rents (Seiler, Siebert, Yant, 2023).

The research identifies an increasing prevalence of investor owners of STRs in certain markets, including a rise in owners with multiple properties. Zou (2019) indicates that "…urban space becomes more valuable as tourists and residents take advantage of STRs…with limited urban supply for new development, investors will seek to convert the existing housing stock into STRs, bidding up property prices and making life more difficult for first-time homebuyers and long-term renters." Wachsmuth and Weisler (2018) similarly describe the increasing prevalence of investor owners as "gentrification without redevelopment," adding that a price gap emerged between market rate long-term rents and STR revenue and "…a strong economic incentive followed for real estate investors to evict existing long-term tenants or to cash out existing homeowners. They then converted properties to STRs without building anything new." Lee (2016) found that 60 percent of the properties listed on Airbnb in Los Angeles were used solely for commercial purposes.

Sheppard and Udell (2016) similarly found that STRs are often used as speculative assets which have the potential for capital appreciation, generating rental income during the hold period to defray costs. These benefits can entice investors to purchase properties not for their own use, and to hold onto properties for longer, since they can offset carrying costs, though the factors contributing can vary between markets (Krause and Aschwanden, 2020). Nonetheless, Bei and Celata (2023) found that local STR regulation can have a substantive impact on composition of the STR market, including decreasing the prevalence of hosts that own and manage multiple listings.

Table 1: Summary of Literature Review Findings of the Impacts of STRs on Rental and For-Sale Home Pricing

Author	Published	Geography	Effect on Rents	Effect on Sale Prices
Goncalves, et al.	2022	Lisbon	n.a.	8% on average and 20% for two-bedrooms resulting from a ban
Shabrina, et al.	2022	London	8.0% per 100% increase in illegal/ non-conforming STRs	n.a.
Benitez-Auriole, et al.	2021	London	0.014% per 100 listings	0.032% per 100 listings
Franco & Santos	2021	Portugal	n.a.	3.7% per 1% increase in STRs
Koster, et al.	2021	Los Angeles	4.9% increase per 1% increase in STR listings	5.1% increase per 1% increase in STR Listings
Thackway, et al.	2021	Sydney	n.a.	2% per 1% increase in STR density
Etxezarreta-Etzarri, et al.	2020	San Sebastian	7.3% increase per standard deviation	n.a.
Garcia-Lopez, et al.	2020	Barcelona	1.9% in areas of low concentration and 7.0% in areas of high concentration, for every 200 listings	4.6% in areas of low concentration and 7.0% in areas of high concentration, for every 200 listings
Zou	2019	Washington DC	n.a.	0.66% - 2.24% Overall
Barron et al.	2018	United States	0.018% per 1% increase in STR listings	0.026% per 1% increase in STR listings
Lee	2016	Los Angeles	0.2% per 1% increase in STR listings	n.a.
Merante & Horn	2016	Boston	0.4% per standard deviation increase in STR listings	n.a.
Sheppard & Udell	2016	New York	n.a.	Doubling STRs equals 6.0-31%

Source: BAE, 2023.

Table 1, above, summarizes the statistical relationships between the prevalence of STRs and long-term rental rates and for-sale home prices, as documented in the available peer reviewed academic literature. The magnitude of the impacts ranged from relatively marginal to fairly significant; though one article notes that while some of the coefficients seem marginal, the

significant growth in the sector in recent years likely results in sizable cumulative impacts over time (Dogru, Mody, Suess, 2019).

Among the known limitations of the available academic literature is the possibility that the research has omitted significant variables that have a bearing on the relationship between STRs and long-term housing availability and pricing. In addition, there is a reliance on web-scraped data from Airbnb and other online platforms, which is known to be incomplete and sometimes inaccurate. Zou (2019) specifically indicates that "…any statement with a high level of confidence would require direct data from STR platforms with accurate details." Therefore, the research findings summarized here should be interpreted with caution.

Findings from the Professional Literature

There have been a variety of studies done by private consulting firms for local jurisdictions and stakeholder groups throughout the country regarding the impacts of STRs on local housing markets. This research identified two studies that were prepared specifically on behalf of the STR industry, which contribute to the literature, but which should be interpreted with caution. This research also identified six professional studies prepared on behalf of various stakeholders that leveraged tourism and housing market trends analysis to identify associations between changes in the STR inventory and changes in housing market conditions. Lastly, this research identified three professional studies that replicate statistical methods used in the academic literature to quantify the impact of STRs on housing markets.

Industry Sponsored Studies

The oldest professional study reviewed for this report is a 2016 analysis prepared by ECONorthwest on behalf of HomeAway, an online STR platform, in response to proposed STR regulation in Seattle and should be reviewed with caution. Another study prepared by HR&A on behalf of Airbnb in Colorado in 2022, found a rough association between STRs and housing availability and pricing but recommended increased subsidies for affordable housing and workforce housing construction and preservation, rather than additional STR regulation.

STR and Housing Market Trends

This research identified six professional studies that use STR and housing markets trends analysis to highlight relevant associations.

Three of the studies reviewed for this research were prepared by BAE Urban Economics in the communities of Placer County, Mariposa County, and the Town of Truckee. These studies identified the large concentrations of housing within each market which was vacant for seasonal and occasional use and identified similar increases in the number of housing units engaged in short-term renting. These analyses highlight the ways in which short-term renting can be used to facilitate purchases of residential properties for second home use, leading to increased home prices and an expanded pool of potential second home buyers. The research also identified an increasing prevalence of dedicated STRs in some communities, most notably

in Mariposa County, that were expressly purchased or built with the intent of exclusively making them full-time STRs, without any secondary residential use. The study prepared for the Town of Truckee also evaluated the profitability of STRs compared to long-term renting.

In addition to the three studies prepared by BAE, this research also evaluated three descriptive studies prepared by Beacon Economics for San Luis Obispo County and by PlaceWorks for San Bernardino County, as well as a study prepared by the Milken Institute for the State of California. The San Bernardino County and San Luis Obispo studies both concluded that STRs are not the primary driver of housing availability and pricing issues in those communities.

In San Bernardino, PlaceWorks documented significant increases in the number of STRs located within certain county subareas, notably near Joshua Tree National Park, which were associated with significant increases in home sale prices and rents. PlaceWorks relies heavily on differences in unit size and quality to justify this differential, versus acknowledging that entities buying units with the express intent of short-term renting can and are willing to pay more than other households. They also note the significant prevalence of corporate-owned STRs. PlaceWorks also acknowledges the significant difference between the revenue generation potential of STRs compared to long-term rentals but downplays this by recognizing the industry's seasonality. The study relies on data from the U.S. Census Bureau indicating an increase in renter occupancy, coupled with data showing that more than 60 percent of active STRs were built or substantially improved since 2018 to imply that the STR industry is not taking units out of full-time occupancy. While they do acknowledge the existence of some anecdotal evidence presented by members of the community regarding the conversion of long-term housing to STR use, they suggest that this does not represent a significant market driver.

The studies prepared by Beacon Economics for San Luis Obispo County and the Milken Institute for the State of California clearly acknowledge the importance of tourism spending to the economic and fiscal health of many communities. These studies also highlight that STRs can offer a different consumer experience compared to traditional hotels and were notably more resilient to the impacts of the COVID-19 pandemic compared to traditional hotels due to their more isolated home-like offerings. These studies acknowledge that San Luis Obispo, as well as the State of California, feature relatively small concentrations of STRs as a share of the total housing stock (i.e., less than 0.5 percent in San Luis Obispo County and only one percent across California as a whole). They also compare the characteristics of typical STRs (e.g., larger and more expensive single-family homes) with the needs and ability to pay of low-income households, concluding that the units engaged in short-term renting would make poor candidates for occupancy by low-income households. This perspective fails to acknowledge the growing challenges faced by many moderate- and above moderate-income households in supply-constrained communities who compete directly with second home and STR property owners. These studies also fail to evaluate the localized impacts of STRs in areas with higher concentrations of STRs and second homes, suggesting that additional research is needed.

Workforce Housing Demand Impacts

Five professional studies reviewed for this research used comparable methodologies to evaluate the relationship between the addition of new STRs to the local market and new induced demand for workforce housing created as a result of new visitor spending. These reports include studies prepared by BAE for the Town of Truckee and Mariposa County, which applied the same methodology used in this report, as well as a study prepared by Economic and Planning Systems (EPS) for the town of Breckenridge in Colorado, and a study prepared by Root Policy Research for the town Pagosa Springs, also in Colorado. The key findings from these studies are summarized in Table 2 and indicate that in many markets, visitor spending associated with creation of 100 new STRs results in creation of demand for between ten and 20 new workforce housing units. In Mariposa and Mono Counties, the analysis found that induced workforce housing demand can be much higher, with the creation of 100 new STRs generating demand for between 60 and 80 new workforce housing units, not including a vacancy allowance. The reasons for the higher impacts in Mariposa and Mono counties may be due to having a tourism oriented economic base, though other factors may also be at play.

Table 2: Summary of Literature Review Findings of the Impacts of STRs on Induced Workforce Housing Demand and Reduced Long-Term Housing Supply

Author	Published	Geography	Induced Workforce Housing Demand Per 100 New STRs	Supply Impacts to Long-Term Housing	
				For-Sale	Rental
BAE Urban Economics	2023	Mono County, California	69.8 Units	n.a.	n.a.
PlaceWorks	*2023*	San Bernardino County, California	n.a.	n.a.	n.a.
BAE Urban Economics	2023	Mariposa County, California	64.9 Units	n.a.	n.a.
Beacon Economics	2023	San Luis Obispo County, California	n.a.	n.a.	n.a.
BAE Urban Economics	2022	Truckee, California	17.2 Units	n.a.	n.a.
Milken Institute	2022	California	n.a.	n.a.	n.a.
Root Policy Research	2022	Estes Park, Colorado	n.a.	-0.011% to -0.022% per 1% increase in STR listings	-0.014% to -0.041% per 1% increase in STR listings
Root Policy Research	2022	Pagosa Springs, Colorado	11.6 Units	-0.012% to -0.023% per 1% increase in STR listings	-0.015% to -0.041% per 1% increase in STR listings
Economic & Planning Systems, Inc.	2021	Breckenridge, Colorado	11.0 Units	n.a.	n.a.
Michael Baker International	2017	South Lake Tahoe, California	n.a.	n.a.	n.a.

Source: BAE, 2023.

Workforce Housing Supply Impacts

In addition, one study prepared in 2017 by Michael Baker International and two studies prepared more recently by Root Policy Research go a step further to estimate statistical relationships between the STRs and the availability and pricing of housing for long-term occupancy using statistical methods similar to those reflected in the academic literature.

The 2017 study by Michael Baker was prepared for the City of South Lake Tahoe and determined that the average STR with an overnight capacity of nine people was valued around 8.5 percent higher than comparable homes that were not permitted for STR use. The study also determined that the presence of an average number of STRs within one-tenth of a mile increased a home's sale price by 2.9 percent, while the presence of STRs within one quarter mile increased a property's value by 3.6 percent. Interestingly, the study found that the presence of STRs from one-quarter to one-half mile of a home decreased value by 5.3 to 9.1 percent due to negative externalities, such as community-wide traffic and parking issues.

Two other statistical analyses were conducted by Root Policy Research for the communities of Estes Park and Pagosa Springs in Colorado. To conduct their analysis, Root Policy Research first applied the coefficients of impact estimated in the peer reviewed article titled "The effects of home-sharing on house prices and rents: Evidence from Airbnb" published by Barron, Kun, and Proserpio in 2021 to local STR and housing stock data. It is not clear why this article in particular was chosen as the basis for their analysis, as other high-quality research exists which found varying coefficients of impact. In addition, Root Policy Research also prepared alternative statistical models using data for the State of Colorado and for areas within Colorado that have elevated seasonal vacancy rates, estimating that a doubling in the number of STRs resulted in a decrease in the number of long-term rental housing units of 1.4 to 4.1 percent and a decrease in the number of owner-occupied housing units by 1.1 to 2.2 percent. These results were consistent across the two studies prepared for Estes Park and Pagosa Springs, likely due to the use of national and state-level data as the basis for the analysis. BAE anticipates that if the statistical models were more finely specified to align with local economic and housing market conditions, the impact coefficients would more likely vary significantly.[2]

[2] Economic theory suggests that impact coefficients associated with an increase in the number of STRs should vary based on the size of the local housing stock, the magnitude of demand for second homes, the magnitude of demand for overnight tourist accommodations, the share of the existing housing stock that is held vacant for seasonal and occasional use, and the volume of new residential construction that could absorb new second home and STR demand, among other factors. Estes Park is a much larger community with a total of 4,562 housing units compared to 907 in Pagosa Springs as of the 2020 Decennial Census. While the residential vacancy rate in both communities is quite similar at just over 30 percent, the share of the housing stock held vacant for seasonal use averaged around 30 percent in Estes Park compared to 13 percent in Pagosa Springs. With a smaller housing stock and a smaller share of second homes, theory suggests that the impact coefficients associated with an increase in the number of STRs in Pagosa Springs should be higher than in a much larger community like Estes Park. Therefore, BAE anticipates that the impact coefficient estimates prepared by Root Policy Research may not accurately reflect the true impact of an increase in the number of STRs in these communities, but rather reflect the broader relationships that may be anticipated when analyzed at a regional, statewide, or national level.

Lodging Industry Occupancy and Rates

Findings from the Academic Literature

Table 3 summarizes the relationship between the STR supply and hotel performance, as documented in recent available literature on the subject. While the research results in the literature are somewhat mixed, there is a general indication that STRs likely do have an impact on the pricing of existing hotel and motel properties (Dogru et al., 2022; O'Neill and Yeon, 2021; Dogru, Hanks, Ozdemir, et al., 2020; Yeon, Song, and Lee 2020; Nguyen, 2019; Zervas, Proserpio, and Byers, 2017), as well as average hotel and motel occupancy in some cases (Dogru, Hanks, Mody, et al., 2020; Dogru, Mody, and Suess, 2019).

While many studies have documented the negative impacts of STRs on the lodging industry, the negative effects have been shown to vary widely across different hotel classes, seasons, types of locations, and regions (Dogru et al., 2022; Dogru, Hanks, Ozdemir, et al., 2020; Dogru, Hanks, Mody, et al., 2020; Nguyen, 2019; Mody and Gomez, 2018). For example, Yeon, Song, and Lee (2020) found that STRs have a limited impact on luxury hotel properties and a greater impact on lower- and mid-tier properties. O'Neill and Yeon (2021) found significant negative impacts for all classes of hotels in the United States, but also determined that STRs tend to have greater negative impacts on the revenues of lower priced hotels relative to higher priced hotels. The research also found that impacts were generally more limited to urban and tourist-oriented hotels compared to more suburban hotels oriented towards business travelers (O'Neill and Yeon, 2021). Zervas et al. (2017) found that independent hotels, hotels that do not cater to business travelers, and lower-end hotels are all more heavily affected by STRs. Overall, the research generally suggests that the impacts from STRs are mainly limited to less aggressive pricing and do not consistently translate to reduced hotel occupancy (Dogru et al., 2022; Dogru, Hanks, Ozdemir, et al., 2020; O'Neill and Yeon, 2021; Yeon, Song, and Lee 2020), though some studies (Dogru, Mody, and Suess, 2019; Dogru, Hanks, Mody, et al., 2020) did identify impacts to average hotel and motel occupancy, in addition to revenue per available room night (RevPAR). Mody, Suess, and Dogru (2017) also found that the early-stage expansion of the STR inventory in Boston had the effect of also inducing an expansion of overnight tourism demand, such that impacts to the hotel industry (i.e., occupancy and rates) were largely moderated over the study period in that case.

Because STR supply is 'instantaneous,' it can readily supplement hotel inventory during peak periods, reducing the need to make significant investments in new hotel inventory that may go underutilized during much of the year (Farronato and Fradkin, 2018). Zervas, Proserpio, and Byers (2017) found that Airbnb supply was 60 percent greater during the South by Southwest Festival (SXSW) in Texas compared the rest of the year, and that the impact on hotel revenues was 1.5 percentage points larger at that time, which they attribute to supply and demand dynamics rather than the "idiosyncratic preferences of the SXSW demographic." The authors further indicate that a ten percent increase in hotel room supply resulted in a 1.6 percent decrease in hotel room revenue, compared to a 0.39 percent decrease in hotel room revenue

resulting from a similar ten percent increase in STR supply. CB Richard Ellis, a major global real estate firm, recommended as early as 2020 that hotel operators and investors conduct detailed analysis on the quantity and quality of STR product offerings in any market where ten percent or more of the supply of tourist accommodations is made up of STR units (CB Richard Ellis, 2020). In more recent years, some hotel operators have begun integrating home sharing-like attributes to compete with STRs more effectively (Mody and Gomez, 2018), such as with the condominium type units recently added to the property at Outbound Mammoth.

Table 3: Summary of Literature Review Findings of the Impacts of STRs on Revenue and Occupancy within the Permanent Lodging Inventory

Author	Published	Geography	Effect on RevPAR	Effect on ADR	Effect on Occupancy
Dogru et al.	2022	United States (all states)	-0.009% per 1% increase in STR listings	-0.008% per 1% increase in STR listings	No significant effect on occupancy
O'Neill & Yeon	2021	United States & Europe	-0.05% to -0.08% per 1% increase in STR listings	n.a.	n.a.
Dogru, Hanks, Mody, et al.	2020	London, Paris, Sydney, and Tokyo	-0.016% to -0.031% per 1% increase in STR listings	No significant effect on ADR	-0.016% per 1% increase in STR listings
Dogru, Hanks, Ozdemir, et al.	2020	United States (all locations)	-0.029% to -.077% per 1% increase in STR listings	-0.043% to -0.089% per 1% increase in STR listings	No significant effect on occupancy
Dogru, Mody, & Suess	2019	United States (10 cities)	-0.02% per 1% increase in STR listings	-0.02% per 1% increase in STR listings	-0.004% per 1% increase in STR listings
Nguyen	2019	New York City	-1.2% per 10% increase in STRs	-1.3% per 10% increase in STRs	n.a.
Zervas, Proserpio, & Byers	2017	Texas (all cities)	n.a.	-0.039% per 1% increase in STR listings	n.a.

Source: BAE, 2023.

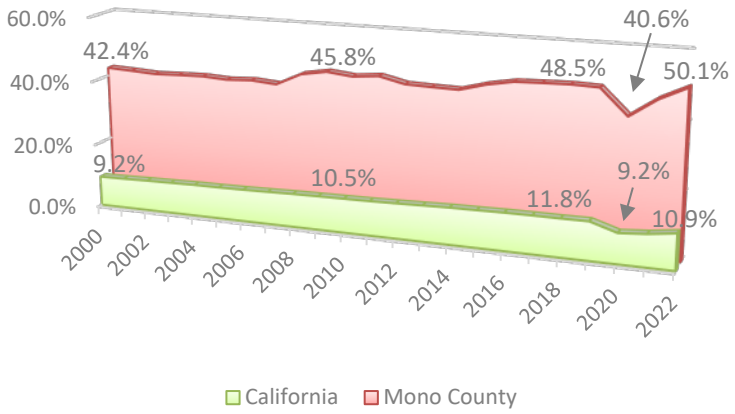
TOURISM AND OVERNIGHT ACCOMODATIONS INDUSTRY TRENDS

The following section summarizes characteristics and trends within the tourism and overnight tourism accommodations industries in the Town of Mammoth Lakes and Mono County.

Tourism's Economic Contribution

Data from the California Employment Development Department (EDD) indicates that the Leisure and Hospitality sector – which includes recreation, accommodations, and food service, among other activities – represents Mono County's single largest employment sector, accounting for nearly half of all jobs. It also represents the only significant growth industry within the county and accounts for an increasing share of countywide employment, as shown in Figure 1.[3] Additional data from the Bureau of Economic Analysis indicates that the sector also represents nearly one quarter of countywide gross domestic product, a share that has increased in recent decades.

Figure 1: Leisure and Hospitality Jobs as a Share of Total Nonfarm Employment, 2000-2022



Sources: California Employment Development Department, Industry Employment and Labor Force Data; BAE, 2023.

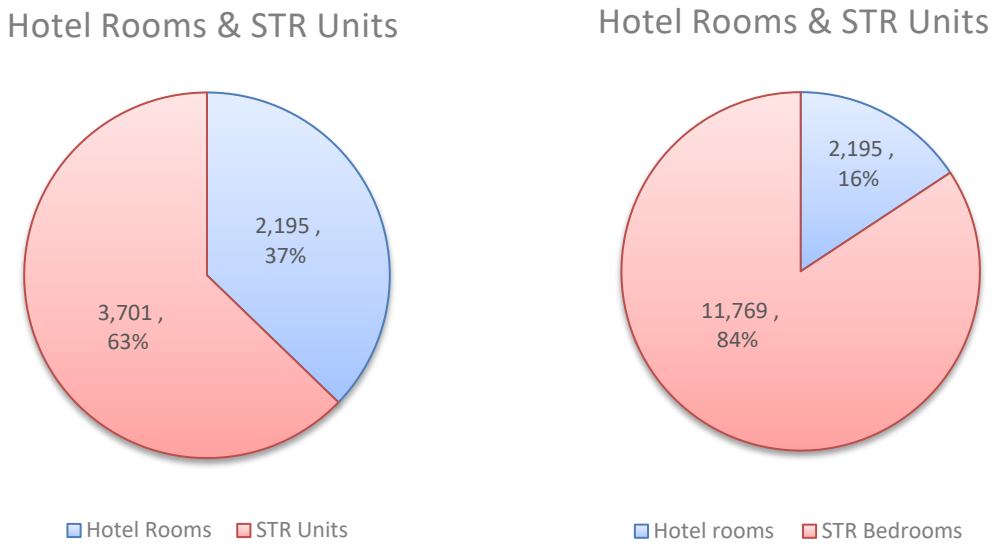
Additional data from Dean Runyan and Associates, which estimates the economic impacts of travel by county for Visit California, indicates that visitors spent $580.6 million in Mono County in 2022, which supported more than 6,000 jobs directly and indirectly throughout the county.[4] Tourism spending also generated approximately $44.2 million in local tax receipts. The Town of Mammoth Lakes estimates 2021-2022 fiscal year transient occupancy tax (TOT) collections at $16.9 million, which represented 38 percent of total townwide revenue, with the 2023-2024 fiscal year budget projected to include around $18.25 million in TOT revenue.[5]

[3] Though employment fluctuates significantly on both a seasonal and annual basis.
[4] Direct impacts represent the immediate effects of visitor spending, such as jobs supported at the location where the spending occurred (e.g., restaurants, hotels, etc.). Indirect impacts represent the multiplier effect, where dollars spent at the point of sale are then re-spent on the goods and services needed to operate the point-of-sale business (e.g., restaurant produce, retail products, utilities, etc.).
[5] Town of Mammoth Lakes. (2023). Town of Mammoth Lakes Fiscal Year 2023/24 Operating Budget. Available at: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/13504/Full-Book-Final-Reduced

Tourist Accommodations Inventory

Due to its remote location, the Town of Mammoth Lakes relies heavily on overnight tourist visitation to support visitor spending and associated economic activity and tax collections. The inventory of tourist accommodations is diversified with various accommodation types (e.g., hotel/motel, STR, second homes, campgrounds, etc.) across a variety of quality levels (e.g., luxury, upscale, midmarket, economy). Figure 2 illustrates that while the overnight accommodations inventory in the unincorporated county is mostly made up of traditional hotel and motel accommodations, the Mammoth Lakes inventory is heavily skewed towards STRs.

Figure 2: Overnight Tourist Accommodations Inventory, November 2023



Note:
(a) The number of STR bedrooms assumes an average of 3.18 bedrooms per STR unit based on a review of AirDNA data.

Sources: Town of Mammoth Lakes; CoStar; AirDNA and Visit Mammoth; BAE, 2023.

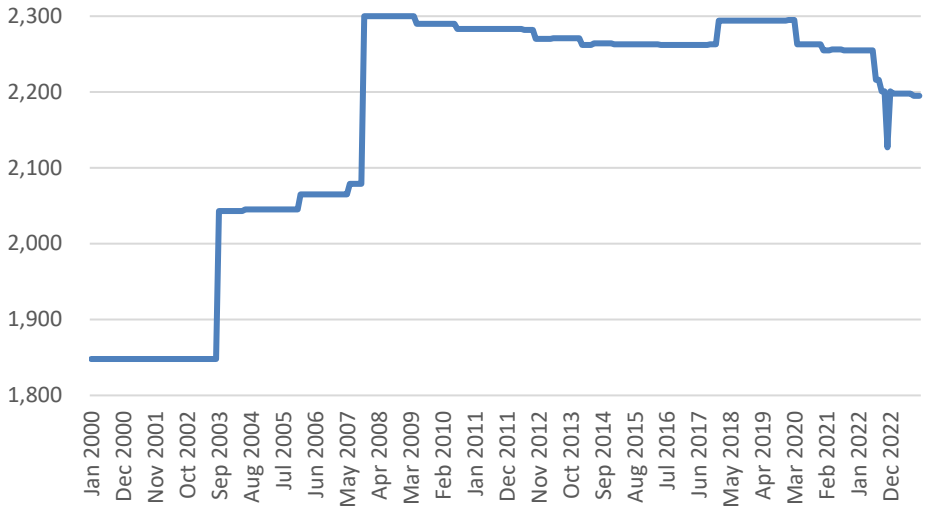
Hotel/Motel Inventory

According to data from CoStar, a private data vendor, there are a total of 26 hotel and motel properties located within the Town boundary.[6] Figure 3 illustrates growth in the hotel and motel room inventory from January 2000 through May 2023. The data indicate robust growth in the hotel and motel inventory in the early to mid-2000's. With the onset of the Great Recession in 2008, the hotel room inventory remained relatively static until 2018 with the addition of around 30 new hotel rooms. However, with onset of the global coronavirus pandemic in 2020, the hotel sector experienced significant distress, with a number of hotel properties either converting to other uses or undertaking significant renovations. As of May

[6] There are three properties located in the Town of Mammoth that are outside of the Urban Growth Boundary. These include the Mammoth Mountain Inn, the Mammoth Mountain Chalets, and the Tamarack Lodge and Resort.

2023, CoStar estimates that there were around 2,260 lodging rooms of varying sizes and qualities in the Town of Mammoth Lakes. With increased tourism demand in the post-pandemic economy, the Town currently has five new hotel development projects under review which are projected for delivery in the next few years. If delivered as planned, these projects will increase the hotel inventory to 2,714 total tourist accommodation units by 2025-2026, including both hotel rooms and condominiums. For a full inventory of existing and planned hotel properties, see Appendix B.

Figure 3: Hotel/Motel Inventory Trends, January 2000 to May 2023

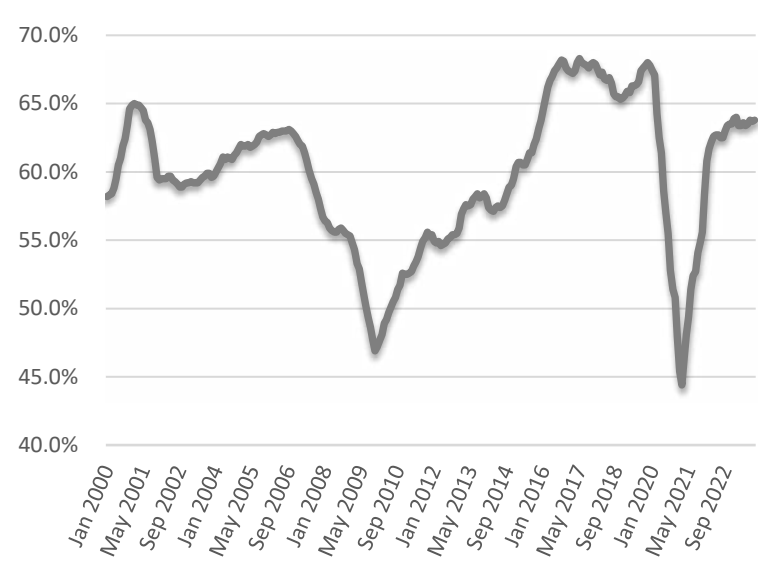


Sources: CoStar; BAE, 2023.

Hotel Occupancy Rates

Most hotel operators target an average occupancy rate of at least 60 to 70 percent in order to sustain operations. Figure 4 illustrates the 12-month running average occupancy rate for hotels in Mammoth Lakes. The data show significant drops in occupancy in the later 2000's, corresponding the Great Recession, as well as in 2020-2021 corresponding with the global coronavirus pandemic and associated stay-at-home orders issued by the Governor's office. As of 2022, occupancy rates had

Figure 4: 12-Month Average Hotel Occupancy Rate, Town of Mammoth Lakes, Jan 2000 to Oct 2023



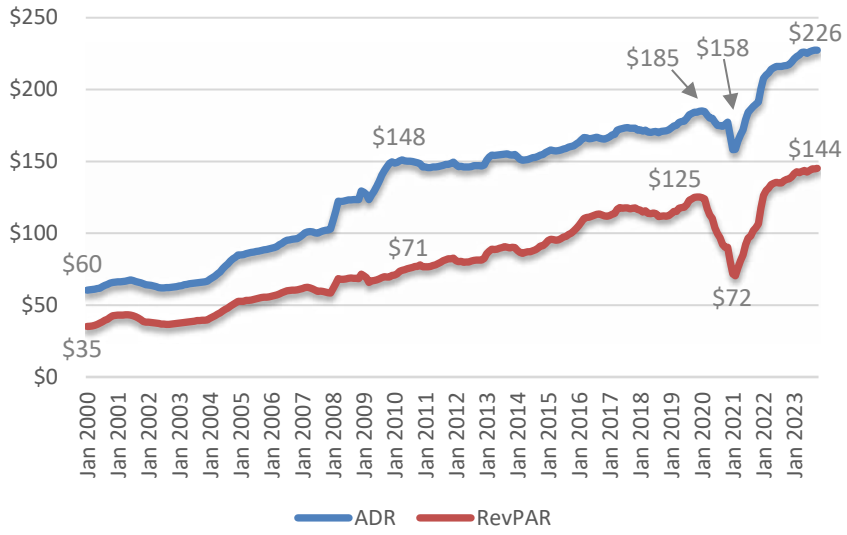
Sources: CoStar; BAE, 2023.

recovered to an average of around 63 percent, which remained somewhat below the high of 68 percent experienced in late 2019. Meanwhile, occupancy rates among STR units spiked in 2020 in line with a shift in consumer preferences towards socially distanced accommodations, with STR occupancy rates remaining elevated from 2020 through 2023 at 50-60 percent.

Hotel Nightly Rates

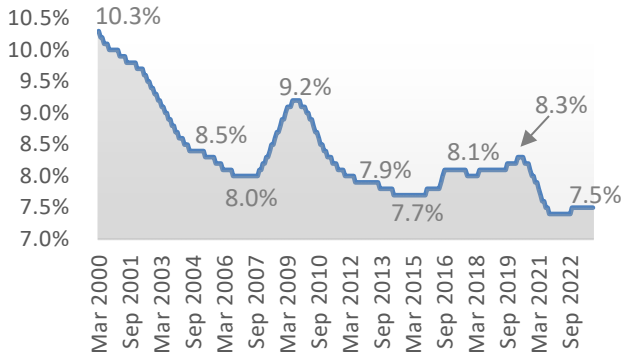
Hotel rates are typically tracked based on the average daily rate (ADR) as well as the average revenue per available room night (RevPAR). Figure 5 illustrates change in the ADR and RevPAR for hotel properties in the Town of Mammoth Lakes. The data indicate that, on average, both ADR and RevPAR have increased steadily over time. The exceptions are brief decreases that occurred as a result of the global Coronavirus pandemic between 2020 and 2021, with rates resuming their prior trajectory as of 2022. CoStar estimates the ADR for the 12-months from November 2022 to October 2023 at $227, while the monthly average rates ranged from $182 to $297. RevPAR for the same period averaged $145, and ranged from $106 to $177, depending on the month.

Figure 5: 12-Month Average Hotel ADR and RevPAR, Jan 2000-Oct 2023



Sources: CoStar; BAE, 2023.

Figure 6: Estimated Market Capitalization Rate, Hotel/Motel Properties, Town of Mammoth Lakes, January 2000 to May 2023



Sources: CoStar; BAE, 2023.

Hotel Capitalization Rates

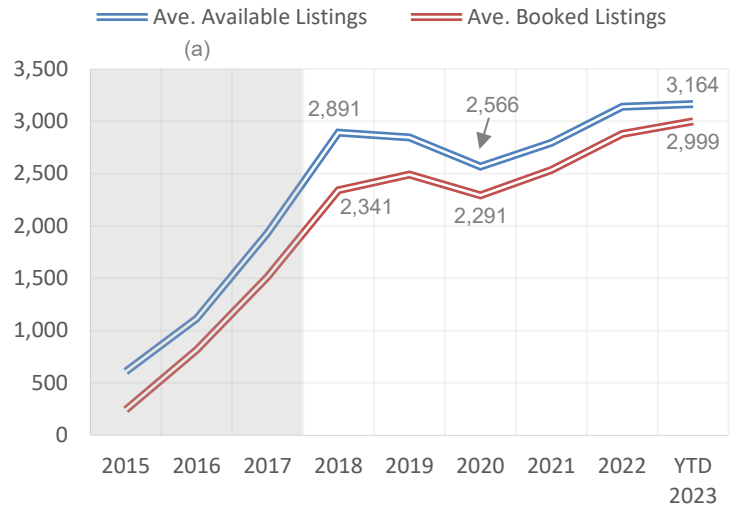
Capitalization (cap) rates reflect the revenue generating potential of a commercial real estate asset as a share of the property's full market value. In times of economic uncertainty, investors often elect to invest in properties with comparatively high cap rates, as those investments are perceived to be lower risk. Decreasing cap rates generally reflect improving confidence in the future performance of certain investment types. Figure 6 illustrates estimates from CoStar of market average cap rates for hotel and motel properties in Mammoth Lakes from January 2000 through May 2023. The data indicate that cap rates for hotel properties decreased steadily from 2000 until the onset of the Great Recession in 2008. This corresponds with the significant increases in hotel inventory observed in Figure 3. Cap rates increased to more than nine percent during the Great Recession, but largely recovered by the mid-2010s when rates began to increase modestly, peaking in 2020 at 8.2 percent. Cap rates recovered fairly quickly in late 2021 and 2022 and stabilized in 2023 at around 7.5 percent on average.

Short-Term Rental Inventory

According to data from AirDNA and provided to the Town by Visit Mammoth, there were approximately 3,193 unique STR listings in the Mammoth Lakes market between January and September 2022. Of those, 3,163 listings (99.1 percent) were "entire place" listings, which designates that the entire unit is included in the listing. By comparison, 29 listings were for private or shared rooms within larger units. The Town reports having 3,701 permitted STR units with Schedule F TOT certificates as of November 2023, though not all may be active.

Figure 7 illustrates change in the number of "entire place" listings tracked by AirDNA, which include properties listed on Airbnb and VRBO. Note that the available data extends as far back as 2014-2015, though the initial years of the inventory are likely incomplete, with additional data from VRBO being added only in June 2017. Therefore, the trends data is only reasonably reliable for the years 2018 and later. Based on this data, it appears that the average number of listings decreased by around 325 listings between 2018 and 2020, with the average number of active listings rebounding to above 2018 levels by late 2023.

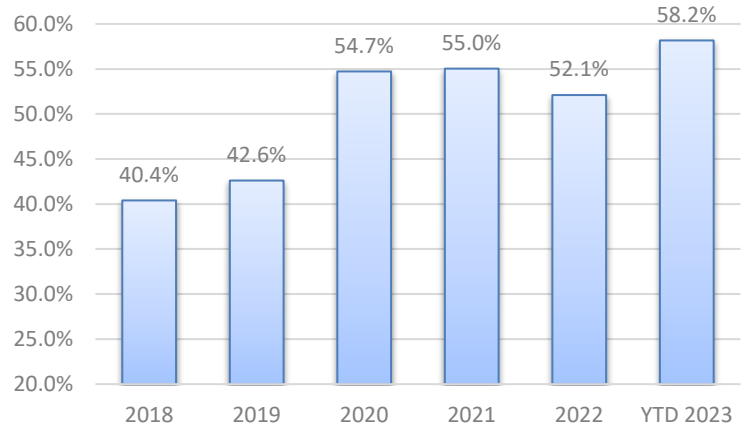
Figure 7: Average Number of "Entire Place" Listings, with Monthly Min and Max, Oct 2014 to Sept 2023



Note:
(a) The available data extends as far back as October 2014, though data for 2014 through 2017 are likely incomplete. Data for VRBO was added only in June 2017. Therefore, data prior to 2018 are likely unreliable.

Sources: AirDNA: Visit Mammoth Lakes; BAE, 2023.

Figure 8: Average Annual STR Occupancy, Mammoth Lakes, 2018 to Sept 2023



Sources: AirDNA: Visit Mammoth Lakes; BAE, 2023.

STR Occupancy

Figure 8 illustrates the average annual occupancy rate for STRs in Mammoth Lakes from 2018 through September of 2023, as reported by AirDNA. These data clearly illustrate the significant increase in occupancy experienced within the STR sector with the onset of the pandemic in 2020. This is attributed to consumer preferences during the pandemic for socially distanced accommodations, though it is notable that occupancy rates have remained elevated. Prior to the pandemic, STR occupancy rates averaged in the low 40 percent range, increasing to around 55 percent or higher post-pandemic.

Figure 9: Average Nights Available and Occupied Per STR Listing, Mammoth Lakes, 2017 to Sept 2022



Sources: AirDNA; Visit Mammoth Lakes; BAE, 2023.

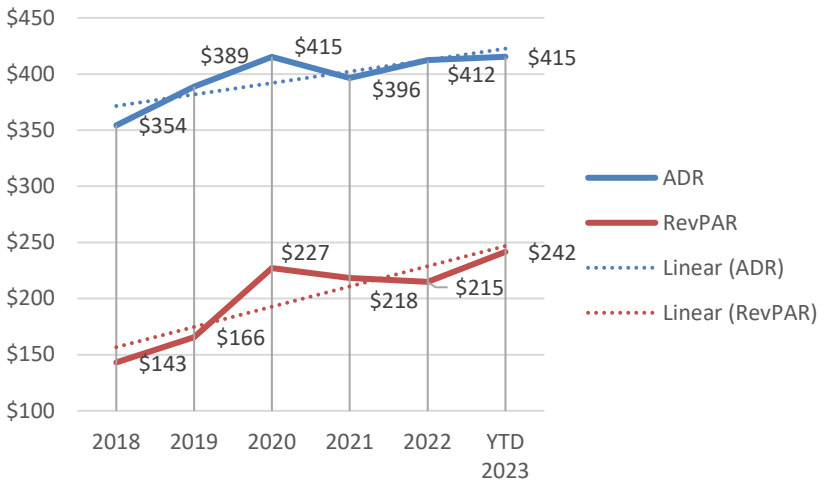
Dividing the total number of available unit nights by the total number of listings returns the average number of available nights per listing. Likewise, dividing the total number of booked unit nights by the total number of booked listings returns the average number of booked nights. These figures are reported in Figure 9 and indicate that STR units in Mammoth Lakes were available for booking almost 85 percent of the calendar year in 2022, though units were booked around 50 percent of the year.[7] In 2023 there were 105 weekend days in the calendar. With an average STR being booked around 175 nights per year, the data imply that an average STR in Mammoth Lakes is more or less rented every weekend of the year, plus more than 75 weekdays throughout the year. Depending on the definition used, an average STR in Mammoth Lakes may be considered to be a full-time tourist accommodation unit, with some occasional secondary residential use.

