Town Council Agenda

Wednesday, April 1, 2026, 2:50 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, Mayor Amanda Rice

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may attend the Town Council meetings in person or watch them on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov , on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov. before and during the meeting, or may be made in person or via Zoom.

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

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:

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*To raise your hand Press *9, to Mute/Unmute Press *6*

1. INTERVIEWS

The Town Council will interview the applicants for the Building Advisory Committee/Board of Appeals vacancies.

3:00 p.m. Michael Britton

3:15 p.m. Joshua Graef

3:30 p.m. William Harder

3:45 p.m. Genevieve Liang

2. CALL TO ORDER AND ROLL CALL

Councilmember Bubser will be participating in the meeting remotely from 72-100 Ka`upulehu Drive, Kailua-Kona, Hawaii.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

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

5. ADDITIONS TO THE AGENDA

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

6. COUNCIL PRESENTATIONS

6.1 Approve the proclamation declaring April, 2026 as Fair Housing Month in the Town of Mammoth Lakes.

7. INTRODUCTIONS

7.1 Introduce new Community Service Officer Nancy Vargas.

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

9. STAFF PRESENTATIONS

9.1 Receive a presentation on the final 2026 Regional Housing Needs Study Report.

9.2 Receive a presentation on the North Village Specific Plan Regulatory Framework.

9.3 2025 Year in Review Presentation.

9.4 Transient Occupancy Tax Collection and Certified Properties Update.

10. CONSENT AGENDA

10.1 Approve the minutes of the regular meeting of March 18, 2026.

10.2 Adopt resolutions calling and giving notice of a general municipal election to be held on Tuesday, November 3, 2026 for the election of three members of the Town Council and requesting the Mono County Board of Supervisors consolidate the election.

10.3 Approve the Fiscal Year 2025-26 Mammoth Lakes Recreation Measure U Arts and Culture Programming and Special Event Transit Service Funding Recommendations.

10.4 Approve the request for a Public Convenience or Necessity Letter in support of a Type 40 OnSale Beer License for the Pokonobe Lodge business located at 3787 Lake Mary Road.

10.5 Accept Check Register 3/19/26 in the amount of $391,042.87. Accept Check Register 3/26/26 in the amount of $848,155.72.

11. POLICY MATTERS

11.1 Appoint three applicants to serve as members of the Building Advisory Committee/Board of Appeals, with terms expiring on April 1, 2030.

11.2 Consider the request to conduct a financial analysis of the Mammoth Crossing Development.

11.3 Presentation on budget performance through the second quarter FY25-26 and approval of Budget Amendments.

11.4 Authorize the Town Manager to execute an agreement with Systems Source, Inc. to purchase furniture for the Civic Center / Town Hall.

11.5 Award Contract for Annual Linear Striping Maintenance of Town Roads MAINT 26-001.

11.6 Award contract for Minaret MUP (multi-use path) project CAP 22-004 to Spiess Construction Co., Inc.

12. COUNCILMEMBER REPORTS

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

13. CLOSED SESSION

13.1 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Town Council will meet with its representatives, Town Manager Rob Patterson, Community and Economic Development Director Nolan Bobroff, Human Resources Manager Amanda Pelham, and Jack Hughes, Partner with Liebert Cassidy Whitmore, with respect to the following Employee Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, and the Mammoth Lakes Public Works Employees Association.

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

14. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

15. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, April 15, 2026 at 4:00 p.m.

A PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, PROCLAIMING APRIL 2026 AS FAIR HOUSING MONTH

WHEREAS, *April 11, 2026, marks the 58th anniversary of the passage of the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of Fair Housing that prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and*

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

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

NOW, THEREFORE, BE IT RESOLVED *that the Town Council of the Town of Mammoth Lakes, California, hereby proclaims that the month of April, 2026 is Fair Housing Month in the Town of Mammoth Lakes and urges all citizens to wholeheartedly recognize this commemoration of the Fair Housing Act throughout the year.*

PROCLAIMED *this 1st day of April 2026.*

_____

ATTEST: *AMANDA RICE, Mayor*

_____

JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Receive a presentation on the final 2026 Regional Housing Needs Study Report

Meeting Date: April 1, 2026

Prepared by: Marcus Sproll, Housing Manager

RECOMMENDATION:

This is an informational only item. Town Council can discuss and ask questions of staff.

BACKGROUND:

The Town of Mammoth Lakes ("Town"), along with Mono County, Inyo County, City of Bishop, and Eastern Sierra Council of Governments (ESCOG) (collectively the Collective Housing Committee or CHC), have been working on a Regional Housing Needs Assessment since January 2025. The final report was published in March 2026 and provides a comprehensive analysis of housing conditions, needs, and challenges facing the region's workforce. This Study will serve as the foundation for a forthcoming Regional Housing Toolkit.

ANALYSIS:

Population and household growth in the Town, and across much of the region, has been negative over the last decade and households are getting smaller. The Town lost approximately 1,200 residents, or 14.5 percent of its total population, from 2010-2025; the largest loss of any jurisdiction in the region. This population decline is expected to continue, driven in part by an acute shortage of available long-term housing for the resident workforce. The data indicates that these dynamics were under way prior to the pandemic, with pandemic induced population movement exacerbating existing trends and driving a changeover of the population (i.e., existing resident households moving out with transient occupants and remote workers moving in).

Nearly two-thirds of employers surveyed for this research reported that housing availability hampers recruitment and retention, with businesses estimating they could grow 23 percent more over the next five years on average, if adequate workforce housing options were available. Employers cited a need for all types of housing, with a particular need for rental housing units.

The study's quantitative housing needs model estimates that a total of 1,170 households have unmet housing needs in the Town. The breakdown of the unmet housing needs by area median income (AMI) is as follows:

- Low-Income (≤ 80% AMI): 389 households
- Moderate- to Upper-Middle Income (80% - 150% AMI): 560 households
- Upper-Income (≥ 150% AMI): 221 households

Over 500 units, or 88 percent of the existing deed-restricted housing inventory in the region, is located within the Town. Due to the recent delivery of a significant number of low-income housing units, the largest need cohort in the Town now falls into the middle-income category. The Study finds the greatest unmet need among smaller middle-income households earning up to 120 percent of AMI, who are best served by studio and one-bedroom rental units.

The Study makes clear that while the Town has made significant progress in terms of the low-income housing inventory, there is an urgent need for new rental units that are affordable to moderate and middle-income workers. These workers are first responders, health care professionals, teachers, and small business owners, and form a critical component of the social and economic fabric of the community.

As a follow-up to the Housing Needs Study, staff will be coming to Town Council over the next several months with a series of informational presentations on middle-income rental housing, the financing challenges, and a proposed model for how the Town can successfully develop this critical middle-income housing infrastructure.

bae urban economics

Eastern Sierra Regional Housing Study

Prepared for the Eastern Sierra Collective Housing Committee

March 19, 2026





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EXECUTIVE SUMMARY

The 2026 Eastern Sierra Housing Needs Study is a comprehensive summary and analysis of contemporary demographic and economic characteristics and trends as they relate to the demand for, and supply of, housing that is suitable for, and affordable to, resident workforce households in Inyo and Mono counties, referred to here as the Eastern Sierra Region. Information for this research was collected from a wide variety of publicly available data sources, as well as through surveys of regional residents/workers and employers.

This research was commissioned by a Collective Housing Committee (CHC), comprised of representatives from Inyo County, Mono County, the City of Bishop, the Town of Mammoth Lakes, and the Eastern Sierra Council of Governments (ESCOG). Additional project support was also provided by SMR Development under contract with the Town of Mammoth Lakes and Mono County. The purpose of this research is to inform preparation of a regional Housing Action Plan that identifies the steps to be taken to address the identified housing needs over the next three to five years. Actions outlined in the plan will include activities that participating jurisdictions can accomplish both individually and in cooperation with other agencies. This recognizes the regional nature of the ongoing housing crisis, as well as the observed variation in the ways that the housing crisis manifests within each participating jurisdiction.

Market Analysis Findings

The following are key findings from the socioeconomic and housing market analysis that may be used to better interpret the housing needs assessment findings reported below:

Population and Workforce Characteristics

- Population and household growth across the region has been flat to negative over the last decade, with Mono County experiencing the largest population loss. The California Department of Finance (DOF) projects the declines to continue, with slight population loss in Inyo County and significant and increasing losses in Mono County.
    - The data indicate that these dynamics were under way prior to the pandemic, with pandemic induced population movement exacerbating existing trends and driving a changeover of the population (i.e., existing lower-income households moving out with higher-income households and remote workers moving in).
- Due to its remote location, the Eastern Sierra region is highly dependent on a resident labor force. The majority of both seasonal and year-round workers live in either Inyo or Mono counties, with only a small number of workers commuting into the region.
    - Nearly two-thirds of employers surveyed for this research report that housing availability hampers recruitment and retention, with businesses estimating

they could grow 23 percent more over the next five years on average, if adequate workforce housing options were available.

  - Employers cited a need for all types of housing, with a particular need for rental housing units, both apartments and single-family homes.

- There is significant cross commuting within the region, with similar numbers of workers commuting back and forth between Inyo and Mono counties.

  - Anecdotal evidence indicates that this cross commuting mainly reflects Bishop area residents commuting to Mammoth Lakes, and residents of Chalfant and the Tri-Valley area commuting southward into the greater Bishop area for work.

Land Availability and Development Costs

- A lack of land available for new development, and the high cost of construction, both function to significantly limit the amount of new housing that can be produced.

  - Development costs vary widely depending on location, construction type, and market orientation, with low-end cost estimates of $300 per square foot for manufactured housing, to between $500 and $700 per square foot for market rate development.

  - In Mammoth Lakes, total development cost for large scale tax credit affordable development at The Parcel averages $478 per square foot on the low end, to roughly $655 per square foot at the high end for multifamily housing with podium or garage parking. The recently completed Access Apartments in Mammoth Lakes had costs of approximately $850 per square foot, but this unique project that involved converting existing commercial space to residential use and is likely not reflective of typical build/conversion costs.

  - Rental rates and for-sale home prices that would be affordable to most workforce households in the region are unlikely to be sufficient to offset the cost of construction and provide necessary investor returns.

  - The estimated subsidy requirement associated with new construction can vary from as little as $50,000 per unit for low-cost manufactured for-sale housing, to $150,000-$315,000 per unit for newly built market rate rental units on urban sites, to as much as $650,000 per unit for deeply affordable tax-credit multifamily rental housing.

Existing Inventory and Development Pipeline

- Despite significant constraints, there are approximately 550 existing affordable housing units, 150 under development, and 432 new affordable housing units being considered for development in the region.

  - The only large-scale new construction is occurring in the Town of Mammoth Lakes, where market conditions are least accommodating to the workforce.

- The development that is planned and under way is primarily deed-restricted low-income housing at "The Parcel" project, including 80 units completed and 150 units currently under development, with approximately 220 units worth of remaining capacity.
- The City of Bishop also has three projects with a total capacity of up to 212 units being considered for development, including 60 tax credit affordable rental units, market-rate rental apartments, and market-rate for-sale townhomes; though all three are on hold or awaiting full project funding.