[7] Please note that many STR owners and operators make units available for large portions of the year, book what they can, then use the property during un-booked times as a second home and/or private residence. Therefore the reported availability of STRs within the Mammoth market may be exaggerated in the data.

STR Nightly Rates

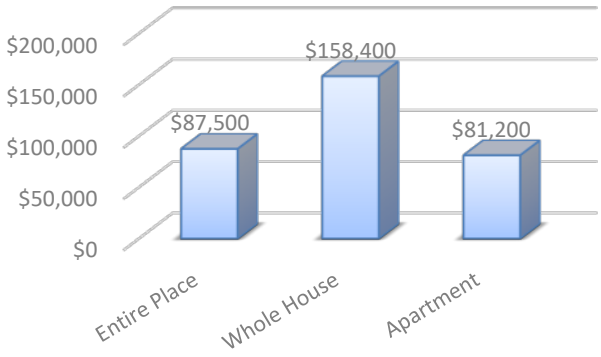
Similar to the trend in STR occupancy described above, ADRs and RevPAR for STR units in Mammoth Lakes have increased fairly steadily since 2018, with modest decreases in 2021 and 2022 compared to 2020. As of September 2023, the ADR in Mammoth Lakes was $415, which was equal to the 2020 peak. RevPAR shows a similar trend, with 2023 RevPAR averaging $242 per unit, compared to a high of $227 observed in 2020. Rates appear to have been relatively resilient in 2020, despite the pandemic, due to a decrease in the number of listings and increase in occupancy compared to hotel units. According to key stakeholders, the decrease in listings was primarily driven by owners electing to use the units themselves during periods of social distancing. As of October 2023, RevPAR had increased to $246.50 per available room night.

Figure 10: Average Daily Rates (ADR) and Revenue Per Available Room Night (RevPAR), Mammoth Lakes, 2018 to Sept 2023



Sources: AirDNA; Visit Mammoth Lakes; BAE, 2023.

Figure 11: Average Gross Revenue per STR by Type, Mammoth Lakes, Nov 202 - Oct 2023



Sources: AirDNA; BAE, 2023.

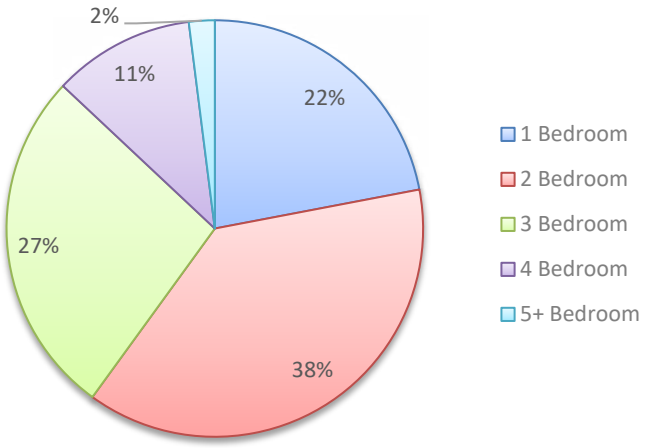
Average STR Revenue

According to more recent estimates from AirDNA, the average STR listing between November 2022 and October 2023 generated $87,300 in gross revenue over the 12-month period. As shown in Figure 11, whole house rentals averaged significantly greater revenue at $158,400 in gross revenue compared to apartment units at $81,200 in gross revenue.

STR Unit Size

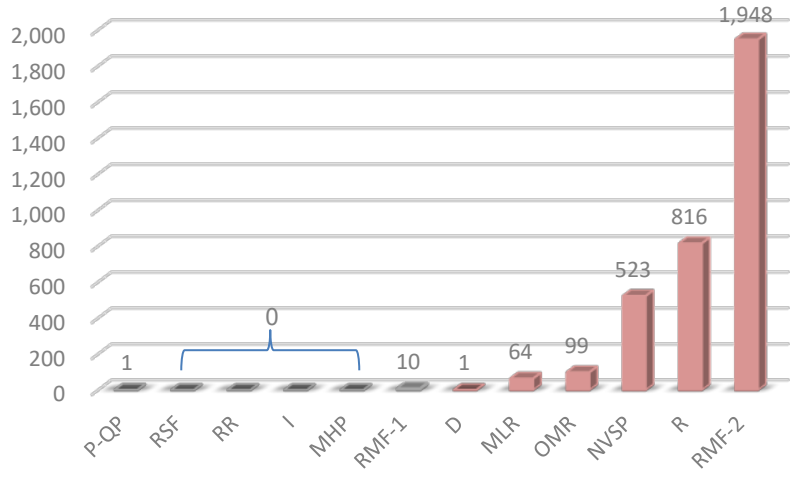
Figure 12 illustrates the distribution of STR listings by unit size. These data indicate that nearly 90 percent of all listings have three or fewer bedrooms. These data indicate that most units engaged in short-term renting would likely be functionally suitable for full-time occupancy by workforce households.

Figure 12: STR Listings by Size, Mammoth Lakes, Nov 2023



Sources: AirDNA; BAE, 2023.

Figure 13: STRs with Schedule F TOT Certificates by Zone

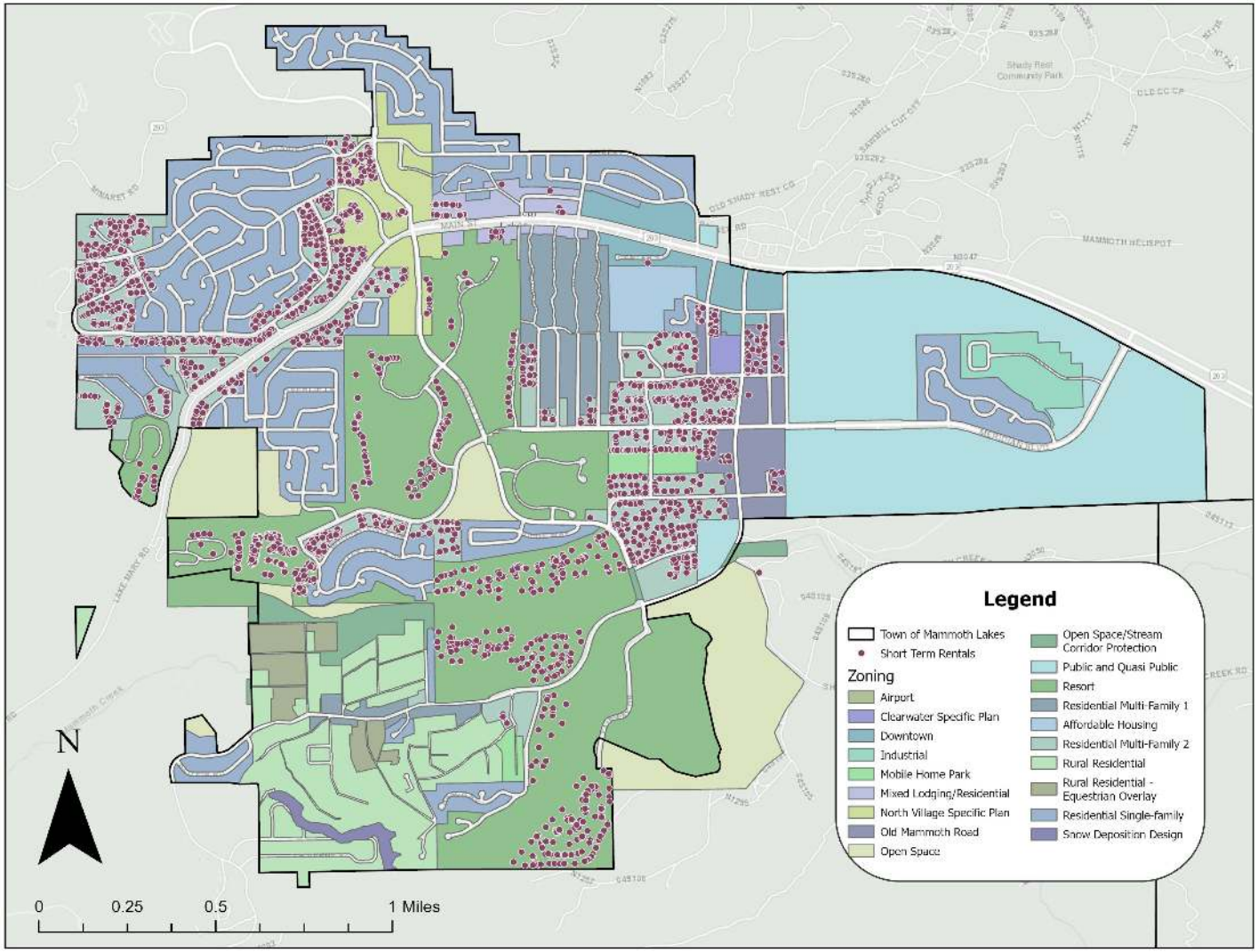


Sources: Town of Mammoth Lakes; BAE, 2023.

Geographic Distribution

The Town of Mammoth Lakes currently allows new STRs to be established only within certain zoning districts, including the Downtown (D), Mixed Lodging/ Residential (MLR), Old Mammoth Road (OMR), North Valley Specific Plan (NVSP), Resort (R), and Residential Multifamily-2 (RMF-2) zones. There are also a number of existing permitted STRs in the Residential Multifamily-1 (RMF-1) and Public-Quasi Public (P-QP) zones. Figure 13 illustrates the relative concentration of permitted STRs within each zoning district. Figure 14 Illustrates the relative concentration and distribution of permitted STRs throughout the community.

Figure 14: STRs with Schedule F TOT Certificates and Town Zoning Districts, October 2023



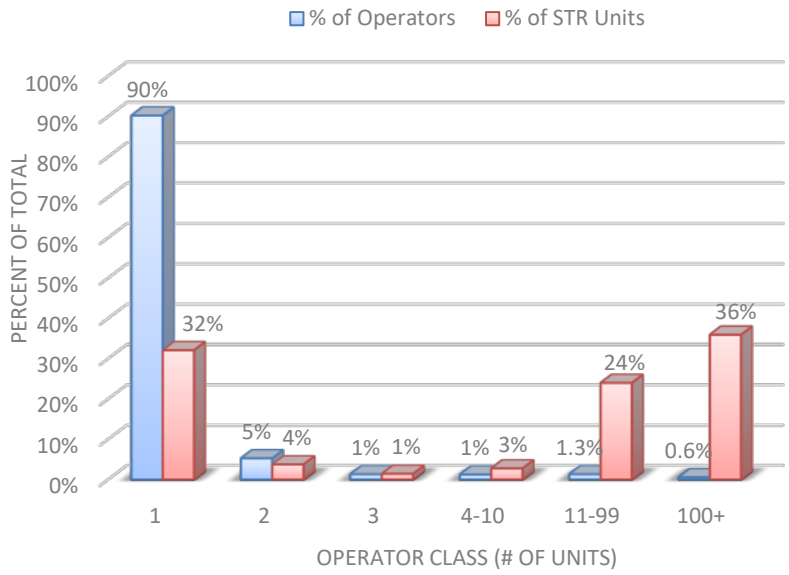
Sources: Town of Mammoth Lakes; BAE, 2023.

Schedule F Operators

While the currently available data are insufficient to accurately characterize the prevalence of corporate ownership of STRs or the prevalence of owners with multiple STR units, the Town of Mammoth Lakes does maintain records related to Schedule F TOT certificates on the number of units operated by individual filers. Figure 15 illustrates that the STR market in Mammoth Lakes is largely bifurcated between small and large operators. The data indicate that nearly 90 percent of all operators have only one STR unit, though these operators manage only around one-third of the total STR inventory, or around 1,150 units in total. Mid-sized operators with 2-10 units represent only around eight percent of the market. Larger operators with 11-99 units meanwhile represent only 1.3 percent of operators, but account for nearly one-quarter of the STR inventory. The data indicate that there are only seven operators with more than 100 STR units, representing only 0.6 percent of operators, though these entities control around 36 percent of all STR units in Mammoth.

On average, the largest operators manage almost 185 STR units each.

Figure 15: Percent of Schedule F TOT Certificate Operators and STRs by Management Class, Dec 2023

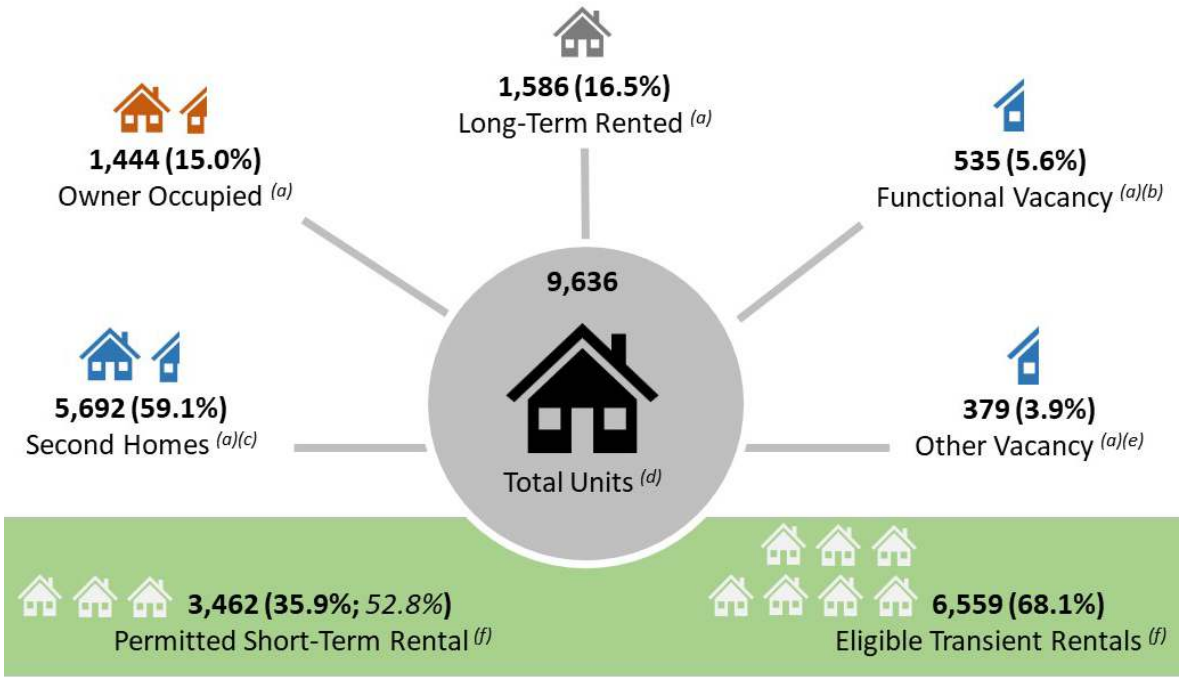


Sources: Town of Mammoth Lakes; BAE, 2023.

HOUSING MARKET CONDITIONS AND TRENDS

The following section summarizes recent conditions and trends within the Mammoth Lakes housing market. The analysis is based primarily on data from the U.S. Census Bureau, the California Department of Finance, the Town of Mammoth Lakes, and local property managers.

Figure 16: Housing Stock Utilization, Town of Mammoth Lakes



Notes:
(a) Based on the distribution of vacant housing units by type as reported in the 2020 Decennial Census, multiplied by the total number of housing units, as reported by the Town of Mammoth Lakes for 2022.
(b) Includes units that are vacant as a result of being available for rent and for sale.
(c) Includes units that are held vacant for seasonal and occasional use.
(d) As reported by the Town of Mammoth Lakes for 2022.
(e) Includes units that are rented or sold, but not yet reoccupied, as well as units held vacant for migrant workers, and units that fall into the Census Bureau's "other vacant" definition.
(f) As reported by the Town of Mammoth Lakes as of December 2023.

Source: U.S. Census Bureau, 2020 Decennial Census; Town of Mammoth Lakes; BAE, June 2023.

Housing Stock Utilization

As illustrated in Figure 16, above, the Town estimates that as of 2022, there were 9,636 housing units in Mammoth Lakes. Assuming that the distribution of housing units by tenure has remained the same as in 2020, BAE estimates that as of 2022 there would have been around 3,030 full-time occupied housing units (31.4 percent of the housing stock) in Mammoth Lakes, including 1,444 owner occupied units (15.0 percent) and 1,586 renter occupied units (16.5 percent). Of the remainder, 5,692 units (59.1 percent) were vacant for seasonal and occasional use. Another 535 units (5.6 percent) were vacant as a result of

actively being marketed for rent or for sale. The figure shows 379 units in the "other vacant" category, which includes units identified in the Census Bureau's "vacant other" category, as well as units that have been sold or rented but not reoccupied and units held vacant for migrant workers. While not a perfect comparison, as of December 2023, the Town of Mammoth Lakes reported having 3,462 permitted short-term rentals, which represent around 35.6 percent of the total housing stock. The Town reports that there are 6,559 units eligible to be short-term rented under regulations, meaning that around 52.8 percent of eligible units were rented and 68.1 percent of the Town's housing stock were eligible to rent.

Table 4: Housing Occupancy and Vacancy Status, 2020 and 2020

	2010		2020		Change 2010-2020	
Town of Mammoth Lakes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied units	**3,229**	**33.5%**	**2,934**	**31.4%**	**(295)**	**-9.1%**
Owner-Occupied	*1,502*	*15.6%*	*1,398*	*15.0%*	*(104)*	*-6.9%*
Renter-Occupied	*1,727*	*17.9%*	*1,536*	*16.5%*	*(191)*	*-11.1%*
Vacant units	**6,397**	**66.5%**	**6,396**	**68.6%**	**(1)**	**0.0%**
For rent	*1,016*	*10.6%*	*487*	*5.2%*	*(529)*	*-52.1%*
For sale only	*54*	*0.6%*	*31*	*0.3%*	*(23)*	*-42.6%*
Rented, not occupied	*278*	*2.9%*	*130*	*1.4%*	*(148)*	*-53.2%*
Sold, not occupied	*11*	*0.1%*	*177*	*1.9%*	*166*	*1509.1%*
For seasonal, rec, or occasional use	*4,981*	*51.7%*	*5,511*	*59.1%*	*530*	*10.6%*
For migrant workers	*4*	*0.0%*	*4*	*0.0%*	*0*	*0.0%*
Other vacant	*53*	*0.6%*	*56*	*0.6%*	*3*	*5.7%*
Total Units	**9,626**	**100%**	**9,330**	**100%**	**(296)**	**-3.1%**

	2010		2020		Change 2010-2020	
Unincorporated Mono County	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied units	**2,539**	**59.2%**	**2,540**	**59.6%**	**1**	**0.0%**
Owner-Occupied	*1,726*	*40.3%*	*1,719*	*40.4%*	*(7)*	*-0.4%*
Renter-Occupied	*813*	*19.0%*	*821*	*19.3%*	*8*	*1.0%*
Vacant units	**1,747**	**40.8%**	**1,719**	**40.4%**	**(28)**	**-1.6%**
For rent	*109*	*2.5%*	*80*	*1.9%*	*(29)*	*-26.6%*
For sale only	*64*	*1.5%*	*38*	*0.9%*	*(26)*	*-40.6%*
Rented, not occupied	*11*	*0.3%*	*20*	*0.5%*	*9*	*81.8%*
Sold, not occupied	*9*	*0.2%*	*28*	*0.7%*	*19*	*211.1%*
For seasonal, rec, or occasional use	*1,402*	*32.7%*	*1,398*	*32.8%*	*(4)*	*-0.3%*
For migrant workers	*17*	*0.4%*	*16*	*0.4%*	*(1)*	*-5.9%*
Other vacant	*135*	*3.1%*	*139*	*3.3%*	*4*	*3.0%*
Total Units	**4,286**	**100%**	**4,259**	**100%**	**(27)**	**-0.6%**

Sources: U.S. Census Bureau, Decennial Census 2010 and 2020; BAE, 2023.

Housing Vacancy Characteristics

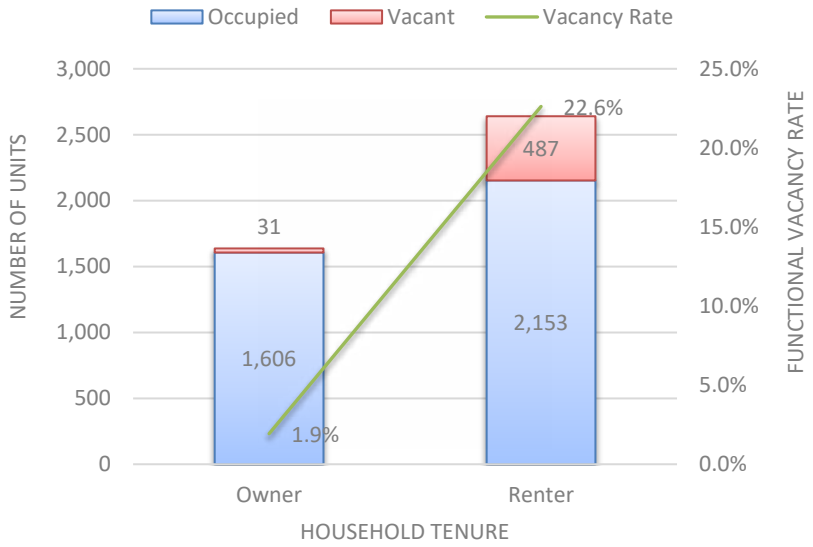
Table 4 reports the distribution of housing units in the Town of Mammoth Lakes and unincorporated Mono County by occupancy and vacancy status, as reported by the 2010 and 2020 Decennial Census'. According to this data, the Town of Mammoth Lakes lost a net total of just under 300 housing units over the decade. The data also illustrate a notable shift away from full-time occupancy towards seasonal vacancy. More specifically, the Town added around 530 seasonally vacant housing units over the decade, which represents growth of around 10 percent. At the same time, the number of full-time occupied housing units decreased by almost 300, and the number of units available for rent and for sale also decreased. The number of owner-occupied housing units decreased by more than 100 and

the number of units that were vacant because they were for sale also decreased. Meanwhile, the number of renter-occupied housing units decreased by more than 190, the number of units that were vacant for rent decreased by almost 530, and the number of units that were rented but not yet reoccupied decreased by almost 150. This implies that the inventory of housing available for rent decreased by almost 870 units over the decade.

Functional Housing Vacancy Rate

The functional housing vacancy rate is the percentage of the housing stock that is available for full-time occupancy. It is calculated by dividing the number of housing units that are available for sale or for rent by the total number of housing units that are occupied, available for rent or for sale, or rented/sold but not yet occupied. Figure 17 illustrates the estimated functional vacancy rate according to the 2020 Decennial Census. This data indicates that within the ownership housing market, the functional vacancy rate was only around 1.9 percent in 2020. The functional vacancy rate within the rental market, by comparison, was closer to 22.6 percent, according to the Decennial Census, which included a total of 487 vacant rental units compared to a long-term rental inventory of 2,153 units. Discussions with local property managers indicates that the reported vacancy is likely a result of near-term changes in employment that occurred in 2020 as a result of the Governor's public health orders which resulted in the closure of Mammoth Mountain and many other businesses for much of 2020. Property managers indicated that the 2020 rental vacancy rate, therefore, is likely not representative of the of the current functional vacancy rate within the long-term rental market, which managers indicate is likely in the low single digits.

Figure 17: Occupied and Vacant Housing Units by Tenure with Functional Vacancy Rates, 2020

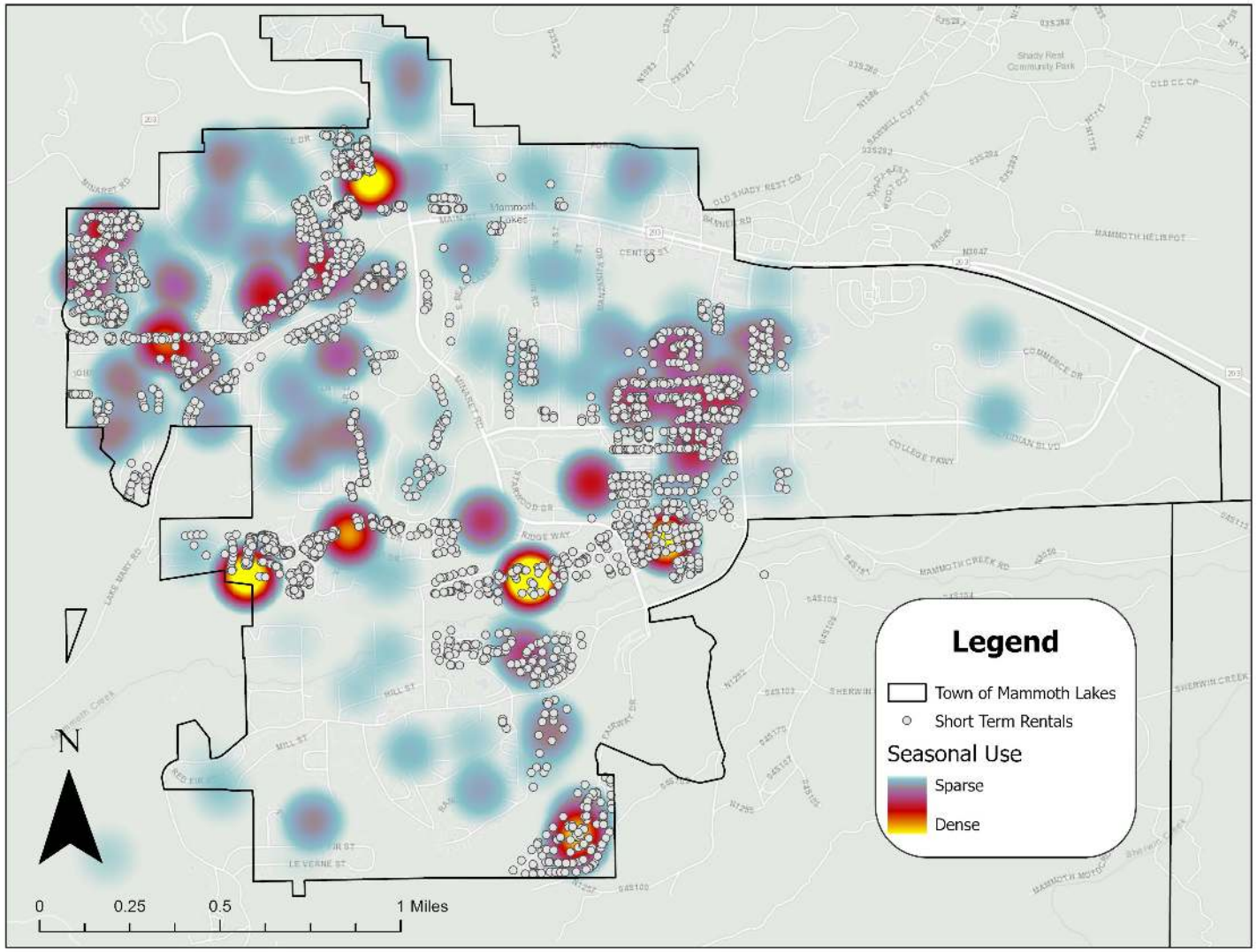


Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2023.

Seasonal Vacancy Rate

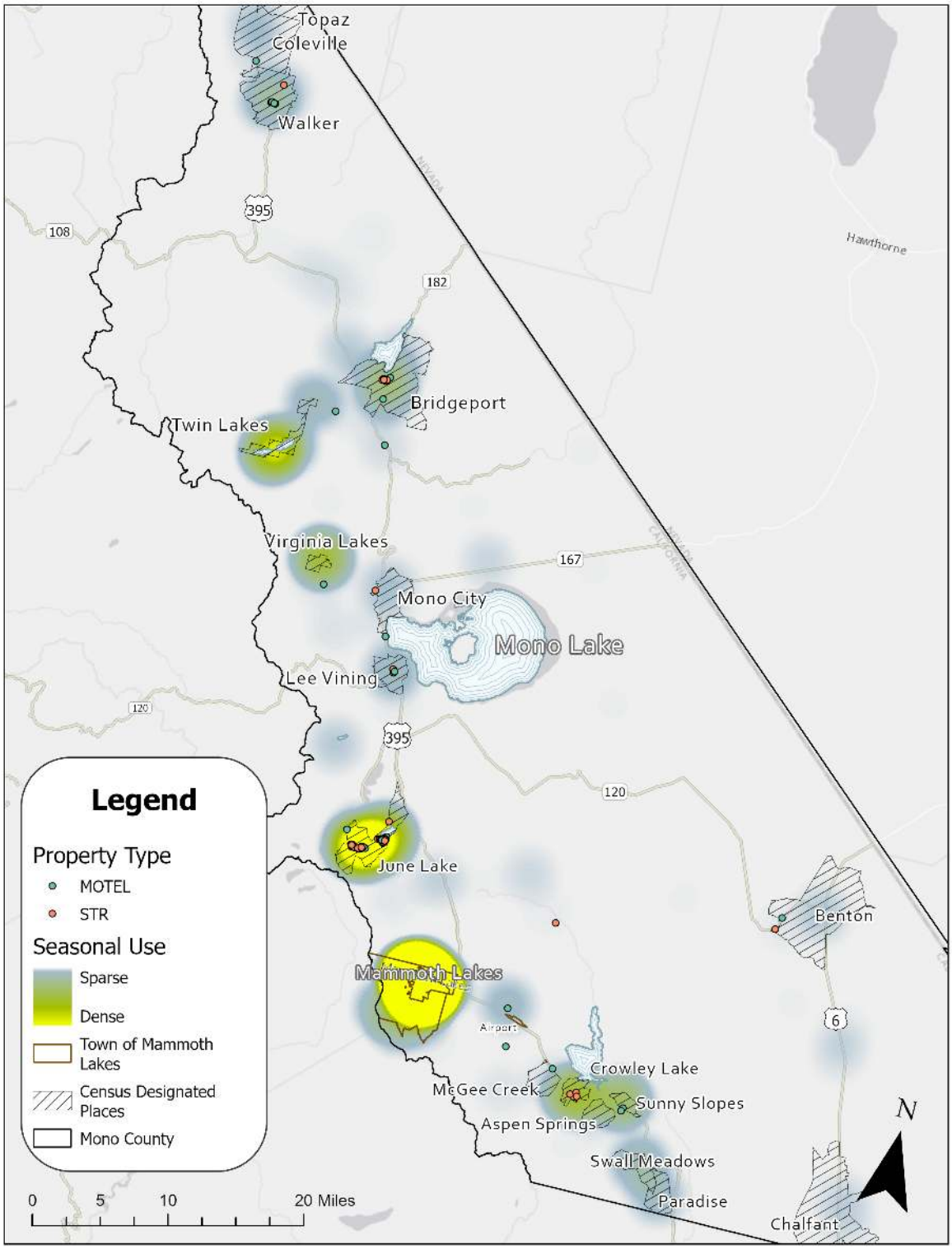
According to the U.S. Census Bureau, seasonal vacancy includes housing units that are vacant to allow for seasonal, recreational, or otherwise occasional use. As reported in Table 4, the

Figure 18: Seasonal Vacant Housing Units, Town of Mammoth Lakes, 2020



Sources: U.S. Census Bureau, 2020 Decennial Census; Town of Mammoth Lakes; BAE, 2023.

Figure 19: Seasonal Vacant Housing Units, Mono County, 2020



Sources: U.S. Census Bureau, 2020 Decennial Census; Mono County; BAE, 2023.

Town of Mammoth Lakes added 530 seasonally vacant units between 2010 and 2020, during a time when the total number of housing units decreased, resulting in an increase in the seasonal vacancy rate from 51.7 percent in 2010 to 59.1 percent in 2020. Over the same period, seasonal vacancy in unincorporated Mono County remained virtually unchanged. Though there are a variety of functional differences between housing in Mammoth Lakes compared to unincorporated Mono County, one of the key differences is the County's more burdensome approvals process for STRs, which requires dual discretionary approvals.

Figure 18 and Figure 19, above on pages 27 and 28, illustrate areas with relatively high concentrations of seasonally vacant housing, as reported by the 2020 Decennial Census at the Census Block level. According to this data, within the Town of Mammoth Lakes, the areas with the highest concentrations of seasonal vacancy include areas on the west side of Old Mammoth Road, parts of Meridian Boulevard, and the area to the north of Lake Mary Road. Throughout Mono County more broadly, the areas of highest seasonal vacancy include the Town of Mammoth Lakes and June Lake, as well as Virginia Lakes and Twin Lakes. There is also some seasonal vacancy concentrated near Crowley Lake and small amounts illustrated in Bridgeport and Walker. These areas also correspond with areas of higher STR concentration, though both second home and STR demand are correlated with proximity to tourist nodes.

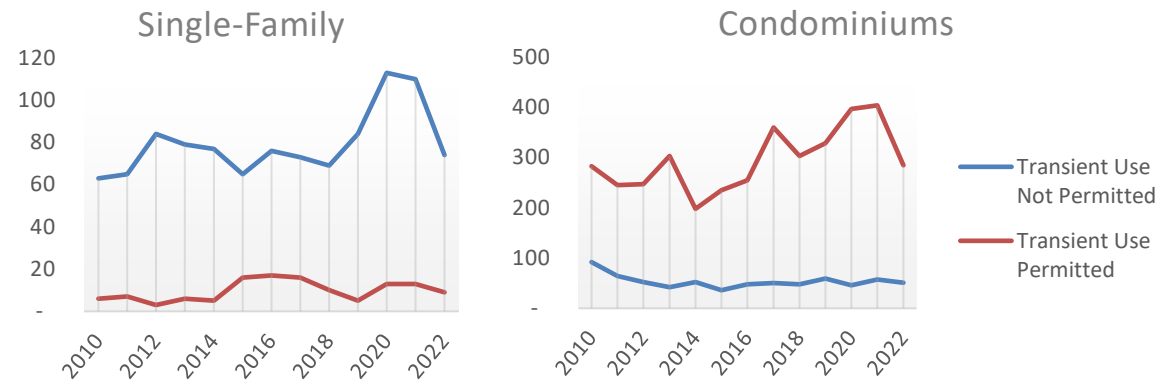
For-Sale Housing Prices

Figures 20 through 22 illustrate for-sale home prices in Mammoth Lakes. The figures differentiate between homes sold in zoning districts that allow transient uses (i.e., STRs) versus those that do not. For a list of the zoning districts that allow and do not allow transient uses, please see Appendix C. Detailed tables on home sales are provided in Appendix D.

Detailed data on both single-family and condominium home sales from 2010 through 2022 indicate that units located within zones that allow transient uses consistently sold for more than units in areas that do not allow transient use. Though sales prices vary from year to year, single-family homes in transient use areas sold for an average of $955,000 more than units in non-transient use zones between 2010 and 2019, which increased to a premium of $1.6 million between 2020 and 2022. On a per square foot basis, single-family homes in transient use zones sold for an average of $123 more than in non-transient zones, which increased to $179 between 2020 and 2022 (the premium in 2022 was $257 per square foot).

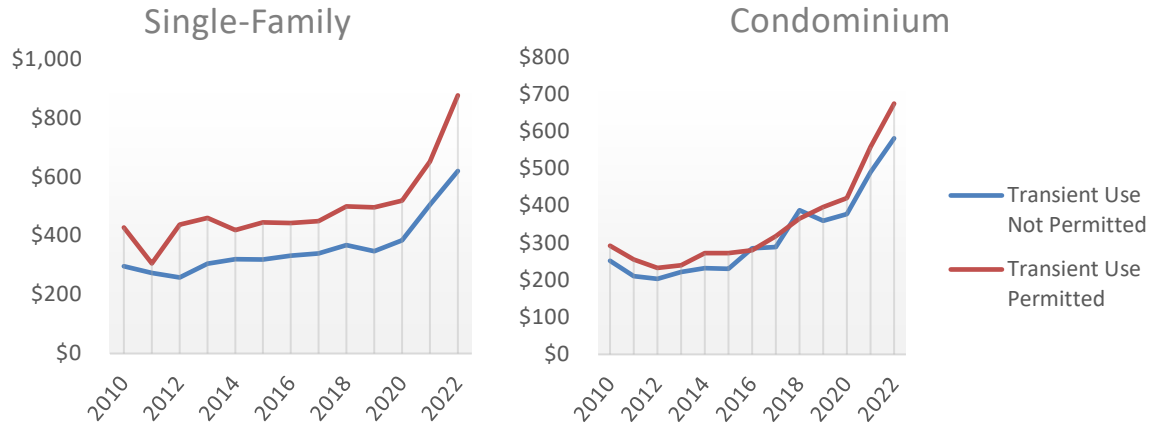
Condominium sales in transient use zones also sold for an average of $20,550 more compared to non-transient use zones between 2010 and 2019, which increased to an average premium of around $100,000 between 2020 and 2022. On a per square foot basis, condominium units in transient use zones sold for around $25 more per square foot between 2010 and 2019, which increased to $68 per square foot between 2020 and 2022 (the premium in 2022 was $93 per square foot, with preliminary data $112 in 2023).

Figure 20: Single-Family and Condominium Sales Volumes (Units), 2010-2022



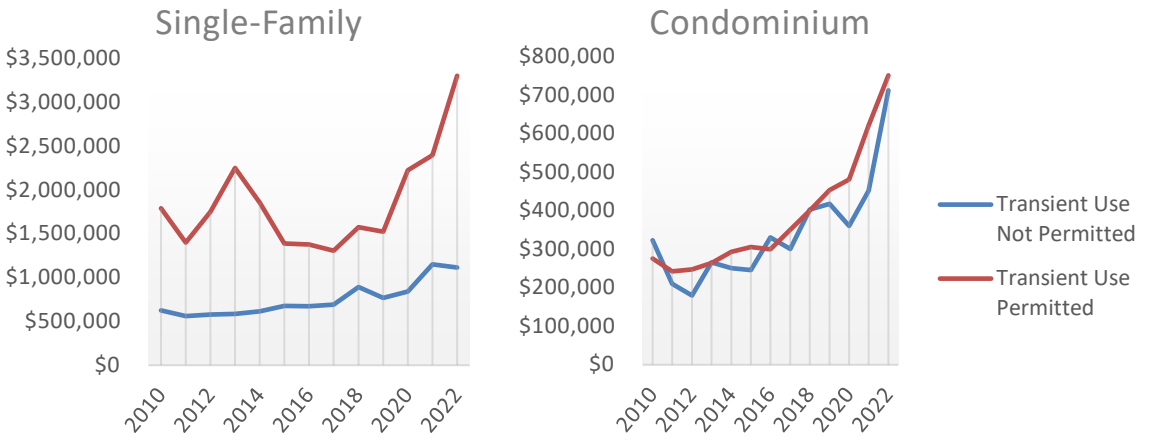
Sources: Town of Mammoth Lakes; BAE, 2023.