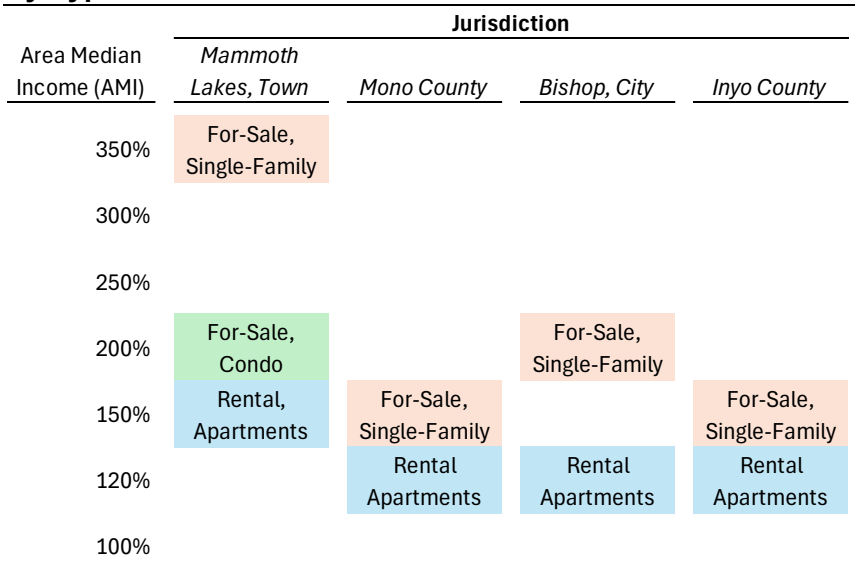
Housing Stock Utilization

- Limited land availability and the high cost of construction may require local governments to consider strategies to better utilize the existing housing stock. This could include, among other things, programs that fund the conversion of market-rate units to affordable housing, or programs to encourage conversion of short-term rentals to full-time occupancy.
  - The 2020 Census reports more than 9,500 vacant housing units, and roughly 7,650 vacant second homes, located across the region, which represents an inventory that is two- to three-times the identified regional housing need.
  - There are approximately 3,400 short-term rentals (STRs) in the region, with the majority of the inventory located in the Town of Mammoth Lakes. Analyses prepared for the Town of Mammoth Lakes and Mono County found that while STRs likely do influence housing market conditions within the Town, the concentration of STRs in the unincorporated area is likely insufficient to represent a significant direct driver of housing market conditions.
  - As housing market conditions continue to deteriorate in the Town of Mammoth Lakes, the remainder of the region is likely to experience increasing spillover demand for housing from the workforce, second home, and STR markets.
- Nonetheless, the existing housing stock demonstrates a misalignment with a portion of the estimated need. Comprised of mainly larger single-family homes, the existing housing stock likely undersupplies smaller studio, one-, and two-bedroom units that better align with the needs of workforce households and are naturally more affordable.

Market Rate Housing Affordability

- Figure EX1, at the top of the following page, highlights which types of housing are affordable to households at different income levels.
- The data show that housing costs in the Town of Mammoth Lakes, and to a lesser extent the Bishop area, are notably higher than the rest of the region.

Figure EX1: Income Needed to Afford Market Rate Housing by Type



Note: Area Median Income (AMI) reflects the value for each county as published by the California Department of Housing and Community Development (HCD).

Workforce Housing Preferences

- Residents and workers surveyed for this research reported their top five priorities when searching for a new housing unit are:
  - #1 – General affordability
  - #2 – Good build quality
  - #3 – Newer units
  - #4 – Sufficient indoor/outdoor space
  - #5 - storage and amenities
- When asked about the type of housing that they would prefer to live in, such as apartments, versus small lot single-family homes, versus large lot ranchettes, respondents generally expressed a preference for the larger detached single-family homes, often citing a desire for privacy, lots of storage, and private outdoor space.
  - However, these preferences often did not reflect economic realities. Information on housing preferences should therefore be interpreted with caution as a general indication of preference that does not necessarily mean that the consumer would not also be content with another option.
- Resident and workforce survey respondents generally expressed preferences for resident locations that were within easy driving distance of the major population and employment centers of Town of Mammoth Lakes and the greater Bishop area, including areas like Crowley Lake, June Lake, Wilkerson, and Mustang Mesa.
- Survey respondents also expressed appreciation for neighborhoods that include mostly full-time residents, proximity to employment, safety, and access to outdoor recreation.

Quantitative Needs Assessment

In addition to the key findings summarized above, this analysis included a quantitative housing needs analysis that estimates unmet housing needs among resident worker households, seasonal worker households, in-commuters, and individuals experiencing homelessness. The

estimates should not be interpreted strictly as the number of new units that need to be built, but rather as the number of households that have unmet housing needs that may be met through a variety of approaches. Figures EX2-EX4 illustrate the distribution of estimated unmet housing need by income category, along with other household and unit characteristics.

Figure EX2: Unmet Housing Need by Income Category



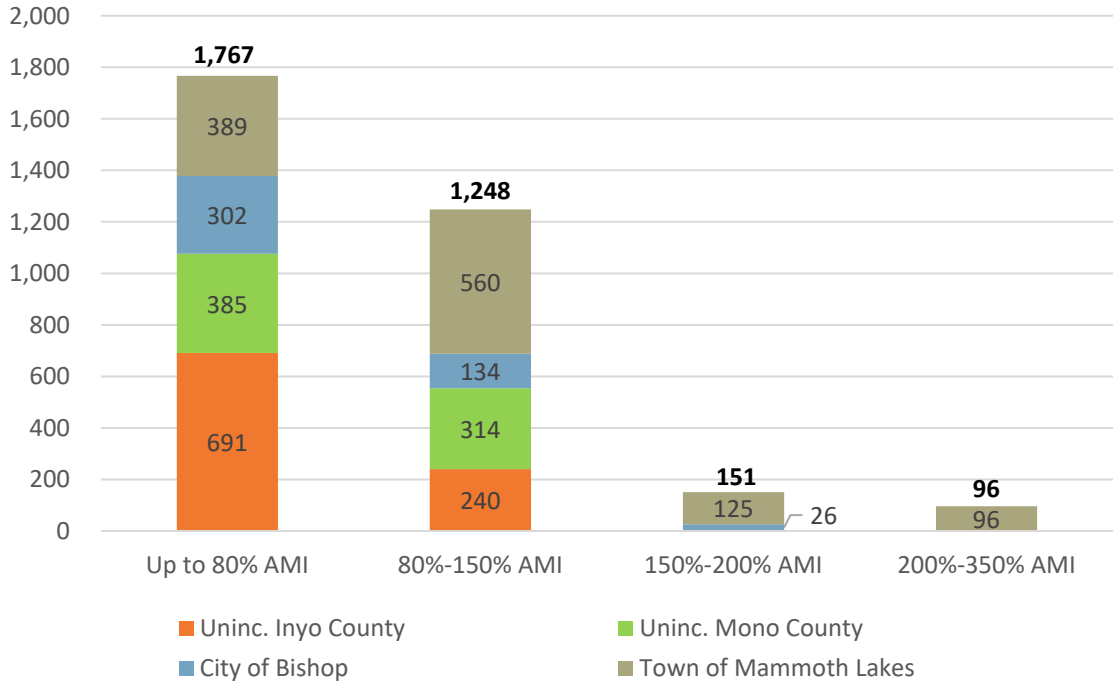
Source: BAE, 2026.

Low-income households earning 80 percent of AMI or less are generally best served through direct subsidies and low-income tax credit affordable rental housing development. Moderate- and above moderate-income households earning between 80 and 120 percent of AMI, and up to 150 percent of AMI in the Town of Mammoth Lakes, are ineligible for tax credit funded affordable housing, but often struggle to afford market rate housing. Households earning more than 120-150 percent of AMI can generally afford market rate rental housing, but may require assistance to break into the for-sale housing market, and/or may be interested in relocating to a less expensive portion of the region to access ownership opportunities.

As illustrated in Figure EX3 unmet housing needs in the Eastern Sierra region as a whole are most heavily concentrated among low-income households, earning 80 percent of AMI and below. However, due to the recent delivery a significant number of new deed restricted low-income housing units within the Town of Mammoth Lakes, the largest housing need cohort in the Town now falls into the moderate- and above-moderate income categories, earning 80

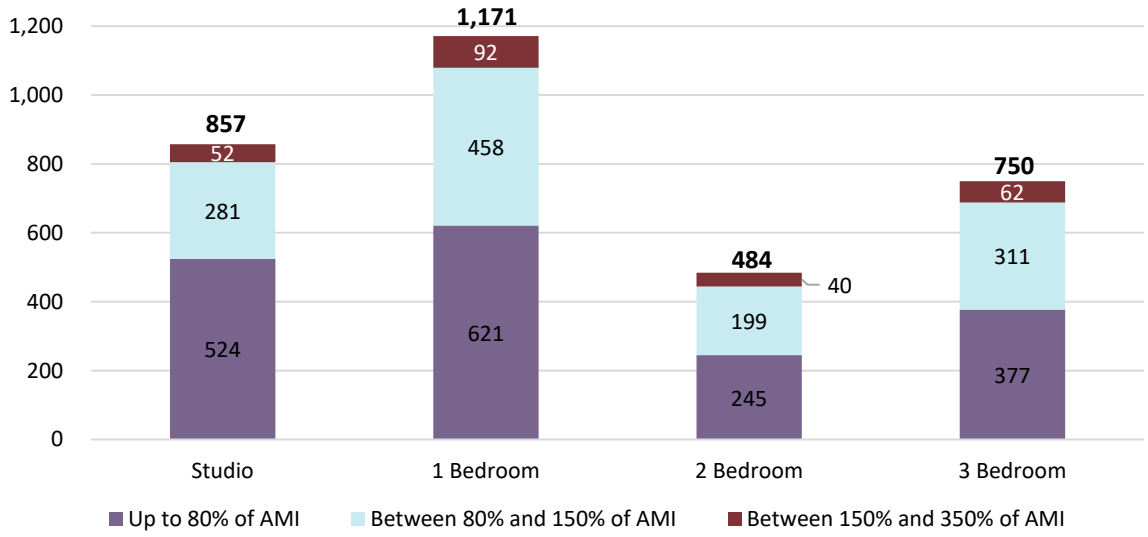
percent to 150 percent of AMI. Figure EX4, meanwhile, illustrates the distribution of unmet housing needs by unit size, indicating that the majority of unmet housing needs are among households that may be best served by smaller housing units, like studios and one-bedrooms.

Figure EX3: Unmet Housing Need by Income Category and Jurisdiction



Source: BAE, 2026.

Figure EX4: Unmet Housing Need by Income Category and Unit Size



Source: BAE, 2025.