Figure 21: Single-Family and Condominium Per Sq. Ft. Sales Prices, 2010-2022



Sources: Town of Mammoth Lakes; BAE, 2023.

Figure 22: Single-Family and Condominium Sales Prices, 2010-2022



Sources: Town of Mammoth Lakes; BAE, 2023.

Table 5: Affordable Home Purchase Prices, Town of Mammoth Lakes, 2023 *(Page 1 of 2)*

2023 Income Limits (a)	Persons Per Household: One	Two	Three	Four	Five
Acutely Low-Income (15% MFI)	$10,050	$11,500	$12,900	$14,350	$15,500
Extremely Low-Income (30% MFI)	$17,850	$20,400	$24,860	$30,000	$35,140
Very Low-Income (50% MFI)	$29,750	$34,000	$38,250	$42,500	$45,900
Low-Income (80% MFI)	$47,600	$54,400	$61,200	$68,000	$73,450
Median Income (100% MFI)	**$67,050**	**$76,650**	**$86,200**	**$95,800**	**$103,450**
Moderate-Income (120% MFI)	$80,450	$91,950	$103,450	$114,950	$124,150
MF Achievable (200% MFI)(b)	$134,100	$153,300	$172,400	$191,600	$206,900

1-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Acutely Low-Income (15% MFI)	$251	$206	$9	$36	$0	$251	$7,907	$39,534
Extremely Low-Income (30% MFI)	$446	$366	$15	$64	$0	$446	$14,050	$70,248
Very Low-Income (50% MFI)	$744	$611	$25	$107	$0	$744	$23,437	$117,184
Low-Income (80% MFI)	$1,190	$978	$41	$172	$0	$1,190	$37,486	$187,432
Moderate-Income (120% MFI)	$2,011	$1,652	$69	$290	$0	$2,011	$63,349	$316,744
MF Achievable (200% MFI)	$3,353	$2,754	$115	$484	$0	$3,353	$105,623	$528,117

2-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Acutely Low-Income (15% MFI)	$288	$237	$10	$42	$0	$288	$9,072	$45,362
Extremely Low-Income (30% MFI)	$510	$419	$17	$74	$0	$510	$16,066	$80,328
Very Low-Income (50% MFI)	$850	$698	$29	$123	$0	$850	$26,776	$133,880
Low-Income (80% MFI)	$1,360	$1,117	$46	$196	$0	$1,360	$42,842	$214,208
Moderate-Income (120% MFI)	$2,299	$1,889	$79	$332	$0	$2,299	$72,421	$362,106
MF Achievable (200% MFI)	$3,833	$3,149	$131	$553	$0	$3,833	$120,744	$603,720

3-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Acutely Low-Income (15% MFI)	$323	$265	$11	$47	$0	$323	$10,175	$50,874
Extremely Low-Income (30% MFI)	$622	$511	$21	$90	$0	$622	$19,594	$97,969
Very Low-Income (50% MFI)	$956	$785	$33	$138	$0	$956	$30,115	$150,576
Low-Income (80% MFI)	$1,530	$1,257	$52	$221	$0	$1,530	$48,197	$240,984
Moderate-Income (120% MFI)	$2,586	$2,124	$88	$373	$0	$2,586	$81,462	$407,310
MF Achievable (200% MFI)	$4,310	$3,540	$147	$622	$0	$4,310	$135,770	$678,850

Sources: HCD; California Department of Insurance, Homeowners Premium Survey; BAE, 2023.

Table 5: Affordable Home Purchase Prices, Town of Mammoth Lakes, 2023 *(Page 2 of 2)*

4-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Acutely Low-Income (15% MFI)	$359	$295	$12	$52	$0	$359	$11,309	$56,545
Extremely Low-Income (30% MFI)	$750	$616	$26	$108	$0	$750	$23,626	$118,129
Very Low-Income (50% MFI)	$1,063	$873	$36	$153	$0	$1,063	$33,486	$167,429
Low-Income (80% MFI)	$1,700	$1,396	$58	$245	$0	$1,700	$53,552	$267,760
Moderate-Income (120% MFI)	$2,874	$2,361	$98	$415	$0	$2,874	$90,534	$452,672
MF Achievable (200% MFI)	$4,790	$3,935	$164	$692	$0	$4,790	$150,891	$754,453

5-Person Household	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
Acutely Low-Income (15% MFI)	$388	$319	$13	$56	$0	$388	$12,222	$61,112
Extremely Low-Income (30% MFI)	$879	$722	$30	$127	$0	$879	$27,690	$138,448
Very Low-Income (50% MFI)	$1,148	$943	$39	$166	$0	$1,148	$36,163	$180,817
Low-Income (80% MFI)	$1,836	$1,508	$63	$265	$0	$1,836	$57,836	$289,181
Moderate-Income (120% MFI)	$3,104	$2,550	$106	$448	$0	$3,104	$97,780	$488,898
MF Achievable (200% MFI)	$5,173	$4,249	$177	$747	$0	$5,173	$162,955	$814,777

Ownership Cost Assumptions		
% of Income for Housing Costs	30%	of gross annual income
Mortgage Terms		
Down payment	20%	of home value
Annual interest rate (b)	6.8%	fixed
Loan term	30	years
Annual property tax rate (c)	1.10%	of home value
Annual homeowners insurance (d)	0.26%	of home value

Notes:
(a) Income limits are based on the CA Department of Housing and Community Development-adjusted median family income of $95,800 ($2023).
(b) Based on an average interest rate in November 2023.
(c) Based on the tax rate area 051-027.
(d) Based on an average of quoted insurance premiums from the Homeowners Premium Survey.

Sources: HCD; California Department of Insurance, Homeowners Premium Survey; BAE, 2023.

Affordable Home Purchase Price

Table 5, above, reports affordable home purchase prices in Mammoth Lakes based on data from the California Department of Housing and Community Development (HCD) and area mortgage brokers. Assuming a 20 percent downpayment and an interest rate of 6.8 percent, the estimated income needed to afford condominium unit priced around the median ($711,200 in 2022) would be around $180,000 per year, which is equal to almost 190 percent of the area median family income (MFI) as estimated by the California Department of Housing and Community Development. Notably, at this pricing level, the median condominium unit would fall under the 2023 conforming loan limits for Mono County.

The calculations reported in the table assume a 20 percent downpayment, which would require the purchaser to provide $142,240 up front. This is likely to be a challenge for many workforce households. Decreasing the downpayment amount to five percent of the purchase price would decrease the downpayment requirement to only $35,560, but would increase the monthly payment to nearly $5,200, which would require an income of nearly $208,500 per year, or 218 percent of the area MFI. Downpayment assistance programs are available, though many are associated with State and Federal funding sources which can have strict eligibility requirements that often preclude middle-income households from participating.

Homeowners' association (HOA) dues and special assessments are also an important factor in the relative affordability of multifamily condominium units. According to local property managers and HOA representatives, typical HOA dues can range from $300 to $600 per month. Also, as many of the condominium properties in Mammoth are quite old, many condominium property owners are also subject to additional special assessments that were imposed to help cover costs associated with significant repairs, such as roof replacements, that were not fully covered by the association's replacement reserve.

Single-family for-sale housing is largely out of reach of area workforce households, with an income of more than 290 percent of the area MFI needed to afford a median priced home.

Rental Housing Prices

Based on outreach conducted with area property management companies, BAE identified 236 rental housing listings, with only eight vacancies, which represents a vacancy rate of 3.8 percent. Table 6 reports a total of four available rentals in units with two or fewer bedrooms,

Table 6: Market Rate Rental Listings, Town of Mammoth Lakes, December 2023

		Average $/Month		Vacancy	
Unit Size	**Count**	Per Unit	Per Bdrm	Number	Rate
Studio	39	$1,091	$1,091	1	2.6%
One Bedroom	54	$1,506	$1,506	1	1.9%
Two Bedroom	71	$1,976	$988	2	2.8%
Three Bedroom	19	$2,694	$898	1	5.3%
Four Bedroom	6	$4,725	$1,181	2	33.3%
Five Bedroom	1	$4,250	$850	0	0.0%
Unknown	46	n.a.	n.a.	1	2.2%
All Units	**236**	**$1,633**	**$1,084**	**8**	**3.4%**

Sources: Mammoth Lakes Area Property Managers; BAE, 2023.

which equals a vacancy rate of less than 2.5 percent. Due to limited inventory, the three vacancies identified in units with three or more bedrooms result in exaggerated vacancy rates. Table 6, above, further reports that the average monthly rent in Mammoth Lakes is $1,633 per month, or just under $1,100 per bedroom per month. Per bedroom rents in larger shared rental units are generally lower than for studio or one-bedroom units.

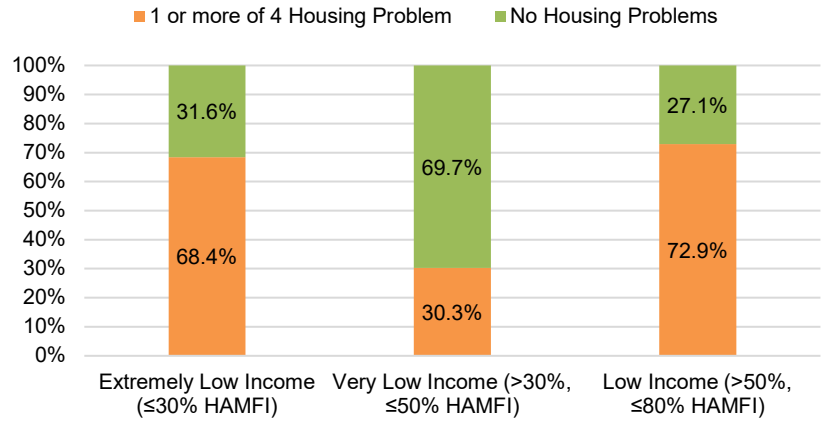
Affordable Rental Rates

Table 7, on the following page, reports the rental rates that may reasonably be considered affordable at different income levels. Compared to the data provided in Table 6, the average market rate rental in Mammoth Lakes could be considered affordable to low-income households, though the larger the unit the less affordable the unit becomes on average.

HUD Defined Housing Problems

Although market rate rental rates appear to be relatively affordable at lower-income levels, data published by the U.S. Department of Housing and Urban Development (HUD) indicate that almost three-quarters of low-income households in Mammoth Lakes experience at least one of the four HUD defined housing problems, which include overpayment, overcrowding, and/or inadequate kitchen or bathroom facilities. Given the community's reliance on service sector employment, overpayment represents the most common of the four HUD defined housing problems. Interestingly, the data show a relatively low prevalence of housing problems among very low-income households, which is explained by the presence of income-restricted housing complexes in Mammoth Lakes.

Figure 23: Prevalence of HUD Defined Housing Problems, 2016-2020 Five-Year Sample



Note: HAMFI stands for HUD Area Median Family Income.

Sources: U.S. Department of Housing and Urban Development, 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2023.

Table 7: Affordable Rental Rates, Town of Mammoth Lakes, 2023

	Persons Per Household				
2023 Income Limits (a)	**One**	**Two**	**Three**	**Four**	**Five**
Acutely Low-Income (15% MFI)	$10,050	$11,500	$12,900	$14,350	$15,500
Extremely Low-Income (30% MFI)	$17,850	$20,400	$24,860	$30,000	$35,140
Very Low-Income (50% MFI)	$29,750	$34,000	$38,250	$42,500	$45,900
Low-Income (80% MFI)	$47,600	$54,400	$61,200	$68,000	$73,450
Median Income (100% MFI)	**$67,050**	**$76,650**	**$86,200**	**$95,800**	**$103,450**
Moderate-Income (120% MFI)	$80,450	$91,950	$103,450	$114,950	$124,150

	Unit Size				
Affordable Rents (b)	**Studio**	**1-Bedroom**	**2-Bedroom**	**3-Bedroom**	**4-Bedroom**
Acutely Low Income					
1-Person	$110	$87			
2-Person		$124	$77		
3-Person			$112	$67	
4-Person			$148	$103	$52
5-Person				$132	$81
Extremely Low Income					
1-Person	$305	$282			
2-Person		$346	$299		
3-Person			$411	$366	
4-Person			$539	$494	$443
5-Person				$623	$572
Very Low Income					
1-Person	$603	$580			
2-Person		$686	$639		
3-Person			$745	$700	
4-Person			$852	$807	$756
5-Person				$892	$841
Low					
1-Person	$1,049	$1,026			
2-Person		$1,196	$1,149		
3-Person			$1,319	$1,274	
4-Person			$1,489	$1,444	$1,393
5-Person				$1,580	$1,529
Moderate					
1-Person	$1,870	$1,847			
2-Person		$2,135	$2,088		
3-Person			$2,375	$2,330	
4-Person			$2,663	$2,618	$2,567
5-Person				$2,848	$2,797

Notes:
(a) Income limits are based on the CA Department of Housing and Community Development-adjusted median family income of $95,800 ($2023).
(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance. The utility allowance is published by Stanislaus Regional Housing Authority (as referred to by Eastern Sierra Community Housing) in 2023. Utility allowance estimated assume that all heating, cooking, and water heating would be done using propane. Other electricity usage is also included, accounting for lighting, refrigeration, and small appliances.

Sources: CA Department of Housing and Community Development; Eastern Sierra Community Housing and Stanislaus Regional Housing Authority; BAE, 2023.

Near-Term Migration Trends

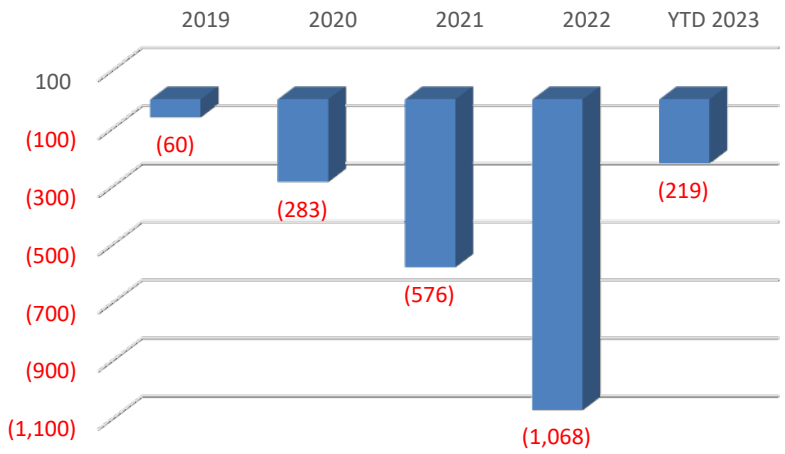
The following section summarizes the available information regarding population and household migration trends, with a focus on the period from 2020 and 2023.

Household Relocation Trends

To provide a more thorough evaluation of recent in- and out-migration patterns in Mammoth Lakes, BAE downloaded publicly available data published by the U.S. Postal Service (USPS) regarding change of address requests by ZIP Code. BAE then sorted the data to highlight records for individuals, households, and businesses that filed change of address requests for moves either into, or out of, area ZIP Codes areas between 2019 and October 2023. The data include breakouts for temporary and permanent change of address requests filed by businesses, households, and individuals.

Recognizing the purpose of this analysis, which is to assess pandemic induced population and household change, BAE made the assumption that business change of address requests are most likely associated with permanent moves. Therefore, BAE then subtracted the reported number of business change of address requests from the total number of permanent change of address requests to estimate the total number of permanent residential change of address requests. BAE then subtracted the total number of residential requests for those moving out of the study area ZIP Codes from those moving in to estimate the net change.

Figure 24: U.S. Postal Service Change of Address Requests for ZIP Code 93546, 2019 to July 2022



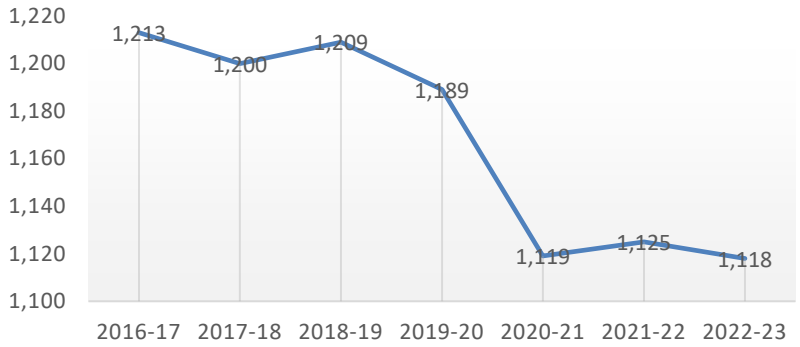
Sources: U.S. Postal Service, National Change of Address Dataset; BAE, 2023.

Figure 24 illustrates that the 93546 ZIP Code, which represents the broader Mammoth Lakes area, experienced a net outflow of 60 permanent relocations in 2019. The pace of migration increased with onset of the pandemic in 2020, with a net outflow of 283 permanent relocations, which increased further in 2021 to 576 outgoing households and to nearly 1,070 outgoing households in 2022. The outflow slowed as of late 2023, with a net outflow of 219 permanent relocations (see Appendix E for more information).

Countywide School Enrollment

Data collected from the California Department of Education (CDE) indicates that enrollment in the Mammoth Unified School District decreased sharply during the 2019-2020 and 2020-2021 academic years, with a cumulative loss of around 90 students, who have not returned. Additional data for the Eastern Sierra Unified School District, as well as the Jan Work and Sawtooth Ridge Community Schools indicate that the county as a whole experienced a net loss of just over 100 K-12 students with the pandemic, with enrollment having yet to fully recover.

Figure 25: K-12 School Enrollment, Mammoth Unified School District, 2016-17 to 2022-23



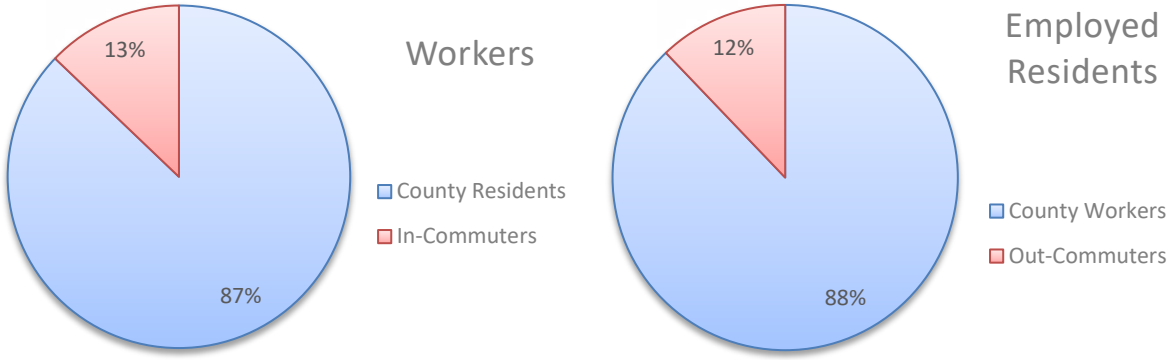
Sources: California Department of Education, DataQuest, Enrollment Multi-Year Summary by Grade; BAE, 2023.

Labor Force Trends

In- and Out-Commuting

Due to its comparatively remote location, communities in Mono County must predominantly rely on the existing resident labor force to meet workforce needs. Data from the 2020 five-year American Community Survey (ACS), the most recent data available, indicate that there were 8,162 persons on average employed in Mono County, with 87 percent also living within the county, and only 13 percent commuting into the county from outside. In-commuters primarily originate from the neighboring communities of Inyo County in California and Douglas County in Nevada. By comparison, the County had an average of 8,095 employed residents, again with around 88 percent working within the community and 12 percent commuting out.

Figure 26: In- and Out-Commuter Rates, Mono County, 2016-2020 ACS

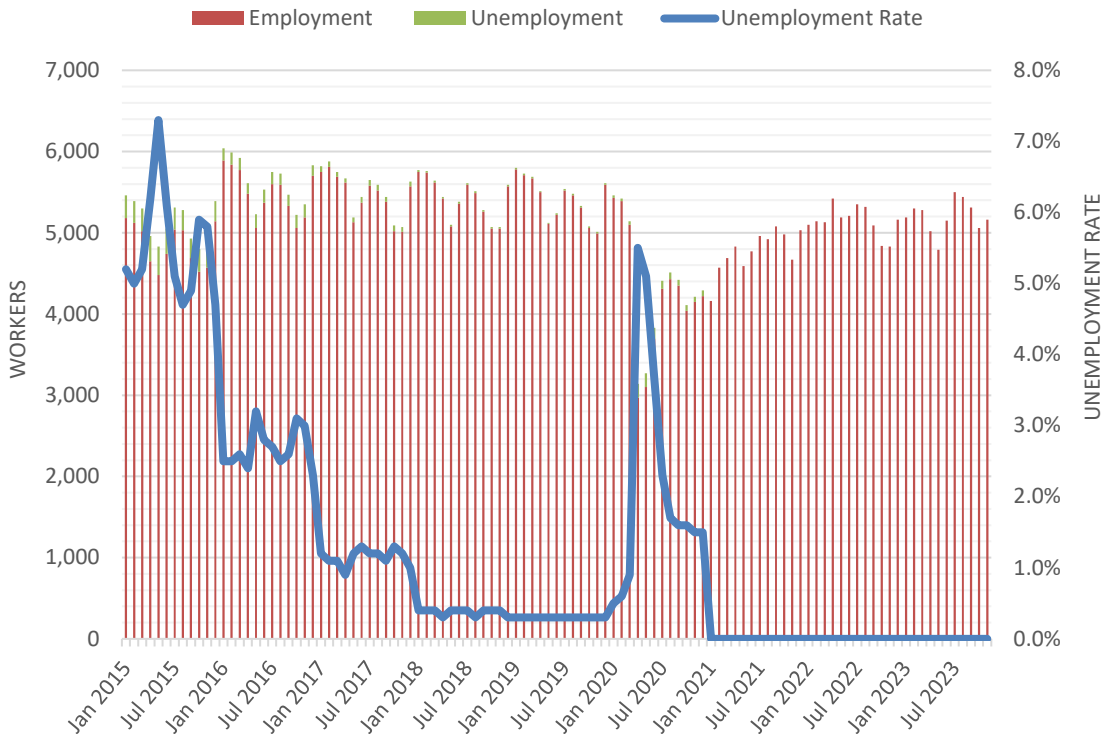


Sources: U.S. Census Bureau, 2016-2020 American Community Survey (ACS); BAE, 2023.

Labor Force Availability

Due to their remote location and increasing cost of living, both the Town of Mammoth Lakes and Mono County have experienced significant declines in labor force availability in recent years. Figure 26 illustrates monthly employment and unemployment trends, including the unemployment rate, in Mammoth Lakes from January 2015 through October 2023. The data indicate that total labor force availability remained relatively stable at 5,000 to 6,000 workers between 2015 and 2019, though the unemployment rate decreased significantly from six to seven percent in 2015 to three percent in 2017 to less than 0.5 percent in 2018. Between April and May of 2020, corresponding with the Governor's pandemic-era public health orders and closure of Mammoth Mountain, the total labor force in Mammoth Lakes dropped to only 3,140 workers. While the total labor force recovered to between 4,000 and 5,000 workers in 2020 and 2021, the reported number of unemployed workers remained quite low and, as of January 2021, declined to zero, where it has reportedly remained through October 2023.

Figure 27: Employment and Unemployment Trends, Town of Mammoth Lakes, Jan 2015 through Oct 2023



Sources: California Employment Development Department (EDD); BAE, 2023.

INDUCED WORKFORCE HOUSING DEMAND

The following section estimates demand for workforce housing created as a result of STR occupancy and associated visitor spending. Data for this analysis were primarily collected from the 2022 *The Economic Impact of Travel: California* report prepared by Dean Runyan and Associates on behalf of Visit California.[8] Additional data regarding average occupancy for STRs located in the Town of Mammoth Lakes were collected from AirDNA and *Visit Mammoth*.

According to Dean Runyan, out-of-town visitors to Mono County spent approximately $580.6 million within the county in 2022. This spending supported an estimated 5,990 jobs, including direct, indirect, and induced employment.[9] This equals an average of nearly $96,928 in visitor spending per supported job. Dean Runyan estimates that visitor spending associated with travelers staying overnight in hotel, motel, and vacation rental accommodations in Mono County totaled roughly $424.8 million in 2022. Applying the jobs multiplier derived from all visitor spending, BAE estimates that visitor spending associated with people staying in hotel, motel, and vacation rental accommodations supported around 4,380 jobs, or around 73 percent of all jobs supported by destination visitor spending in Mono County. Dean Runyan further reports that the 2022 visitor spending and employment impact figures were based on an estimate of 662,159 total occupied room nights in hotel, motel, and vacation rental properties.[10] This implies a multiplier of 151 occupied room nights per supported job.

According to AirDNA, a private data vendor, the average STR in Mammoth Lakes was rented for 174 nights during calendar year 2023. BAE estimates that the average STR therefore supports around 1.2 jobs across the economy. Assuming 1.65 workers per household, based on data from the U.S. Census Bureau's Public Use Microdata Sample (PUMS), BAE estimates that the Town of Mammoth Lakes may experience demand for 0.7 new workforce housing units for each new STR that enters the market on average, as reported in Table 8.

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[8] Dean Runyan and Associates. (April 2023). *The Economic Impact of Travel: California, 2022p (Preliminary)*. Prepared for Visit California. Available at: https://industry.visitcalifornia.com/research/economic-impact

[9] Direct employment represents jobs that are immediately supported by visitor spending, such as the hotel concierge and restaurant servers. Indirect employment represents jobs that are secondarily supported by visitor spending, such as grocery store suppliers, maintenance professionals, and other local area goods producers and service providers. Induced impacts are generated by households with earned income re-spending those dollars within the community on everyday goods and services.

[10] This figure is not reported in the 2022 travel impacts report, but was provided by Dean Runyan in an interview with BAE staff.

Table 8: Workforce Housing Demand Induced by New STRs, Town of Mammoth Lakes, 2022

Visitor Spending Per Job Supported	
Destination Spending, Total *(a)*	$580,600,000
Supported Jobs, Total *(b)*	5,990
Spending Per Job Supported	**$96,928**
Visitor Spending by Accommodation Type	
Hotel, Motel, Vacation Rental *(c)*	$424,800,000
Jobs Supported by Accommodation Type	
Hotel, Motel, Vacation Rental *(d)*	4,383
Visitor Nights by Accommodation Type	
Hotel, Motel, Vacation Rental *(e)*	662,159
Visitor Nights Per Job Supported	
Hotel, Motel, Vacation Rental *(f)*	151
STRs Per Workforce Unit Demanded	
Ave. Occ. Nights Per Year *(g)*	174
Jobs Per Average STR *(h)*	1.2
Workers Per Workforce Household *(i)*	1.65
Workforce Units Demanded per STR *(j)*	0.70

Notes:
(a) Includes all types of spending that occur at the destination, excluding spending for ground transportation and air travel impacts that accrue to other California visitor destinations, travel arrangement services and convention/trade show services.
(b) Excludes employment impacts associated with other Travel, such as ground transportation and air travel impacts for travel to other California visitor destinations, travel arrangement services and convention/trade shows services.
(c) Includes all destination spending associated with visitors staying in hotel, motel, and vacation rental accommodations
(d) Equal to the total destination spending for travelers staying in hotel, motel, and vacation rental accommodations divided by the average visitor spending per job supported for the tourism industry in Mono County.
(e) Equal to the total visitor nights for travelers staying in hotel, motel, and vacation rental accommodations, as reported by Dean Runyan through personal communication with BAE Urban Economics.
(f) Equal to the total visitor nights for travelers staying in hotel, motel, and vacation rental accommodations divided by the total number of jobs supported by destination spending for travelers staying in said accommodations.
(g) As reported by AirDNA, a private data vendor, in data provide to Visit Mammoth and the Town of Mammoth Lakes.
(h) Equal to the average occupied nights per year for STRs in the Town of Mammoth Lakes divided by the average visitor nights per supported job in Mono County.
(i) Equal to the average number of workers per household as reported in the U.S. Census Bureau's Public Use Microdata Sample (PUMS) for the Public Use Microdata Area (PUMA) covering Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne counties.
(j) Equal to the average number of STRs per unit of workforce housing demanded.

Source: Dean Runyan, The Economic Impact of Travel - California 2022p; Dean Runyan, Personal Communication; AirDNA and Visit Mammoth; BAE, 2023.

PEER COMMUNITY REGULATORY APPROACHES

To provide additional insight into some of the ways that the Town of Mammoth Lakes could approach the possible updates to the existing STR regulatory framework, this study includes an overview of the Town's current regulations pertaining to STRs, as well as the regulatory approaches enacted by 17 peer communities. The peer communities reviewed for this research include ten jurisdictions in California, including:

- City of Morro Bay
- City of Santa Cruz
- City of South Lake Tahoe
- Town of Truckee
- El Dorado County
- Mariposa County
- Mono County
- Placer County
- Santa Cruz County
- Sonoma County

The analysis also considers seven out-of-state jurisdictions, including:

- Crested Butte, Colorado
- Durango, Colorado
- Steamboat Springs, Colorado
- Moab, Utah
- Park City, Utah
- Washington County, Utah
- Bar Harbor, Maine

This section provides a summary of the approaches that these jurisdictions have taken to addressing several key regulatory issues related to STRs. The discussion is organized by main theme, including a review of jurisdictions that implement:

- Various definitions of short-term or vacation rentals;
- Caps on the number of STRs that may be permitted;
- Geographic carve-outs and STR density limitations;
- Exemptions for owner occupied housing and hosted rentals;
- Variations in the local application processes and procedures;
- Initial and ongoing inspection requirements;
- Nuisance mitigation programs and enforcement penalties;
- Policies limiting fractional ownership;
- Ties to complementary policies and programs.

Existing Mammoth Lakes Regulations

STRs are primarily regulated under Chapter 5.40 of the Town of Mammoth Lakes Code of Ordinances. The chapter is primarily intended to mitigate nuisance issues, such as traffic, noise, and trash, as well as ensure that adequate health and safety precautions are taken. The chapter refers to the Title 17 – Zoning Code which regulates the zoning districts in which transient uses, including short-term renting, are permitted, as well as Sections 5.04 and 3.12, which regulate issuance of Business Tax Certificates and Transient Occupancy Tax Certificates. The following is a brief description of key themes within the existing regulatory framework.

Definition of a Short-Term Rental or Vacation Rental

Under Section 5.40.030, the Town of Mammoth Lakes provides the following definitions:

> *"Transient Rental"*
> Means a residential structure, which is occupied, or intended or designed for occupancy for a period of thirty consecutive days or less in exchange for a fee or other consideration.
>
> *"Transient Occupancy Facility"*
> This definition includes all places or structures intended or designed for occupancy by transients, including hotel, hotel-motel, lodge, inn, apartment, condominium, triplex or duplex, single-family residence, mobile home, etc., but excludes most forms of group quarters accommodations, such as hospitals and convalescent homes.
>
> *"Operator"*
> The operator of a property includes the legal owner of the transient occupancy facility, but also includes any person with a legal right to receive or collect money, as for rent for the occupancy of the transient occupancy facility by transients, including any person acting on the authority of the owner by reason of lease, mortgage, contract, license, or similar legal right to receive or collect rent.
>
> *"Residential Property"*
> Means any single- or multiple-family dwelling units, duplexes, guesthouses, caretaker units, or other dwelling unit or structure located on one or more contiguous lots of record in any of the zoning districts in Title 17 which allow residential uses, but explicitly does not include condominium properties that specifically designed to function as hotels (i.e., condotels) with centralized management.

Caps on the Number of STRs That May Be Permitted

The Town of Mammoth Lakes does not restrict the number of STRs that may be established beyond restrictions on which zoning districts allow transient use, as discussed below.

Geographic Carve-Outs and STR Density Limitations

Measure Z, passed in 2008, amended the Town of Mammoth Lakes General Plan to prohibit transient use of single-family homes in the Residential Single-Family (RSF), Rural Residential (RR), and Residential Multi-Family-1 (RMF-1) zoning districts and imposed a voter approval requirement for changes to those provisions. Chapter 17 of the Municipal Code also prohibits transient use of residential property in the Affordable Housing Overlay (AH) and Mobile Home Park (AHP) zones, but does allow transient use within other more tourism-oriented zones.

Table 9: Transient Use Allowances by Zoning District

Zoning District (Title 17)	Transient Use Allowed	Transient Use Prohibited
RR Rural Residential		X
RSF Residential Single Family		X
RMF-1 Residential Multi-Family-1		X
AH Affordable Housing Overlay		X
MHP Mobile Home Park		X
RMF-2 Residential Multi-Family-2	X	
D Downtown	X	
OMR Old Mammoth Road	X	
MLR Mixed Lodging/Residential	X	
R Resort	X	
SP Specific Plan	X	
A Airport	X	

Exemptions for Owner Occupied Housing and Hosted Rentals

The Town of Mammoth Lakes Municipal Code does not currently distinguish between hosted or un-hosted vacation rentals or STRs.

Application Processes and Procedures

To establish new transient use within the Town of Mammoth Lakes, a two-page business tax certificate application and another two-page transient occupancy tax certificate application must be completed. Both applications, as well as other pertinent documents, such as the transient rental inspection checklist and a list of approved transient rental inspectors, are available on the Town's website at https://www. townofmammothlakes.ca.gov/182/Business-Tax-and-Registration. Applications can be mailed or submitted in-person.

Initial and Ongoing Inspection Requirements

The Municipal Code (5.40.060) requires that all new business tax or transient occupancy tax certificates within residential structures must be inspected prior to the start of business for compliance with all operating standards and public safety requirements. The operator bears the cost of the inspection, plus any administrative charges. The code limits reinspection to no more than once every three years.

Recertification or Renewal Requirements

The Municipal Code limits reinspection of transient occupancy facilities to no more than once every three years. Unless an infraction occurs which results in revocation of applicable tax certificates, there is no clear renewal requirement.

Nuisance Mitigation Provisions and Enforcement Penalties

As noted earlier, the expressed intent of Chapter 5.40 of the Municipal Code is to prevent and mitigate adverse neighborhood impacts, including common nuisance issues like traffic, noise, and trash, among other issues. The chapter includes a variety of signage and noticing requirements, including both interior and exterior noticing intended to inform the tenants and the community regarding the operating parameters for the transient rental, like permitted occupancy, parking arrangements, trash disposal procedures, evacuation plans, and emergency contact information. The code requires that each operator must have a local contact person who is required to be available at all times by telephone during the rental to respond to issues as they arise. All advertisements must also include reference to the rentals Transient Occupancy Tax Certificate number.

The Town maintains a TOT hotline and an anonymous TOT complaint email address where community members can submit complaints. While the Town directs concerned persons to the online County parcel map for information on whether a particular parcel or property is zoned for transient use, the interface does not readily identify the location of permitted STRs and may be difficult to use for the average resident.

Non-compliance with registration and operation requirements may result in revocation of the business tax certificate authorizing the use for a period of 12 months. Operating any transient occupancy facility without a valid business tax certificate or in violation of zoning requirements is subject to a fine of $500 for the first violation and $1,000 for all subsequent violations within three years. The operator may also be liable for other taxes, penalties, interest, and enforcement charges as outlined under Chapter 3.12 of the Municipal Code pertaining to remittance of TOT and other business taxes. If the tax collector determines that remittances were not made due to fraud, the Town may levy a penalty of 25 percent in addition to other penalties.

Policies Related to Fractional Ownership Models

Section 17.52.120 of the Municipal Code pertains to fractional and timeshare developments. The existing code primarily regulations the design, permitting, and financing of new fractional and timeshare developments, but also requires that the conversion of and existing long-term rental property or condominium property be subject to the Town's condominium conversion requirements (Section 17.52.110). These requirements, however, do not appear to apply to single-family residential properties that are converted to fractional ownership.

Ties to Complementary Policies and Programs

The Town of Mammoth Lakes does not currently tie administration of the transient use regulations to the implementation of other housing and related programs.

STR Regulations in Peer Communities

The following section provides a brief thematic summary of STR regulations in other peer communities.

Definition of a short-term rental or vacation rental

STRs are typically defined to include residential real estate that is used to house transient individuals or households on short-term basis with a maximum duration of 30 and 90 days.[11] Many jurisdictions define STRs to include only single-family homes and duplexes, though some communities also include condominiums and other multifamily housing types, like apartments. A number of jurisdictions, including the Town of Truckee and Placer County, explicitly prohibit the short-term renting of multifamily housing, intending to protect naturally occurring affordable housing from conversion to vacation home and tourist accommodations use.

Caps on the Number of STRs That May Be Permitted

Among the 17 peer jurisdictions, 12 have enacted limitations or "caps" on the number of STRs that may be legally established, either throughout the jurisdiction or in one or more subareas within the jurisdiction. The City of Santa Cruz and the Town of Truckee have relatively straightforward caps, totaling 250 STRs in Santa Cruz (approximately one percent of the City's housing stock) and 1,255 STRs in Truckee (approximately seven percent of the Town's housing stock). Bar Harbor, Maine, sets the cap at nine percent of the housing stock, with the total adjusted over time in accordance with changes in the overall housing inventory. The cap in Bar Harbor does not apply to owner-occupied units.

Many other jurisdictions have caps that differ by subarea, or only apply to specific areas of the jurisdiction. For example, El Dorado County has a cap of 900 non-hosted STRs within the Tahoe Basin portion of the unincorporated county (approximately ten percent of the housing stock in this area). Morro Bay has a cap of 175 full-home, non-hosted STRs (three percent of the City's housing stock), which applies to residential zones only. Santa Cruz County has three designated areas, each with specific caps for both non-hosted and hosted STRs. Hosted and non-hosted STRs are also allowed outside of the designated areas, with a cap of 250 hosted STRs (0.4 percent of the housing stock in the unincorporated county) throughout the unincorporated county. Sonoma County has capped STRs at five percent of the single-family home inventory within specific areas with high concentrations of STRs. Steamboat Springs,

[11] California Revenue and Taxation Code, section 7280, authorizes cities and counties to levy a tax on the "privilege" of occupying a room, or rooms, in a hotel, inn, tourist home or house, motel, or other lodging establishment for less than 30 days, excluding the right of an owner of a time-share or membership camping contract to occupy their respective unit or space.

Colorado, has three zones, including one with no STR caps, one with six subzones that each have individual caps, and one where STRs are not permitted. Hosted and temporary STRs in Steamboat Springs are exempt from caps and allowed in the zone where STRs are prohibited.

Many jurisdictions exempt hosted or owner-occupied STRs from the cap(s), or apply a different cap to hosted or owner-occupied STRs. These policies are often combined with variations in the cap(s) by subarea, as in Bar Harbor, El Dorado County, Morro Bay, Santa Cruz, and Steamboat Boat Springs, as described above, as well as in other peer jurisdictions.