INTRODUCTION

In October 2024, the Eastern Sierra Collective Housing Committee (CHC) issued a request for proposals (RFP) to prepare a Regional Housing Study and Action Plan. The CHC represents the combined interests of Inyo County, Mono County, the City of Bishop, the Town of Mammoth Lakes, and the Eastern Sierra Council of Governments (ESCOG). Consulting support for the purposes of issuing the RFP was provided by SMR Development under contract with Mono County. Following a competitive selection process, the CHC retained BAE Urban Economics, Inc., to conduct this research under contract with Inyo County, with the responsibility for providing funding for the research being shared by the participating jurisdictions.

As defined by the CHC, the purpose of the Regional Housing Study and Action Plan is to provide an up-to-date perspective on demographic trends, housing needs and preferences, and economic and housing market conditions throughout the Eastern Sierra region. This research builds on a variety of analyses conducted separately for Inyo and Mono counties, the City of Bishop, and the Town of Mammoth Lakes over the past decade and provides updated and consistent data that can be used to better understand housing needs and market conditions at both a community-level and from a combined regional standpoint.

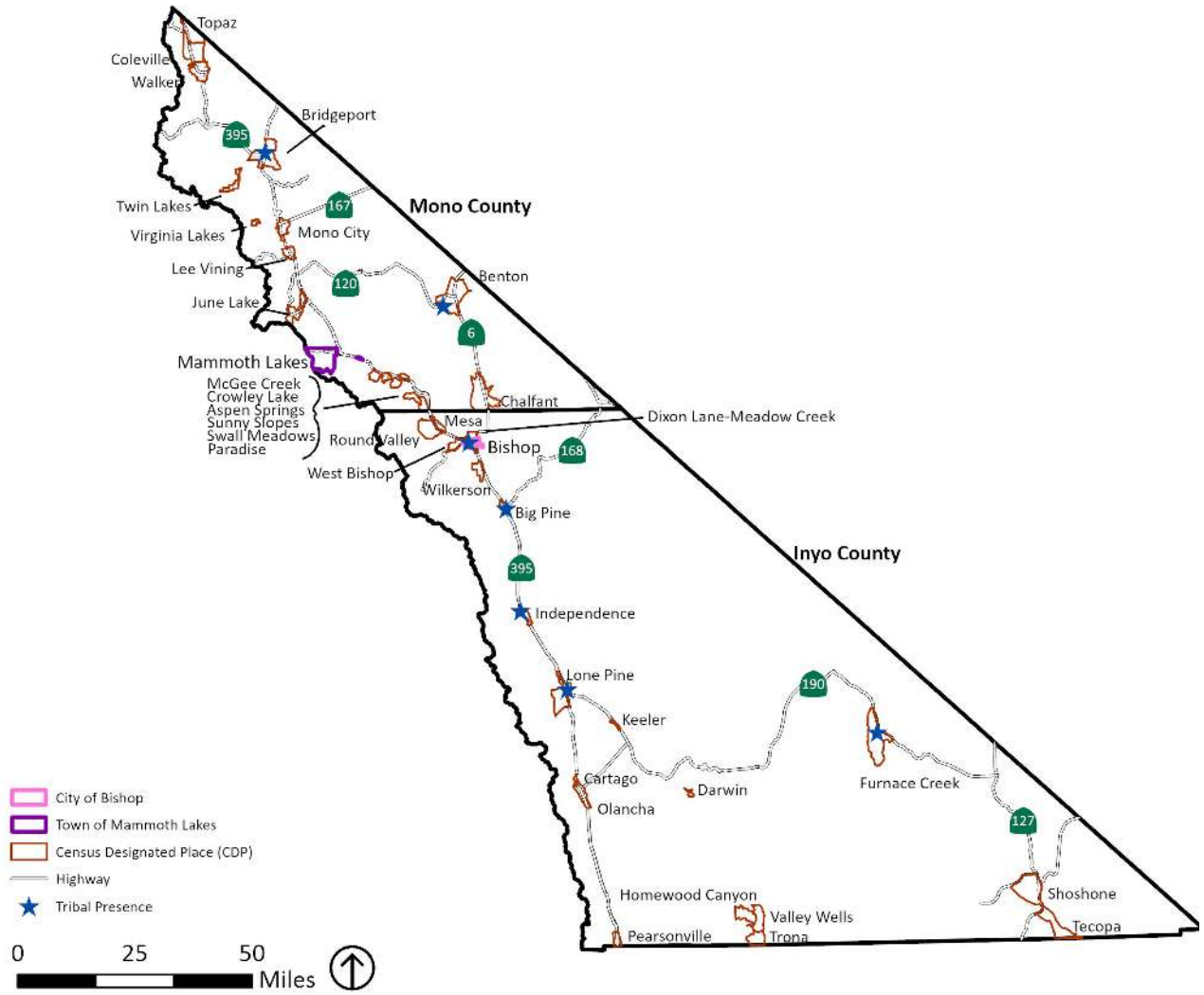
The information summarized in this report is intended to support a robust, inclusive, and equitable Action Planning process through which stakeholders and decision makers will identify the steps to be taken over the next five to ten years to address the housing needs identified through this research. Where the key findings from this research will be presented to the community in the Fall of 2025, the Action Planning process will extend through 2026.

The Eastern Sierra Region

As noted above, this research presents the available data regarding demographic characteristics and economic trends in the Eastern Sierra Region. For the purposes of this research and the subsequent Action Planning process, the Eastern Sierra Region is defined to include both Inyo and Mono counties, which are located along Highway 395 on the eastern slope of the Sierra Nevada Mountains, with the Minden-Gardnerville area located just outside of the region to the north, and the City of Las Vegas located to the southeast.

The study area for this research includes the Eastern Sierra's two largest population centers, including the City of Bishop and the Town of Mammoth Lakes, as well as a wide variety of small unincorporated communities, known as Census Designated Places (CDPs) for data gathering purposes. The region also features a variety of native tribal communities, including the Bridgeport Indian Colony and Benton Paiute Reservation in Mono County and the Big Pine Paiute Tribe of the Owens Valley, the Bishop Tribe, the Timbi-Sha Shoshone Tribe, the Fort Independence Community of Paiute, and the Lone Pine Paiute Tribe in Inyo County, which are also reflected in the demographic statistics summarized below per the U.S. Census Bureau.

Figure 1: Eastern Sierra Region



Source: U.S. Census Bureau, Census Tiger Files; BAE, 2025.

DEMOGRAPHIC AND HOUSEHOLD TRENDS

The following section summarizes the available data from the U.S. Census Bureau and the California Department of Finance (DOF) regarding population and household growth, as well as demographic and household characteristics. Due to the region's remote nature and relatively low population densities, concerns exist regarding the relative accuracy and reliability of data published through the U.S. Census Bureau's American Community Survey (ACS) program, which relies on surveys completed by a relatively small sample of resident households each year, the results of which are then averaged over a five-year period and used to extrapolate estimates of the demographic and household characteristics of the larger universe of residents and resident households. For this reason, this analysis primarily relies on benchmark population and household estimates collected from the 2010 and 2020 Decennial Census' and the DOF E-5 and E-8 population and housing estimates, which represent more reliable estimates of population and household totals compared to the ACS. However, the Decennial Census asks a shorter set of questions focused on characteristics such has age, sex, race, and household tenure, while the ACS covers more than 40 different topic areas, including education, employment, income, housing, and transportation. Therefore, some types of attribute data are available only from ACS-based data products and not from other sources.

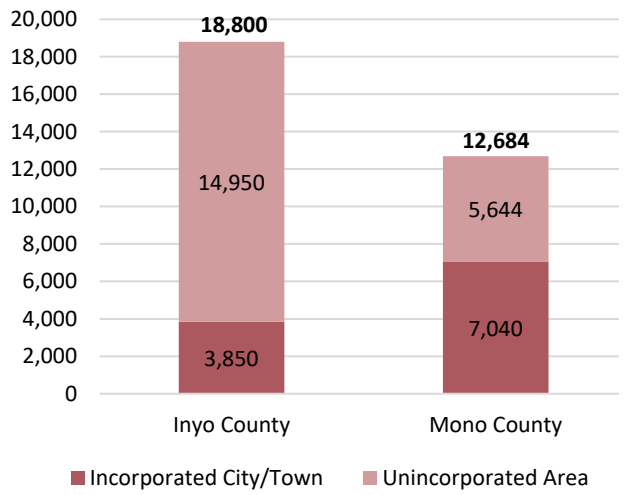
Please note that the 2019-2023 ACS data spans the peak of the global COVID-19 pandemic period, which resulted in extraordinary changes to local and regional demographic characteristics and trends, as well as to the region's economic structure. For example, state and national travel restrictions resulted in an abrupt decrease in tourist visitation to the region, along with the temporary closure of many large regional employers, such as Mammoth Mountain. This resulted in a large, short-term decrease in regional employment. The pandemic also corresponded with an increase in the number of second-home owners residing full-time in their second-homes, which also corresponded with an abrupt increase in housing demand and for-sale home prices. Anecdotal evidence also indicates that some existing residents may have elected to relocate out of the region during the pandemic due to a variety of possible influences, such as increasing housing costs and employment disruptions. For these reasons, the five-year ACS data should be interpreted with caution. Stakeholders and decision makers should also continue to monitor the available data moving forward to ensure that newer data, that reflects post-pandemic characteristics, is being taken into consideration.



Population Trends

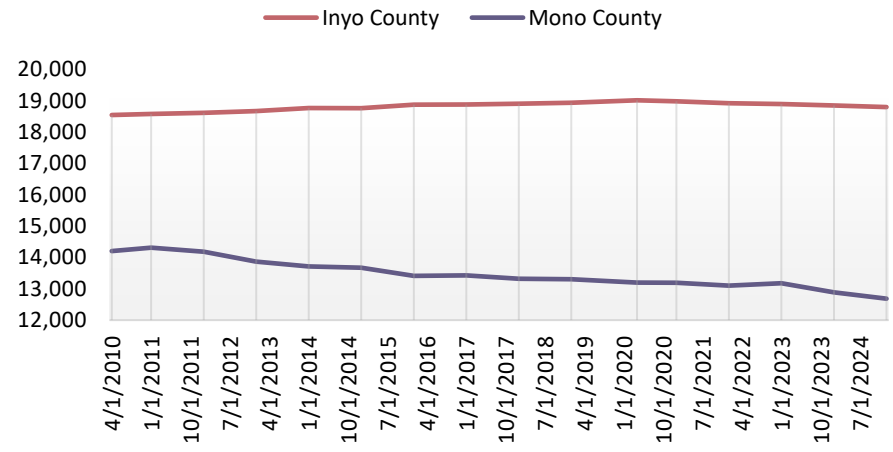
Figure 2 illustrates the distribution of the resident population as of January 1st, 2025, according to the California Department of Finance. The data indicate that Inyo County hosts around 60 percent of the region's resident population, or around 18,800 people. The population of Inyo County is largely disbursed throughout the unincorporated area, with only 3,850 residents living in the City of Bishop. By comparison, Mono County hosts around 40 percent of the regional population, with the bulk of that population, around 7,040 total residents, being concentrated within the incorporated Town of Mammoth Lakes.