Geographic Carve-Outs and STR Density Limitations

Among the 17 peer jurisdictions reviewed for this research, 13 currently have some form of geographic restrictions on where STRs may be established, and/or limitations on how close an STR can be to another similar use. In many jurisdictions, STRs are allowed only in specific zoning districts or geographic subareas. Other jurisdictions restrict certain types of STRs (e.g., non-hosted or owner-occupied) in specific zoning districts or subareas. For example, South Lake Tahoe does not allow whole-home STRs in residential areas, while Crested Butte allows unlimited licenses (i.e., licenses that allow rentals more than 90 days per year and/or rentals in homes not occupied by primary owners or long-term renters) in select zones only. As discussed above, many jurisdictions also differentiate between subareas or zones in terms of the caps that apply to the number of STR units that are allowed to operate at any given time.

Five of the peer jurisdictions have specific limits on the geographic spacing or concentration between units in any particular area. El Dorado County requires a 500-foot distance between STRs, though hosted STRs (i.e., rentals where a primary owner resides at the property during the rental period) are exempt. Morro Bay requires a 175-foot distance between full home, non-hosted STRs in residential zones. In commercial zones, Morro Bay allows no more than one eighth of units in a multifamily property to be STRs. In Santa Cruz County, STRs cannot total more than 20 percent of residential parcels on a block, while in Crested Butte a maximum of two STRs per block are allowed. In Durango, there are two subareas in which the second STR on a block requires Planning Commission approval and must be the owner's primary residence, which are not requirements for the first STR on a block. In these areas, a third STR would not be allowed on the same block.

In addition, seven of the peer jurisdictions have regulations that limit the number of STRs per property or per owner, with most allowing only one STR per parcel. These regulations are often combined with other geographic or density limitations, such as those described above.

Exemptions for Owner Occupied Housing and Hosted Rentals

Twelve of the 17 peer jurisdictions differentiate between hosted or owner-occupied STRs and other STRs in terms of STRs regulations. While the definitions vary slightly by jurisdiction, hosted STRs are generally those in which the property owner or a representative is present on the property during the period that the units is rented. Owner-occupied STRs are generally

those that are the owner's primary residence, though the owner may or may not be required to be present on the property while it is being short-term rented.

Some peer jurisdictions only allow hosted or owner-occupied STRs, with all other types of STR being prohibited. The City of Santa Cruz does not permit any new non-hosted STRs, while Washington County, Utah, allows STRs at a property owner's primary residence only.

Many jurisdictions allow hosted or owner-occupied STRs in areas where other STRs are not allowed, exempt hosted or owner-occupied STRs from caps, or both. Hosted or owner-occupied STRs are exempt from STR caps in El Dorado County, Morro Bay, Placer County, Sonoma County, Crested Butte, Steamboat Springs, and Bar Harbor. Some of the jurisdictions with concentration limitations on STRs, including El Dorado County and Morro Bay, provide an exemption for hosted or owner-occupied STRs. South Lake Tahoe provides more limited exemptions for owner-occupied STRs, exempting homes from prohibitions in residential areas only if the owner is the permanent resident of the property and uses their property as an STR no more than 30 days per year. In Crested Butte, primary owners or long-term renters are exempt from caps and geographic restrictions if they rent their homes as STRs for no more than 90 days per year. Crested Butte is the only peer jurisdiction that provides the same exemptions to long-term renters as are available to full-time owner occupants.

On June 20, 2023, the California Court of Appeal for the Third District issued a decision in the case of a South Lake Tahoe Property Owners Group versus the City of South Lake Tahoe which upheld the City's authority to regulate and restrict the operation of STRs in residential zones, but questioned the constitutionality of imposing lesser restrictions on owner occupied STRs under what is known as the "dormant commerce clause" of the United States Constitution. The dormant commerce clause prohibits states from discriminating against out-of-state actors in interstate commerce. The argument is that allowing STRs only in units that are otherwise occupied full-time by the owners infringes on the rights of property owners that live out of state. While the appellate court sent the case back to the lower court for further review on the dormant commerce clause issue, this research recommends that the Town of Mammoth Lakes avoid differential requirements based on owner occupancy and instead consider differentiating regulation based on full-time occupancy (either by the owner or an authorized full-time renter) or whether a rental is hosted or non-hosted.[12] Nonetheless, BAE cannot attest to whether either of these approaches would meet applicable legal standards.

Local Application Processes and Procedures

Most of the peer jurisdictions approve applications and issue permits or licenses for STRs through an administrative process, though some require public notice or a public hearing. Jurisdictions in which permits or licenses are approved administratively include El Dorado

[12] Please note that this does not constitute legal advice and that BAE Urban Economics is not qualified to provide direction on the legality of differentiating between hosted and non-hosted STRs as a matter of public policy.

County, Mariposa County, Morro Bay, Placer County, South Lake Tahoe, Truckee, Steamboat Springs, Moab, Park City, and Washington County.

In Truckee, there is a one-year waiting period after a house is sold before the owner is eligible to sign up for the STR waiting list. The purpose of the waiting period is to create uncertainty for second home buyers regarding their ability to generate rental income in a way that aligns with the requirements of 1031 exchange transactions.[13]

Crested Butte and Durango approve permits or licenses administratively but require noticing to all property owners within a certain radius (100 to 300 feet) and take public comment prior to permit issuance, while Bar Harbor approves permits administratively and subsequently issues notices to property owners within 50 feet. In Santa Cruz (City), units with four or fewer bedrooms are approved administratively, while units with five or more bedrooms require a public hearing. Santa Cruz County allows for administrative approvals for STRs with three or fewer bedrooms, with a requirement to provide notices to property owners within 300 feet and the possibility of a public hearing if an appeal is filed. STRs with four or more bedrooms in Santa Cruz County require a public hearing. Similarly, Sonoma County allows for administrative approvals for units with five or fewer bedrooms and requires a use permit for larger units. Mono County requires a public hearing and noticing to all property owners within 500 feet prior to issuance of any STR permit.

As most in the Town of Mammoth Lakes are already aware, Mono County uses a two-step discretionary approvals process for STRs in the unincorporated area. New STR applications first require approval of a Conditional Use Permit following completion of a mandatory hearing with the County Planning Commission. If approved, the Conditional Use Permit allowing the STR use subsequently runs with the land through the addition to the Transient Rental Overlay District (TROD). The property owner, or their agent, is then required to apply for a Short-Term Rental Activity Permit, which requires a hearing before the Board of Supervisors. The Activity Permit does not run with the land and can, therefore, be revoked as a result of an enforcement action and automatically expires when the property changes ownership.

Initial and Ongoing Inspection Requirements

Twelve of the 17 peer jurisdictions have inspection requirements for STRs. In jurisdictions with ongoing inspection requirements, inspections are generally required prior to issuance of the STR permit or license. Some jurisdictions also require recurring inspections either annually or every three or four years. Some jurisdictions rely on a self-inspection process, either as the only inspection requirement or on an annual basis between less frequent inspections by departmental staff. Inspections generally focus on health and safety, often with an emphasis on fire safety and defensible space.

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[13] According to the Internal Revenue Code, a Section 1031 exchange is a swap of one real estate investment property for another that allows capital gains taxes to be deferred.

Recertification or Renewal Requirements

Twelve of the 17 peer jurisdictions require periodic recertification or renewal of permits or licenses. Eleven of the jurisdictions require annual renewal, while permits in Santa Cruz County remain effective for five years. In four of the jurisdictions with renewal requirements, the STR must be active (i.e., actively remitting TOT) to be eligible for renewal. The City of Santa Cruz does not require annual renewal, but STR permits lapse if not used (i.e., not-actively remitting TOT) for two years. The jurisdictions in which an STR must remain active to be eligible to continue to be permitted are all jurisdictions with caps on the total number of STRs, which ensures that limited STR permits are allocated to units that actively contribute to the inventory of overnight tourist or visitor accommodations.

Nuisance Mitigation Provisions and Enforcement Penalties

Thirteen of the 17 peer jurisdictions have a requirement for a local contact person who can be reached by phone and/or other means 24 hours per day during all times when an STR is rented. These jurisdictions typically have specific requirements regarding the time-frame within which the local contact person must be able to respond when contacted, with many requiring that the local contact person is able to be present at the property and initiate corrective action within 30 to 60 minutes. The property owner is generally required to provide the local contact person's information to the jurisdiction as well as on a sign posted on the exterior of the property that is visible from the street. Sonoma County and Durango post information for the local property manager on the local jurisdiction's website. El Dorado County requires that the local contact person complete a training course and exam, while Sonoma County requires that the local contact person just passes a certification exam. Some jurisdictions – including El Dorado County, Mono County, Placer County, Sonoma County, Truckee, and Crested Butte – also operate a phone hotline and/or email address that is dedicated for the public to be able to report complaints about STRs.

Possible penalties for non-compliance with STR regulations typically consist of fines and suspension or revocation of the STR permit, with the possibility of misdemeanor charges in some cases. Several jurisdictions have lower fines for an initial violation, followed by higher fines for subsequent violations and revocation after three to four violations within a given time period. Many jurisdictions have a waiting period of a year or more before a property owner can apply for a new STR permit following a revocation. In jurisdictions with waiting lists for STR permits, the property owner is typically unable to sign up for the waiting list until the waiting period following a revocation has ended.

Policies Related to Fractional Ownership Models

In addition to policies related to STRs, two of the peer jurisdictions had policies related to fractional home ownership. These fractional ownership models typically consist of the purchase of a property by a limited liability corporation (LLC), with ownership split between two to eight buyers that then use the property as a shared vacation home. These types of ownership models are often facilitated by third-party companies, like Pacaso, that help with

the sale of shares, manage the property, provide furnishings, assist with scheduling, and/or manage cleaning. Jurisdictions that have adopted or considered regulations on fractional ownership homes have cited some of the same concerns related to these properties as with STRs, including impacts on residential neighborhoods and the removal of homes from the housing stock that might otherwise be available to full-time occupancy.

In April 2023, the Sonoma County Board of Supervisors approved changes to the County Code to define fractional ownership properties as time shares, thereby limiting these homes to areas of the County that are zoned for lodging and tourism. Park City similarly limited fractional ownership to zones that allow timeshares and private residence clubs starting in 2022. However, a Utah State law passed in March 2023 has since prohibited local jurisdictions from treating properties held under fractional ownership differently from other properties. Prior to the passage of the State law, Moab was considering similar regulations.

Ties to Complementary Policies and Programs

The STR policies enacted by peer communities are generally stand-alone ordinances that direct the approval and administration of STRs within the community. The Town of Truckee, however, recently coupled the STR permit ordinance and administrative process with another local housing program. The Short-Term Rental Workforce Housing Token Program (STR Token Program) was established in early 2023 to incentivize the creation of workforce housing by offering in-kind payment for Deed Restrictions in the form of STR "Tokens" which are redeemable for Transient Occupancy Registration Certificates.

Participants in the STR Token Program are required to deed-restrict housing units for a mandatory term of 15 years in exchange for tokens. The units must be occupied full-time by households where at least 50 percent of the adult tenants are employed a minimum of 20 hours per week within the boundaries of the Tahoe Truckee Unified School District. Annual gross incomes for occupant households cannot exceed 150 percent of the countywide area median income (AMI). The minimum lease term is 12 months for rental units.

Participants are selected through a request for proposals process and ranked.[14] Participants can offer a certain number of housing units and specify the number of tokens they would like in return. Program participants can redeem a Token for a Transient Occupancy Registration Certificate to use on their own or can sell, trade, or transfer the Token to another recipient who becomes the Token Holder. The Token Holder can cancel the Certificate associated with a short-term rental property and can apply to re-use that Token for a different eligible property.

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[14] The program is currently in the pilot phase and is accepting rolling submissions until June 2024. For more information visit: https://www.townoftruckee.com/government/housing/ short-term-rental-workforce-housing-token-program

RECOMMENDATIONS

Based on the research summarized above, BAE offers the following recommendations for consideration by the Mammoth Lakes STR Advisory Committee and Town Council.

Administrative and Process Updates

To reduce the cost of administering the STR program, streamline the applications process, and improve data collection, BAE recommends that the Town consider enacting the following:

1) **Update the Definition of an STR**
   Update the definitions for an STR and other related uses to better reflect the functional differences between different forms of transient visitor accommodations. For example, the Town should consider updating the definition of an STR to differentiate between hosted and un-hosted STRs, and STRs in condotel projects, as well as the short-term rental of individual rooms within a larger full-time occupied housing unit.

2) **Maintain Records to Allow Ongoing Analysis**
   The Town of Mammoth Lakes already collects a variety of data points using the business tax certificate and transient occupancy tax certificate applications processes. The Town may consider updating the data collection and management workflow to provide data that can be used for ongoing monitoring and analysis, such as:

   a. *Property Characteristics*
      Collect additional information on the number of residential units present on the property, as well as the number of bedrooms and beds being used for visitor accommodations. Use the inspection process and comparison to the County parcel database to periodically confirm the accuracy of this data. This may allow better comparison with the hotel inventory and ongoing management of the broader tourist and visitor accommodations inventory.

   b. *Availability*
      Collect information on the number of days per month that the property was made available for occupancy by visitors. This would allow the Town to rely on a comprehensive database versus using web-scraped data from AirDNA.

   c. *Occupancy*
      Collect information on the number of days per month that the property was booked for occupancy by visitors. This should identify, at a minimum, the number of days the unit is occupied, but may also include the number of persons reported to be in the visiting party, which may provide useful information on tourist visitation. This would allow the Town to rely on a comprehensive database versus on web-scraped data from AirDNA to assess statistics like occupancy rates, ADR, and RevPAR.

d. TOT Remittance

Continue to collect information on TOT remittances in a format that allows authorized Town staff to identify whether a property and/or unit was actively engaged in visitor accommodations activity (i.e., submitting TOT and for what amount) during a given month. Note, however, that any public distribution of this data must be done in a format that protects against the disclosure of proprietary information.

3) **Update Code Language on Vested Interests**

The Town should update the Code of Ordinances to address the relationship between STR permits and the conveyance of vested interests and entitlements. The Town may want to consider language similar to that used in the El Dorado County Code of Ordinances, which was upheld in recent court proceedings and is provided below:

"Vacation home rental permits shall not be construed as providing property rights or vested interests and entitlements in continued operation of a vacation home rental. Vacation home rental permits are revocable licenses which expire annually. Vacation home rental permits shall not run with the land."[15]

4) **Require STR Platforms to Submit Data**

As a matter of policy, the Town of Mammoth Lakes should adopt code language that requires STR platforms to regularly disclose information to the Town regarding each home sharing and/or vacation rental listing within community, the names of the persons responsible for each listing, and any associated attribute data necessary for the Town to assess compliance with applicable local regulations. While it is unclear whether the major platforms will comply with these requirements, having the requirements incorporated in the Municipal Code will provide a tool that may help to further the Town's interests over the long-term.

5) **Update TOT Property Search Tool**

The current TOT Property Search Tool leverages the County's parcel lookup interface to provide information on a property's zoning. Consider updating the TOT Property Search Tool to improve the user experience and make it easier to find relevant information. For example, the Town might pursue grant funding to create a new standalone interface that provides information on permitted STRs, such as owner and emergency contact information, allowable occupancy, parking procedures, etc., in addition to information on areas where short-term renting is allowed versus prohibited.

[15] This recommendation does not constitute legal advice provided on behalf of BAE Urban Economic, Inc. The code language is provided only as an example. Any modifications or additions to the Town of Mammoth Lakes Code of Ordinances should be thoroughly reviewed by legal Counsel prior to adoption.

Update Eligibility Standards

To improve program administration and address the influence of STRs on the availability and pricing of long-term housing, BAE recommends that the Town consider the following:

6) **Prohibit Short-Term Renting of Properties Recently Subject to Eviction**
   To reduce the incentive for property owners to evict existing tenants in order to convert the property to an STR, consider prohibiting units that have recently been subject to an eviction from being registered as an STR for a specified period. The Town may also consider prohibiting short-term renting of properties that were recently used as long-term rentals, though identifying such properties may be challenging in many cases.

7) **Establish a Waiting Period for New Home Purchases**
   Establish a waiting period of at least one year following the purchase of a residential property before that property is eligible to apply for an STR permit and be added to a potential wait list. This creates uncertainty regarding the ability to generate revenue through short-term renting and may reduce the price premium that investors are willing to pay for housing that is not intended to be a primary residence or second home.

8) **Update Fractional/Timeshare Code**
   The Town should consider updating the fractional ownership/timeshare portions of the Municipal Code to apply to all residential land uses and restricting new fractional ownership conversion and acquisitions to specific areas.

Update Enforcement Penalties

To encourage owners and managers of STRs to engage with the Town's permitting process in good faith, BAE recommends that the Town consider updating the enforcement penalties to better align with the economics of short-term renting.

9) **Increase Enforcement Penalties**
   Consider increasing the flat-fee penalty from $500 for the first violation and $1,000 for all subsequent violations within three years to something more substantial. For example, the Town of Truckee applies fines of $1,500 per day for the first violation, up to $3,000 per day for the second violation, and $5,000 per day for each additional violation, though the structure that is right for Mammoth Lakes may differ.

10) **Register Rentals of 90 Days or Less**
   Consider requiring property owners and managers to declare long-term rentals of 90 days or less and to notify the Town in the event that the rental is cancelled, or the lease broken, within 30 days after the start date. The intent is to discourage the illegal avoidance of STR regulation. In the event that a rental is cancelled within 30 days of the start date, require the property owner or manager to pay applicable TOT. Consider applying strict penalties for chronic repeat offenders.

Limit the Number and Type of STRs

To facilitate managing the inventory of tourist accommodations available in the Town of Mammoth Lakes and to address concerns regarding impacts to the availability and pricing of long-term housing, BAE recommends that the Town consider the following:

11) **Establish a Cap or Caps on the Number of Permitted STRs**
Consider limiting the total number of STRs that may be permitted within certain areas, including within the Residential Multi-Family-2 (RMF-2) zone or portions thereof. The cap may be set at or near the existing level, and may be adjusted over time as needed.

12) **Create a Mechanism to Reduce Allowed Permits When Needed**
If the Town of Mammoth Lakes elects to limit the number of STRs allowed in certain areas, it will be important to also establish a mechanism or process for decreasing the number of permits that may be issued. Increasing the number of allowable STRs is relatively easy and involves simply updating the threshold. To decrease the number the number of permits, the Town would decrease the cap through a legislative process. BAE recommends that the number of active permits then be allowed to decrease through attrition, with units falling out of use and the permits not being reissued. This approach is less heavy-handed compared to revoking active permits which might otherwise be in use, which could disrupt ongoing business operations.

13) **Consider Fewer Restrictions on Hosted STRs**
Due to the nature of real estate, households and business entities with greater wealth have a greater likelihood of purchasing housing units for the purposes of short-term renting, which puts upward pressure on housing prices. Nonetheless, short-term renting can represent an important income source that can facilitate homeownership, provide support for lower- and middle-income households, and provide much needed tourist accommodations. While it is unclear whether jurisdictions have the authority to income test STR owners, the Town may consider using differential regulations for hosted and non-hosted STRs to limit the prevalence of absentee landlords and corporate ownership within the STR market. The impact of such provisions on the market will depend on the details of the policy.

14) **Consider a Cap on Nights Rented in Non-Hosted STRs**
To discourage the further proliferation of non-hosted STRs, consider establishing a maximum number of nights per year that a non-hosted STR may be rented in certain areas where full-time resident occupancy is the preferred use. This provision, if implemented, should be dovetailed with any potential cap or unit restrictions.

Geographic Targeting and Density Limits

To discourage the overconcentration of STRs while ensuring the availability of tourist accommodations in desirable locations, BAE recommends that the Town consider:

15) **Consider Further Geographic Targeting of STR Regulations**
Recognizing the concentration of tourism demand in certain parts of Town, consider applying different standards within specific geographic areas to ensure the availability of visitor accommodations in areas appropriate for such activity (e.g., resort portals).

16) **Consider STR Density Limits**
As an alternative, or in addition, to geographic carve-outs, the Town may consider establishing STR density standards that establish a minimum distance between permitted STR units or a maximum share of units within a certain defined area that may be short-term rented. These requirements should be applied in areas where the current density of STRs is lower, or where the existing concentration of STRs has resulted in an over concentration of nuisance and community character concerns.

Related Policies and Programs

The Town should also consider actions that better dovetail sustainable tourism management, land use policy, economic development strategy, and community housing resources.

17) **Update Analysis of Workforce Housing Need**
Prepare an updated analysis of workforce housing needs in Mammoth Lakes that characterizes the order of magnitude of workforce housing needs and which includes a survey of both worker and employer needs and perceptions.

18) **Strongly Oppose Legislation Similar to SB 584**
Although Senate Bill (SB) 584 was not advanced during the last legislative session, the Town should continue to monitor new legislative proposals and should strongly oppose consideration of any new state legislation that would be similar to SB 584, which proposed the imposition of a 15 percent statewide TOT on STRs.

19) **Encourage Development of Other Accommodation Types**
The Town of Mammoth Lakes should take steps to encourage development of new tourist accommodations other than STRs that do not impact how the housing stock is utilized. This may include construction of new, and renovation of existing, hotel and motel properties, among other types of accommodations. Projects should be directed towards areas that can support such development (i.e., have required infrastructure and proximity to tourism destinations and amenities).

20) **Lobby for Tenants Rights Reform**
Work with other jurisdictions to lobby state lawmakers to advance tenants' rights reform which strikes a better balance between tenant protections and property owner

interests to lessen the disincentive to long-term rent existing housing units.

21) **Expand and Diversify the Housing Supply**

To better manage/mitigate the impact of STRs on the housing market, the Town of Mammoth Lakes should take steps to encourage and facilitate construction of a diversity of housing types that meet the needs of a wider array of workforce households, including smaller single-family units (both detached and attached) on smaller lots, as well as townhomes, condominiums, and apartments, in locations that support such development (i.e., have required infrastructure and proximity to employment and residential amenities), similar to development at The Parcel.

22) **Establish Additional Dedicated Local Funding Sources for Housing Programs**

Successful implementation of local housing programs requires consistent and adequate funding. To achieve this, many communities are establishing new locally controlled funding sources that generate revenue that is then dedicated for the sole purpose of furthering affordable and workforce housing objectives. There are a variety of options commonly considered by local governments, ranging from TOT and sales tax measures to real estate transfer taxes, vacancy taxes, and inclusionary housing and commercial linkage fee programs, among others. BAE Recommends that Mammoth Lakes consider options for creating more local funding sources for housing programs.

23) **Aggressively Expand Inventory of Deed Restricted Housing**

To better address the ongoing consumption of existing housing resources by the second home and tourism accommodations markets, the Town should continue to aggressively pursue acquisition of affordable and workforce housing deed restrictions on new and existing housing units within the community. This should leverage the establishment of new local funding sources for housing programs and include both programs to acquire restrictions on existing housing units as well as incentives to developers for the construction of new affordable and workforce restricted housing. Any incentives or financial renumeration should be dovetailed with caps or restrictions on STRs to encourage the conversion of some of the community's existing second home and tourist accommodations inventory back into workforce housing.

24) **Pursue Economic Development Initiatives**

One primary contributor to the shortage of affordable housing in the Town of Mammoth Lakes is the difference between income growth and housing costs over time. Where STR regulation and new home construction are intended to increase the supply of housing available for full-time occupancy, the Town should also consider prioritizing efforts aimed at increasing the local wage levels and the number of living wage jobs that are available in the community. The Town should also continue to engage with large landowners (e.g., USFS) and employers to provide additional developable land and housing resources for workers and for the community at large.

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APPENDIX B: HOTEL/MOTEL INVENTORY DETAIL

Appendix B: Hotel/Motel Inventory, Town of Mammoth Lakes, December 2023

Property Name	Class	Rooms	Restaurant	Built/ Reno'd	UGB (a)
Existing Properties					
The Village Lodge	Luxury	205	Yes	2003	IN
Westin Monache Resort, Mammoth	Upper Upscale	194	Yes	2007	IN
Outbound Mammoth	Upper Upscale	180	Yes	2023	IN
Seasons 4	Upper Upscale	100	No	2010	IN
Mountainback Condominiums	Upper Upscale	60	No	1981	IN
Empeiria High Sierra Hotel	Upper Upscale	73	Yes	1999	IN
Mammoth Creek Condos	Upper Upscale	42	No	1980	IN
Juniper Springs Resort	Upper Upscale	180	No	2000	IN
Mammoth Mountain Inn	Upper Upscale	215	Yes	2005	OUT
Mammoth Mountain Chalets	Upper Upscale	20	No	1992	OUT
Mammoth Creek Inn	Upper Upscale	25	No	1970	IN
Tamarack Lodge & Resort	Upper Upscale	46	Yes	1924	OUT
Cinnamon Bear Inn	Upscale	16	No	1963	IN
Alpenhof Lodge	Upscale	58	Yes	1972	IN
Snow creek Resort	Upscale	200	No	1975	IN
Shilo Inn Mammoth Lakes	Upper Midscale	71	No	1988	IN
Austria Hof Lodge	Upper Midscale	23	Yes	1972	IN
Holiday Haus Motel	Upper Midscale	16	No	1958	IN
Mammoth Ski Resort	Upper Midscale	133	No	1978	IN
Snow flow er Resort	Upper Midscale	88	No	1983	IN
Quality Inn Mammoth Mountain	Midscale	59	No	1988	IN
Royal Pines Resort	Midscale	21	No	1960	IN
Edelw eiss Lodge	Economy	10	No	1957	IN
Rodew ay Inn/Wildw ood Inn	Economy	32	No	1968	IN
SureStay Plus by Best Western	Economy	40	No	1983	IN
Motel 6 Mammoth Lakes	Economy	151	No	1980	IN
Under Development					
Outbound	Upscale	30	Yes	2024	IN
Mammoth Creek Inn	Upscale	12	No	2024	IN
Residence Inn by Marriott	Upscale	101	No	2024	IN
Sierra Center Mall	n.a.	164	No	2026	IN
Limelight Hotel Mammoth	Luxury	149	Yes	2025	IN

Sources: CoStar; Town of Mammoth Lakes; BAE, 2023.

APPENDIX C: TOWN OF MAMMOTH LAKES GUIDE TO ZONING FOR TRANSIENT USE

Town of Mammoth Lakes:
Guide to Zoning for Transient Use

This table summarizes the Zones in which transient rental or occupancy is permitted within Mammoth Lakes. Transient rental or occupancy is defined as the occupation of a structure, or portion of a structure, intended or designed for occupancy by persons for purposes of sleeping, lodging, or similar reasons for a period of 30 consecutive days or less in exchange for a fee or similar consideration. (Municipal Code 17.148.020). Renting a property for transient use requires a Town of Mammoth Lakes business license and registration and remittance of Transient Occupancy Tax.

Zone[1] (Municipal Code - Title 17)	Transient Use Allowed[2]	Transient Use Prohibited	Not Applicable
RR (Rural Residential)		X	
RSF (Residential Single Family)		X	
RMF-1 (Residential Multi-Family-1)		X	
AH (Affordable Housing Overlay)		X	
MHP (Mobile Home Park)		X[3]	
RMF-2 (Residential Multi-Family-2)	X		
D (Downtown)	X		
OMR (Old Mammoth Road)	X		
MLR (Mixed Lodging/Residential)	X		
R (Resort)	X[4]		
SP (Specific Plan)	X		
A (Airport)	X		
M (Industrial)			X
PS (Public and Quasi-Public)			X[5]
OS (Open Space)			X
OSSC (Open Space Stream Corridor Overlay)			X
E (Equestrian Overlay)			X

Please note that this table is intended as a guide only; although some zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval may prohibit transient rental within a particular development. It is recommended that you contact the Town's Community Development Department for verification of zoning and transient rental regulations for any particular property at (760) 965-3630.

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[1] Please refer to the Town of Mammoth Lakes Zoning Map available on the Town's website by entering 1524 in the search bar.

[2] These Zones permit transient use unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit. Please contact the Town of Mammoth Lakes Community Development Department for project-specific information. The Town does not regulate or enforce CC&Rs.

[3] The transient use of mobile home parks is prohibited by individual mobile home park regulations. The State regulates mobile home parks.

[4] The R Zone permits transient use, unless project-specific regulations, such as CC&Rs or conditions of approval, prohibit such use (the Town does not regulate or enforce CC&Rs). For example:

- Fairway Ranch (Woodcrest Trail and Hidden Lake Circle) – Subdivision map condition of approval states that the RSF Zone standards apply; therefore, transient use prohibited.
- Greyhawk Master Plan (single family lots west of Lake Mary Road and Camp High Sierra) – Master Plan states that transient use is prohibited.
- Lodestar Master Plan – Master plan does not permit transient rentals in Development Area(s) 3 (Starwood) and 4.

[5] Transient use is permitted within designated campgrounds/RV parks only.

Updated Oct-2023

APPENDIX D: SINGLE-FAMILY AND CONDOMINIUM HOME SALES TABLES

Appendix D1: Single-Family Home Sales Volumes, Median Sale Price, and Median Price Per Sq. Ft. by Zoning District, Town of Mammoth Lakes, 2010-2022 (Page 1 of 2)

Sales	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	All
ALL		69	72	87	85	82	81	93	89	79	89	126	123	83	1,158
RMF-1	No	4	4	2	0	4	1	5	3	0	6	5	3	7	44
RR	No	13	7	13	12	6	9	8	9	7	12	10	19	16	141
RR-E	No	0	2	2	1	0	1	0	2	1	0	0	3	2	14
RSF	No	46	52	67	66	67	54	63	59	61	66	98	85	49	833
MLR	Yes	0	2	0	0	0	0	0	0	0	1	0	1	0	4
R	Yes	6	5	3	6	5	15	17	15	9	4	12	11	9	117
RMF-2	Yes	0	0	0	0	0	1	0	1	1	0	1	1	0	5
Transient Use Not Permitted		63	65	84	79	77	65	76	73	69	84	113	110	74	1,032
Transient Use Permitted		6	7	3	6	5	16	17	16	10	5	13	13	9	126

Median $/SF	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ALL		**$304**	**$278**	**$261**	**$306**	**$328**	**$336**	**$350**	**$357**	**$382**	**$349**	**$398**	**$513**	**$654**
RMF-1	No	$257	$160	$182	$0	$313	$201	$350	$253	$0	$286	$439	$564	$664
RR	No	$360	$302	$291	$340	$363	$334	$384	$397	$411	$330	$416	$585	$654
RR-E	No	$0	$157	$218	$459	$0	$456	$0	$316	$216	$0	$0	$494	$738
RSF	No	$282	$278	$255	$288	$317	$317	$324	$344	$362	$354	$383	$490	$595
MLR	Yes	$0	$297	$0	$0	$0	$0	$0	$0	$0	$488	$0	$902	$0
R	Yes	$428	$306	$438	$461	$419	$447	$443	$452	$504	$500	$569	$652	$876
RMF-2	Yes	$0	$0	$0	$0	$0	$309	$0	$425	$487	$0	$403	$413	$0
Transient Use Not Permitted		$296	$273	$258	$305	$321	$319	$332	$339	$368	$348	$385	$505	$620
Transient Use Permitted		$428	$306	$438	$461	$419	$445	$443	$450	$499	$496	$519	$652	$876

- Continued on Next Page)

Sources: Town of Mammoth Lakes; BAE, 2023.

Appendix D1: Single-Family Home Sales Volumes, Median Sale Price, and Median Price Per Sq. Ft. by Zoning District, Town of Mammoth Lakes, 2010-2022 (Page 2 of 2)

Median $	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ALL		**$645,000**	**$580,000**	**$615,000**	**$600,000**	**$623,500**	**$860,000**	**$730,000**	**$775,000**	**$920,000**	**$785,000**	**$885,000**	**$1,190,000**	**$1,225,000**
RMF-1	No	$323,995	$251,000	$231,500	$0	$352,500	$470,000	$412,500	$549,900	$0	$585,000	$710,000	$760,000	$755,000
RR	No	$1,255,000	$375,000	$735,000	$580,000	$565,000	$1,200,000	$507,500	$1,220,000	$1,550,000	$1,038,750	$857,500	$1,600,000	$1,135,000
RR-E	No	$0	$497,500	$577,500	$459,000	$0	$995,000	$0	$636,000	$599,900	$0	$0	$1,570,000	$1,562,500
RSF	No	$615,000	$590,000	$575,000	$600,000	$622,000	$675,000	$685,500	$660,000	$890,000	$767,625	$850,000	$1,135,000	$1,230,000
MLR	Yes	$0	$237,500	$0	$0	$0	$0	$0	$0	$0	$439,000	$0	$1,443,000	$0
R	Yes	$1,790,000	$1,405,000	$1,750,000	$2,250,000	$1,855,000	$1,450,000	$1,375,000	$1,315,850	$1,650,000	$1,598,058	$2,360,000	$2,600,000	$3,300,000
RMF-2	Yes	$0	$0	$0	$0	$0	$620,000	$0	$1,099,000	$805,000	$0	$1,200,000	$515,000	$0
Transient Use Not Permitted		$625,000	$560,000	$578,750	$585,000	$615,000	$677,500	$671,250	$690,000	$890,000	$767,625	$839,000	$1,150,000	$1,112,500
Transient Use Permitted		$1,790,000	$1,400,000	$1,750,000	$2,250,000	$1,855,000	$1,387,500	$1,375,000	$1,305,425	$1,573,500	$1,521,115	$2,225,000	$2,395,000	$3,300,000

Sources: Town of Mammoth Lakes; BAE, 2023.

Appendix D2: Condominium Home Sales Volumes, Median Sale Price, and Median Price Per Sq. Ft. by Zoning District, Town of Mammoth Lakes, 2010-2022 (Page 1 of 2)

Sales	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	All
ALL		375	309	299	345	250	271	303	410	351	388	443	461	336	4,541
RMF-1	No	6	11	8	9	4	6	5	5	6	12	8	8	5	93
MLR	Yes	10	6	4	4	13	7	10	9	9	12	6	9	7	106
NVSP	Yes	76	47	40	29	35	23	33	36	33	35	32	40	39	498
OMR	Yes	17	29	17	18	13	17	13	19	24	10	17	27	15	236
R	Yes	113	80	88	93	68	76	100	125	84	108	139	144	104	1,322
RMF-2	Yes	153	136	142	192	117	142	142	216	195	211	241	233	166	2,286
Transient Use Not Permitted		92	64	52	42	52	36	48	50	48	59	46	57	51	697
Transient Use Permitted		283	245	247	303	198	235	255	360	303	329	397	404	285	3,844

Median $/SF	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ALL		**$289**	**$245**	**$230**	**$239**	**$272**	**$271**	**$280**	**$318**	**$366**	**$396**	**$420**	**$555**	**$673**
RMF-1	No	$252	$210	$203	$222	$232	$230	$285	$289	$388	$360	$377	$490	$581
MLR	Yes	$260	$217	$137	$203	$250	$259	$294	$330	$375	$395	$458	$495	$657
NVSP	Yes	$400	$394	$344	$403	$451	$472	$461	$519	$582	$648	$700	$750	$1,006
OMR	Yes	$189	$139	$150	$166	$208	$209	$212	$250	$332	$346	$381	$493	$522
R	Yes	$353	$323	$290	$299	$321	$324	$311	$349	$398	$402	$439	$569	$676
RMF-2	Yes	$243	$209	$201	$210	$240	$250	$251	$302	$347	$389	$405	$546	$648
Transient Use Not Permitted		$252	$210	$203	$222	$232	$230	$285	$289	$388	$360	$377	$490	$581
Transient Use Permitted		$292	$255	$232	$240	$272	$273	$280	$318	$365	$396	$421	$558	$674

- Continued on Next Page)

Sources: Town of Mammoth Lakes; BAE, 2023.

Appendix D2: Condominium Home Sales Volumes, Median Sale Price, and Median Price Per Sq. Ft. by Zoning District, Town of Mammoth Lakes, 2010-2022 (Page 2 of 2)

Median $	Transient Permitted?	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ALL		**$280,000**	**$242,000**	**$244,000**	**$265,000**	**$292,500**	**$305,000**	**$300,000**	**$350,000**	**$400,000**	**$450,000**	**$475,000**	**$614,000**	**$750,000**
RMF-1	No	$322,500	$210,000	$179,500	$265,000	$250,750	$245,000	$330,000	$300,000	$402,000	$417,500	$359,500	$450,900	$711,200
MLR	Yes	$320,000	$235,000	$108,000	$227,000	$190,000	$367,500	$237,500	$305,000	$398,000	$425,000	$477,500	$580,000	$650,000
NVSP	Yes	$221,200	$310,000	$210,000	$300,000	$380,000	$380,000	$319,000	$411,250	$549,250	$441,000	$479,500	$545,000	$700,000
OMR	Yes	$180,000	$122,000	$109,500	$116,250	$172,000	$142,500	$189,500	$193,000	$269,500	$315,750	$299,000	$525,000	$431,750
R	Yes	$470,000	$391,500	$394,000	$445,000	$422,500	$450,000	$416,000	$477,000	$517,500	$645,500	$640,000	$884,987	$1,100,000
RMF-2	Yes	$255,000	$212,750	$219,000	$235,000	$243,000	$270,000	$253,750	$316,600	$375,000	$425,000	$430,000	$566,000	$687,150
Transient Use Not Permitted		$322,500	$210,000	$179,500	$265,000	$250,750	$245,000	$330,000	$300,000	$402,000	$417,500	$359,500	$450,900	$711,200
Transient Use Permitted		$275,000	$242,000	$247,000	$264,000	$292,500	$305,000	$299,250	$350,000	$400,000	$453,000	$480,000	$620,000	$750,000

Sources: Town of Mammoth Lakes; BAE, 2023.

APPENDIX E: U.S. POSTAL SERVICE CHANGE OF ADDRESS DETAILED TABLE

Appendix E1: U.S. Postal Service, National Change of Address (NCOA) Dataset, Town of Mammoth Lakes, Unincorporated Mono County, Mono County As a Whole, 2019-2022

Town of Mammoth Lakes (a)	2019	2020	2021	2022
Total Out	**440**	**1,200**	**1,346**	**1,719**
Permanent	306	876	1,032	1,443
Net of Business	*306*	*839*	*989*	*1,354*
Temporary	134	324	704	563
Business	0	37	43	89
Family	177	488	711	1,082
Individual	235	624	545	504
Total In	**348**	**855**	**704**	**563**
Permanent	246	593	456	375
Net of Business	*246*	*575*	*439*	*375*
Temporary	87	247	219	157
Business	0	18	17	0
Family	106	277	247	168
Individual	214	526	417	327
Net Change	**(92)**	**(345)**	**(642)**	**(1,156)**
Permanent	(60)	(283)	(576)	(1,068)
Net of Business	*(60)*	*(264)*	*(550)*	*(979)*
Temporary	(47)	(77)	(485)	(406)
Business	0	(19)	(26)	(89)
Family	(71)	(211)	(464)	(914)
Individual	(21)	(98)	(128)	(177)

Unincorporated County (b)	2019	2020	2021	2022
Total Out	**865**	**1,534**	**1,484**	**1,477**
Permanent	675	1,287	1,263	1,215
Net of Business	*675*	*1,276*	*1,249*	*1,215*
Temporary	116	118	1,321	1,265
Business	0	11	14	0
Family	271	533	531	507
Individual	443	789	711	774
Total In	**731**	**1,624**	**1,321**	**1,265**
Permanent	634	1,262	998	1,012
Net of Business	*634*	*1,237*	*982*	*986*
Temporary	28	250	257	168
Business	0	25	16	26
Family	212	454	378	316
Individual	404	918	730	764
Net Change	**(134)**	**90**	**(163)**	**(212)**
Permanent	(41)	(25)	(265)	(203)
Net of Business	*(41)*	*(39)*	*(267)*	*(229)*
Temporary	(88)	132	(1,064)	(1,097)
Business	0	14	2	26
Family	(59)	(79)	(153)	(191)
Individual	(39)	129	19	(10)

Mono County (c)	2019	2020	2021	2022
Total Out	**1,305**	**2,734**	**2,830**	**3,196**
Permanent	981	2,163	2,295	2,658
Net of Business	*981*	*2,115*	*2,238*	*2,569*
Temporary	250	442	427	367
Business	0	48	57	89
Family	448	1,021	1,242	1,589
Individual	678	1,413	1,256	1,278
Total In	**1,079**	**2,479**	**2,025**	**1,828**
Permanent	880	1,855	1,454	1,387
Net of Business	*880*	*1,812*	*1,421*	*1,361*
Temporary	115	497	476	325
Business	0	43	33	26
Family	318	731	625	484
Individual	618	1,444	1,147	1,091
Net Change	**(226)**	**(255)**	**(805)**	**(1,368)**
Permanent	(101)	(308)	(841)	(1,271)
Net of Business	*(101)*	*(303)*	*(817)*	*(1,208)*
Temporary	(135)	55	49	(42)
Business	0	(5)	(24)	(63)
Family	(130)	(290)	(617)	(1,105)
Individual	(60)	31	(109)	(187)

Notes:
(a) Town of Mammoth Lakes includes the Zip Code 93546.
(b) Unincorporated Mono County includes ZIP Codes 93514, 93517, 93529, and 96107.
(c) Mono County includes Zip Codes 93514, 93517, 93529, 93546, and 96107.

Sources: U.S. Postal Service, National Change of Address; BAE, 2023.

Clerk

From: Merrily Roesch <merrilyroesch@yahoo.com>
Sent: Wednesday, February 7, 2024 11:11 AM
To: Clerk
Subject: STR

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

[EXTERNAL EMAIL]

Hi there!

My name is Merrily Roesch. I have owned a condo in Mammoth for 40 years...in what would be in the STR designation area. Just to let you know I have NEVER rented out our condo. Over the years we have supported Mammoth through our taxes, shopping at local grocery stores, ski and fishing shops, clothing stores, ski lessons, art fairs, Mammoth sponsored events, dining out, remodeling the condo with local contractors and businesses, and, as we grow older, a cleaning company. Us being there led to several other condo sales including to my parents, my in-laws, and three other friends.

We are very concerned that this plan would unfairly target a small area of Mammoth Lakes and probably impact our property values. This is not a targeted problem we're looking at: it is a town-wide issue. ALL homes should be targeted, not just a few.

In 40 years we have ridden the ups and down of property values and never given up on our love for our place and Mammoth. Why should I be targeted? We are in easy walking distance of grocery, shops, dining, and the Town Path for a great walk.

Please reconsider how this issue is implemented if indeed it is decided to move forward with this type of plan. It MUST be a town-wide issue and not a narrowly targeted issue. Totally unfair.

Merrily Roesch
909-228-9320
merrilyroesch@yahoo.com

Dear Town Council Members,

I would like to urge you to please consider capping the town's number of STRs.

I applaud the STR Advisory Committee's efforts to provide the council with meaningful recommendations that will potentially ease the housing crisis. Although these suggestions are on the right track, they do not solve the housing problem at one of its contributing sources - STRs.

I understand the housing crisis is not unique to Mammoth, but is a nationwide crisis. And, that this housing crisis is multi-faceted, and not solely caused by the market being saturated with STRs. However, it is an undeniable causing factor to our current housing problem.

Furthermore, I was very disappointed that the STR Advisory Committee was unable to examine the Bae Urban Economics STR study. Due to the fact that this committee has been dissolved, this responsibility is now yours. There are many recommendations in this report that directly address the STR causing factor. Please consider any number of the report's recommendations to amend STRs requirements and regulations.

Thank you for your time and consideration.

Best,

Marci Jefferson
4th Grade Teacher
MES Ski PE Coordinator
mjefferson@mammothusd.org

Clerk

From: Tim Goodrich <tim@timgoodrich.com>
Sent: Friday, February 2, 2024 9:25 PM
To: Clerk
Subject: 2/7/24 meeting- Item 9.3 (STR)- public comment

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

[EXTERNAL EMAIL]

Hello,

I am writing to ask you to take no action on item 9.3. I find it unfair to place the burden of increased costs and regulations on the backs of individual home owners when there is a multi-million dollar company in town whose responsibility it should be to fix the problem. If the company finds it hard to hire employees due to housing costs, it should be on the company to provide housing at a reduced rate or increases wages so their employees can live where they work.

Thank you,

Tim

Jamie Gray

From: kristin accardi <kris.accardi@gmail.com>
Sent: Saturday, February 3, 2024 11:55 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: STR council meeting

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 in relation to the upcoming council meeting relating to STRs. Kindly make these comments part of the public record.

We are current second home owners in Mountain Shadows.

We are against the rezoning of the RMF2 zone. Instead of rezoning areas, a better plan would be to provide the long term rental incentives to ALL STR owners. You should also be including second home owners who do not rent and just let their homes sit vacant in this process. Why are they immune? Why are you punishing STR owners exclusively when so many other owners let their property sit vacant? Second home owners that do not rent their homes, short or long term, do not contribute to TOT or housing for guests or locals.

If you go through with long term rental incentives perhaps more people would participate if the town subleases the property and takes on all risks associated with renting long term in California (non-payment, property damages etc)

If caps are ultimately decided on it should be against investors owning multiple properties rather than second home owners with one property. We use our property, they do not.
Please do not restrict property rights by issuing caps or a one year wait to rent because it drastically affects how values not just for STR owners but also for locals in the same zones (ie: Palm Springs).

You are directly penalizing the middle class. We are both teachers and have worked hard to save and buy a second home in a community where we like to spend our free time and money. By restricting property rights and devaluing our property you are punishing us for a problem that we did not create. The raising of funds should be the responsibility of ALL citizens of Mammoth not just STRs.

You are scapegoating STR owners as the solution when we did NOT cause the problem. How is the mountain allowed to build more and more attractions (Alpine slide) when they are not required to build housing for employees. Are the developers being required to have rent controlled or local housing built in to their development plans? Why are STR owners targeted to solve Mammoths housing crisis. These organizations are providing jobs and attracting workers to Mammoth while shifting the burden to house this work force on STR owners exclusively.

Please consider our voice and opinion.

Kristin Smith
Travis Smith

Jamie Gray

From: Sandy Hogan <sandyghogan@gmail.com>
Sent: Thursday, February 8, 2024 10:52 AM
To: Jamie Gray
Subject: Email to Town Council

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

[EXTERNAL EMAIL]

Jamie: please forward this to the Town Council, cc Bill Sauser, Dan Holler, Rob Patterson, John Morris, & Cynthia Fleming.

Mayor Protem Bubser & council Members (cc: Mayor Bill Sauser, Dan Holler, Rob Patterson, John Morris, & Cynthia Fleming):

Thanks for your very detailed discussion of the recommendations from the STR Advisory Committee. They did an excellent job in such a short time for the amount of information they covered. Some of the topics, as noted, require a longer amount of time than that allotted to them. I particularly want to thank you for moving to adopt their recommendation #1, that of Certified Properties, as it alone will move our enforcement program to a higher level. Also, by explaining the process to amend the Town ordinance requires 2 hearings plus 30 days, it can be run in parallel with the 2 hearings & 30 days required to end the moratorium for STRs. I know hearing that fact calmed a lot of fears in some members of the public.

However, your discussions after that item seemed driven by an impression that you must resolve the many other STRAC recommendations immediately, or send it on to the staff to research, thus creating an additional workload on them.

I would suggest that you not disband the STRAC, but ask that they continue to meet on their own schedule, to do their own research & come up with a variety of alternatives for further discussion by the TC, including some of the more difficult topics such as zoning, caps, etc. Terry Stehlik commented at the first meeting that a moratorium wasn't needed to institute an advisory committee, & she was correct in that statement. At that same meeting, I supported the moratorium mainly because time was needed to institute the Certified Property program, & that has now been given, with the suggestion that it run parallel with the closing of the moratorium. I hope that process will begin with the next TC meeting.

Thanks for considering my suggestion, & thanks to the time & effort put in by the STRAC, with exemplary leadership by John & Cynthia. Sandy Hogan

Clerk

From: rperez@lawrhp.com
Sent: Wednesday, February 7, 2024 7:05 PM
To: Clerk
Subject: Comments for Town Council Meeting February 7, 2024
Attachments: Town Council R Perez Jessen Comments 020724.pdf; STR Advisory Committee Comments 013024 (stc).pdf; STR Advisory Committee Comments Submitted 012324.pdf; STR Advisory Committee Comments submitted 011124.pdf

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

[EXTERNAL EMAIL]

Please accept the attached comments for the Town Council's consideration of its agenda items 9.2 and 9.3 for its February 7, 2024 meeting.

Also are the comments I filed for the STR Advisory Committee's meetings on January 11, January 23, and on January 30, 2024, which are related to those items.

Thank you,

Rose Perez Jessen

February 7, 2024

Town Council for Town of Mammoth Lakes:

These comments are submitted for your February 7, 2024 meeting, concerning Agenda Items 9.2 and 9.3 (and not in that order).

I submit these comments as an STR owner in Villa de los Pinos (in the area of the RMF-2 Zone that the STR Advisory Committee is recommending be a "Low Priority" work program item to be analyzed and considered at a later date for re-zoning). I serve as President of the Villa de los Pinos Homeowners' Association, and am a lawyer who graduated from UCLA School of Law in 1983. I'm also affiliated with a major California based law firm specializing in HOA law with clients throughout the State of California and in Mammoth. I bought my VDLP unit on an STR basis via a 1031 exchange in 1999, the year after the Town dropped its consideration of using imminent domain to take over our units then for workforce housing.

Workforce housing has been a problem for a long time, everywhere, and not just in Mammoth. It requires solutions involving entire communities, and not just targeted zones (e.g., the "low priority" proposed redlined RMF-2 zone) or classes of people (e.g., STR owners). As stated in the Mammoth Lakes Community Housing Plan ("MLHP"), "it takes a community to build a community. Although the Town will ultimately be accountable, the broader community needs to be involved to ensure the success of its implementation." MLHP page 1, Executive Summary.

The STR Advisory Committee's recommended Ballot Tax Measure to fund housing programs is based on its limited, mandated focus on STRs in Mammoth. The public was specifically told in the Committee's hearings that the Committee did not have the authority to consider or recommend other funding mechanisms such as an increase in property taxes, or sales taxes, or vacant second home taxes, other taxes to fund its proposed down payment assistance and rental subsidies programs ("Proposed Housing Programs"). As such, the Council must disregard the Committee's recommendation to move forward with a ballot measure to either increase TOT by up to 2% or to tax STR gross receipts by up to 1.5%, because neither proposal was properly studied or compared to other potential, better, and fairer funding solutions.

As pointed out in the MLHP, pages 78-82, "Sales, property, lodging, real estate transfer, excise tax(es) can be dedicated sources for community housing efforts", recommending as a call to Action, to "Study a local tax measure, [to] determine correct mechanism (property v sales v TOT), [to] place on ballot [with] Legal analysis necessary." The STR Advisory Committee did not conduct any such sort of study, and therefore its Recommendation on the "Ballot Tax Measure to fund housing programs" is unsupported other than by its expressed desire to suggest some kind of funding mechanism focused on its mandated, targeted STR market to support its Proposed Housing Programs.

Instead of accepting the Committee's Recommendation on the Ballot Tax Measure, the Town Council should commission a study on whether the correct mechanism to fund the Proposed Housing Programs is an increase in property taxes, sales taxes, or other taxes in lieu of further taxes on TOT or STR receipts, for presentation to voters. STR owners bring substantial revenue

to the Town, in terms of taxes and tourist dollars. STRs did not create the housing problem, nor should they be burdened, financially or otherwise, to solve it.[1]

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[1] As stated in the BAE_Town of Mammoth Lakes_STR Study (Agenda Item 9.3 (4)) ("BAE Report"), based on the studies mentioned on page 5 of that Report, "[t]here is no specific mention of the impact of STRs in the markets dominated by large numbers of second homes", noting on page 4 that the "academic body of work pertaining to the relationships between STRs and long-term housing is mainly focused on impacts within major urban tourist markets."

No doubt investor owners of STRs in certain markets "will seek to convert the existing housing stock into STRs, bidding up property prices and making life more difficult for first-time buyers and long-term renters", giving them "a strong economic incentive … to evict existing long-term tenants or to cash out existing homeowners" which then "convert[] properties to STRs without building anything new". BAE Report, page 5.

But that doesn't apply to Mammoth, as it is not a major urban tourist market.

According to the BAE Report on page 24, the Town estimates that as of 2022, these were the housing statistics:

9,636 total housing units
3,030 full-time occupied housing units (or 31.4% of the total housing stock)
1,444 owner occupied units (15%)
1,586 renter occupied units (16.5%)
5,692 seasonal and occasional use second homes (59.1%)
535 units on the market for rent or sale (5.6%)

As the above statistics show, the majority of the housing market in Mammoth is for seasonable and occasional use second homes. "**There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed**" in the BAE Report's "Findings from the Professional Literature" on pages 7 & 8. (Emphasis added.)

Those "Findings" are based on six studies on housing markets in Placer County, Mariposa County, Town of Truckee, San Luis Obispo County and San Bernardino County. Those studies essentially conclude that the "**conversion of long-term housing to STR use … does not represent a significant market driver**".

In fact, it was found that STRs "can be used to facilitate the purchases of residential properties for second home use, **leading to increased home prices and an expanded pool of potential second home buyers**" and that "**STRs are not the primary driver of housing availability and pricing issues in those communities**" and that "**the STR industry is not taking units out of full-time occupancy**." The studies also "**clearly acknowledge the importance of tourism spending to the economic and fiscal health of many communities**". "**STRs can offer a different consumer experience** compared to traditional hotels **and were notably more resilient** to the impacts of the COVID-19 pandemic compared to traditional hotels due to their more isolated home-like offerings."

Even though the BAE Report offers many recommendations, including "sticks and carrots" within "certain areas", it caveats that their recommendations "[do] not constitute legal advice provided on behalf of BAE Urban Economic, Inc., and that "[a]ny modifications or additions to the Town of Mammoth Lakes Code of Ordinances should be thoroughly reviewed by legal Counsel prior to adoption." See, e.g., BAE Report, page 52. In addition, those recommendations come from a "real estate advisory consulting practice" that markets itself as a consultant for "clients across the US including public agencies, non-profit organizations, universities, and private developers" based in San Francisco, Sacramento, Los Angeles, New York City, and Washington D.C., areas clearly outside of our small Town of Mammoth Lakes.

Even though the proposed RMF-2 Zoning Split is stated to be a "**Low Priority** work program item that will be further analyzed and considered at a later date", it still clouds our titles and impacts the values of our properties in the targeted RMF-2 orange zone as it continues to linger as something that the Town is contemplating for discriminatory, redlining, unfair housing options. Please remove it from further consideration, as it unnecessarily divides our community, clouds our titles, and imposes unnecessary conditions on those otherwise qualifying for benefits under either of the Proposed Housing Programs.

Owners of properties, regardless of their location, who need or want to sell or rent their homes (single family residences, condos, townhomes, etc.) should have the ability to sell or rent to anyone, including the additional pool of lower income workers who qualify for the Proposed Housing Programs. Moreover, those workers should be able to choose where they want to live anywhere in Mammoth, based on what they save to accomplish that, rather than limited to an area that the Town perceives as preferential for them for whatever reason.

To create a targeted, redlined area, will lower property values in that area. Although that may serve the Town's goal to acquire workforce housing at lower prices, that would essentially constitute a discriminatory taking without just compensation on top of taxation without representation, as the vast majority of STR owners are second homeowners who are not registered to vote in Mammoth Lakes. We'd be back to 1998 all over again.

In addition to taxing considerations, the Town Council should require developers to provide housing in lieu of cash, and not permit them to buy themselves out of the burden of building housing for their employees, and thereby making it the burden of STR or other owners.

Regarding Agenda Item 9.2 (Consider Certified Properties Proposal from STR Advisory Committee), I support the STR Advisory Committee's recommendations to establish a Certified Properties program to "provide enhanced security for guests, quality of life for the community and improve visitor experience." I also am not opposed to paying an additional annual fee of $250 to support the program, provided that it is actively and successfully implemented throughout the Town, and not just in a targeted area. And, provided that the STR Moratorium is terminated by April 22, 2024.

Thank you for your consideration.

Respectfully submitted,

Rose Perez Jessen, Esq.
Townhome Owner and
President, Villa de los Pinos Homeowners' Association, Inc.
rperez@lawrhp.com

VERBAL COMMENTS

My name is Rose Perez Jessen and I'm an STR owner in Villa de los Pinos (in the proposed low priority targeted RMF-2 sub-Zone). I serve as President of VDLP, and am a lawyer who graduated from UCLA School of Law. I'm also affiliated with a major California based law firm specializing in HOA law. I bought my VDLP unit on an STR basis via a 1031 exchange in 1999, the year after the Town dropped its consideration of using imminent domain to take over our units then for workforce housing.

Workforce housing has been a problem for a long time, everywhere, and not just in Mammoth. It requires solutions involving entire communities, and not just targeted zones or classes of people (e.g., STR owners). As stated in the Mammoth Lakes Community Housing Plan ("MLHP"), "it takes a community to build a community. Although the Town will ultimately be accountable, the broader community needs to be involved to ensure the success of its implementation."

The STR Committee's recommended Ballot Tax Measure is based on its limited, mandated focus on STRs in Mammoth. The public was specifically told in the Committee's hearings that the Committee did not have the authority to consider other funding mechanisms such as an increase in property, sales, or vacant second home taxes, other taxes to fund its Proposed Housing Programs. As such, the Council must disregard the Committee's recommendation to move forward with a ballot measure to either increase TOT or to tax STR gross receipts because neither proposal was properly studied or compared to other potential, better, and fairer funding solutions.

As pointed out in the MLHP, "Sales, property, lodging, real estate transfer, excise tax(es) can be dedicated sources for community housing efforts", recommending as a call to Action, to "Study a local tax measure, [to] determine correct mechanism (property v sales v TOT), [to] place on ballot [with] Legal analysis necessary." The STR Committee did not conduct any such sort of study, and therefore its Recommendation on the "Ballot Tax Measure" is unsupported other than by its expressed desire to suggest some kind of funding mechanism focused on its mandated, targeted STR market.

Instead of accepting the Committee's Recommendation, the Town Council should commission a study on whether the correct mechanism to fund the Proposed Housing Programs is an increase in property taxes, sales taxes, or other taxes in lieu of further taxes on TOT or STR receipts, for presentation to voters. STR owners bring substantial revenue to the Town, in terms of taxes and tourist dollars. STRs did not create the housing problem, nor should they be burdened, financially or otherwise, to solve it.[2]

---

[2] As stated in the BAE Report in Agenda Item 9.3 (4), "[t]here is no specific mention of the impact of STRs in the markets dominated by large numbers of second homes", noting that the relationships between STRs and long-term housing is mainly focused on impacts within major urban tourist markets."

Mammoth is not a major urban tourist market.

According to the BAE Report, the majority of the housing market in Mammoth is for seasonable and occasional use second homes. "**There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed**" in studies that essentially conclude that the "**conversion of long-term housing to STR use … does not represent a significant market driver**".

Even though the proposed Zoning Split is stated to be a "**Low Priority**", it still clouds our titles and impacts the values of our properties in the targeted orange zone as it continues to linger as something that the Town is contemplating for discriminatory, redlining, unfair housing options. Please remove it from further consideration, as it unnecessarily divides our community, clouds our titles, and imposes unnecessary conditions on those otherwise qualifying for benefits under either of the Proposed Housing Programs.

Owners of properties, regardless of their location, who need or want to sell or rent their homes (single family residences, condos, townhomes, etc.) should have the ability to sell or rent to anyone, including the additional pool of lower income workers who qualify for the Proposed Housing Programs. Moreover, those workers should be able to choose where they want to live anywhere in Mammoth, rather than limited to an area that the Town perceives as preferential for them for whatever reason.

To create a targeted, redlined area, will lower property values in that area. Although that may serve the Town's goal to acquire workforce housing at lower prices, that would essentially constitute a discriminatory taking without just compensation on top of taxation without representation, as the vast majority of STR owners are second homeowners who are not registered to vote in Mammoth Lakes. We'd be back to 1998 all over again.

In addition to taxing considerations, the Town Council should require developers to provide housing in lieu of cash, and not permit them to buy themselves out of the burden of building housing for their employees, and thereby making it the burden of STR or other owners.

Regarding Agenda Item 9.2, I support the Certified Properties program, and am not opposed to paying an additional annual fee of $250 to support it, provided that it is actively and successfully implemented throughout the Town, and not just in a targeted area. And, provided that the STR Moratorium is terminated by April 22, 2024.

Thank you for your consideration.

In fact, it was found that "**STRs are not the primary driver of housing availability and pricing issues in those communities" with large numbers of second homes** and that "**the STR industry is not taking units out of full-time occupancy**." The studies also "**clearly acknowledge the importance of tourism spending to the economic and fiscal health of many communities**". "**STRs can offer a different consumer experience** compared to traditional hotels **and were notably more resilient** to the impacts of COVID-19 compared to traditional hotels."

January 30, 2024

Town of Mammoth Lakes Short-Term Rental Advisory Committee:

Please consider these comments, in addition to the comments I submitted for your meeting on January 11, 2024 and on January 23, 2024, to make less financially impactful decisions on the recommendations you will present to the Town Council for consideration and/or approval at its meeting on February 7, 2024. My January 11th and January 23rd, 2024 comments are not repeated in these comments, but may be referred to as further support.

First, thank you for the concessions you've made thus far to eliminate the proposed "Sticks and Carrots" from your first list of proposed Recommendations, and for stating in your Item 3.5 RMF-2 Zoning Split that your proposed rezoning of the targeted RMF-2 zone "[a]t this point, is a **Low Priority** work program item that will be further analyzed and considered at a later date."

Both concessions were expressed to have been made (amongst other reasons) because of how divisive they have become in our small Town of Mammoth Lakes, between the perceived "privileged" classes (all zones other than the targeted proposed RMF-2 subregion, including the proposed so-called Ski Portal blue zone, the Resort zones, the mixed lodging zones, and the single family residence zones) and the targeted STR owners that bring substantial revenue to the Town of Mammoth Lakes, in terms of taxes and tourist dollars.

Even though the proposed RMF-2 Zoning Split is stated to be a "**Low Priority** work program item that will be further analyzed and considered at a later date", it still clouds our titles and impacts the values of our properties in the targeted RMF-2 orange zone as it continues to linger as something that the Committee and/or Town is contemplating. Please remove it as you did with removing your contemplated "Sticks and Carrots" proposals. Neither are necessary to address the long-term lower income housing market needs. See my previous comments.

As speculated in Item 3.6 "Receive BAE Report on Short Term Rentals" ("BAE Report"), based on the studies mentioned on page 5 of that report, "[t]here is no specific mention of the impact of STRs in the markets dominated by large numbers of second homes", noting on page 4 that the "academic body of work pertaining to the relationships between STRs and long-term housing is mainly focused on impacts within major urban tourist markets."

No doubt investor owners of STRs in certain markets "will seek to convert the existing housing stock into STRs, bidding up property prices and making life more difficult for first-time buyers and long-term renters", giving them "a strong economic incentive … to evict existing long-term tenants or to cash out existing homeowners" which then "converted properties to STRs without building anything new". BAE Report, page 5.

But that doesn't apply to Mammoth, as it is not a major urban tourist market.

According to the BAE Report on page 24, the Town estimates that as of 2022, these were the housing statistics:

9,636 total housing units
3,030 full-time occupied housing units (or 31.4% of the total housing stock)
1,444 owner occupied units (15%)
1,586 renter occupied units (16.5%)
5,692 seasonal and occasional use second homes (59.1%)
535 units on the market for rent or sale (5.6%)

As the above statistics show, the majority of the housing market in Mammoth is for seasonable and occasional use second homes. "**There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed**" in the BAE Report's "Findings from the Professional Literature" on pages 7 & 8. (Emphasis added.)

Those "Findings" are based on six studies on housing markets in Placer County, Mariposa County, Town of Truckee, San Luis Obispo County and San Bernardino County. Those studies essentially conclude that the "**conversion of long-term housing to STR use ... does not represent a significant market driver**".

In fact, it was found that STRs "can be used to facilitate the purchases of residential properties for second home use, **leading to increased home prices and an expanded pool of potential second home buyers**" and that "**STRs are not the primary driver of housing availability and pricing issues in those communities**" and that "**the STR industry is not taking units out of full-time occupancy**." The studies also "**clearly acknowledge the importance of tourism spending to the economic and fiscal health of many communities**". "**STRs can offer a different consumer experience** compared to traditional hotels **and were notably more resilient** to the impacts of the COVID-19 pandemic compared to traditional hotels due to their more isolated home-like offerings."

Even though the BAE Report offers many recommendations, including "sticks and carrots" within "certain areas", it caveats that their recommendations "[do] not constitute legal advice provided on behalf of BAE Urban Economic, Inc., and that "[a]ny modifications or additions to the Town of Mammoth Lakes Code of Ordinances should be thoroughly reviewed by legal Counsel prior to adoption." See, e.g., BAE Report, page 52. In addition, those recommendations come from a "real estate advisory consulting practice" that markets itself as a consultant for "clients across the US including public agencies, non-profit organizations, universities, and private developers" based in San Francisco, Sacramento, Los Angeles, New York City, and Washington D.C., areas clearly outside of our small Town of Mammoth Lakes.

Regarding your agenda Items 3.2 (Rental Subsidy Program Options) and 3.3 (Home Purchase Down Payment Assistance Program), as I've stated in my prior comments, please consider those items for applicability across the entire Town of Mammoth Lakes, and not just limited / targeted to a subregion of the RMF-2 Zone (or any other Zone for that matter). Property owners needing or wanting to sell or rent their homes (single family residences, condos, townhomes, etc.) should have the ability to sell or rent to the additional pool of lower income workers who qualify for a DPA or rental subsidy. And, those workers should be able to choose where they want to live anywhere in Mammoth, based on what they save to accomplish that, rather than limited to an area that the Town perceives as preferential for them for whatever reason.

Item 3.1, Funding Alternatives for Housing Programs, should apply across the entire Town of Mammoth Lakes, as an increase in property taxes or the like. It should not be the burden of STR owners to fund housing. In addition, the Town should require developers to provide housing in lieu of cash, and not permit them to buy themselves out of the burden of providing housing for their employees, and making it the burden of STR owners. See my prior comments.

Finally, regarding Item 3.4, Certified Properties Program, please reconsider publishing (and do not publish) personal information of owners who live within 60 minutes of Town, or any other personal information for that matter (see Emergency Contact proposal), for the sake of safety, security, and peace of mind.

Thank you for your consideration.

Respectfully submitted,

Rose Perez Jessen, Esq.
Townhome Owner and
President, Villa de los Pinos Homeowners' Association, Inc.
rperez@lawrhp.com

VERBAL COMMENTS TO BE SUBMITTED AT 1/30/24 MEETING

Thank you for the concessions you've made thus far to eliminate the proposed "Sticks and Carrots", and for stating that your Zoning Split "[a]t this point, is a **Low Priority**".

Both concessions were expressed to have been made because of how divisive they have become in our small Town, targeting STR owners that bring substantial revenue to the Town, in terms of taxes and tourist dollars.

Even though the proposed Zoning Split is stated to be a "**Low Priority**", it still clouds our titles and impacts the values of our properties as it continues to linger as something that the Committee and/or Town is contemplating. Please remove it as you did with removing your "Sticks and Carrots" proposals. Neither are necessary to address the long-term lower income housing market needs.

The BAE Report on Short Term Rentals is mainly focused on impacts within major urban tourist markets, and thus it doesn't specifically apply to Mammoth.

According to that Report, 59% of the Town's housing market is for seasonal and occasional use second homes.

Per that Report, "**There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed**" in the report's "Findings".

Those "Findings" are based on six studies on housing markets in Placer, Mariposa, Truckee, San Luis Obispo and San Bernardino County. Those studies essentially conclude that the "**conversion of long-term housing to STR use … does not represent a significant market driver**".

In fact, it was found that STRs "can be used to facilitate the purchases of residential properties for second home use, **leading to increased home prices and an expanded pool of potential second home buyers**" and that "**STRs are not the primary driver of housing availability and pricing issues in those communities**" and that "**the STR industry is not taking units out of full-time occupancy**." The studies also "**clearly acknowledge the importance of tourism spending to the economic and fiscal health of many communities**". "**STRs can offer a different consumer experience** compared to traditional hotels **and were notably more resilient** to the impacts of the COVID-19 pandemic compared to traditional hotels due to their more isolated home-like offerings."

Regarding your Rental Subsidy and DPA Programs, please consider those items for applicability across the entire Town, and not just limited to a subregion of the RMF-2 Zone. Property owners needing or wanting to sell or rent their homes (whether single family residences, or otherwise) should have the ability to sell or rent to the additional pool of lower income workers who qualify for a DPA or rental subsidy. And, those workers should be able to choose where they want to live anywhere in Mammoth, based on what they save to accomplish that, rather than limited to an area that the Town perceives as preferential for them for whatever reason.

Regarding your Funding Alternatives, those should apply across the entire Town, as an increase in property taxes or the like. It should not be the burden of STR owners to fund housing. In addition, the Town should require developers to provide housing in lieu of cash, and not permit them to buy themselves out of the burden of building housing for their employees, and making it the burden of STR owners.

Finally, regarding the Certified Properties Program, please reconsider publishing (and do not publish) personal information of owners, or any other personal information for that matter for the sake of safety, security, and peace of mind.

Thank you for your consideration.

January 23, 2024

Town of Mammoth Lakes Short-Term Rental Advisory Committee:

Please consider these comments, in addition to the comments I submitted for your meeting on January 11, 2024, to make less financially impactful decisions on the recommendations you will present to the Town Council for consideration and/or approval at its meeting on February 7, 2024. My January 11, 2024 comments are not repeated in these comments, but may be referred to as further support.

These comments come from an STR Owner in the now targeted RMF-2 orange zone ("**Targeted RMF-2 Zone**") for conversion of STRs to long term housing for lower income workers in Mono (and possibly Inyo) County. I am a member of that group of 1,796 STR Unit owners in the Targeted RMF-2 Zone with apparently no meaningful representation on this Committee.

Addressing each STR Committee recommendation/proposal in Items 1 – 4 linked to your agenda to be considered at your January 23, 2024 meeting, in that order:

Item 1: Proposal Section: Re-Zone of Ski Portal Areas (RMF-2 ◊ RMF-R)

Goals
(1) To identify areas near the ski portals (Canyon Lodge, Eagle Lodge) where transient occupancy (STRs) is emphasized.
(2) To maintain the allowance of transient occupancy use (STRs) throughout the RMF-2 zone, while also emphasizing long-term occupancy of units through the implementation of an incentive program TARGETING these areas. (emphasis added)

"Key Attributes":

RMF-R: "Transient Rentals emphasized in this [ski portal] zone as a result of historically low full-time resident population." This point is not supported by the numbers stated in this Item 1, including at the end of Item 1. Instead, it leads to the purpose driven, stated conclusion that "This **could** indicate that a greater number of residents live full-time in the proposed RMF-2 area." (Emphasis added.) That's pure speculation based on those numbers, which instead **could** and **do** support the fact that many units in the Targeted RMF-2 Zone are used as second homes for vacation getaways, and **not** for full-time resident population, as in my complex Villa de los Pinos ("VDLP"), for which I serve as President. In fact, VDLP has only 5 full time resident owners and 2 full time renters out of 48 townhomes, with only one rental occupied by a family of 4. Converting many of the remaining 40 townhomes to low income workforce housing, with "sticks" or "carrots", will lead to lower property values, financial difficulties to get assessments passed for maintenance and improvements, deferred maintenance and foreclosures, and a lower quality of life experienced with our vacation properties being burdened to support more workforce households. Our complex was not built for that, nor did we buy into our complex with those burdens in place. We set aside one townhome for our on-site property manager to live in. We should not be forced, intentionally or consequentially, to set aside other units and pay greater taxes for employees or workers who we do not employ.

"Many of those complexes in these areas were developed as visitor-oriented developments". VDLP was developed exactly as a visitor-oriented development, for families and others to be able to enjoy VDLP while visiting Mammoth. I bought my VDLP unit in 1999 by way of a 1031 exchange and was able to do that, because it had been maintained by the original owners as an STR throughout their period of ownership since the unit was built in the early '80s. With the now proposed 1 year moratorium on new STR certificates issued to new buyers, you are proposing to cut out of the list of potential buyers who want to exchange investment property elsewhere for investment property in Mammoth, as well as all others who look forward to STR income to offset their costs of owning and buying in Mammoth, while having the option to use their units as they so choose.

"Not eligible for incentives that aim to convert existing short-term (STR) units to long-term occupancy uses (rentals and ownership)." The proposed RMF-R blue zone should NOT be excluded from "benefiting" from those "incentives". For that matter, THE "INCENTIVES" SHOULD BE MADE AVAILABLE FOR EVERY RESIDENTIAL PROPERTY OWNER IN MAMMOTH. And the funding for those "incentives" should be by way of a General Tax on EVERY owner in Mammoth, as opposed to the targeted STR owners who already support the businesses in this Town by renting their homes to visitors who shop and dine and otherwise spend money in Town, including the ski area.

There are owners in other parts of Town that are dealing with financial burdens, resulting from loss of fire insurance, high mortgage interest rates, high monthly and special assessments, electricity costs, cost of living expenses, etc. They SHOULD NOT be deprived of the "opportunity" to be "eligible for [those] incentives" if they determine that selling or renting is a better option for them financially.

In addition, any potential buyer or renter who qualifies for DPA or rent subsidies should be able to choose where they want to live, and can afford, anywhere in the County. They should not be limited to concentrated workforce housing in the Targeted RMF-2 Zone.

Redlining the Targeted RMF-2 Zone as the only area "eligible for incentives" is unfair, based on poor and discriminatory assumptions, and unlawfully burdens a subset of owners, STR or otherwise, without fair representation and without just compensation for the loss in property value and enjoyment of our properties now tainted with the prospect of more burdensome, concentrated lower income workforce housing.

EVERY owner in Mammoth should be entitled to benefit from the proposed rental subsidies, as well as the additional pool of buyers who may be able to afford their home with DPA from the Town of Mammoth Lakes. Spreading those "incentives" around the entire Town, if not County, will be far less impactful, if at all, than redlining and burdening the Targeted RMF-2 Zone.

Item 2: Down Payment Assistance (DPA) Program

Recommendations (Summarized and Addressed):

1) **"Consider creating DPA program as part of the Town's Housing NOW! Initiatives."** The Town's Housing NOW! Initiatives are "focused on expanding the availability of affordable housing workforce housing THOUGHOUT THE COMMUNITY" and is not targeted to specific subsets of residential housing zones. (emphasis added)

California already has a down payment assistance program in place called "California Dream For All Shared Appreciation Loans" and it is not targeted to specific neighborhoods or communities. See https://calmatters.org/california-divide/2024/01/dream-for-all-california/ See also https://enewspaper.latimes.com/desktop/latimes/default.aspx?token=42e23962a5d74614be16bae3d62d13e7&sfmc_id=6528244b24b2ea18e69a8287&utm_id=34074897&skey_id=cbabe85dc0c3e418dff8dc5621e4d42e56dcaabc346051de60daeffdae689ca2&utm_source=Sailthru&utm_medium=email&utm_campaign=ENP-email-Subs-eNewspaper-2024122&utm_term=eNewspaper+Daily+Notify&edid=9f944022-40a0-4d73-9edf-e7ebe9e9e784

Likewise, Colorado similarly has a down payment assistance program, CHFA, which is not limited to specific zones. https://www.chfainfo.com/homeownership/down-payment-assistance

Vail, CO, for example, has a DPA program as part of its InDEED program, that is available to qualified buyers throughout the community, and is not targeted to a specific redlined zone. https://www.vail.gov/government/departments/housing/vailindeed

I have not found one State, County, or Municipality that has limited DPA incentives to one redlined area to solve their workforce housing issues, other than what this Committee is now considering for Mammoth.

As with the California Dream For All program, Colorado's CHFA, and Vail's InDEED program, any DPA program adopted by the Town should be across the entire county (including Inyo if their workers are included), and not limited to the Targeted RMF-2 Zone.

"Recommend a voter approved funding source which may include gross receipts tax on short term rental residential units." Stop targeting STR owners to fund the Town's housing initiatives. STRs didn't create the problem, and they should not be saddled with it. As the Housing NOW! Initiatives state, it is for expanding workforce housing THROUGHOUT THE COMMUNITY. Funding measures implemented to pay for that housing should be THROUGHOUT THE COMMUNITY, by way of a General Tax or similar tax applicable across the community. STR owners do not have adequate representation to make a measurable difference on whether a gross receipt tax on STRs should be passed or not. Fairness dictates that this Town should only focus on a General Tax (or similar tax) initiative, and let the voters decide if the problem is large enough for them to vote yes in favor of being taxed to solve it. As such, please remove the suggestion of putting on the November 2024 ballot the proposal to increase STR taxes, as that further

unfairly lowers our property values for the next 10 months minimally, and unfairly and discriminatorily targets STR owners to solve the Town's housing issues.

2) **"Recommend the development of program guidelines for a longer-term workforce rental housing subsidy"** As with any DPA program, it should be available COUNTY WIDE, and not targeted to a specific subset of a residential zone for concentrated lower income workforce housing, lowering property values and quality of life in those communities. See above and my January 11, 2023 comments.

3) **"Provide direction on the development of a STR cap program for a designated subregion within the Town and to develop guidelines."** It is so unfair and damaging to impose STR caps anywhere, and especially on only the Targeted RMF-2 Zone, in addition to the DPA and rent subsidy "initiatives" to increase and concentrate lower income workforce housing in that area, on top of taxing it to fund such initiatives.