Figure 2: Total Resident Population, 2025



Sources: California Department of Finance, Table E-5; BAE 2025.

Figure 3: Total Population, 2010 to 2025

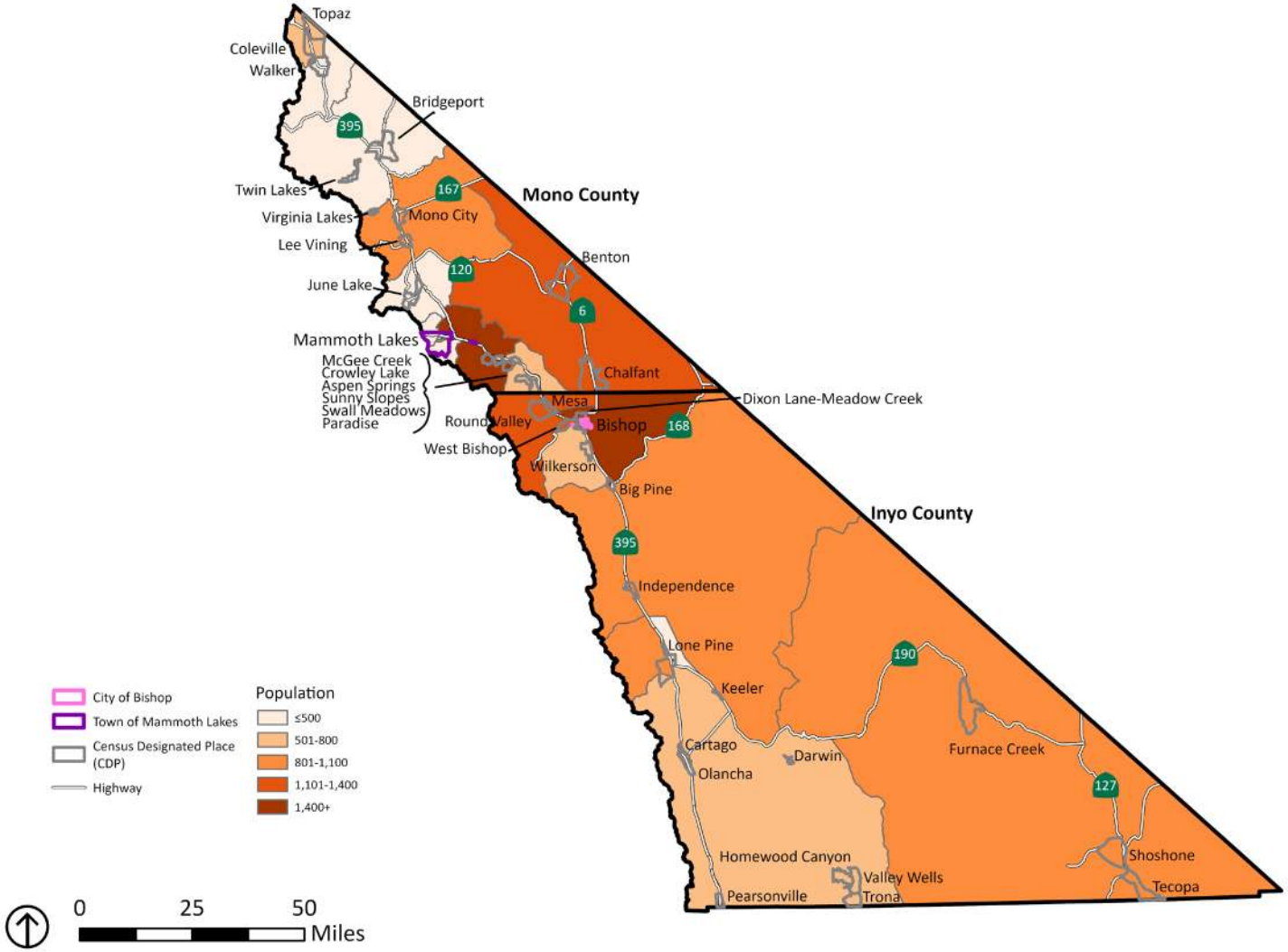


Sources: California Department of Finance, Tables E-5 and E-8; BAE 2025.

Figure 3 illustrates that while the resident population of Inyo County has remained relatively stable over the past decade-and-a-half, Mono County exhibits a consistent trend towards population loss.

Additional data from the 2019-2023 ACS, illustrated in Figure 4, on the following page, indicate that most of the regional population is concentrated in southern Mono and northern Inyo County. The bulk of the population in Mono County lives in the Town of Mammoth Lakes; however, significant unincorporated population centers also include June Lake and Crowley Lake, as well as communities like Bridgeport, Lee Vining, Walker-Coleville, and Topaz. In Inyo County, the largest population center is the City of Bishop and the unincorporated area to the west of the incorporated city, including the West Bishop Census Designated Place (CDP), the Dixon Lane-Meadow Creek CDP, and on the Bishop (Paiute) Reservation.

Figure 4: Total Population by Census Tract, 2019-2023 Five-Year ACS



Sources: U.S. Census Bureau, 2019-2023 ACS (Table B01003); BAE, 2025.

Additional detail summarized in Table 1 reports total population change in greater detail, with breakouts for the City of Bishop and Town of Mammoth Lakes, according to the California DOF. This data indicate that the Mono County population contracted by 10.7 percent over the last 15 years, with an annualized rate of around 0.8 percent per year. The Town of Mammoth Lakes led this trend with a total population loss of 14.5 percent, or around 1.0 percent per year. By comparison, Inyo County grew by 1.4 percent over the 15-year period, though the annualized growth rate remained quite low at only 0.1 percent. Nonetheless, the population living in the City of Bishop contracted slightly (0.7 percent) over the same period.

Table 1: Total Resident Population, 4/1/2010 to 1/1/2025

Estimate Period	City of Bishop	Inyo County	Town of Mammoth Lakes	Mono County	Eastern Sierra Region
4/1/2010	3,879	18,546	8,234	14,202	32,748
1/1/2011	3,871	18,582	8,179	14,312	32,894
1/1/2012	3,878	18,617	8,054	14,181	32,798
1/1/2013	3,856	18,673	7,859	13,865	32,538
1/1/2014	3,858	18,771	7,723	13,712	32,483
1/1/2015	3,860	18,765	7,651	13,674	32,439
1/1/2016	3,860	18,876	7,509	13,412	32,288
1/1/2017	3,857	18,880	7,461	13,425	32,305
1/1/2018	3,845	18,906	7,373	13,319	32,225
1/1/2019	3,843	18,938	7,334	13,305	32,243
4/1/2020	3,855	19,016	7,220	13,195	32,211
1/1/2021	3,869	18,982	7,311	13,191	32,173
1/1/2022	3,867	18,921	7,252	13,102	32,023
1/1/2023	3,861	18,896	7,307	13,178	32,074
1/1/2024	3,854	18,852	7,145	12,888	31,740
1/1/2025	3,850	18,800	7,040	12,684	31,484
Change 10'-'25					
Value	-29	254	-1,194	-1,518	-1,264
Percent	-0.7%	1.4%	-14.5%	-10.7%	-3.9%
Annual Rate	-0.1%	0.1%	-1.0%	-0.8%	-0.3%

Sources: California Department of Finance, Tables E-5 and E-8; BAE 2025.

While the DOF only publishes data for counties and incorporated cities and towns, Table 2 on the following page reports data from the 2010 and 2020 Decennial Census, for Census Designated Places (CDPs) located within the Eastern Sierra Region. The data indicate that while some communities lost population, others gained residents over the same period. Of those unincorporated communities that grew their populations between 2010 and 2020, the largest population increase, in absolute terms, occurred in unincorporated Inyo County. For example, the West Bishop CDP added 147 new residents over the decade, followed by Dixon Lane-Meadow Creek (135 new residents), Big Pine (119 new residents), and Furnace Creek (112 new residents). In Mono County, the communities of Crowley Lake (105 new residents), Topaz (100 new residents), and Mono City (52 new residents) also notably added residents.

Table 2: Total Population, Census Designated Places (CDPs), 2010 to 2020

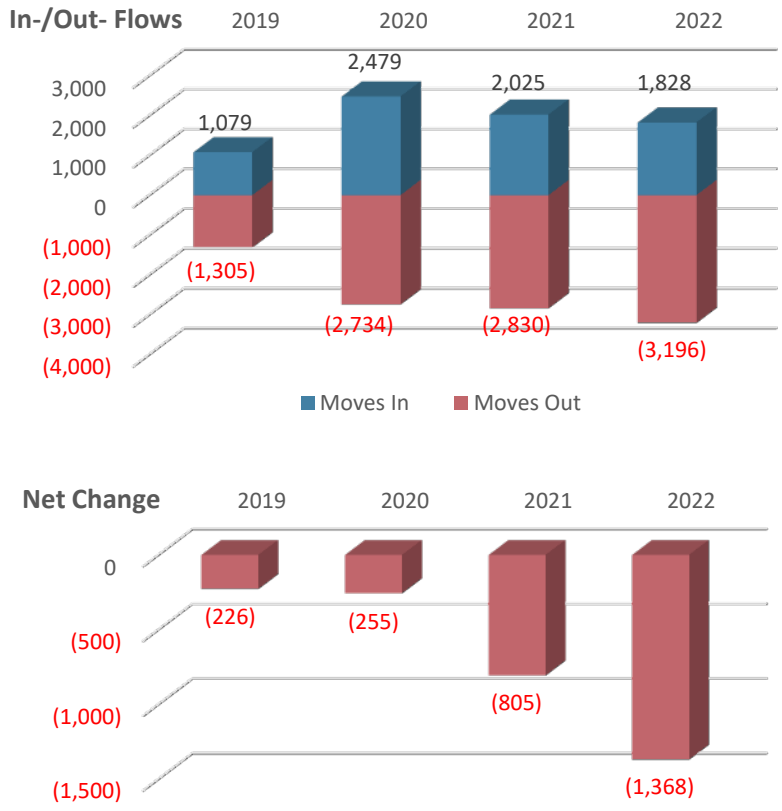
Census Designated Place (CDP)	County	Decennial Census 2010	Decennial Census 2020	Change Number	Change Percent
Big Pine	Inyo County	1,756	1,875	119	6.8%
Bishop (City)	Inyo County	3,879	3,819	-60	-1.5%
Cartago	Inyo County	92	62	-30	-32.6%
Charleston View	Inyo County	n.a.	45	n.a.	n.a.
Darwin	Inyo County	43	36	-7	-16.3%
Dixon Lane-MeadowCreek	Inyo County	2,645	2,780	135	5.1%
Furnace Creek	Inyo County	24	136	112	466.7%
Homewood Canyon	Inyo County	44	40	-4	-9.1%
Independence	Inyo County	669	593	-76	-11.4%
Keeler	Inyo County	66	71	5	7.6%
Lone Pine	Inyo County	2,035	2,014	-21	-1.0%
Mesa	Inyo County	251	275	24	9.6%
Olancha	Inyo County	192	131	-61	-31.8%
Pearsonville	Inyo County	17	8	-9	-52.9%
Round Valley	Inyo County	435	482	47	10.8%
Shoshone	Inyo County	31	22	-9	-29.0%
Tecopa	Inyo County	150	120	-30	-20.0%
Trona	Inyo County	18	11	-7	-38.9%
West Bishop	Inyo County	2,607	2,754	147	5.6%
Wilkerson	Inyo County	563	543	-20	-3.6%
Aspen Springs	Mono County	65	70	5	7.7%
Benton	Mono County	280	279	-1	-0.4%
Bridgeport	Mono County	575	553	-22	-3.8%
Chalfant	Mono County	651	660	9	1.4%
Coleville	Mono County	495	419	-76	-15.4%
Crowley Lake	Mono County	875	980	105	12.0%
June Lake	Mono County	629	611	-18	-2.9%
Lee Vining	Mono County	222	217	-5	-2.3%
McGee Creek	Mono County	41	45	4	9.8%
Mammoth Lakes (Town)	Mono County	8,234	7,191	-1,043	-12.7%
Mono City	Mono County	172	224	52	30.2%
Paradise	Mono County	153	174	21	13.7%
Sunny Slopes	Mono County	182	139	-43	-23.6%
Swall Meadows	Mono County	220	178	-42	-19.1%
Topaz	Mono County	50	150	100	200.0%
Twin Lakes (Mono County)	Mono County	n.a.	45	n.a.	n.a.
Virginia Lakes	Mono County	n.a.	7	n.a.	n.a.
Walker	Mono County	721	704	-17	-2.4%

Source: U.S. Census Bureau, 2010 and 2020 Decennial Census; BAE, 2025.

Pandemic Relocation Patterns

While population growth patterns reflect an overall trend towards population loss, the data also indicate that parts of the region experienced a short-term increase in resident population in 2020 through 2022, followed by resumed population losses, which correspond with widespread population movement that occurred as a result of the global COVID-19 pandemic and the associated impacts of remote work, stay at home orders, and temporary business closures. The DOF data indicate that during this period, while the unincorporated areas continued to lose population, the two incorporated jurisdictions temporarily added population. To provide a more thorough evaluation of pandemic induced population and household flows, this analysis also considers data collected in 2024 from the U.S. Postal Service (USPS) National Change of Address (NCOA) dataset. This information was previously collected as part of research prepared for the Town of Mammoth Lakes and Mono County, and unfortunately this data is no longer available for purchase from the original data vendor and is now only available at a much higher cost which is beyond the resources available for this research; therefore data are presented only for ZIP Codes associated with the Town of Mammoth Lakes and Mono County, with data being unavailable for the City of Bishop and Inyo County.

Figure 5: U.S. Postal Service Change of Address Requests, Mono County, 2019-2022

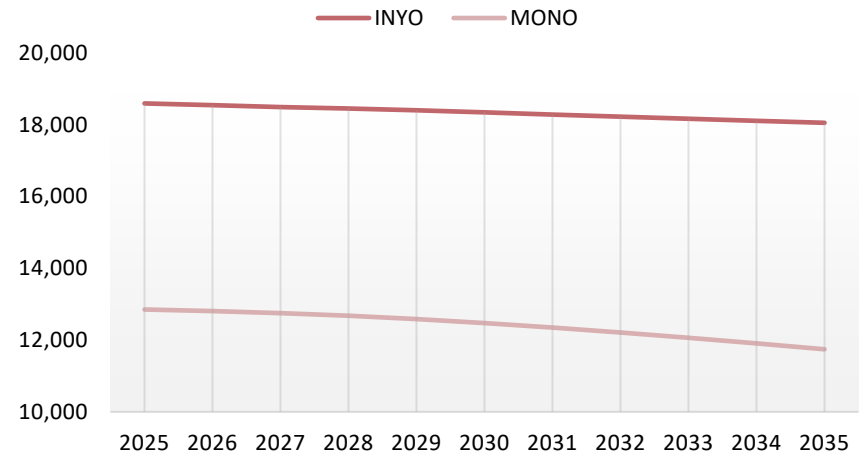


Sources: U.S. Postal Service, National Change of Address; BAE, 2025.

Figure 5 illustrates the significant increase in population and household flows both into and out of Mono County between 2019 and 2020, which implies a likely changeover of a portion of the population. As time passed, the net effect was a significant and increasing outflow of residents from the community over time.

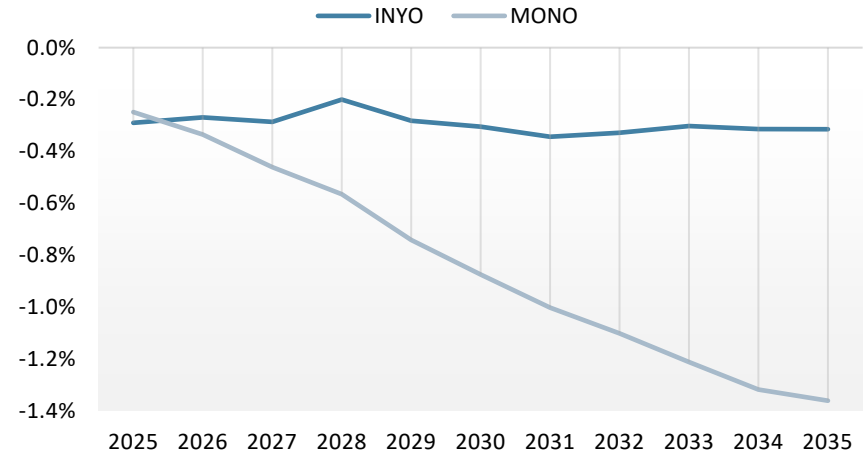
As noted above, the available DOF data suggests that the region resumed pre-pandemic population trends as of 2023.

Figure 6: Projected Total Population, 2025 to 2035



Sources: California Department of Finance, Table P-2A; BAE 2025.

Figure 7: Year-Over-Year Population Change, 2025 to 2035



Sources: California Department of Finance, Table P-2A; BAE 2025.

Population Projections

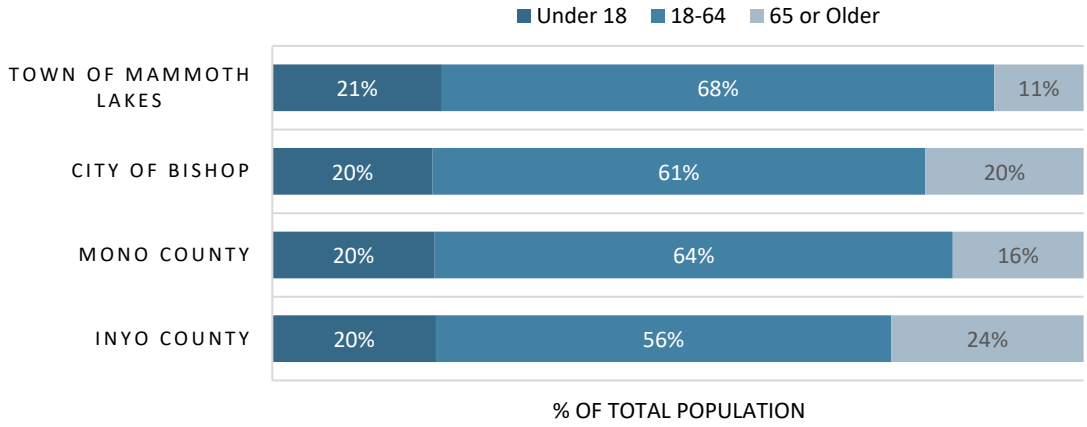
While there is limited information available on anticipated population growth in the Eastern Sierra Region, the California DOF generally expects both Inyo and Mono counties to continue losing population, similar to the observed trend over the last decade.

Figure 6 and Figure 7 illustrate projected population change, both in absolute terms and in terms of year-over-year change. Figure 6, in particular, illustrates that the DOF anticipates the ongoing population loss to continue, and that the rate of population loss in Mono County is expected to accelerate over time.

Age Distribution

Figure 8 illustrates the age distribution of residents living in the City of Bishop, the Town of Mammoth Lakes, Inyo County, and Mono County, as of the 2020 Decennial Census. All four areas show similar shares of the population who were under the age of 18, suggesting that the youth population is fairly evenly distributed across the region. As is often the case nationwide, people living in incorporated communities in the Eastern Sierra region tend to be somewhat younger than the countywide average. As of 2020, 11 percent of people living in the Town of Mammoth Lakes were aged 65 or older, compared to 16 percent countywide. Similarly, 20 percent of the population living in the City of Bishop were aged 65 or older, compared to 24 percent of Inyo County's population within this age cohort.

Figure 8: Age Distribution, 2020

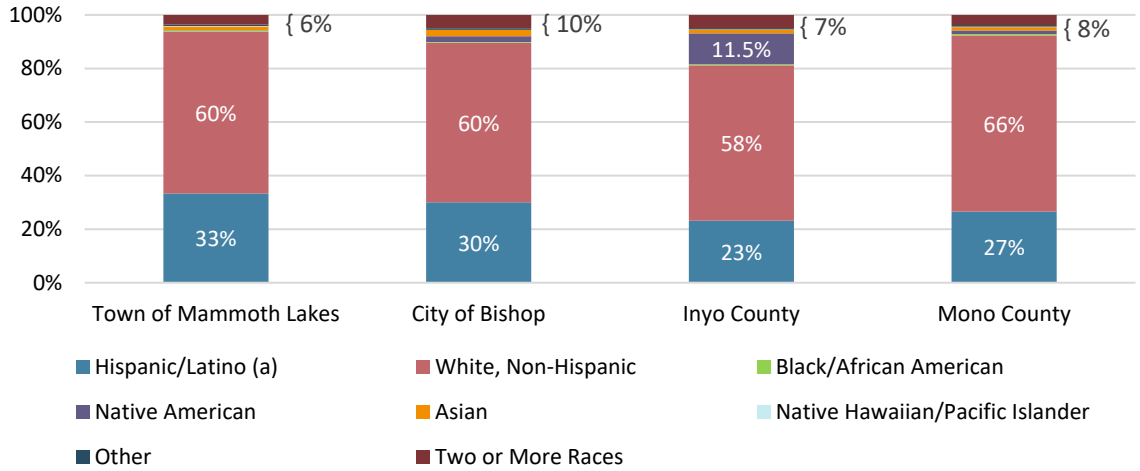


Sources: U.S. Census Bureau Decennial Census 2010 and 2020 (Tables P12 and P13); BAE 2025.