If a cap is imposed on the Targeted RMF-2 Zone, property values will sink, and homes will not be able to sell. Home sales in Palm Springs have come to a halt since STR caps were imposed, and home values have dropped 30 to 40%. See today's LA Times article "Home Sales in Desert Dry Up; Palm Springs capped short-term Airbnb rentals. Now owners are watching their property values drop."

https://enewspaper.latimes.com/desktop/latimes/default.aspx?token=42e23962a5d74614be16bae3d62d13e7&sfmc_id=6528244b24b2ea18e69a8287&utm_id=34087635&skey_id=cbabe85dc0c3e418dff8dc5621e4d42e56dcaabc346051de60daeffdae689ca2&utm_source=Sailthru&utm_medium=email&utm_campaign=ENP-email-Subs-eNewspaper-2024123&utm_term=eNewspaper+Daily+Notify&edid=4db3c218-c2cf-44e6-99fa-b3123839e866

Instead, demand that the developers provide adequate housing for the employees that will be needed to work in their developments, instead of allowing them to pay the Town money (at a ridiculously, insulting rate of $750,000 for Aspen Hospitality) in lieu of providing adequate housing for the number of employees needed for the development's ongoing business. Take a look at Vail, Colorado, which demands housing in lieu of money from developers. Developers have experienced contractors and machinery/tools and better access to materials at a lower cost to build workforce housing whether on their development lands or elsewhere in Town or in the County. Essentially taking over our properties in the Targeted RMF-2 Zone with carrots and sticks to satisfy housing needs is an outrageously unfair and costly solution, if it remains in place.

Altera is no exception. Hopefully, the Town will require Altera to set aside a small portion of the contemplated redevelopment for the Main Lodge, for workforce housing. That will enable workers with on-site housing to be available 24/7 to assist people who are stranded there when excessive snow or other weather issues make it difficult for them to get down the mountain. Like the Oasis in Death Valley -- they figured out how to build and house a happy workforce at the Oasis to help guests as needed or desired on a 24/7 basis. Altera should be required to do the same.

Item 3: Proposal Section: Transient Occupancy Tax Increase of 2%

Recommendation: Council consider a 2% increase in TOT to be placed on the November 2024 ballot, in lieu of a General Tax initiative that requires 50%+1 to pass or a special tax dedicated to housing that requires a 2/3 majority vote to pass. In either case, the less than 2,000 TOT certificate holders won't be able to generate enough votes to turn down the 2% increase in TOT measure. And now the titles to our properties are clouded until at last November 2024 if this proposal remains on the table.

As stated above, the entire Town/County should be taxed to support the workforce housing issues, not just a targeted subset with no adequate representation, who did not create the problem. Taxation without representation is unlawful. So is the taking of property without just compensation.

Item 4: Proposal Section: Rental Subsidy for conversion from STR to LTR in permitted zone

"The basic premise of the program is to set an annual subsidy of $20,000 for a current STR, in RMF-2 zone, that commits to renting long-term." "While this is not a business proposition that many STR owners would engage in, a small subset may find the program attractive." The "small subset" appears to be the Targeted RMF-2 Zone. As stated above, the Town's Housing NOW! Program is for expanding workforce housing THROUGHOUT THE COMMUNITY. Any such "initiatives" should be offered THROUGHOUT THE COMMUNITY, and not just "made available" in the Targeted RMF-2 Zone.

In closing (for now), please slow down this highly impactful and potentially costly process. Take the time to look at the California Dream Act, Vail's InDEED program, and Aspen's no money in lieu of housing development, to come up with better, fairer solutions. The STR moratorium should be lifted as workforce housing is not an STR issue. STRs should not be penalized and burdened to house employees who we don't employ, nor did we create the workforce housing dilemma. No one wants this in the now Targeted RMF-2 Zone, nor those who support the STR market. It will also have an effect on local businesses with less transient housing in the nearby neighborhoods. The STR moratorium has essentially killed the sales market and now especially in the Targeted RMF-2 Zone. Please take both off the table and come up with better solutions. To the extent I can help you in finding better solutions, my contact information is below.

Attached as Attachment 1 are my verbal comments I intend to present in the meeting today.

Respectfully submitted,

Rose Perez Jessen, Esq.
Townhome Owner in Villa de los Pinos
rperez@lawrhp.com

Attachment A

Intended Verbal Comments

January 23, 2024

Town of Mammoth Lakes Short-Term Rental Advisory Committee:

Please consider these comments, in addition to the comments I submitted for your meeting on January 11, 2024, to make less financially impactful decisions on the recommendations you will present to the Town Council for consideration and/or approval at its meeting on February 7, 2024. My January 11, 2024 comments are not repeated in these comments.

My name is Rose Perez Jessen. I am lawyer and I serve as President for the Villa de los Pinos HOA in the now targeted RMF-2 orange zone. I am the registered owner of a TOT certificate, and rent my VDLP unit on an STR basis.

Your proposals call for the creation of a new RMF-R privileged ski portal zone with virtually unfettered rights to offer STR housing without the proposed sticks and carrots, and redlining the now targeted subset of the RMF-2 zone with STR caps and "incentives" as a land grab for long-term lower income workforce housing.

These proposals are grounded on pure purpose driven speculation that it is better to direct financial incentives for housing subsidies away from the ski portal areas because they allegedly have fewer full time residents than in the targeted Orange Zone. We're talking about a difference of 141 units out of 3,495 units. That number alone does not suggest that a "greater number of residents live full time in the proposed RMF-2 zone". Many units in the proposed RMF-2 Zone are used as second homes for vacation getaways, and **not** for full-time resident population, as in my VDLP complex. VDLP has only 8 full time residents (with 5 of those being locally owned) out of 48 townhomes, with only one unit rented by a family of 4. Using sticks and carrots to convert many of the remaining 40 townhomes to lower income workforce housing, with STR caps and otherwise, will lead to lower property values with more concentrated LT lower income housing, financial

difficulties to get assessments passed, deferred maintenance and foreclosures, and a lower quality of life experienced with our vacation properties being burdened to support more workforce households. Our complex was not built for that, nor did we buy into our complex with those burdens in place. We own one townhome for our on-site property manager to live in. We should not be forced, intentionally or consequentially, to have other units set aside with greater taxes to house workers who we do not employ.

Your recommendation to consider the creation of a DPA program as part of the Town's Housing NOW! Initiatives, but focused on the Targeted Orange Zone, is mischaracterized. The Town's Housing NOW! Initiatives are "focused on expanding the availability of affordable workforce housing THOUGHOUT THE COMMUNITY", and not in one targeted redlined zone.

Consistent with the Housing Now! Initiatives, the proposed DPA and rental subsidies programs should be available to every owner in Mammoth in the event they need or want to sell or rent full time. Spreading those "incentives" around the entire Town, if not County, will be far less impactful on property values, if at all, than redlining and burdening the Targeted RMF-2 Zone.

In addition, any potential buyer or renter who qualifies for DPA or rent subsidies should be able to choose where they want to live, and what they can afford, anywhere in the Town and/or County. The Town should not limit their choices on where to live to areas the Town wants to redline for workforce housing.

There are thousands of types of DPA assistance programs nationwide, and I have not found one, in California or nearby states with ski areas like Oregon, Colorado or Utah, or elsewhere, that is limited to specific redlined zones as what this Committee is now considering for Mammoth.

For example, California and Colorado have down payment assistance programs called "California Dream For All" and through Colorado's Housing and Finance Authority, respectively, that are not targeted to specific zones.

Vail, CO, in particular, has a DPA program as part of its InDEED program, that is available to qualified buyers throughout the community, and is not targeted to specific zones.

Please work on making DPA and rental subsidies available throughout the Town and/or County to qualified buyers and renters. That will be far less impactful on property values, and will be far more desirable to your missing middle lower income workforce who want to live where they can and so choose in Mammoth.

Also, please stop targeting STR owners to further the Town's housing initiatives or to fund them. STRs didn't create the problem, and they should not be financially burdened with it.

The STR moratorium should be lifted everywhere, including in the targeted Orange Zone, and the unfair sticks of 1 year moratoriums and the like should be eliminated. Sales have already come to a halt and property values have plummeted in the targeted Orange Zone as a result of the STR moratorium, and now coupled with this sticks and carrots program, will essentially bankrupt people's investments in Mammoth. Take a look at Palm Springs, as reported in the LA Times today, where sales have come to a halt and property values have dropped at least 40 percent.

Funding measures implemented to pay for affordable housing should be throughout the community, by way of a General Tax or similar tax. Fairness dictates that this Town should only focus on a General or similar tax initiative, and let the voters decide if the problem is large enough for them to vote yes in favor of being taxed to solve it.

Also, the Town should demand that the developers provide adequate housing for the employees that will be needed to work in their developments, instead of allowing them to pay the Town money in lieu of providing adequate housing for their employees. Take a look at Vail, for example, which demands housing in lieu of money from developers. Developers have experienced contractors, machinery and tools, and better access to materials at a lower cost to build workforce housing whether on their development lands or elsewhere in Town or in the County. Essentially taking over our properties in the Targeted RMF-2 Zone with sticks and carrots to satisfy housing needs in this Town is an outrageously unfair and costly solution, if it remains in place.

In closing, please slow down this highly impactful and potentially costly process. Take the time to look at the California Dream Act, Vail's InDEED program, and Aspen's no money in lieu of housing development, to name a few, to come up with better, fairer solutions. And please remove your considerations to target redlined areas and STR owners to solve the Town's housing problems. We didn't create the problem, and we should not have to pay with our dreams and livelihoods to solve it. To the extent I can help you in finding better solutions, I'm happy to do that. Hopefully these comments will help.

January 11, 2024

Town of Mammoth Lakes Short-Term Rental Advisory Committee:

Please consider these comments, as well as all others received, at your January 11, 2024 meeting to make an informed decision on what "Recommendations" you will present to the Town Council for approval at its next meeting on STRs.

I moved to Mammoth in 1980, to work for MMSA for a ski season. Because I enjoyed coming to Mammoth so much, in 1999, I bought a unit in Villa de los Pinos ("VDLP"). I chose my unit because of its amenities as a rental property, in a great location with easy access to the ski area and Town facilities, and great recreational amenities, including an on-site property manager, which VDLP maintains to this day. I currently serve as VDLP's President and have been on its Board of Directors much since 2005.

When I bought my unit in 1999, it was disclosed that the Town in 1998 had been considering moving forward with imminent domain to take over units at VDLP and surrounding HOAs, presumably for workforce housing as the Village was underway and completed in 1999. The Town's Mayor was our HOA President, and after the matter was dropped by the Town, he sold his unit in 1999. If the matter were still pending, I would not have bought my unit in VDLP.

I bought my unit not only as a short-term rental property with income to help offset the costs, but also to be able to come to Mammoth when it isn't rented, as I consider Mammoth my second home. Renting my unit on a short-term basis also allows me to share the beauty and joy of Mammoth with others, while also allowing me to offset the costs of homeownership. Over the years, I've hosted families from around the world, from different types of backgrounds, who have enjoyed being able to experience Mammoth from the comfort of a home like mine.[1] And, for a period, I also helped in supporting workforce housing.[2]

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[1] Typical comments from my guests include:

"We had a great time here. It was a very cozy home with everything we needed to prepare meals, rest and refresh after a long day of hiking, and in general just feel at home."

"Very comfortable condo, great location, able to walk to a lot of the area restaurants, grocery store, etc. The best part about this place was that all of the buildings circled around a peaceful shared green space that was perfect for games, cookouts, and especially our dog. Friendly neighbors, the whole complex has a great community feel. I would definitely stay here again."

[2] For all but 2 years, I've rented my VDLP home as a short-term rental. From about 2017 to 2019, I rented it full time to my friend's son who got a job working for MMSA, on the condition that I could use it as his "guest" for about 2 weeks per year (I was working full time then). After the 2 years, he chose to move out to live in his camper van, as he did not want to pay the modest monthly rent of $1500 for my 2-bedroom unit, even with a roommate. Last I heard, he still lives in his camper van by his own choosing, and works full-time for a well-regarded retail store on Main Street. I don't know where he parks his camper van, but I think it sure would be nice if the Town maintained a campsite or two for folks like him who wish to live an alternative lifestyle, but who could enjoy a hot shower and electricity for heating.

It's troubling that the Town, through this Committee, is now considering re-zoning the neighborhood around VDLP. It reminds me of 1998 all over again. It is unfair and discriminatory to homeowners and residents in these areas, as it will significantly affect our ability to rent and sell our units at a fair market value compared to those in the now, so-called Ski Portal "Blue Zone".[3]

While I wholeheartedly agree that the Town needs to address workforce housing, there are other ways to do this. Vail, for example, has implemented optional deed restrictions available throughout the town, instead of targeting specific neighborhoods. In their case, property owners can agree to be compensated in exchange for a deed restriction, whereby the property must always be available for occupancy by at least one person working at least 30 hours a week in the town. This option appears to be available to all owners, and isn't limited to certain zoning areas.[4] In fact, single family residences in Mammoth should also be considered if deed restriction options are initiated.

Deed restrictions are also something that should be incorporated into building developers' plans when they build new hotels, developments, and recreational areas, instead of allowing them to shirk

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[3] Stated reasons to exclude the new RMF-2 "Orange Zone" from the "Ski Portal" Blue Zone include the called out facts that the Ski Portal HOAs include "**visitor-oriented developments and include features such as**, a central front-desk, **on-site property management, and recreation facilities**, thereby making the properties function more as a condominium-hotel, rather than a standard multi-family development. In this style of development, **the units are privately owned and** they have the option to rent their units short-term through the on-site property management. They also **have the option to rent through other rental platforms or management companies**."

Everything that the Ski Portal HOAs are supposed to have which are bolded above are amenities that VDLP and the surrounding HOA communities already have and have enjoyed over the years. The proposed "Recommendations" fail to justify why our communities in the Orange Zone should be excluded from the Blue Zone, which would be free of STR restrictions (other than those for safety and taxation), thereby essentially devaluing our Orange Zone properties as compared to those everywhere else in Mammoth.

Mammoth is more than just skiing. The Orange Zone, including VDLP, is close to the Mammoth Loop for wonderful biking year-round (except when it's covered in snow), it's close to the Bowling Alley, it's close to restaurants, laundry facilities, specialty spots, grocery stores, etc. It's also close to the Town's new Ice Skating Rink, which begs the question -- why wasn't workforce housing put there instead, or in the now little used "pickleball court" area?

[4] "Although [Vail's deed restrictions do] not limit the resale price or rent that the owner may seek, the [requirement that it be occupied by at least one person who works 30 hours per week in a local business] effectively shrinks the market of buyers by tying the asking price to local wages — in other words, the deed restrictions separate the local housing market and the out-of-town market, insulating locals from competition with wealthier buyers and renters." George Ruther, director of the Vail Department of Housing, explaining Vail's deed restriction agreements. See https://www.huduser.gov/portal/casestudies/study-081121.html "Because Vail merely changes the covenants of a deed, the city does not need to adopt an ordinance to increase zoning density or wrestle with "not-in-my-back-yard" sentiments, and town housing policy can be implemented outside of municipal boundaries." Id. Given the short amount of time the public, including me, has been given to provide comments in this proceeding, this is an example that is worth exploring.

their responsibility to provide long term housing for workers that are needed to support their projects. The Town should focus on requiring Aspen Hospitality and Altera to set aside certain units for workforce housing in or near the Limelight Hotel and Main Lodge areas, respectively, retroactively or otherwise. Please do not give them an easy and affordable way out at the expense of average, tax-paying citizens of Mammoth like myself.

Other suggestions include figuring out how to help people commute from areas outside of Mammoth, such as Crowley, Bishop, or June, to work in Mammoth, much like how MMSA transports workers from Mammoth to June Mountain. Given that "vanlife" does not seem to be going away, the Town should also set aside permanent camp zones with better amenities for folks who prefer these forms of non-traditional housing.

Bottom line, it should not be the burden of a Town Council's designated sector of homeowners to enable developers to maximize their profits, or to solve housing problems. This is a municipal wide problem; don't make it a neighborhood problem.

Turning our neighborhoods into "workforce housing" zones would likely lower the value of our homes, and change the look and feel of our communities. As reported in the "Carrot & Sticks" Recommendation, 200% of the Area Median Income of 4 members is currently $191,600, which equates to less than $25,000 per person. Our ability to pass special assessments to pay for the upkeep of the extra wear and tear that would occur from more owner-occupied units with limited income, would be difficult if at all possible. Within the past two years alone, VDLP has had to pass special assessments close to $10,000 per unit to pay for the damage and snow removal from last winter's catastrophic storms and to pay for the reroofing of our buildings to a fire retardant material. Imposing that, and collecting that, from an owner that makes less than $25,000 a year would be difficult to say the least. Deferred maintenance and unit foreclosures would be a likely future.

Some of us would likely choose to sell (or not buy) in these areas, and those with STRs would likely not be able to pass on the STR licenses if the Town decides to continue with or impose greater STR restrictions on our communities. That all would enable the Town to essentially buy our properties at a lower cost for "workforce households" who, after a year, could sell the home or rent it out, and likely gain some appreciation in the process. Who knows how entrepreneurs would figure out how to capitalize on the system, at our expense.

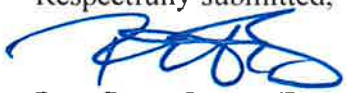
As for the developers, they come out ahead as they can use every square inch of their properties to maximize their investments as opposed to having to set aside a small percentage for their workforce housing.

And to charge each STR tax certificate an additional $1,000 per year to fund the proposed "down payment assistance program" for workforce households to buy into our designated communities adds insult to injury, to say the least, as our communities won't benefit financially in property value or with the greater wear and tear on our existing recreational facilities by more on-site, full-time residents with limited income.

Apparently, no one on this Committee or on the Town Council resides in this so-called "Orange Zone". There are huge conflicts of interest on this Committee to be deciding on these Recommendations.[5] Tell us – who came up with the idea to create the Orange Zone? And why? And how are they personally benefiting from this, including from all the lobbying and networking, and/or other perks or arrangements with developers? Who in this group owns property or other business interests in the Ski Portal Blue Zone? Does anyone of you own or live in the Orange Zone? Or is your decision making based on misinformed idealism, while completely discrediting and disregarding the real effect, financially and otherwise, that it will have on owners and residents in the now so called Orange Zone?

For the amount of money and lifestyle at stake, whoever came up with these targeted "Recommendations" and whoever approves them, should count on likely being named and/or very involved in lawsuits over this, as there doesn't seem to be any alternative if the Town moves ahead with these Recommendations. To target our neighborhoods for lower cost workforce housing will likely result in loss in property value and enjoyment. These discriminatory "Recommendations", if passed, essentially constitute a taking of our community properties and peaceful enjoyment without just compensation. This is no minor matter, especially as it involves a large group of people who currently own property in the now so called Orange Zone.

Respectfully submitted,



Rose Perez Jessen, Esq.
Townhome Owner in Villa de los Pinos
rperez@lawrhp.com

[5] Advisory Committee Members include:
Jason Kellogg, General Manager of the Village Lodge
Mathew Avery, General Manager of the 1849 Condos
John Morris, Director of Operations at Snow Creek

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Approve the MOU between Blue Forest Finance Inc., World Resources Institute and Eastern Sierra Climate and Community Resilience Project – Wildfire Resilience Action Team (WRAFT), subject to final legal partner agency review.

Council Meeting Date: 2/7/2024

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: Approve the MOU between Blue Forest Finance Inc., World Resources Institute and Eastern Sierra Climate and Community Resilience Project – Wildfire Resilience Action Team (WRAFT), subject to final legal partner agency review.

Summary:
A key success of the Easter Sierra Climate and Community Resilience Project (ESCCRP) is the ability to secure funding to support biomass fuels treatments and removal from the forest. The work program also supports actions to improve overall watershed and forest health. Representatives from several of the agencies engaged in the ESCCRP have been meeting over several months to work on a funding strategy and framework. The working group has branded itself as the "Wildfire Resilience Action Team (WRAFT)." The Whitebark Institute has provided the leadership and drive to move the ESCCRP work forward. The attached, nonbinding Memorandum of Understanding (MOU) is the result of these efforts. The MOU is currently being circulated through the partner agencies. The Town of Mammoth Lakes has been committed to this wildfire fuels reduction and forest health initiative since inception. Staff is recommending approval of the MOU subject to final legal and partner agency review. If there are any substantive changes the MOU will be brought back to the Council for consideration.

The Town has supported the current work efforts by providing financial cash flow resources to support the initial work in Mammoth Lakes. The Town Council has approved a $150,000 grant to the Whitebark Institute to support the financial capacity of the organization. The Town has also applied for grants to support the construction of a Bioenergy Plant that will be the primary means to consume the biomass generated from the project converting the material into electricity, including, most recently, an Economic Development Administration (EDA) $21 million federal grant. The ongoing work of WRAFT will be to define strategies and funding sources to fund the fuels reduction work, forest restoration, and processing of materials generated.

The MOU provides a draft overview of initial roles and responsibilities of the partner agencies, which is generally reflective of current activities. The pace and scale of the ESCCRP will require a substantial investment of time and resources of the partner agencies to achieve the goals of the Project. The development of the proposed MOU reflects this effort and commitment.

MEMORANDUM OF UNDERSTANDING
Between
BLUE FOREST FINANCE INC., WORLD RESOURCES INSTITUTE,
And
EASTERN SIERRA CLIMATE & COMMUNITY RESILIENCE PROJECT
WILDFIRE RESILIENCE ACTION FINANCE TEAM (WRAFT)

This MEMORANDUM OF UNDERSTANDING (this "MOU"), effective on the date of the last signature, sets forth the terms and understandings between Blue Forest Finance Inc., a California 501(c)(3) nonprofit corporation, hereinafter referred to as ("Blue Forest"), World Resources Institute ("WRI"), a 501(c)(3) nonprofit corporation, and the Eastern Sierra Climate & Community Resilience Project (ESCRRP)'s Wildfire Resilience Action Finance Team ("Wildfire Resilience Action Finance Team" and/or "WRAFT") to pursue the parties' mutual interest in exploring possible future joint actions to accelerate landscape-scale environmental restoration on the Inyo National Forest as defined in the ESCRRP planning and project documentation.

BACKGROUND: Blue Forest is a nonprofit organization that seeks to support ecological restoration work and realize the associated ecosystem service benefits for local communities. By structuring investments in projects that protect water resources and forest health, Blue Forest seeks to accelerate natural resources management activities that mitigate the effects of wildfire and drought. These non-monetary benefits that advance the public good are of critical importance and have prompted the development of the Forest Resilience Bond ("FRB"), the purpose of which is to deploy private capital to make landscapes more resilient to environmental risks. WRI is a global non-profit focused on the collective pursuit of three interconnected goals for people, nature and climate: improving human well-being, protecting the natural environment, and tackling climate change. WRI holds a close partnership with Blue Forest and both organizations worked together in the initial development of the FRB. The ESCCRP proposes to implement ecological forest restoration at a landscape scale across the Inyo National Forest lands in Mono County. The ESCCRP's Wildfire Resilience Action Finance Team includes the members listed below in Section VI and serves as an advisory body to help the ESCCRP and other partners achieve landscape-scale forest restoration to reduce catastrophic wildfire risk, and in the process helps bolster community health and sustainability. The goal of the WRAFT is to advise on financial matters and funding strategies to support full implementation of the ESCCRP and achieve long-term management of restoration work, essential for the region's health and sustainability, including protection of recreational values, water resources, and wildlife.

Accordingly, Blue Forest, WRI, and the WRAFT share mutual interests. This initial project is designed to be replicated across the Eastern Sierra Region.

I. PURPOSE: The purpose of this MOU is to ensure the communication and coordination necessary to explore possible future joint actions to accelerate landscape-scale restoration, and to foster continued conversations between the WRAFT, Blue Forest, and WRI to work together to identify questions, refine associated science, and explore pathways to use the FRB in landscape-scale demonstration projects across the Inyo National Forest as part of the ESCCRP. Implementing the FRB conservation finance mechanism in a strategic, collaborative manner will increase the likelihood of project success by augmenting public funds with one or more sources of private funds repaid by non-traditional stakeholders. This in turn will help to accelerate the pace and scale of restoration and inform future conservation efforts.

II. PROCESS: This purpose will be accomplished through the following process:

1. BLUE FOREST, WRI, AND THE ESCCRP WILDFIRE RESILIENCE ACTION FINANCE TEAM WILL:
    a. Work together to identify questions, refine associated science, and explore pathways to use the FRB in landscape-scale demonstration projects across the Inyo National Forest as part of the ESCCRP.
    b. Communicate and coordinate regularly, including through regularly scheduled meetings.
    c. Identify roles and responsibilities for Blue Forest, WRI, and the WRAFT to support cooperation across each organization.
    d. Cooperate in the exchange of information consistent with governing laws, regulations, and policies.
    e. Discuss possible project locations that could be appropriate for implementation of an FRB and identify potential timelines for these potential pilot projects.
    f. Collaborate in engaging local, state, and federal agencies, as well as tribes in a broader effort to accelerate restoration.
    g. Identify the potential value(s)/benefit(s) to be accrued from specified restoration activities and pilot methods to model, quantify, measure and verify implementation effectiveness.
    h. Collaborate in writing joint funding applications to support projects when appropriate, working together to decide who will be the lead applicant on a case-by-case basis.

2. BLUE FOREST AND WRI WILL:
    a. Support implementation financing of forest level pilot projects as identified in collaboration with the ESCCRP Wildfire Resilience Action Finance Team.
    b. Coordinate with the WRAFT on any outreach to, and engagement with, partner organizations, as well as local, state, and federal agency, and/or tribal partners.
    c. Develop necessary environmental and economic models to support the identification of candidate sites in collaboration with the WRAFT and trusted implementation partners.
    d. Coordinate with the WRAFT on the methods used to model and measure benefits related to FRB restoration activities.
    e. Provide updates to the WRAFT on any changes associated with the FRB, new foundation support, knowledge of future investors, and the level and type of investors that may impact successful use of the FRB.
3. THE WILDFIRE RESILIENCE ACTION FINANCE TEAM WILL:
    a. Work actively with Blue Forest to identify project sites where an FRB might support existing ESCCRP conservation or environmental goals.
    b. Identify future candidate project sites where an FRB might support existing conservation or environmental goals.
    c. Collaborate with Blue Forest, WRI, and both companies' research partners to support the environmental and economic analyses of proposed projects.
    d. Communicate and share information openly with Blue Forest and WRI that could support project success including project funding, spatial and environmental data, internal project documents, analysis, and permitting applications.
    e. Identify and facilitate coordination with stakeholders and potential beneficiaries, including but not limited to individual WRAFT members and ESCCRP partners.
    Facilitate coordination with local, state, and federal agencies, and tribes where facilitation could be helpful.

III. FUNDING: This MOU is not a commitment of funds by either party or any individual WRAFT member to the other party or any third party. This MOU does not commit either party or any individual WRAFT member to fund any proposed project or any specific ESCCRP implementation work.

IV: EFFECTIVE DATE AND DURATION: This MOU is at-will and may be modified only by mutual written consent of all parties. This MOU may be terminated by either party at any time. A WRAFT member signatory may be added or withdraw from this MOU at any time provided that the addition or withdrawal of a WRAFT member signatory shall have no effect on the other signatories. This MOU shall become effective on the date of signature and shall continue until modified or terminated.

V. NONBINDING AGREEMENT: This MOU creates no right, benefit, or responsibility, substantive or procedural, enforceable by law or equity. The parties shall manage their respective resources and activities in a separate, coordinated and mutually beneficial manner to meet the purpose(s) of this MOU. Nothing in this MOU authorizes any of the parties to obligate or transfer anything of value.

VI: PRINCIPAL CONTACTS: Individuals listed below are authorized to act in their respective areas for matters related to this agreement.

Principal Blue Forest Contacts:

Blue Forest	Blue Forest
Name: Title: Address: 5960 S Land Park Dr #1264 Sacramento, CA 95822-3313 Telephone: 360-481-2544 Email: kitty@blueforest.org	Name: Nick Wobbrock Title: Co-Founder & COO Address: 5960 S Land Park Dr #1264 Sacramento, CA 95822-3313 Telephone: 503-705-7720 Email: nick@blueforest.org

Principal WRI Contact:

WRI
Name: Andy Gurgol Title: Conservation Finance Manager Address: 10 G St NE #800 Washington, DC 20002 Telephone: Email: andy.gurgol@wri.org

ESCCRP WRAFT Contacts:

Mono County	Mono County
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
Eastern Sierra Council of Governments	Eastern Sierra Council of Governments

Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
National Fish and Wildlife Foundation	National Fish and Wildlife Foundation
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
Los Angeles Department of Water and Power	Los Angeles Department of Water and Power
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
U.S. Forest Service	U.S. Forest Service
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:

Town of Mammoth Lakes	Town of Mammoth Lakes
Name: Rob Patterson Title: Fin./Admin Services Director Address: PO Box 1609 City, State, Zip: Mammoth Lakes CA 93546 Telephone: 760-965-3661 Email: rpatterson@townofmammothlakes.ca.gov	Name: Daniel C. Holler Title: Town Manager Address: PO Box 1609 City, State, Zip: Mammoth Lakes CA 93546 Telephone: 760-965-3601 Email: dholler@townofmammothlakes.ca.gov
Whitebark Institute	Whitebark Institute
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
Mammoth Community Water District	Mammoth Community Water District
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:

Alterra Mountain Company	Alterra Mountain Company
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:
Party	Party
Name: Title: Address: City, State, Zip: Telephone: Email:	Name: Title: Address: City, State, Zip: Telephone: Email:

IN WITNESS WHEREOF:

BLUE FOREST FINANCE INC.

_____

, Regional Strategy & Utilities Manager Date

_____

Nick Wobbrock, Co-Founder & Chief Operating Officer Date

WORLD RESOURCES INSTITUTE

_____

Jeff Lin, Grants and Contracts Manager Date

EASTERN SIERRA CLIMATE & COMMUNITY RESILIENCE PROJECT
WILDFIRE RESILIENCE ACTION FINANCE TEAM

_____

Daniel C. Holler, Town Manager Date
Town of Mammoth Lakes

_____

[Name, Title] Date
[Organization]

_____

[Name, Title] Date
[Organization]

_____

[Name, Title] Date

[Organization]

_____

[Name, Title] Date

[Organization]

_____

[Name, Title] Date

[Organization]

Initial ESCCRP Wildfire Resilience Action Finance Team (WRAFT)
Initial Roles & Responsibilities
DRAFT

Roles & Responsibilities

Regional (local beneficiaries may change depending on project)

- **Eastern Sierra Council of Governments-** Potential financial anchor point, grant applicant, feedstock contracts, CEQA lead agency, regional relationship management.
- **DWP-** Landscape climate resiliency pilot, landscape investor
- **Inyo National Forest-** Agency authority, federal funding flow, biomass interim storage solutions
- **Southern California Edison-** Tribal firewood program partner, regional landscape investor for community and forest resilience
- **Whitebark-** Project development/ environmental planning capacity/support, forest resilience implementation partner, grant fundraiser, educator
- **Blue Forest-** fundraiser, ecosystem service value quantification/ cashflow assistance (FRB)
- **World Resources Institute-** TBD
- **Humbolt-Toiyabe National Forest**- Agency authority, federal funding flow

Local- Pilot Level (to include regional beneficiaries)

- **TOML-**Cashflow assistance/ community resiliency investor/ grant fundraiser
- **MMSA-** Cashflow Assistance/ Community Resiliency Investor
- **MCWD-** Community Resiliency Water Infrastructure Protection Partner
- **MLFD-** Grant Fundraiser, private parcel, defensible space, Local suppression authority
- **Mono County-** Regional FSC/ Firewise Communities/ CWPP/ Project Identification/ Biomass Planning Grant
- **Inyo County-** Regional FSC/ Firewise Communities/ CWPP/ Project Identification

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Review and provide comments on the Town Civic Center design

Council Meeting Date: 2/7/2024

Prepared by: Haislip Hayes, Public Works Director; Nolan Bobroff, Acting Community and Economic Development Director

Recommended Motion: Review, discuss, and provide comments on the Town Civic Center site and building design.

Summary: The proposed Town of Mammoth Lakes Civic Center project, located at 1344 Tavern Road, consists of a 2-story, 19,337 square foot municipal office building for the Town of Mammoth Lakes. The project site is within the Public and Quasi-Public (P-QP) zoning district and the site is owned by the Town. The project site is 2.1 acres in size and is centrally located within the larger 11-acre Civic Center plaza property. The 11-acre Civic Center plaza property has been divided up into separate ownership parcels amongst the State of California, Mono County, Town of Mammoth Lakes, and the Southern Mono Healthcare District and was envisioned to be developed with a variety of public uses including the California Superior Court building (*completed in 2011*), the Mammoth Lakes Police Station (*completed in 2016*), the Mammoth Community Church (*existing*), the Mono County Administrative offices (*completed in 2019*), the expansion of the Mammoth Hospital (*future development*), and the proposed Town Civic Center. The proposed Town Civic Center building will be located on the western portion of the lot that is currently undeveloped (See Figures 1 and 2).

FIGURE 1: PROJECT SITE



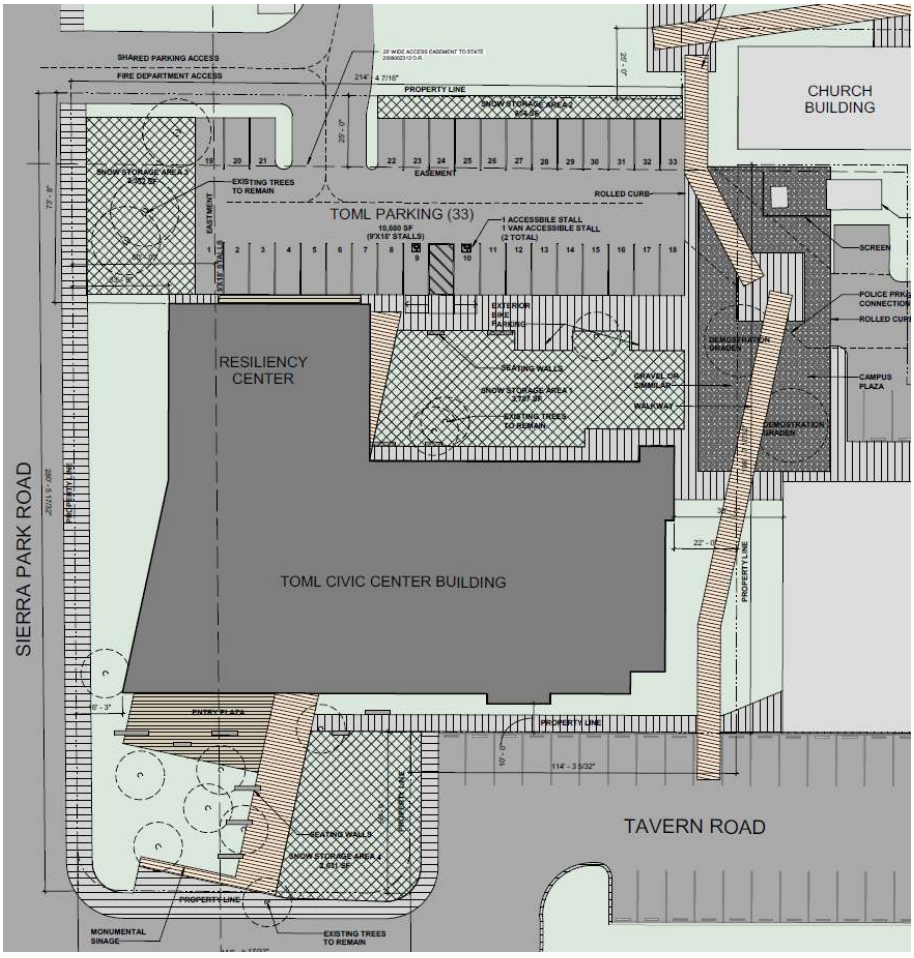
The 19,337 square foot Town Civic Center is conceptually segmented into three elements: public, semi-private, and business operations. The public elements include a main lobby, public restrooms, large

conference rooms, and a resiliency center that will be used for Town emergency operations.[1] The semi-private elements include Town Council chambers, storage, meeting rooms, and private restrooms. The business operation element includes a two-story administrative office for various Town departments. This includes open and closed offices, meeting rooms, storage, workrooms, break room, interior bike storage, and restrooms. See attached floor plans for additional details.

Access to the site will be taken from Sierra Park Road with public parking utilizing existing spaces along Tavern Road on the south side of the building. Staff parking will be located on the north side of the building and will include shared access with the Mono County Superior Court building. The staff parking lot on the north side of the building will provide 33 parking spaces, including two ADA compliant spaces.

The project was reviewed by the Town's Advisory Design Panel (ADP) on February 1, 2024 and is tentatively scheduled for review by the Planning & Economic Development Commission (PEDC) on March 13, 2024 to consider approval of the Design Review permit for the project (DR 23-006). The anticipated timeline for the project is to break ground in spring 2024 with a target move-in date of summer/fall 2026.

FIGURE 2: SITE PLAN



Project Design: The Town Civic Center Building was designed with an elongated east-west orientation, which maximizes southern solar exposure. It also provides natural light from the south and north and allows for natural light to exist throughout the interior workspaces. A clerestory at roof level also provides daylighting down to the first floor at the core of the building where the main open staircase is located.

[1] The Resiliency Center / Emergency Operations Center (NW wing of the building) are included in the design review package, but will be developed as a future phase of the project and is dependent on securing adequate funding through grants and other sources.

The entry plaza is located on the south side of the site and uses building elements to capture the public eye in the southeast corner where the entrance lobby will be located. The roof slants upward to exaggerate the building entry and provide wayfinding. The exterior building materials closely match the adjacent Mammoth Lakes Police Department building to maintain a cohesive appearance. The proposed building and site will be compatible with the architectural character of the area.

The exterior of the building utilizes Corten steel, fiber cement panels, and natural stone as finish materials. Corten steel is a weathering steel that will develop a natural rust over time and is used on other adjacent buildings, including the police and courthouse buildings. The fiber cement panels provided added texture to the exterior of the building. They also complement the Corten steel. Natural stone provides unique beauty, while also being durable and requiring minimal maintenance.

FIGURE 1: SOUTHWEST VIEW OF PUBLIC ENTRANCE



FIGURE 2: NORTH VIEW – STAFF ENTRANCE



FIGURE 3: WEST VIEW FROM SIERRA PARK ROAD



Attachments:

1. Draft Project Plan Set (Site Plan, Exterior Elevations, Floor Plans)



SOUTH WEST VIEW - CAMPUS PLAZA TO LOBBY | 2



NORTH VIEW - STAFF PARKING LOT | 3



WEST VIEW - STREET VIEW TO LOBBY | 1

AGENCY APPROVAL:

Mammoth Lakes

HMC Architects
2375-012-000
3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

NOT FOR CONSTRUCTION

ISSUE

Δ	DESCRIPTION	DATE

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
PROJECT RENDERINGS

DESIGN REVIEW SUBMITTAL
DESIGN REVIEW #DR 23-006

DATE: 2023.12.22 | CLIENT PROJ NO: CAP 22-017

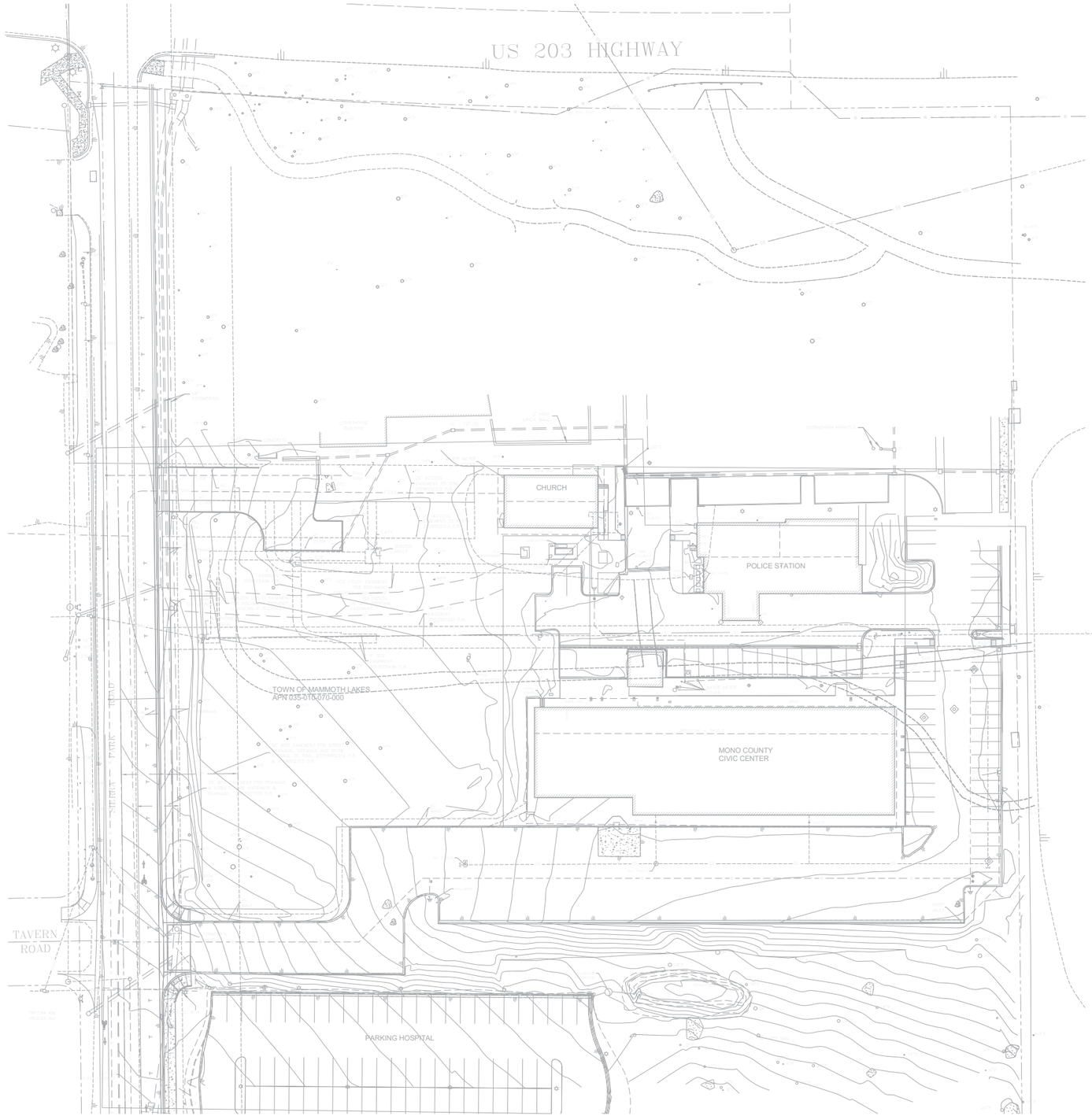
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THE LINE BROWN ABOVE IS
EXACTLY ONE INCH LONG ON
SHEETS LARGER THAN 22X36

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PLEASE RECYCLE



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AGENCY APPROVAL:

Mammoth Lakes

HMC Architects
2375-012-000
3546 CONCOURS STREET
ONTARIO, CA 91764
909 989 9979 / www.hmcarchitects.com

NOT FOR CONSTRUCTION

ISSUE

Δ	DESCRIPTION	DATE

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
EXISTING CONDITIONS (FOR REFERENCE ONLY)

DESIGN REVIEW SUBMITTAL

DESIGN REVIEW #DR 23-006

DATE: 2023.12.22 | CLIENT PROJ NO: CAP 22-017

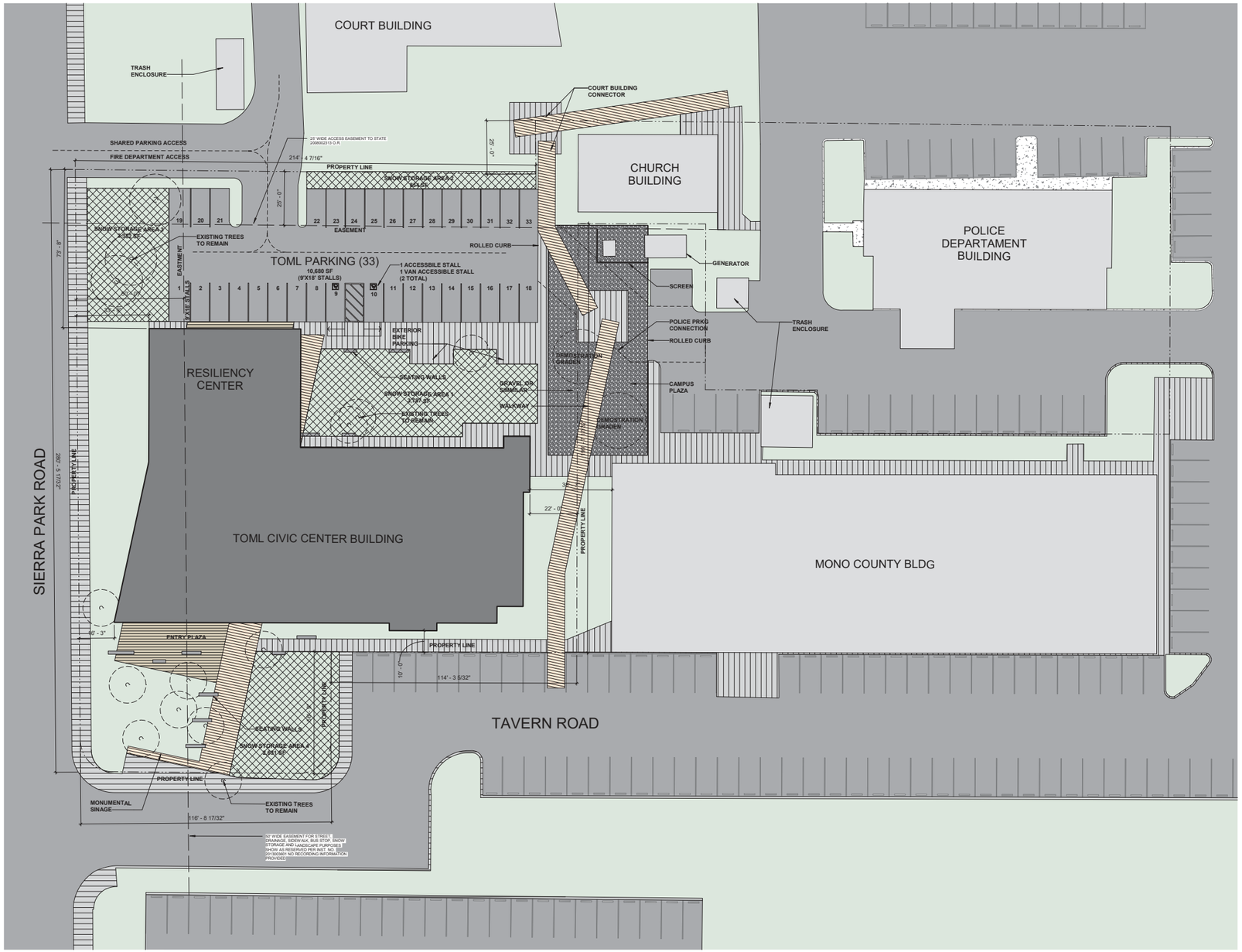
SHEET:

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SURVEY 1
1" = 30'-0"

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PLEASE RECYCLE



AGENCY APPROVAL:

Mammoth Lakes

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LEGEND

- PROPERTY LINE
- EASEMENT
- DRIVE AISLE CENTER LINE
- NEW BUILDING
- EXISTING BUILDINGS
- LANDSCAPE
- CONCRETE PAVING
- CONCRETE PAVING - ACCENT 1
- CONCRETE PAVING - ACCENT 2
- GRAVEL
- SNOW STORAGE AREA

LOT COVERAGE BREAKDOWN

LOT SIZE:
2.11 ACRES (91,911.6 SF)

(E) POLICE DEPARMENT BUILDING:
6,082 SF

(E) CHURCH BUILDING:
2,354 SF

(N) CIVIC CENTER:
19,337 SF

TOTAL LOT COVERAGE:
27,773 SF(30%)

27,773/91,911.6 = 30% COVERAGE
(BUILDING SF / LOT SIZE SF) = % COVERAGE

SNOW STORAGE BREAKDOWN (17.36.110)
COMMERCIAL ZONES, AN AREA EQUAL TO A MINIMUM OF 60 PERCENT OF ALL UNCOVERED REQUIRED PARKING AND DRIVEWAY AREAS SHALL BE PROVIDED FOR THE STORAGE OF SNOW.

PARKING LOT SIZE:
10,680 SF

SNOW STORAGE ARE REQUIRED:
6,408 SF

10,680 x .60 = 6,480 SF
(PARKING LOT SF x 60%) = REQUIRED AREA

SNOW STORAGE AREA PROVIDED:
SNOW STORAGE AREA 1 = 3,787 SF
SNOW STORAGE AREA 2 = 854 SF
SNOW STORAGE AREA 3 = 2,352 SF
SNOW STORAGE AREA 4 = 2,631 SF
TOTAL SNOW STORAGE AREA = 9,624 SF

9,624 SF > 6,408 - OKAY

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
PROJECT SITE PLAN

DESIGN REVIEW SUBMITTAL

DESIGN REVIEW #DR 23-006

DATE: 2023.12.22 | CLIENT PROJ NO: CAP 22-017

SHEET:

A-1.11

SITE PLAN **1** 1" = 20'-0"

PLEASE RECYCLE

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG ON ANSI D SHEETS (22X34). IF NOT, SCALE DRAWINGS ACCORDINGLY. SHEETS LOCKED, SPACE SEE

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SOUTH ELEVATION 2 1/8" = 1'-0"



WEST ELEVATION 1 1/8" = 1'-0"

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EXTERIOR FINISH LEGEND

- GLAZING, SOLARBAN 90 ON CLEAR GLASS- 1" INSULATED GLAZING UNIT W/ LOW-E COATING ON #2: 1/4" GLASS + 1/2" AIR GAP + 1/4" GLASS; UNLESS OTHERWISE NOTED
- FIBER CEMENT WALL PANEL SYSTEM, AFC BLAST GRAPHITE
- STANDING SEAM WALL SYSTEM, CORTEN METAL PANEL
- STANDING SEAM ROOF SYSTEM / DARK GREY METAL PANEL
- NATURAL STONE WALL SYSTEM, DEKTON MARMORIO
- CEILING PLANKS, ARMSTRONG METALWORKS LINEAR SYNCHRO MACADAMIA
- NATURAL STONE CLADDING AT CHIMENY

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
EXTERIOR ELEVATIONS

DESIGN REVIEW SUBMITTAL
DESIGN REVIEW #DR 23-006

DATE: 2023.12.22 | CLIENT PROJ NO: CAP 22-017

SHEET:

A-5.11

THIS LINE SHOWN ABOVE IS 6" IN LENGTH WHEN PLOTTED AT 1/2"=1'-0" SCALE ON 24x36 SHEETS

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PLEASE RECYCLE



NORTH ELEVATION 2 1/8" = 1'-0"



EAST ELEVATION 1 1/8" = 1'-0"

AGENCY APPROVAL:

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EXTERIOR FINISH LEGEND

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- CEILING PLANKS, ARMSTRONG METALWORKS LINEAR SYNCHRO MACADAMIA
- NATURAL STONE CLADDING AT CHIMENY

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
EXTERIOR ELEVATIONS

DESIGN REVIEW SUBMITTAL
DESIGN REVIEW #DR 23-006

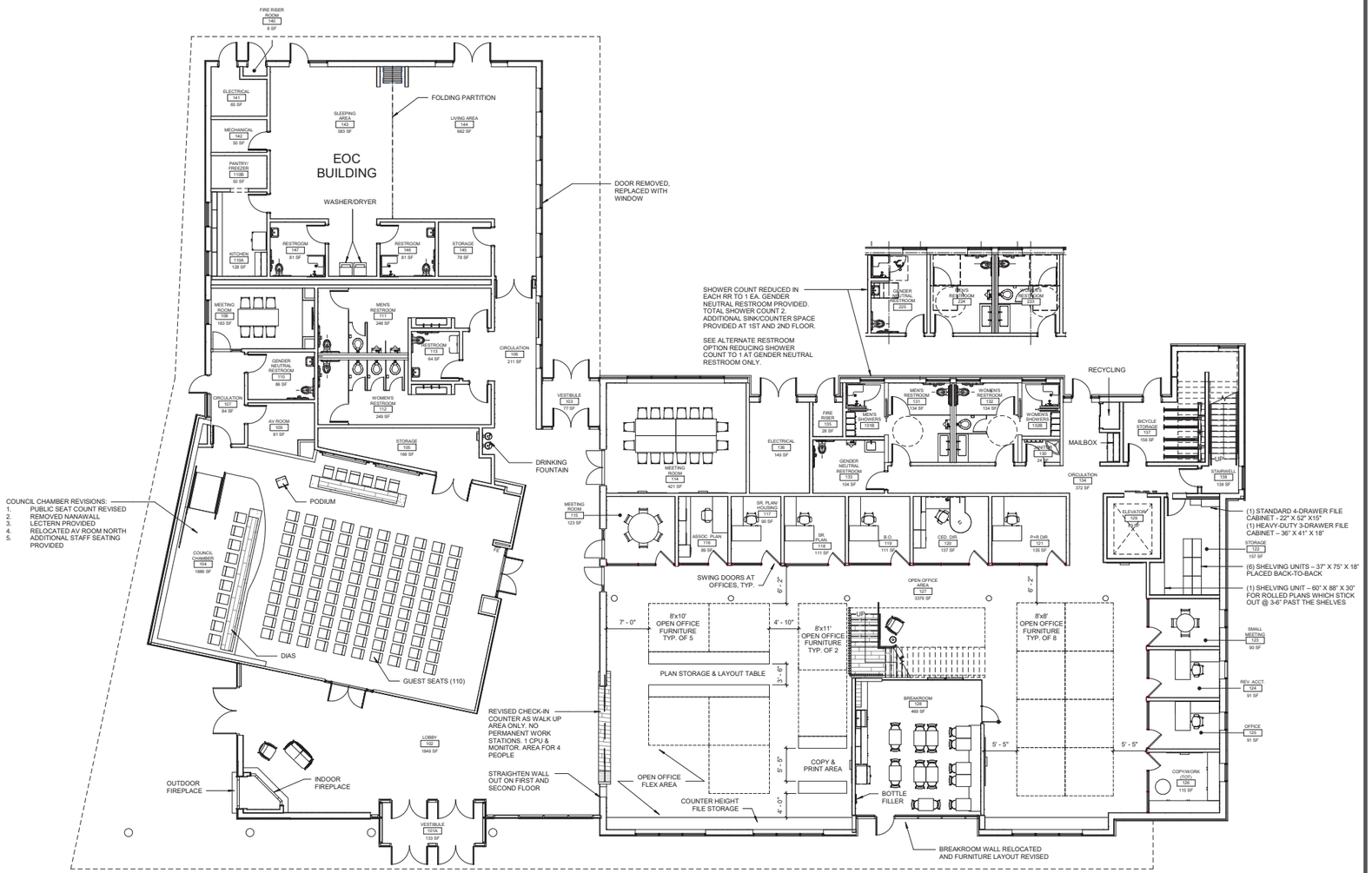
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CLIENT PROJ NO: CAP 22-017

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1ST FLOOR - FLOOR PLAN **1**
1/8" = 1'-0"

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ISSUE

Δ	DESCRIPTION	DATE

KEYNOTES

NOTES

CONSULTANT

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
1ST FLOOR - FLOOR PLAN_DESIGN REVIEW

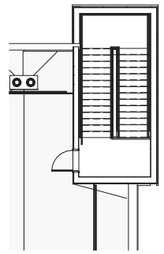
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DESIGN REVIEW #DR 23-006

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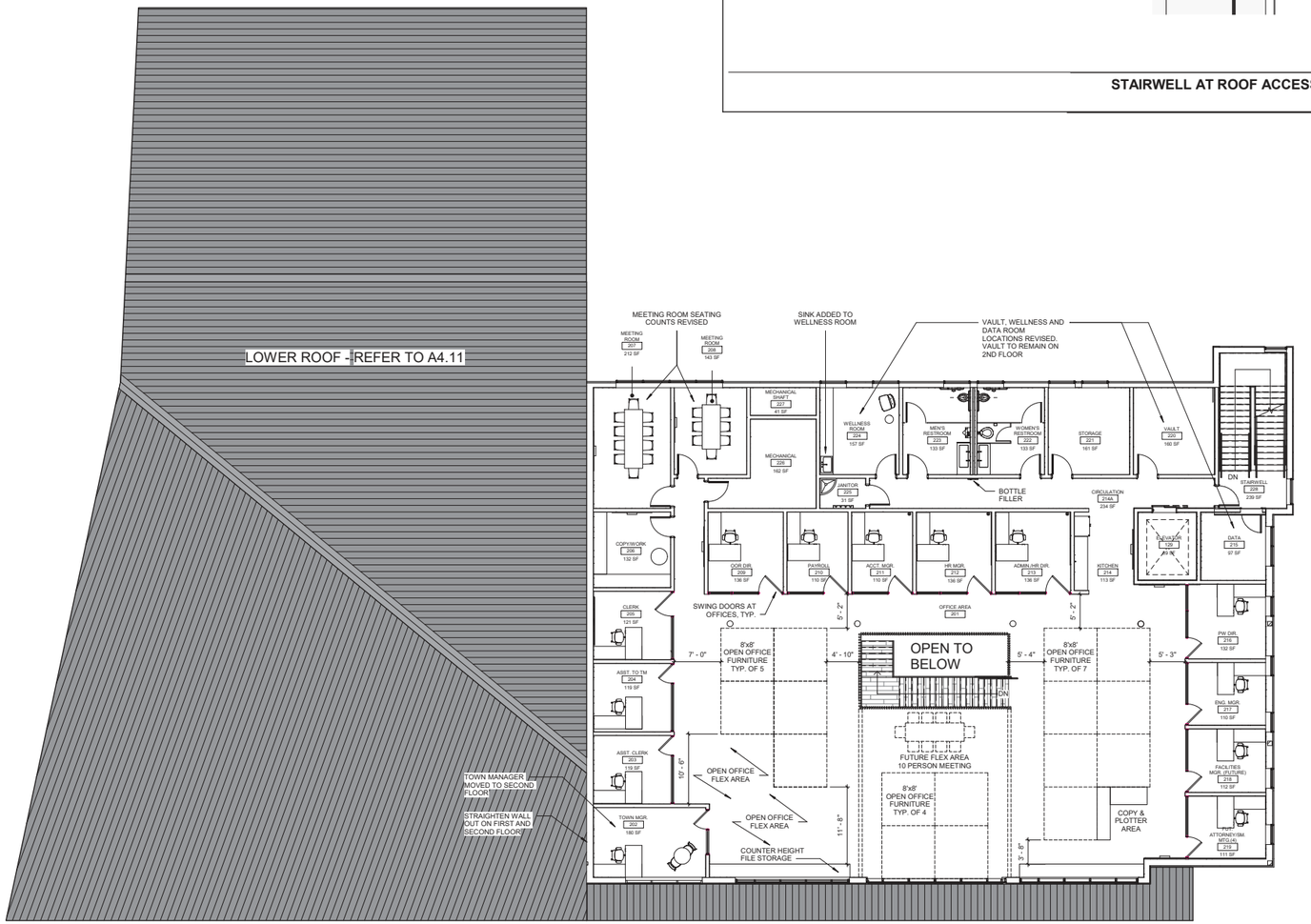
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PLEASE RECYCLE



STAIRWELL AT ROOF ACCESS FLOOR PLAN **2** 1/8" = 1'-0"



2ND FLOOR - FLOOR PLAN **1** 1/8" = 1'-0"

AGENCY APPROVAL:

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ISSUE

Δ	DESCRIPTION	DATE

KEYNOTES

NOTES

CONSULTANT

FACILITY:

1344 TAVERN RD.
MAMMOTH LAKES, CA 93546

PROJECT:
NEW CIVIC CENTER

SHEET NAME:
2ND FLOOR - FLOOR PLAN_DESIGN REVIEW

CONSTRUCTION DOCUMENTS
DESIGN REVIEW #DR 23-006

DATE: 2023.12.22 | CLIENT PROJ NO: CAP 22-017

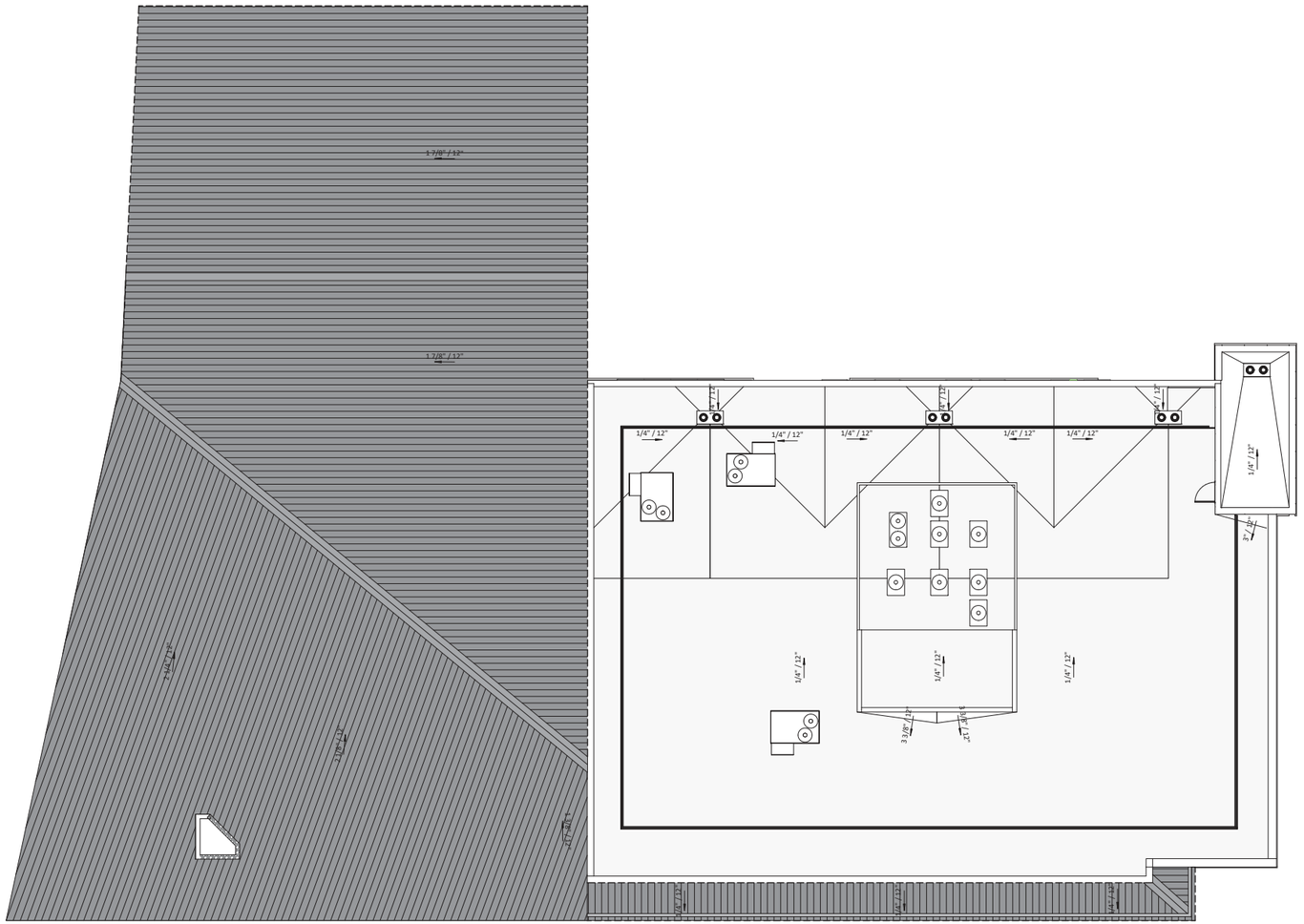
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PLEASE RECYCLE


1 7/8" / 12"
1 7/8" / 12"
1/4" / 12"
1/4" / 12"
1/4

TOWN COUNCIL STAFF REPORT

Title: Council Update and Direction on Proposed Legislation and Related Items.

Meeting Date: February 7, 2024

Prepared by: Daniel C. Holler, Town Manager

RECOMMENDATION:

Provide Council comments and direction on proposed legislation and related items.

BACKGROUND/ANALYSIS:

The Town engages with the State and Legislative process throughout the year. The Council's legislative platform adopted in 2023 (attached) guides staff action in responding to requests to support, oppose, amend or other action on legislation or related matters. This does not preclude specific items coming to the Town Council for direction. However, often the legislative process moves at a pace that does not allow time for items to be presented to the Town Council. We have experienced this tight timeline already this year. The Town works closely with Cal Cities and with our hired lobbyist Kyra Ross with Emanuels Jones and Associates. The attached bill list provides an example of the initial work being done as the session is under way. You will note that some bills have already failed a deadline to move forward and/or have been placed in a suspense file, effectively killing the bill.

State Legislation

There are several legislative topics that are tracked that may impact the Town. In the attached list of bills the following areas are being watched or positions taken, such as:

- Funding for housing programs
- Changes that further erode local control over land use decisions and standards
- Solid waste and other new/expanded mandates
- Open Meeting Law / Public Record Act changes
- New or modified funding alternatives (i.e., EIFDs, regional finance authority)
- Wildfire related mandates/funding
- Transportation investments/funding
- Budget bills

Each piece of legislation needs to be analyzed to determine if a formal position will be taken by the Town. If there are bills provided or ones that Councilmembers are aware of that should be tracked or positions taken on, these may be brought up now or as we move through the legislative session.

Attached is the initial Bill List for the Town of Mammoth Lakes from Emanuels Jones (our State Lobbyist as of 1/25/2024. You will note that some of the bills that were being tracked

failed to meet deadlines and several are proceeding. Staff are currently reviewing bills to recommend a support, oppose, amend, or watch position. The attached list includes 30 bills, some of which have already failed to meet deadlines.

The projected shortfall in the State Budget will play a crucial role in this year's legislative process. The initial Governor's budget included a $38 billion shortfall, while the Legislative Analyst's Office projects a $58 billion shortfall. After Governor Newsom released his budget proposal last week, the Legislative Analyst's Office (LAO) took a more pessimistic tone. The LAO believes the current deficit is at $58 billion, compared to the Governor's $38 billion with the Governor's revenue projections coming in $15 billion higher.

The LAO said, "This revenue estimate is plausible, but optimistic. On the spending side, there are strengths and weaknesses to the Governor's approach. In particular, the Governor's reserve withdrawal is reasonable, and we think focusing on spending-related solutions is warranted."

In light of this situation, the LAO advises Newsom and the Legislature to make further reductions to existing short-term programs that are not essential components of ongoing educational or social service commitments within the state. By doing so, less money would need to be withdrawn from reserves which could then serve as emergency funds for future deficits.

The LAO said, "Not only would this proposal increase the pressure on the state to provide these payments next year – despite continued deficits – but it also would shift fiscal risk to these entities in the event the state does not ultimately make these payments."

Federal Legislation

As with the State Budget the Federal Budget will be an area of focus and has to date impeded other legislative work. The budget bills often provide related benefits for local agencies. For example, the Town has supported the passage of the Farm Bill with language that adds support for using designated USFS properties for housing projects.

Congress Passes Short Term Stopgap Funding Extension

On January 18, the U.S. Senate and the House of Representatives approved a stopgap measure to extend government spending authority into March. Specifically, the measure affects the four appropriations bills set to lapse after January 19, by extending those to March 1, and the remaining eight bills set to expire February 2 are extended to March 8. With a $1.66 trillion topline agreement having been reached earlier this month, appropriators are currently determining how the funds will be split between the twelve bills. At the time of this writing, the stopgap measure awaits President Biden's signature.

Despite Committee Intention to Act on Farm Bill by March, Timeline for Passage Remains Uncertain

The Farm Bill, extended by one year in November amidst political impediments, is set to expire on September 30, 2024. House Agriculture Committee Chairman, Glenn "GT"

Thompson (R-PA), in recent months, has stated repeatedly that he aims to move on the bill by March. Despite these optimistic plans, the 2024 timeline for passage remains uncertain. Hurdles such as negotiating government spending bills, securing floor time, and navigating challenges during an election year are complicating next steps on the bill. With the recently extended appropriations deadlines of March 1 and March 8 and the Federal Aviation Administration reauthorization also set to expire in March, the schedule is tight. Bipartisan agreement is vital, yet debates over budget allocation, spending priorities, and potential cuts— particularly in areas like nutrition programs and climate-smart agriculture— are expected to present obstacles, and extensive debates are anticipated over disparities between the House and Senate versions of the measure. The Farm Bill plays a crucial role in rural America, encompassing over a trillion dollars for essential food, farm, conservation, and rural development programs. The Farm Bill includes funding for the Forest Service.

Congress Introduces Legislation to Address Affordable Housing Crisis and Fund New Units Across California

On January 23rd, U.S. Representatives John Garamendi (D-CA) and Joyce Beatty (D-OH) reintroduced updated legislation to help address the affordable housing crisis. The HOME Investment Partnerships Reauthorization and Improvement Act aims to significantly increase federal funds for affordable housing nationwide. The legislation addresses chronic underfunding, enhancing HOME's ability to provide down payment and home repair assistance, support Community Land Trusts, and increase funding access for nonprofits. The measure authorizes $5 billion for The HOME Investment Partnerships Program (HOME) in fiscal year 2024, with a five percent annual increase through 2028. HOME is the largest federal affordable housing block grant, aiding state and local housing agencies since 1990. Since 1992, in California, HOME has invested $5.27 billion, built or preserved 121,727 homes, assisted 43,840 families, supported 277,318 jobs, and generated $19.2 billion in local income. Senator Catherine Cortez Masto (D-NV) also introduced companion legislation (S. 3644) in the Senate this past week.

HR 3715 would give HUD the authority to grant waivers to adjust AMI by zip code. Here's a summary and a link:

Housing Fairness for Mountain Communities Act – The Area Median Income (AMI) calculation determines the eligibility and pricing of affordable housing in a region. Currently, AMI is calculated at the county level. In regions like Colorado's mountain communities, there are often sharp wealth disparities within counties, and a given county's workforce often extends far beyond its borders. AMI calculations at the county level do not always accurately reflect the economics of these communities' labor markets and cost of living, leaving low-income families and seasonal workers without access to affordable housing. This bill would allow counties to elect to have the AMI calculated at the zip-code or regional level, offering a more accurate and nuanced reflection of wealth levels to ensure working families have access to federal housing assistance. A letter of support for this bill is recommended.

\

Federal Tax Package

A wide bipartisan majority in the House Wednesday (1-31-24) night sent to the Senate a measure that would give low-income families about $700 in child tax benefits and restore credits that would allow states to build more affordable housing.

The $78 billion tax package passed 357-70. It restores some of the popular expanded child tax credits, which cut the nation's child poverty rate by nearly half before its expiration at the end of 2021. The measure also restores a 12.5% increase in low-income housing tax credits that Congress temporarily passed in 2018, but also went away in 2021. To win Republican support, the measure would increase research and development tax credits for businesses as well.

Outdoor Recreation Policy Initiatives

The Senate and House each have complementary packages of outdoor recreation policy initiatives: America's Outdoor Recreation Act (AORA) in the Senate and the Expanding Public Lands Outdoor Recreation Experiences (EXPLORE) Act in the House. This effort includes a significant number of miles of potential mountain bike trails. One trail as proposed would pass through the Eastern Sierra Region. Should this effort gain traction, the Town and the region will need to be engaged. The trail segment is part of an extensive trail referred to as the Caldera 500.

RESOLUTION NO. 23-22

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE TOWN OF MAMMOTH LAKES LEGISLATIVE PLATFORM

WHEREAS, Legislative activities are ongoing in the State and Federal Legislature; and

WHEREAS, many proposed legislative measures have the potential to impact the Town and its operations, both positively and negatively; and

WHEREAS, the Town Council has previously taken action on legislative items of note by utilizing the Legislative Platform adopted on March 17, 2021; and

WHEREAS, the Town Council desires to continue to take a strategic and streamlined approach toward legislative action; and

WHEREAS, the Town Council has reviewed the recommended Town of Mammoth Lakes Legislative Platform and is of the belief that such legislative priorities are in the best interest of the Town and its residents; and

WHEREAS, the Town Council is of the further belief that the Town Manager or his designee shall be authorized to act on behalf of the Town consistent with the broad policy direction set forth in this Legislative Platform.

NOW, THEREFORE BE IT RESOLVED by the Mammoth Lakes Town Council that the Town of Mammoth Lakes Legislative Platform, attached hereto as Exhibit A is hereby adopted and approved as the Town of Mammoth Lakes Legislative Platform.

APPROVED AND ADOPTED THIS 5th DAY OF APRIL 2023.

JOHN WENTWORTH, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

EXHIBIT A

Town of Mammoth Lakes Legislative Platform

Mammoth Lakes Town Council
P.O. Box 1609, Mammoth Lakes, CA, 93546
(760) 965-3600
www.townofmammothlakes.ca.gov

TOWN OF MAMMOTH LAKES LEGISLATIVE PLATFORM

PURPOSE

The purpose of this Legislative Platform is to outline the position of the Town of Mammoth Lakes on priority issues and matters that impact the Town's ability to operate effectively, while allowing the consideration of additional legislative and budgetary issues that arise during the legislative session. The priorities throughout the platform are intended to assist the Mayor, Councilmembers, and staff to proactively and appropriately address legislation to support Town interests and preserve local legislative authority if and when necessary.

The Town of Mammoth Lakes Legislative Platform confirms the Town Council's position on current issues with the potential to directly or indirectly impact the Town, thereby establishing guidelines to actively pursue pending legislation through monitoring and communications activities. Below are the Guiding Principles and Policy Statements that will allow Town staff to address legislative and regulatory issues in a timely manner, without precluding the consideration of additional legislative issues that may arise during the legislative session.

The Legislative Platform is developed and maintained using the goals and objectives adopted by the Town Council, a review of legislative priorities from the League of California Cities, current and previous input from Town Council and staff, and research of current law and pending legislation.

For proposed legislation consistent with the Town's Legislative Platform, Town staff shall be authorized to prepare position letters for the Mayor's signature. Likewise, Town staff shall be authorized to prepare letters for the Mayor's signature for proposed legislation that contradict the Policy Statements laid out in this Legislative Platform (i.e. if a proposal is made that that would be in contrast to a Policy Statement that the Town supports, the Town would oppose such a measure). Items not addressed in the Town's Legislative Platform will require further Council direction, and staff will prepare an agenda item for Town Council consideration. If a situation arises where a legislative matter of concern may be consistent with one part of Platform but conflicts with a different part, the matter would be brought before Council for consideration.

Town departments are encouraged to monitor and be knowledgeable of any legislative issues related to their discipline. However, any requests for the Town to take positions on a legislative matter must be directed to the Town Manager's Office for review and approval.

PROCESS

The process for responding to legislative proposals is streamlined as follows:

1. Once a determination is made that a legislative proposal may impact the Town or policy area of concern to the Town, a letter outlining the Town's position (supporting, opposing and/or requesting an amendment on the issue) may be drafted for the Mayor's signature.

2. If the Mayor is unavailable, the Town Manager will sign the position letter.

3. If a legislative issue is not addressed in the Legislative Platform but could potentially impact the Town, staff will place the matter on a Town Council agenda for consideration.

4. The position letter will be sent to the bill's author, the Town's legislative representatives, the League of California Cities, and other stakeholders as deemed appropriate. The letter will be sent by the requested method (mail, electronic, fax, etc.).

5. A copy of the final letter will be distributed to the Town Council.

GUIDING PRINCIPLES

Preserve Local Control – Preserve and protect the Town's powers, duties and prerogatives to enact local legislation and policy direction concerning local affairs and oppose legislation that preempts local authority. Local agencies should preserve authority and accountability for revenues raised and services provided.

Promote Fiscal Stability – Support measures that promote fiscal stability, predictability, financial independence, and preserve the Town's revenue base and maximum local control over local government budgeting. Oppose measures that shift local funds to the County, State or Federal Governments and/or make cities more dependent on the County, State or Federal Governments for financial stability, such as unfunded mandates or mandated costs with no guarantee of local reimbursement or offsetting benefits.

Protect the Environment – Support measures that protect and enhance the amazing natural resources that make the Eastern Sierra so special. Support measures that acknowledge and take action to slow the effects of climate change and promote sustainable recreation

Support Outdoor Recreation – Support measures that support the outdoor recreation industry, on which Mammoth Lakes' economy is reliant.

Enhance Local Government Efficiency – Support measures that give local government the tools, policies, funding, and authority to address local issues in response to community needs and/or unique circumstances.

Expand Availability and Affordability of Community Housing – Support legislation that would increase available funding for a variety of housing types and income levels.

Communications, Broadband, and Technology

SUPPORT:

1. Legislative initiatives and funding which ensure a stable and modern telecommunications and broadband infrastructure in the region. Support policies, legislation, and funding to deliver secure technology which leverages the use of data to create efficiencies, promote economic development, enhance public safety, and improve transportation, distance learning and telemedicine.

2. Legislation and regulations that ensure emergency communication capabilities and interoperability for information technology and public safety departments and agencies.

3. Legislation that promotes and provides capacity for increased ability to manage technology, assistance in adhering to regulatory compliance requirements and reducing the risk of cyber-attacks.

4. Legislation, regulations, and funding which further stabilizes the communications and power grid in order to deliver effective services.

OPPOSE:

5. Legislation or regulatory policy that would negatively impact security practices and privacy considerations, further erode the ability of Local governments to regulate or maintain local control over telecommunications infrastructure (including the siting of cellular communications towers or transmission sites), or otherwise diminish service delivery to customers via technology.

6. Legislation that would require public agencies to share information in public settings that could be used by groups or individuals with malicious intent to compromise the systems, services or private information of public employees or citizens.

7. Legislation that would restrict procurement practices or impact vendor interaction that limits effective purchase and integration of technology.

Disaster Preparation, Mitigation, and Response

SUPPORT:

1. Legislation that streamlines the process to allow local, regional, State, and Federal agencies to prepare for and mitigate the potential for natural or man-made disasters impacts on local governments and property owners.