Race and Ethnicity

The two largest racial and ethnic groups in the region are non-Hispanic Whites and Hispanic/Latino individuals. As shown in Figure 9, 60 to 65 percent of the population identified as non-Hispanic White as of 2020. Around 25 to 30 percent of the population identified as Hispanic or Latino. The other notable sub-population was Native American residents, who accounted for more than 11 percent of the population in Inyo County and just over one percent in Mono County. Additional data reported in Appendix A suggest that while non-Hispanic Whites and Hispanic/Latino residents have maintained their share of the regional population as of the 2019-2023 five-year ACS, Native American residents account for a slightly increasing share of the population in Mono County at 2.2 percent, while they show a decreasing share of the population in Inyo County at 8.1 percent on average.

Figure 9: Population Distribution by Race/Ethnicity, 2019-2023

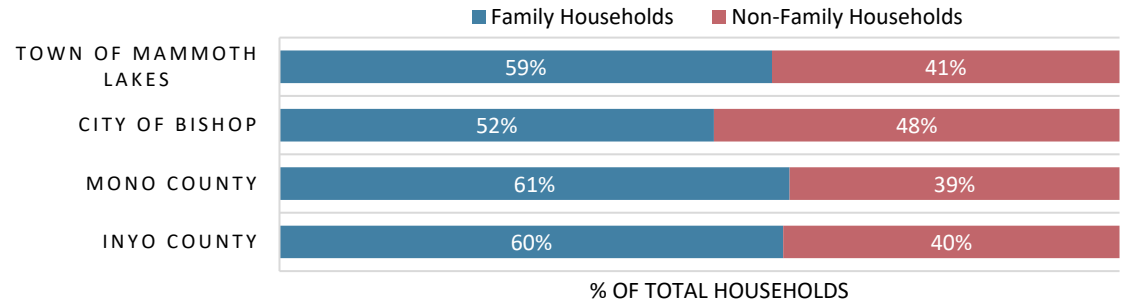


Sources: U.S. Census Bureau Decennial Census 2020 (Table P2); BAE, 2025.

Household Type

Household type refers to the classification of households as either family or non-family households. The U.S. Census Bureau defines a family household as a household with two or more individuals who are related by birth, marriage, or adoption. Data from the Decennial Census indicate that between 50 and 60 percent of all households in the Eastern Sierra Region communities were families as of 2020, which represents a modest increase from 2010. The data also indicate that while the incorporated jurisdictions show slightly lower proportions of family households, the difference from the countywide averages are relatively small, indicating that while the incorporated town and city appear to attract more young, non-family households, both communities continue to function as homes for large resident family populations.

Figure 10: Family and Non-Family Households, 2020

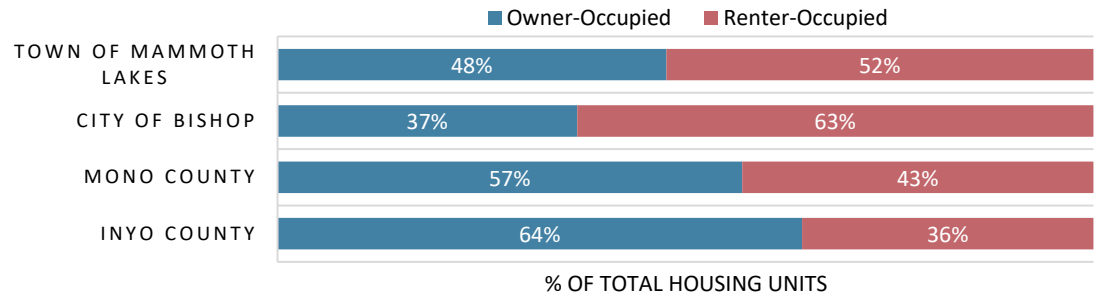


Sources: Decennial Census 2020 (Table P16); BAE, 2025.

Households by Tenure

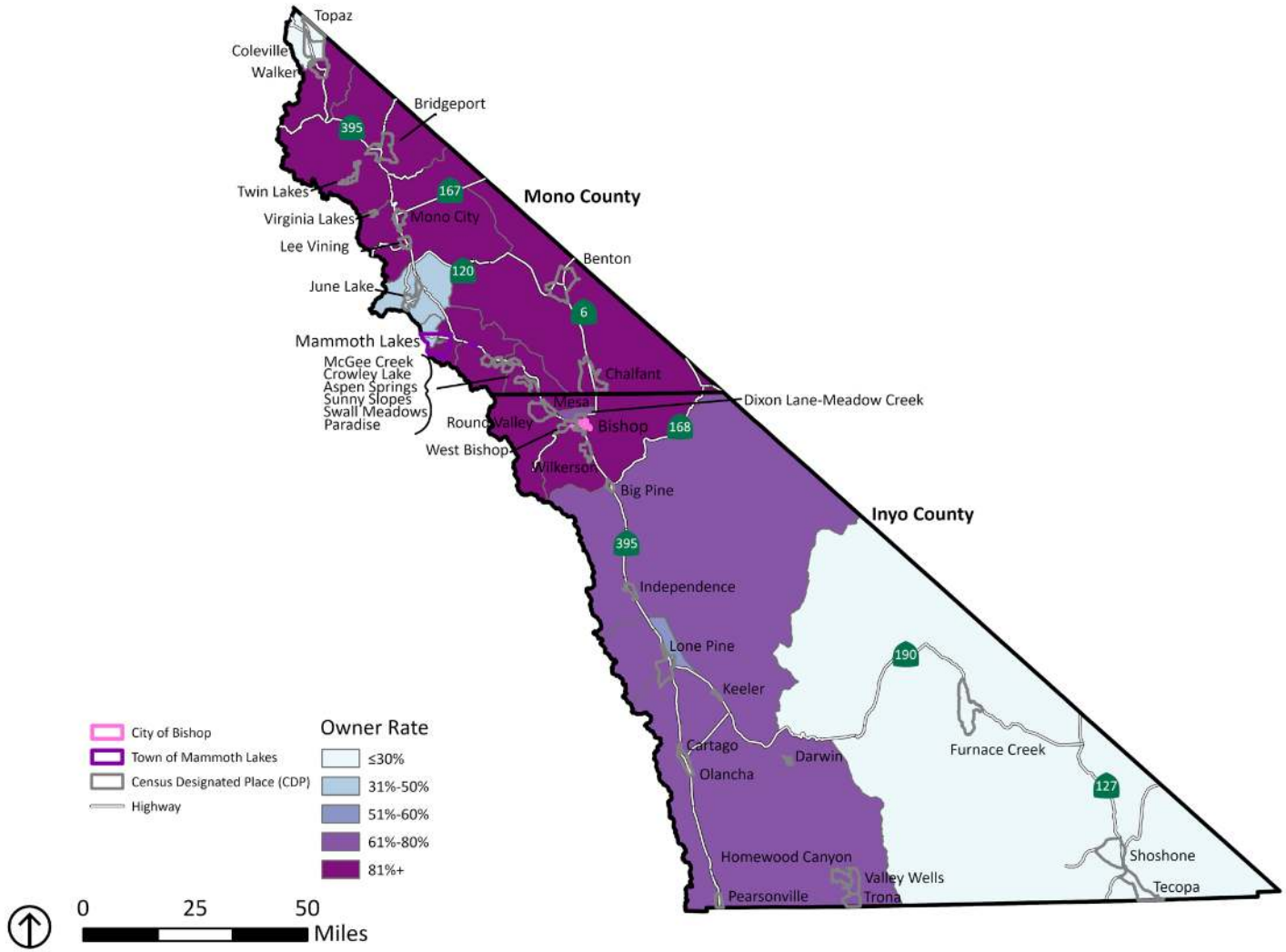
Figure 11 illustrates the tenure breakdown for each subarea in the region as of 2020, while the Appendix provides additional data for 2010 and 2019–2023 alongside the 2020 values. As of 2020, between 55 and 65 percent of households in the region owned their homes. The home ownership rate in both incorporated communities was notably lower than for the two counties, with 48 percent of households in the Town of Mammoth Lakes and 37 percent of households in the City of Bishop owning their own homes. The higher prevalence of renter households in the City of Bishop and Town of Mammoth Lakes reflects the lower age profile of residents, as well as larger inventories of available rental housing and higher housing costs.

Figure 11: Housing Units by Tenure, 2020



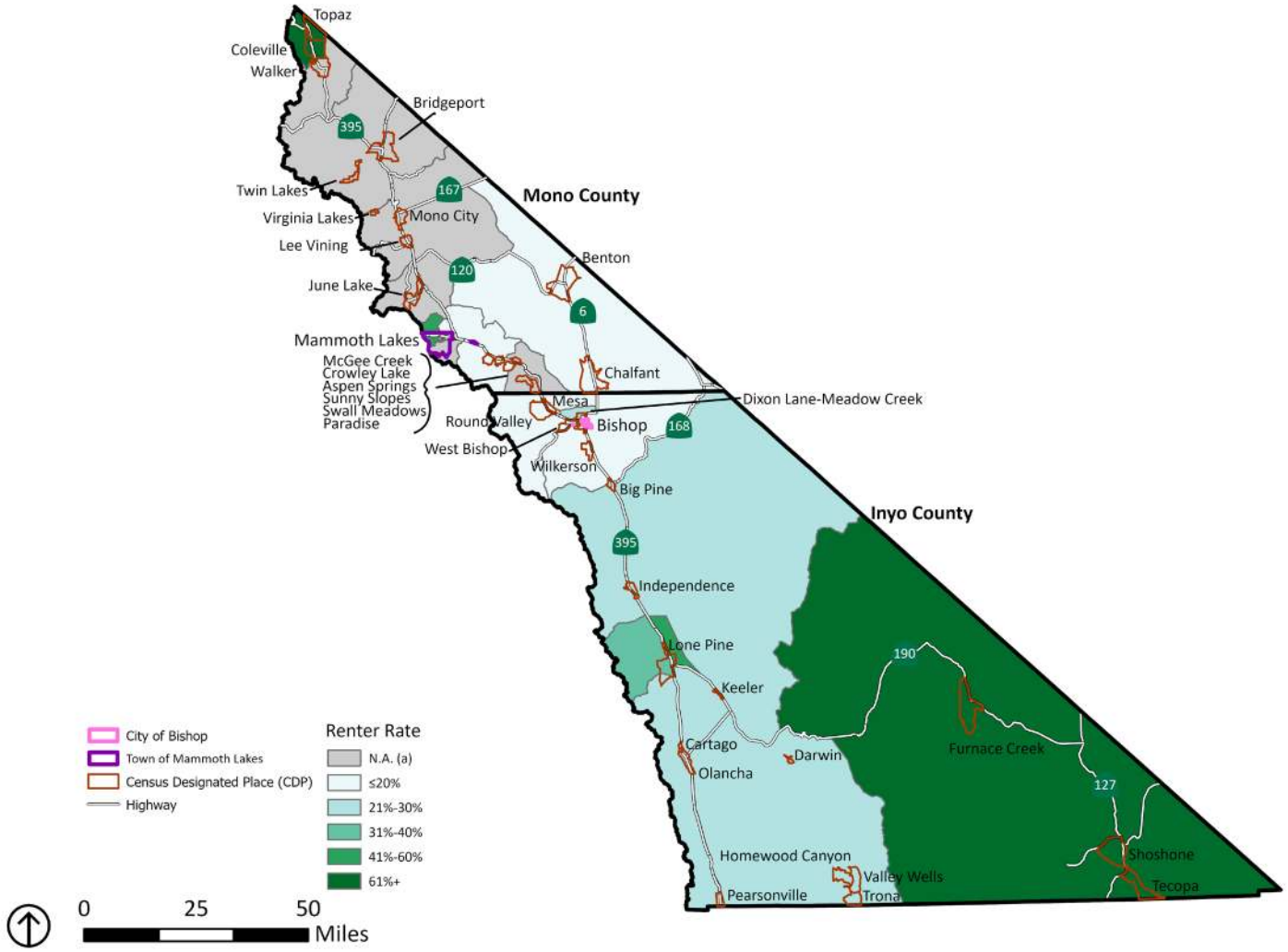
Sources: Decennial Census 2020 (Table H12); BAE, 2025.

Figure 12: Percent Owner Households by Census Tract, 2019 - 2023 ACS



Source: US. Census Bureau, 2019-2023 ACS (Table B25009); BAE, 2025.

Figure 13: Percent Renter Households by Census Tract, 2019 - 2023 ACS



Note: (a) The available data reflect excessive margins of error and are therefore not reported.
Source: US. Census Bureau, 2019-2023 ACS (Table B25009); BAE, 2025.

Household Size

As shown in Table 3, below, the median household size throughout the Eastern Sierra Region communities ranges from two to three persons. Nonetheless, the distribution highlights that the median household size is skewed upwards somewhat due to relatively small numbers of larger households. The data reflect that roughly 60 to 70 percent of households throughout the region include only one or two people. According to the U.S. Department of Housing and Urban Development (HUD), households with only one or two people can effectively occupy smaller housing units, like one-bedroom and studio units, without meeting the definition of overcrowding. Conversely, around 20 to 25 percent of households contain four or more people, indicating that they are likely to require larger housing units with more bedrooms. Additional data summarized in Appendix A indicate that average household sizes decreased throughout the region over the last decade, with the exception of Inyo County, where the median household size increased modestly from 2.25 persons in 2010 to 2.28 in 2020.

Table 3: Household Size, 2020

	% of Total Households			
Household Size	Town of Mammoth Lakes	City of Bishop	Mono County	Inyo County
1-person household	28%	40%	29%	33%
2-person household	34%	28%	36%	35%
3-person household	14%	11%	13%	12%
4-person household	13%	9%	12%	9%
5-person household	5%	6%	5%	6%
6-person household	4%	3%	3%	3%
7-person household	2%	3%	3%	2%
Total Households	**2,934**	**1,748**	**5,474**	**8,046**
Median Household Size	2.41	2.11	2.35	2.28

Sources: U.S. Census Bureau Decennial Census 2020 (Table H12); BAE, 2025.

Household Income Characteristics

Information on household incomes is no longer collected and summarized as part of the Decennial Census, but is one of the more than 40 different attributes summarized as part of the Census Bureau's ACS data products. For the purposes of this analysis, BAE collected information on median household incomes from the 2011-2015 and 2019-2023 five-year ACS surveys, which is summarized in Table 4, on the following page. According to these data, the inflation-adjusted median household income in Inyo County grew by 19 percent, while the median income in Mono County grew by 15 percent. By comparison, the inflation adjusted median income for California as a whole grew by 18 percent over the same period.

Table 4: Median Household Incomes, 2011-2015 and 2019-2023 ACS

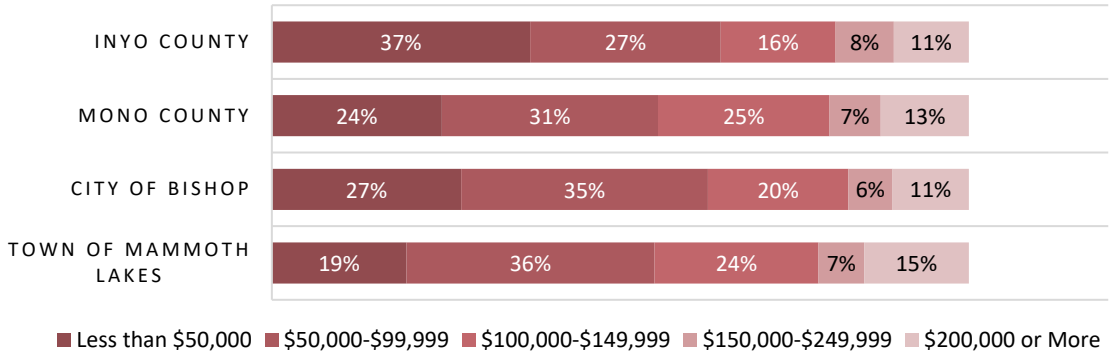
Median Household Income	2011 - 2015 Avg. 2015 Dollars	2011 - 2015 Avg. 2023 Dollars	2019 - 2023 Avg. 2023 Dollars	Inflation Adjusted Percent Change
Town of Mammoth Lakes	$55,799	$73,933	$87,121	17.8%
City of Bishop	$41,069	$54,416	$82,205	51.1%
Mono County	$56,944	$75,450	$86,953	15.2%
Inyo County	$45,955	$60,890	$72,432	19.0%

Sources: U.S. Census Bureau American Community Survey 2011-2015 & 2019-2023 (S1901 & B19013); U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers in California, 2024; BAE, 2025.

The inflation-adjusted median income in the Town of Mammoth Lakes grew by 18 percent between the 2011-2015 and 2019-2023 survey periods, while the median income for the City of Bishop grew by 51 percent. Notably, the inflation-adjusted median income for the City of Bishop was reported to be $54,416 as of the 2011-2015 ACS, which was below the countywide median, but increased to $82,205 as of the 2019-2023 ACS survey period, surpassing the Inyo County median of $72,432 and reaching parity with the Mono County value.

Figure 14 displays the distribution of households by income category. Inyo County and the City of Bishop show larger concentrations of households earning less than $100,000 per year; though the City shows a higher concentration of households earning $100,000 to $150,000 compared to Inyo County. Due to the concentration of households in the Town of Mammoth Lakes, the household income distributions for Mono County and the Town of Mammoth Lakes are similar.

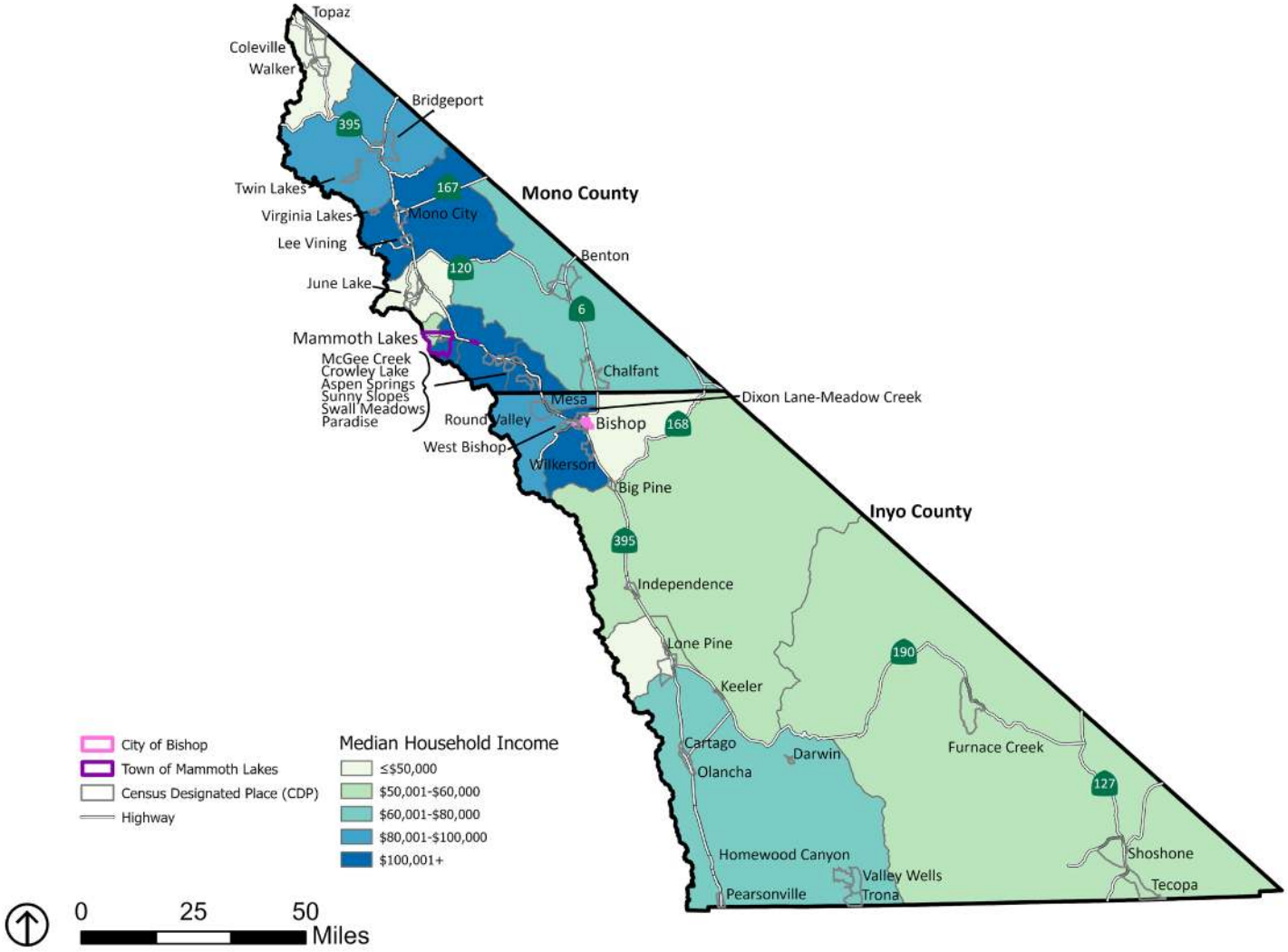
Figure 14: Household Income Distribution, 2019-2023 ACS



Sources: U.S. Census Bureau American Community Survey 2019-2023 (Tables B19001 and B19013); BAE, 2025.

Figure 15 on the next page illustrates differences in the median income throughout the Eastern Sierra. The data show that the more densely populated areas in Mono County and northern Inyo County also correspond with higher median incomes. In particular, the areas with the highest median incomes appear concentrated around Lee Vining/Mono Lake, the Town of Mammoth Lakes and Crowley Lake, the City of Bishop, West Bishop, and Wilkerson, with slightly lower median incomes around Round Valley, Mustang Mesa, and Bridgeport.

Figure 15: Median Household Income by Census Tract, 2019 - 2023 ACS



Source: US. Census Bureau, 2019-2023 ACS (Table S1903); BAE, 2025.