2. Legislation that provides funding and/or other resources for forest thinning efforts including the use of mixed-material biomass facilities and the integration of improved recreational facilities to provide added value in resource protection.

3. Forest management practices that have been recognized as being effective at reducing the impacts of wildfires on local communities and improvement of environmental planning processes that allows simplified implementation.

4. Legislation that addresses the impact of significant snowfall that limits the provision of local public services.

5. Legislation that would allow heavy snowfall and accumulation to be treated in the same manner as heavy rains, floodwaters, and associated impacts for the purpose of access to State and FEMA resources and reimbursement.

OPPOSE:

6. Efforts by Federal and State government to increase fees for and reduce and/or eliminate fire protection services on public lands.

Economic Development

SUPPORT:

1. Legislation that supports the Town's efforts to retain existing businesses and attract new businesses.

2. Legislation that provides tangible and productive tools and incentives to support job creation and retention.

3. Efforts to provide funding mechanisms for economic development tools including infrastructure investment and the development of workforce housing.

4. Policies and programs that encourage working with other cities, counties, and government agencies to jointly leverage resources and assets to create and strengthen economic clusters within the region.

5. Promotion of tourism as the primary economic engine for the State and rural areas such as Mammoth Lakes and the Eastern Sierra.

6. The film industry in our area as well as state efforts to promote film-making in rural areas.

7. Policies and programs that enhance and specifically acknowledge and help to overcome the unique challenges facing rural businesses and entrepreneurs.

OPPOSE:

8. Proposals or policies that negatively impact and burden small businesses and/or inhibit local government.

Education

SUPPORT:

1. Measures that support, encourage, and/or fund Career Technical and Science, Technology, Engineering, and Math (STEM) educational opportunities.

2. Continued funding for home to school transportation.

3. Enhanced funding for the Community College system.

4. Long-distance learning opportunities such as online learning in our schools and community colleges.

Employee and Labor Relations

SUPPORT:

1. Legislation that streamlines the Workers' Compensation system and makes it easier for employers, employees, and health care providers to navigate.

2. Reform measures that provide sustainable and secure public pensions and other post-retirement benefits to ensure responsive and affordable public services.

OPPOSE:

3. Measures that impose mandated employee benefits upon local government that are more properly decided at the local level.

4. Efforts to legislate changes in how the California Public Employee Pension System invests its assets if the proposed changes will result in a loss of funds.

5. Legislation that limits local control over how services are to be provided to community, through employees, contracts, or other means to provide efficient, effective, and responsive public services.

Environment and Resources

SUPPORT:

1. Legislation that allows for continued and increased motorized and non-motorized recreation on public lands and the provision of funding necessary to manage these uses.

2. Legislation that streamlines the CEQA/NEPA process.

3. Federal legislation that fully funds federal resource agency planning, programming, and law enforcement capabilities to enable management of natural resources.

4. Efforts that allow local governments to develop practical, local solutions to reduce and manage locally generated greenhouse gas emissions.

5. State legislation and regulatory initiatives that enhance local government's ability to set local policies relating to environmental "sustainability," including, but not limited to building standards, land use planning, solid waste, and multi-modal transportation.

6. Investments in and efforts to support the infrastructure needed in rural areas to reduce carbon emissions, including strengthening federal, state, and local capacity for carbon analysis and accounting, and emissions reduction strategies to support climate resilient planning and decision making.

7. Legislation and funding that would help the Town meet the goals of the Resilient Mammoth Lakes project.

8. Efforts and funding for climate resiliency and adaptation efforts at the agency and regional level.

9. Resources and funding for local evaluation and mitigation of hazards and risks associated with climate change (e.g., fire, extreme weather events).

OPPOSE:

10. Statewide or federal greenhouse gas emission estimating, monitoring, and reporting mandates affecting Town utilities, unless there is a clear need that provides demonstrated benefits to the environment.

11. Legislation that eliminates or diminishes the requirement for Federal and State land use agencies to coordinate with local government on decisions affecting its plans and policies.

12. Legislation that could negatively impact outdoor recreation.

Fiscal Responsibility

SUPPORT:

1. Federal legislation that will fully fund Payment in Lieu of Taxes (PILT) Secure Rural Schools (SRS) and Community Self-Determination Act.

2. Legislation that requires that a secure and dedicated funding stream be identified prior to the adoption of any legislation placing additional mandates on local government, and to provide full cost reimbursement for mandated programs.

3. Legislation to stabilize local government financing, to increase funding options for local government, and to allocate new State-wide revenues to local agencies in an equitable manner.

OPPOSE:

4. Any amendment to the redistribution of sales and use taxes that will negatively affect the Town and its ability to provide services, and thereby cause a negative fiscal impact.

5. Legislation that would make local agencies more dependent on the State for financial stability and policy direction.

6. Legislation that would impose State mandated costs for which there is no guarantee of local reimbursement or offsetting benefits, including actions that require local government to impose higher fees and charges to local residents to meet State mandates.

7. Efforts by the State and Federal governments to reduce funding of programs or other traditional State and Federal funding streams to local government.

Government Administration

SUPPORT:

1. Pension reform measures designed to control or decrease employer liability or increase transparency in reporting without imposing undue hardships or administrative burdens on local government.

2. Enhanced local government action and authority, rather than the imposition of state, federal, or regional mandates upon local governments.

3. Legislation that facilitates the ability of local government to share resources to increase efficiencies and decrease costs in providing services.

4. Legislation that provides small to mid-sized cities to have at-large elections instead of divisive districts.

5. Legislation that realigns governmental services in such a manner as to improve the delivery of services and make government more accountable to the people of California (greater local control).

6. Legislation that recognizes the inherent disadvantage rural communities have as it applies to using a population-based criteria (per capita) for allocating State and Federal funds and minimizes and/or eliminates the reliance on this funding criteria.

7. Legislation that reduces State and Federal regulations that impede or increase the cost of the delivery of services by local governments.

OPPOSE:

8. Efforts that erode the Town's authority to control its own affairs (loss of local control).

Housing

SUPPORT:

1. Legislation that supports increased financing, subsidy options, and tax incentives to support development of new, affordable housing units in rural communities.

2. Legislation and programs that assist in providing affordable housing for extremely-low and very-low income households within mixed-income residential developments and supportive services necessary for households to sustain their housing.

3. Full and expanded Federal funding for Housing and Economic Development programs, such as the Community Development Block Grant (CDBG), the HOME Investment Partnership Program, Section 8 voucher program, United States Department of Agriculture (USDA) Rural Development (RD) Programs, and the creation of a minimum four percent Low-Income Housing Tax Credit floor.

4. Housing measures that promote the development and enhancement of safe and attainable housing for all economic segments of the population.

5. Legislation that would increase available funding for affordable housing without the loss of local control, increased state wide taxes, or otherwise limiting local government resources.

6. Legislation that will enhance local government ability to regulate the loss of available long-term housing units to the short-term rental industry.

OPPOSE:

7. Legislation that would take away local control over enforcing local zoning requirements for housing projects, including items such as automatic density bonuses and decreased parking requirements.

Planning and Land Use

SUPPORT:

1. Native American tribal governments, affected landowners, and members of the public to actively participate in the renewable energy and utility corridor planning processes.

2. Legislation that streamlines State requirements regarding General Plans and their updates.

3. Legislation that maintains the Town's ability to protect and enhance its land use authority to determine the highest and best use of its natural resources.

4. Legislation that protects and/or reinstates the payment of geothermal royalties to local jurisdictions.

5. Legislation that strengthens local governments' regulatory authority and control over the siting of marijuana industries.

OPPOSE:

6. Legislation that reduces the ability of a local agency to establish its own local parking standards in all areas of a community.

7. Legislation that erodes the ability of cities to condition and deny projects that could negatively impact the community.

8. Legislation that minimizes and/or eliminates local control over land use decisions.

Recreation and Community Services

SUPPORT:

1. Legislation and new measures that will increase the Town's grant competitiveness for creating, expanding existing, or renovating existing parks, trails, or recreation infrastructure and amenities.

2. Legislation to broaden liability protection and enhance recreational opportunities for community programming and special events.

3. Full funding of State parks, recreation, bike trails, and open space; including, but not limited to, the Land and Water Conservation Fund.

4. Legislation that will help maintain and enhance the Town's performance arts venues, and funding for arts development.

5. Legislation that acknowledges and supports the economic value of recreation to local and/or urban communities.

OPPOSE:

6. Any reductions and/or eliminations of potential funding for the creation, expansion of, or renovation of existing parks, trails, or recreation infrastructure and amenities.

7. Any reductions and/or eliminations of arts and library programming or funding.

Solid Waste

SUPPORT:

1. Efforts to enact a comprehensive statewide Extended Producer Responsibility (EPR) law that allocates end-of-life disposal costs with the producer of the product.

2. Recycling market development by the State and Federal government for recyclables, green waste, food waste, sewage sludge and other organics.

3. Efforts to streamline the permitting, construction, and funding of facilities that allow the Town to transform usable waste into energy/beneficial byproducts; and efforts to provide State and Federal funding for any potential Town projects for waste-to- energy and other value added product production.

4. Legislation to overhaul CalRecycle and expand the use of transformation technologies, new market incentives and encourage local agencies to implement systems to reduce the amount of solid waste produced, landfilled and greenhouse gas generated.

5. Legislation that will enhance State and Federal funding, permitting and support the use of new technology to help comply with Solid Waste mandates for recycling and organics recovery/processing.

6. Measures that maintain and enhance local authority and economic flexibility to regulate solid waste and recyclables and to fully fund facilities, alternatives and technologies to meet State mandates.

OPPOSE:

7. Measures that invalidate AB 939 (California Integrated Waste Management Act of 1989) indemnification and prevent cities from negotiating indemnification clauses with waste haulers as well as support measures that would mandate State agencies to comply with AB 939 in the same manner as required of cities and counties.

8. Efforts to increase recycling diversion rates if determined not to be cost-effective relative to the benefits that could be achieved.

9. Mandated material disposal bans or restrictions in circumstances where there is an insufficient capacity in a Town without the private recycling market to handle these materials in a cost effective and beneficial way besides landfilling.

10. Efforts to increase Statewide tipping fees where there is no clear benefit to ratepayers.

Transportation and Infrastructure

SUPPORT:

1. Legislation that would protect and/or increase funding from current revenue sources for local transportation projects including road resurfacing projects, local transit projects, adding bicycle lanes, sidewalks and trails where appropriate, programs that facilitate development-oriented transit and transit-oriented development, and enhancing pedestrian safety.

2. Protection of dedicated transportation-related tax revenues that enhance the ability of local agencies to finance local transportation programs and facilities.

3. Measures to finance local and regional transportation programs and improvements, including alternative modes of transportation and transportation demand management systems.

4. Continuous appropriations of new monies directly to cities for the preservation, maintenance, rehabilitation, and development of local street and road systems.

5. Transportation funding legislation that reaffirms and continues State responsibility for highway financing.

6. State and Federal legislation efforts that benefit Mammoth Yosemite airport.

7. Legislation that recognizes the inherent disadvantage rural counties and communities have as it applies to using a population based criteria (per capita) for allocating State and Federal transportation funds and minimizes and/or eliminates the reliance on this funding criteria.

OPPOSE:

8. Legislation that links funding for transportation to other State goals, such as housing.

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. 23-22 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 5th day of April 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

LEGISLATIVE CALENDAR

January 31 Last day for each house to pass bills introduced in that house in 2023.
February 16 Last day for new bills to be introduced.

BUDGET COMMITTEES HOLD FIRST HEARINGS

On Tuesday, the Assembly Budget Committee and the Senate Budget and Fiscal Review Committee convened in separate hearings to discuss the budget proposal presented by Governor Newsom on January 10.

In contrast to previous years, Governor Newsom's budget proposal attempted to address a $38 billion deficit. However, it is worth noting that this deficit may increase by the time the budget is approved, as the Legislative Analyst's Office (LAO) has observed that tax collections currently fall short of the January target for revenue projections by $3 billion to $4 billion.

During the hearings, legislative members raised questions to Department of Finance employees and state analysts about specific budget cuts. The Democratic members of the committees concentrated their inquiries on funding reductions that directly impact housing, homelessness, and foster youth programs.

The Governor's Department of Finance acknowledged that some of the budget proposals would have adverse effects on Californians. These effects would be widespread, affecting programs for foster youth, nursing, housing, and homelessness. Committee members not only expressed concerns regarding proposed cuts but also questioned the allocation and utilization of budgeted funds.

Assemblymember Sharon Quirk-Silva, a Democrat from Fullerton, raised doubts about the effectiveness of certain expenditures. She highlighted that over $100 million had been allocated for a homeless encampment program, but it remained uncertain whether individuals were provided with housing after being removed from the encampments. Additionally, Quirk-Silva pointed out that $1.5 billion was allotted for broadband expansion, although billions of dollars had already been spent on broadband in recent years. She questioned the necessity of this expenditure.

State Senator Steve Padilla, a Democrat from San Diego, defended local governments by arguing that cutting established programs impairs their ability to make long-term plans.

In the following weeks, budget subcommittees will convene to review specific budget proposals and provide the Legislature’s input.

BILL INTRODUCTIONS CONTINUE

With three weeks remaining for members to introduce legislation, legislative offices are finalizing their bill lists for the year. Three bills of note this week are SB 937(Wiener), AB 1820 (Schiavo) and CalCities co-sponsored SB 915 (Cortese):

SB 937 (Wiener) Development projects: permits and other entitlements: fees and charges. This bill would defer cities' collection of development fees until the certificate of occupancy is issued on a housing project. The bill would not allow a city to charge interest rates on any of the deferred fees. Additionally, the bill would extend by 18 months a housing entitlement that was issued before January 1, 2024, and that will expire before December 31, 2025. The goal of the bill is "to provide developers with flexibility to navigate challenging market conditions, while protecting a key source of revenue for local governments."

AB 1820 (Schiavo) Housing development projects: applications: fees and exactions is a bill that would allow developers to request a fee and exaction statement estimate from their local jurisdiction at the time the preliminary application is submitted. The local jurisdiction would have 10 days to comply with the request unless the application is not complete.

SB 915 (Cortese) Local government: autonomous vehicles. This bill allows local governments to consider adequate safeguards that promote community safety, such as reasonable vehicle caps, data transparency rules, and interactions with emergency responders, as well as regulate maximum fare rates, ensure ADA accessibility, and perform annual inspections for health and safety. The measure, co-sponsored by CalCities and backed by labor advocates and local government groups, is modeled after the existing statute that allows local governments to pass ordinances regulating taxicabs.

All three bills are newly introduced and have yet to be referred to legislative policy committees.

Finally, while numerous proposals focus on public safety, homelessness, and labor concerns, not all legislation tackles such significant matters. There are a few newly introduced bills, which are not included in your weekly legislative reports, that have garnered media attention this week. These include AB 734 (McCarty), a bill banning youth tackle football that the Governor has quickly pledged to veto, SB 961 (Wiener), a bill mandating technology in California vehicles to prevent them from exceeding the legal speed limit by more than 10 mph, and bills designating the Banana Slug as the state slug, AB 1850 (Pellerin), and AB 1797 (Wood) that would designate the Dungeness Crab as the state crustacean.

Town of Mammoth Lakes - Emanuels Jones Bill List 1/25/2024

AB 530 **(Boerner, D) Vehicles: electric bicycles.**

Last Amended: 07/13/2023
Status: 01/12/2024 - Failed Deadline pursuant to Rule 61(b)(1). (Last location was TRANS. on 9/14/2023)
Summary: Would prohibit a person under 12 years of age from operating an electric bicycle of any class. The bill would state the intent of the Legislature to create an e-bike license program with an online written test and a state-issued photo identification for those persons without a valid driver's license, prohibit persons under 12 years of age from riding e-bikes, and create a stakeholders working group composed of the Department of Motor Vehicles, the Department of the California Highway Patrol, the Transportation Agency, bicycle groups, policy and fiscal staff, and other relevant stakeholders to work on recommendations to establish an e-bike training program and license. Because the bill would prohibit certain persons from riding electric bicycles, the violation of which would be a crime, the bill would impose a state-mandated local program. (Based on 07/13/2023 text)

Position: Watch

AB 573 **(Garcia, D) Organic waste: meeting recovered organic waste product procurement targets.**

Last Amended: 07/13/2023
Status: 09/01/2023 - Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/14/2023) (May be acted upon Jan 2024)
Summary: Current law requires the State Air Resources Board to approve and begin implementing a comprehensive short-lived climate pollutant strategy to achieve a certain reduction in statewide emissions of methane, including a goal of a 75% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2025. Current law requires the Department of Resources Recycling and Recovery, in consultation with the state board, to adopt regulations to achieve these organic waste reduction goals, that provide for, among other things, the calculation by the department of recovered organic waste product procurement targets for each local jurisdiction, and that may include penalties to be imposed by the department for noncompliance. This bill would require the department, for purposes of those regulations, to allow a local jurisdiction, until December 1, 2031, in procuring recovered organic waste products to meet the target procurement requirements, to use California-derived recovered organic waste that the local jurisdiction sends for processing at a facility or operation outside of the state that meets certain conditions, as provided. (Based on 07/13/2023 text)

Position: HypWatch

AB 930 **(Friedman, D) Local government: Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts.**

Last Amended: 01/22/2024
Status: 01/23/2024 - Read second time. Ordered to third reading.
Calendar: 01/25/24 #137 A-THIRD READING FILE - ASSEMBLY BILLS
Summary: Would authorize the legislative bodies of 2 or more cities or counties to jointly form a Reinvestment in Infrastructure for a Sustainable and Equitable California district (RISE district) in accordance with specified procedures. The bill would authorize a special district to join a RISE district, by resolution, as specified. The bill would require the Office of Planning and Research (OPR) to develop guidelines for the formation of RISE districts no later than November 30, 2026. The bill would provide for the establishment of a governing board of a RISE district with representatives of each participating local government. (Based on 01/22/2024 text)

Position: Watch

AB 972 **(Maienschein, D) Local Assistance and Grant Program Streamlining Workgroup.**

Last Amended: 06/29/2023

Status: 09/01/2023 - Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 7/10/2023) (May be acted upon Jan 2024)
Summary: Current law establishes the Office of Planning and Research in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. This bill would require the Office of Planning and Research, in consultation with the League of California Cities, the California State Association of Counties, and the California Special Districts Association, to convene a statewide, cross-agency Local Assistance and Grant Program Streamlining Workgroup, no later than January 1, 2025, to centralize local assistance and develop a coordinated system to manage available state and federal funding to deliver the maximum number of projects as efficiently as possible. The bill would require the Office of Planning and Research to appoint the workgroup members, as specified. The bill would require the workgroup to develop a report that includes the workgroup's findings, plans, and recommendations for short-term, medium-term, and long-term goals, as specified, no later than June 30, 2026. (Based on 06/29/2023 text)

Position: Watch

AB 1725 **(McCarty, D) Law enforcement settlements and judgments: reporting.**

Last Amended: 01/03/2024
Status: 01/22/2024 - Read second time. Ordered to Consent Calendar.
Calendar: 01/25/24 #149 A-CONSENT CALENDAR 2ND DAY-ASSEMBLY BILLS
Summary: Would require municipalities, as defined, to annually post on their internet websites specified information relating to settlements and judgments of $50,000 or more resulting from allegations of improper police conduct, including, among other information, amounts paid, broken down by individual settlement and judgment, information on bonds used to finance use of force settlement and judgment payments, and premiums paid for insurance against settlements or judgments resulting from allegations of improper police conduct. The bill would also require municipalities to annually post additional information pertaining to settlements and judgments, as specified, irrespective of the amount paid. By increasing requirements for local governments, this bill would impose a state-mandated local program. (Based on 01/03/2024 text)

Position: Watch

AB 1774 **(Dixon, R) Vehicles: electric bicycles.**

Status: 01/16/2024 - Referred to Com. on TRANS.
Summary: Current law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and requires electric bicycles to comply with specified equipment and manufacturing requirements. Current law prohibits a person from tampering with or modifying an electric bicycle so as to change the speed capability of the bicycle, unless they appropriately replace the label indicating the classification required, as specified. A violation of the Vehicle Code is a crime. This bill would clarify that the exception to this prohibition only applies if the bicycle continues to meet the definition of an electric bicycle. This bill would prohibit a person from selling a product or device that can modify the speed capability of an electric bicycle such that it no longer meets the definition of an electric bicycle. (Based on 01/03/2024 text)

Position: Watch

AB 1778 **(Connolly, D) Vehicles: electric bicycles.**

Status: 01/16/2024 - Referred to Com. on TRANS.
Summary: Under current law, a "class 2 electric bicycle" is a bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour. Under current law, a "class 3 electric bicycle" is a bicycle equipped with a speedometer and a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. Current law prohibits a person under 16 years of age from operating a class 3 electric bicycle. Existing law requires a person operating, or riding upon, a class 3 electric bicycle to wear a helmet, as specified. This bill would additionally prohibit a person under 16 years of age from operating a class 2 electric bicycle. The bill would require a person operating, or riding upon, a class 2 electric bicycle to wear a helmet, as specified. The bill would clarify that an electric bicycle can only be placed in a certain class if it ceases to provide assistance when the bicycle reaches a max speed regardless of the mode. (Based on 01/03/2024 text)

Position: Watch

AB 1784 **(Pellerin, D) Elections: multiple candidacies.**

Status: 01/04/2024 - From printer. May be heard in committee February 3.
Summary: Current law prohibits a person from filing nomination documents for a party nomination and an independent nomination for the same office, or for more than one office at the same election. This bill would state the intent of the Legislature to enact legislation clarifying that a person is prohibited from filing nomination documents for more than one office at the same election. (Based on 01/03/2024 text)

Position: Watch

AB 1785 **(Pacheco, D) California Public Records Act.**

Status: 01/16/2024 - Referred to Com. on JUD.
Summary: The California Public Records Act requires state and local agencies to make their records available for public inspection, unless an exemption from disclosure applies. The act prohibits a state or local agency from posting the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual. This bill would define "home address," for purposes of the above provision, to include an assessor's parcel number, which may be converted to a physical address through reference to other information made available online by the state or local agency. (Based on 01/03/2024 text)

Position: Watch

AB 1789 **(Quirk-Silva, D) Department of Housing and Community Development.**

Status: 01/16/2024 - Referred to Com. on H. & C.D.
Summary: Current law authorizes the Department of Housing and Community Development, upon appropriation, to make loans or grants, or both loans and grants, to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of department-funded housing projects that have an affordability restriction that has expired, that have an affordability restriction with a remaining term of less than 10 years, or are otherwise at risk of conversion to market-rate housing. This bill would also authorize the department to make those loans and grants to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of housing projects that qualify as a challenged development. The bill would define "challenged development" for these purposes to mean a development that meets a specified criteria including that the development is at least 15 years old, serves households of very low income or extremely low income, and has insufficient access to private or other public resources to complete substantial rehabilitation, as determined by the department. (Based on 01/04/2024 text)

Position: Watch

AB 1795 **(Carrillo, Wendy, D) Primary elections: dual candidacies.**

Status: 01/05/2024 - From printer. May be heard in committee February 4.
Summary: Current law prohibits a person from filing nomination documents for a party nomination and an independent nomination for the same office, or for more than one office at the same primary election. This bill would clarify that a candidate is prohibited from filing nomination documents for more than one office at the same primary election. (Based on 01/04/2024 text)

Position: Watch

AB 1819 **(Waldron, R) Enhanced infrastructure financing districts: public capital facilities: wildfires.**

Status: 01/22/2024 - Referred to Com. on L. GOV.
Summary: Would authorize an enhanced infrastructure financing district that are at least partially in high or very high fire hazard severity zones designated by the State Fire Marshal, as specified, to finance heavy equipment to be used for vegetation clearance and firebreaks, fortification of utilities against wildfires, and equipment used for fire watch, prevention, and fighting. (Based on 01/11/2024 text)

Position: Watch

AB 1825 **(Muratsuchi, D) Libraries: book bans.**

Status: 01/12/2024 - From printer. May be heard in committee February 11.
Summary: Would declare the intent of the Legislature to enact legislation that would prevent public libraries from banning books for partisan or political reasons or in a manner that is motivated by animus based on race, gender, sexuality, religion, disability, or socioeconomic status. The bill would additionally declare the intent of the Legislature to establish procedures for removing books from public libraries, as specified. (Based on 01/11/2024 text)

Position: Watch

AB 1827 **(Papan, D) Local government: fees and charges: water: higher-consumptive water parcels.**

Status: 01/13/2024 - From printer. May be heard in committee February 12.

Summary: The California Constitution specifies various requirements with respect to the levying of assessments and property-related fees and charges by a local agency, including requiring that the local agency provide public notice and a majority protest procedure in the case of assessments and submit property-related fees and charges for approval by property owners subject to the fee or charge or the electorate residing in the affected area following a public hearing. This bill would provide that the fees or charges for property-related water service imposed or increased, as specified, may include the incrementally higher costs of water service due to specified factors, including the higher water usage demand of parcels. The bill would provide that the costs associated with higher water usage demands, the maximum potential water use, or a projected peak water usage demand may be allocated using any method that reasonably assesses the water service provider's cost of serving those parcels that are increasing potential water usage demand, maximum potential water use, or project peak water use demand. (Based on 01/12/2024 text)

Position: Watch

AB 1868 **(Friedman, D) Property taxation: assessments: affordable housing.**

Status: 01/19/2024 - From printer. May be heard in committee February 18.

Summary: Current law requires the county assessor to consider, when valuing real property for property taxation purposes, the effect of any enforceable restrictions to which the use of the land may be subjected. Under current law, these restrictions include, among other enumerated items, a recorded contract with a nonprofit corporation that meets prescribed requirements, including requirements that the nonprofit corporation has received a welfare exemption for properties intended to be sold to low-income families who participate in a special no-interest loan program, and that the contract includes a restriction on the use of the land for at least 30 years to owner-occupied housing available at affordable housing cost. This bill would, for purposes of valuing property by the county assessor, establish a rebuttable presumption that, at the time of purchase, the value of real property subject to a recorded contract that meets the above-described requirements is no greater than the sum of the value of the first mortgage and any applicable down payment. (Based on 01/18/2024 text)

Position: Watch

AB 1879 **(Gipson, D) Electronic signatures.**

Status: 01/23/2024 - From printer. May be heard in committee February 22.

Summary: Current law authorizes, in any written communication with a public entity, the use of a digital signature, which is defined, in part, as a type of electronic signature, as defined. Under current law, a digital signature has the same force and effect as the use of a manual signature if it complies with specified requirements and the public entity elects to use a digital signature. Current law requires, at the option of the parties, the use or acceptance of a digital signature. This bill would require, at the option of the parties, the use or acceptance of an electronic signature, unless otherwise provided. Under the bill, a digital signature would also have the same force and effect as the use of a manual signature if it complies with the above-referenced requirements and the public entity's use of a digital signature is mandated. (Based on 01/22/2024 text)

Position: Watch

AB 1886 **(Alvarez, D) Housing Element Law: substantial compliance: Housing Accountability Act.**

Status: 01/23/2024 - From printer. May be heard in committee February 22.

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law, commonly referred to as the Housing Element Law, prescribes requirements for a city's or county's preparation of, and compliance with, its housing element, and requires the Department of Housing and Community Development to review and determine whether the housing element substantially complies with the Housing Element Law, as specified. If the department finds that a draft housing element or amendment does not substantially comply with the Housing Element Law, current law requires the legislative body of the city or county to either (A) change the draft element or amendment to substantially comply with the Housing Element Law or (B) adopt the draft housing element or amendment without changes and make specified findings as to why the draft element or amendment substantially complies with the Housing Element Law despite the findings of the department. Current law requires a planning agency to promptly submit an adopted housing element or amendment to the department and requires the department to review the adopted housing element or amendment and report its findings to the planning agency within 60 days. This bill

would require a planning agency that makes the above-described findings as to why a draft housing element or amendment substantially complies with the Housing Element Law despite the findings of the department to submit those findings to the department. The bill would require the department to review those finding in its review of an adopted housing element or amendment. The bill would create a rebuttable presumption of validity for the department's findings as to whether the adopted element or amendment substantially complies with the Housing Element Law. (Based on 01/22/2024 text)

Position: Watch

AB 1889 **(Friedman, D) General plan: wildlife connectivity element.**

Status: 01/23/2024 - From printer. May be heard in committee February 22.
Summary: The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive general plan that includes various elements, including land use and housing elements, as specified. This bill would require a general plan to include a wildlife connectivity element, or related goals, policies, and objectives integrated in other elements, that considers the effect of development within the jurisdiction on fish, wildlife, and habitat connectivity, as specified. The bill would require the wildlife connectivity element to, among other things, identify and analyze connectivity areas, permeability, and natural landscape areas within the jurisdiction, incorporate and analyze specified guidelines and standards, incorporate and analyze relevant information from specified sources, and incorporate and analyze relevant best available science. The bill would require a city or county subject to these provisions to adopt or review the wildlife connectivity element, or related goals, policies, and objectives integrated in other elements, upon the adoption or next revision of one or more elements on or after January 1, 2025. (Based on 01/22/2024 text)

Position: Watch

AB 1893 **(Wicks, D) Housing Accountability Act: housing disapprovals: required local findings.**

Status: 01/24/2024 - From printer. May be heard in committee February 23.
Summary: The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households unless the local agency makes written findings as to one of certain sets of conditions, as specified. One set of conditions is that (A) the jurisdiction has adopted a housing element that is in substantial compliance with the Housing Element Law, and (B) the housing development project is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete. This bill would authorize a local agency to disapprove or conditionally approve a housing development project for very low, low-, or moderate-income households if it makes a finding that (A) the local agency has failed to adopt a revised housing element that is in substantial compliance with the Housing Element Law, (B) the housing development project is proposed for a site zoned for residential use or residential mixed-use development, and (C) the housing development project exceeds specified density requirements, has a density that is less than the minimum allowed by state or local law, or does not meet objective standards quantifiable, written development standards, as specified. (Based on 01/23/2024 text)

Position: Watch

SB 440 **(Skinner, D) Regional Housing Finance Authorities.**

Last Amended: 06/30/2023
Status: 09/01/2023 - Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. SUSPENSE FILE on 8/16/2023) (May be acted upon Jan 2024)
Summary: The San Francisco Bay Area Regional Housing Finance Act establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The Los Angeles County Regional Housing Finance Act similarly establishes the Los Angeles County Affordable Housing Solutions Agency to increase the supply of affordable housing in Los Angeles County, as specified. This bill, the Regional Housing Finance Act, would authorize 2 or more local governments, as defined, to establish a regional housing finance authority to raise, administer, and allocate funding for affordable housing in the jurisdiction of the authority, as defined, and provide technical assistance at a regional level for affordable housing development, including new construction and the preservation of existing housing to serve a range of incomes and housing types. The bill would require an authority to be governed by a board composed of at least 3 directors who are elected officials representing the local governments that are members of the authority. (Based on 06/30/2023 text)

Position: Support

SB 450 **(Atkins, D) Housing development: approvals.**

Last Amended: 09/01/2023
Status: 09/14/2023 - Failed Deadline pursuant to Rule 61(a)(14). (Last location was INACTIVE FILE on 9/14/2023)(May be acted upon Jan 2024)
Summary: Current law requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided. Current law authorizes a local agency to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, except as specified, on the proposed housing development. Current law authorizes a local agency to deny a proposed housing development if specified conditions are met, including that the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, as provided. This bill would remove the requirement that a proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls to be considered ministerially. The bill would prohibit a local agency from imposing objective zoning standards, objective subdivision standards, and objective design standards that do not apply uniformly to development within the underlying zone, but would specify that these provisions do not prohibit a local agency from adopting or imposing objective zoning standards, objective subdivision standards, and objective design standards on the development if the standards are more permissive than applicable standards within the underlying zone. The bill would remove the authorization for a local agency to deny a proposed housing development if the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon the physical environment. The bill would require the local agency to consider and approve or deny the proposed housing development application within 60 days from the date the local agency receives the completed application, and would deem the application approved after that time. (Based on 09/01/2023 text)

Position: Watch

SB 546 **(Alvarado-Gil, D) Sales and Use Tax Law: exemption: dedicated snow removal vehicles.**

Last Amended: 01/03/2024
Status: 01/18/2024 - January 18 hearing: Held in committee and under submission.
Summary: The Sales and Use Tax Law provides various exemptions from those taxes, including an exemption for the sale of, or the storage, use, or consumption of, items and materials when used to modify a vehicle for physically handicapped persons. This bill would, until January 1, 2030, exempt from those taxes the gross receipts from the sale in this state, and the storage, use, or other consumption in this state, of a dedicated snow removal vehicle, as defined, purchased by a local public agency. (Based on 01/03/2024 text)

Position: Support

SB 571 **(Allen, D) Fire safety regulations: development projects: ingress and egress route standards.**

Last Amended: 01/10/2024
Status: 01/22/2024 - Read second time. Ordered to third reading.
Calendar: 01/25/24 #72 S-SENATE BILLS -THIRD READING FILE
Summary: Current law requires the State Board of Forestry and Fire Protection to adopt regulations implementing minimum fire safety standards, as provided. This bill would require the state board, on or before January 1, 2027, to create, and provide to the Legislature, a report relating to standards for ingress and egress routes in new development, as provided. The bill would require the state board to do certain things when creating the report, including provide opportunities for input from the public, as specified. The bill would prohibit the state board from adopting any regulations incorporating the standards described in the report until at least 6 months after completing that report. (Based on 01/10/2024 text)

Position: Watch

SB 924 **(Bradford, D) Tenancy: credit reporting: lower income households.**

Status: 01/12/2024 - From printer. May be acted upon on or after February 11.
Summary: Current law requires a landlord of an assisted housing development, as defined, to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one consumer reporting agency through a written election of rent reporting, as specified. Current law authorizes a landlord to charge a tenant that

elects to have rent reported the lesser of $10 per month or the actual cost to the landlord to provide the service, as specified. Current law requires the Department of Financial Protection and Innovation to select an independent evaluator and requires the evaluator to report annually on the impact of these provisions, as specified. Current law repeals these provisions on January 1, 2025. This bill would delete the January 1, 2025, repeal date thereby extending the duration of these provisions indefinitely. (Based on 01/11/2024 text)

Position: Watch

SB 937 **(Wiener, D) Development projects: permits and other entitlements: fees and charges.**

Status: 01/18/2024 - From printer. May be acted upon on or after February 17.
Summary: The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for its physical development, and the development of specified land outside its boundaries, that includes, among other mandatory elements, a housing element. The Permit Streamlining Act, among other things, requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Current law extended by 18 months the period for the expiration, effectuation, or utilization of a housing entitlement, as defined, that was issued before, and was in effect on, March 4, 2020, and that would expire before December 31, 2021, except as specified. Current law provides that if the state or a local agency extended the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months, as specified, that housing entitlement would not be extended an additional 18 months pursuant to these provisions. This bill would extend by 18 months the period for the expiration, effectuation, or utilization of a housing entitlement, as defined, that was issued before January 1, 2024, and that will expire before December 31, 2025, except as specified. The bill would toll this 18-month extension during any time that the housing entitlement is the subject of a legal challenge. (Based on 01/17/2024 text)

Position: Watch

SB 945 **(Alvarado-Gil, D) The Wildfire Smoke and Health Outcomes Data Act.**

Status: 01/19/2024 - From printer. May be acted upon on or after February 18.
Summary: Current law establishes the State Department of Public Health and sets forth its powers and duties pertaining to, among other things, protecting, preserving, and advancing public health. Current law requires the department, in consultation with specified stakeholders, to develop a plan, addressing specified issues, with recommendations and guidelines for counties to use in the case of a significant air quality event caused by wildfires or other sources. This bill, the Wildfire Smoke and Health Outcomes Data Act, would require the State Department of Public Health, in consultation with the Department of Forestry and Fire Protection, the Wildfire and Forest Resilience Task Force, and the State Air Resources Board to create, operate, and maintain a statewide integrated wildfire smoke and health data platform that, among other things, would integrate wildfire smoke and health data from multiple databases. The bill would require the State Department of Public Health to develop the data platform in accordance with a to be specified schedule. (Based on 01/18/2024 text)

Position: Watch

SB 946 **(McGuire, D) Wildfires: community hardening.**

Status: 01/19/2024 - From printer. May be acted upon on or after February 18.
Summary: Current law requires the Community Wildfire Mitigation Assistance Program to, among other things, provide technical assistance to local jurisdictions with community wildfire preparedness and prevention services and identify funding opportunities and best practices, including, but not necessarily limited to, defensible space, structure hardening, fuel reduction around communities, wildland building code standards, and land use planning. This bill would state the intent of the Legislature to enact subsequent legislation related to community hardening to address risks resulting from wildfires. (Based on 01/18/2024 text)

Position: Watch

SB 947 **(Seyarto, R) Department of Transportation: state highway projects: agreements with public entities: project design changes.**

Status: 01/19/2024 - From printer. May be acted upon on or after February 18.
Summary: Would require the Department of Transportation, in an agreement with a city, county, or other public entity for the contribution of funds for the acquisition, construction, or improvement of any portion of state highway, to include a provision that makes the department responsible for any additional costs associated with a new project design adopted by the department after the project is included in the state transportation improvement program or the state highway operation and protection

program, as specified. The bill would also make this provision applicable to agreements in effect as of January 1, 2025. (Based on 01/18/2024 text)

Position: Watch

SB 952 **(Dahle, R) Personal income taxes: Fire Safe Home Tax Credits Act.**

Status: 01/23/2024 - From printer. May be acted upon on or after February 22.
Summary: Would allow credits against the tax imposed by the Personal Income Tax Law for each taxable year beginning on or after January 1, 2025, and before January 1, 2030, to a qualified taxpayer for qualified costs relating to qualified home hardening, as defined, and for qualified costs relating to qualified vegetation management, as defined, in specified amounts, not to exceed an aggregate amount of $500,000,000 per taxable year. This bill contains other related provisions and other existing laws. (Based on 01/22/2024 text)

Position: Watch

SB 968 **(Seyarto, R) Planning and zoning: regional housing needs allocation.**

Status: 01/24/2024 - Introduced. Read first time. To Com. on RLS. for assignment. To print.
Summary: Current law requires each council of governments or delegate subregion, as applicable, to develop a proposed methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, as provided. Current law requires the consideration of several specified factors in developing the methodology. Current law prohibits certain criteria from being a justification for a determination or reduction in a jurisdiction's share of the regional housing need, including prior underproduction of housing in a city or county from the previous regional housing need allocation, as specified. This bill would permit the council of governments or delegate subregion, in developing the methodology, to consider prior overproduction of housing units in a city or county from the previous regional housing need allocation in a particular income category and to count it as credit toward the future regional housing need allocation of that same income category in the next cycle. The bill would provide that the amount eligible to count as credit toward the next cycle is determined by each jurisdiction's most recent annual progress report, as specified. (Based on 01/24/2024 text)

Position: Watch

Total Measures: 30
Total Tracking Forms: 30

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) – Rice, Sauser, and Paul Chang; Town Manager as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Rea
Eastern Sierra Community Housing Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate
STR (Short Term Rental Advisory Committee) – Rice and Bubser

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.