Household Income Limits

To facilitate comparison between household incomes and housing costs, as discussed in the Housing Market Conditions section below, the industry standard practice is to use the statutory income limits published by the California Department of Housing and Community Development (HCD), which are based on data published by the U.S. Department of Housing and Urban Development (HUD) which is then adjusted using proprietary state-level data. However, due to the significant mismatch between regional workforce household incomes and housing costs within the Eastern Sierra, BAE has also specified a variety of income thresholds above the levels typically specified by HCD, which better reflect the alignment between housing costs in the Eastern Sierra region and the income necessary to afford market-rate housing. These alternative income thresholds are termed "achievable income levels."

Table 5: HCD Statutory Income Limits and Achievable Income Limits, 2025

Inyo County (Median Income $97,200)					
	Number of People per Household				
HCD Income Limits (a)	1	2	3	4	5
Acutely Low-Income (15% MFI)	$10,200	$11,700	$13,150	$14,600	$15,750
Extremely Low-Income (30% MFI)	$20,200	$23,050	$26,650	$32,150	$37,650
Very Low-Income (50% MFI)	$33,600	$38,400	$43,200	$48,000	$51,850
Low-Income (80% MFI)	$53,750	$61,400	$69,100	$76,750	$82,900
Median Income (100% MFI)	**$68,050**	**$77,750**	**$87,500**	**$97,200**	**$105,000**
Moderate-Income (120% MFI)	$81,650	$93,300	$105,000	$116,650	$126,000
Achievable Income Limits (b)					
150% MFI	$102,075	$116,625	$131,250	$145,800	$157,500
200% MFI	$136,100	$155,500	$175,000	$194,400	$210,000
250% MFI	$170,125	$194,375	$218,750	$243,000	$262,500
300% MFI	$204,150	$233,250	$262,500	$291,600	$315,000
350% MFI	$238,175	$272,125	$306,250	$340,200	$367,500

Mono County (Median Income $118,500)					
	Number of People per Household				
HCD Income Limits (a)	1	2	3	4	5
Acutely Low-Income (15% MFI)	$12,450	$14,250	$16,000	$17,800	$19,200
Extremely Low-Income (30% MFI)	$21,500	$24,550	$27,600	$32,150	$37,650
Very Low-Income (50% MFI)	$35,700	$40,850	$45,900	$51,050	$55,100
Low-Income (80% MFI)	$57,200	$65,400	$73,550	$81,700	$88,250
Median Income (100% MFI)	**$82,950**	**$94,800**	**$106,650**	**$118,500**	**$128,000**
Moderate-Income (120% MFI)	$99,550	$113,750	$128,000	$142,200	$153,600
Achievable Income Limits (b)					
150% MFI	$124,425	$142,200	$159,975	$177,750	$192,000
200% MFI	$165,900	$189,600	$213,300	$237,000	$256,000
250% MFI	$207,375	$237,000	$266,625	$296,250	$320,000
300% MFI	$248,850	$284,400	$319,950	$355,500	$384,000
350% MFI	$290,325	$331,800	$373,275	$414,750	$448,000

Notes:
(a) As published by the California Department of Housing and Community Development (HCD).
(b) Based on the income needed to afford the median-priced market-rate unit within key housing type and tenure classes.

Sources: California Department of Housing and Community Development, 2024; Listsource, 2025; Zillow.com, 2025; Local Property Managers, 2025; BAE, 2025.

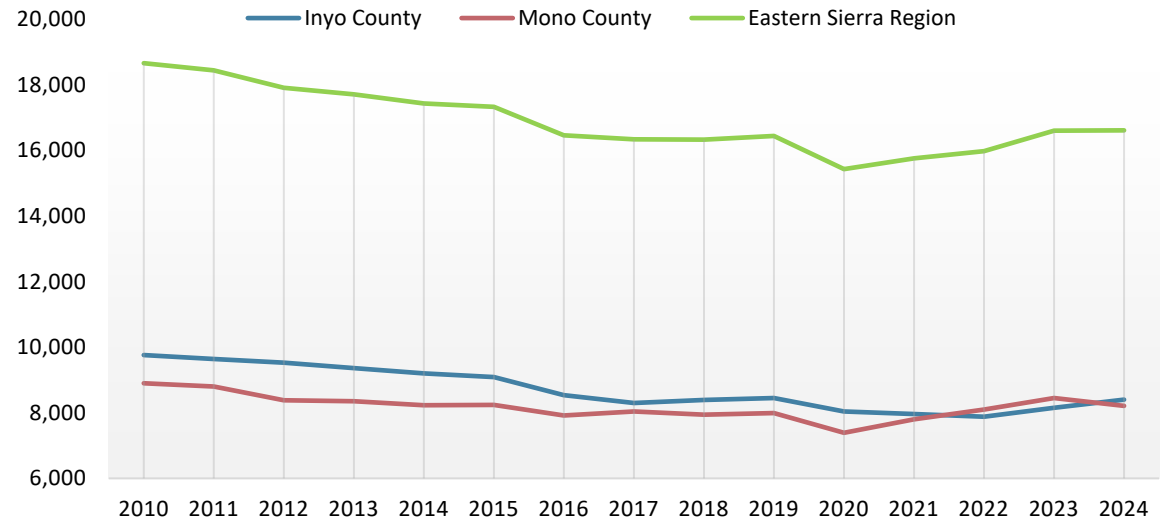
ECONOMIC AND EMPLOYMENT TRENDS

This section summarizes the available data on labor force characteristics, unemployment, and jobs by industry from the California Employment Development Department (EDD), as well as occupational employment (i.e., employed residents) and commuting patterns from the U.S. Census Bureau, among other related topics.

Labor Force Trends

As illustrated in Figure 16, below, both Inyo and Mono County host labor force totals of just over 8,000 workers each, for a combined regional workforce or 16,610 resident workers. According to data from the EDD, the regional labor force experienced a sustained contraction since 2010. The labor force contracted sharply in 2020, corresponding with large-scale business closures during the pandemic, but has since recovered to pre-pandemic levels. However, please note that it is not clear whether the labor force recovery observed in Mono County reflects workers employed or looking for work within the region, or if those resident workers are employed in or looking for work using a remote work format. Additional data summarized in Appendix A indicate that the labor force in the City of Bishop remained stable over the analysis period, where the size of the labor force in the Town of Mammoth Lakes fluctuated significantly year-to-year, with a return to pre-pandemic levels as of 2023.

Figure 16: Total Labor Force, Inyo and Mono Counties and the Eastern Sierra Region, Annual Average, 2010 through 2024



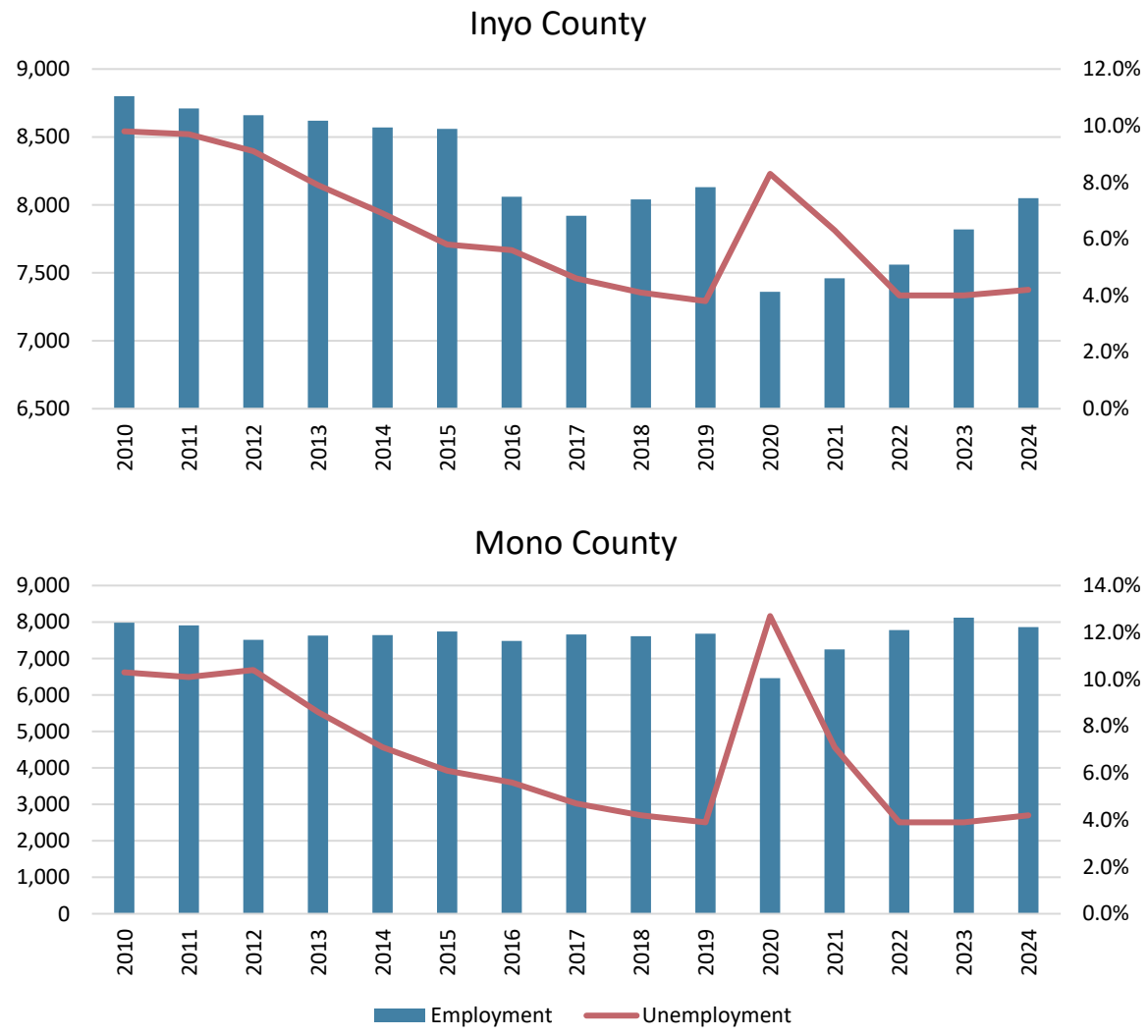
Sources: California Employment Development Department, Unemployment Rate and Labor Force; BAE, 2025.

Resident Employment and Unemployment

Figure 17 illustrates overall employment and unemployment trends for Inyo and Mono counties respectively. The data reflect a significant decrease in resident employment in Inyo

County in 2016 and 2017. Resident employment in Inyo County reportedly recovered somewhat through 2018 and 2019, only to face another significant decline in 2020. Since 2020, resident employment in Inyo County has steadily recovered back to 2018 levels. Mono County, by comparison, shows relatively stable levels of resident employment between 2010 and 2019, followed by an abrupt drop in employment in 2020 and a relatively quick recovery through 2023. Unemployment in both counties decreased steadily between 2010 and 2019, despite decreases in resident employment in Inyo County in particular. Both areas experienced a significant increase in the unemployment rate in 2020 and 2021, though the unemployment rate has since returned to the pre-pandemic trend as of 2022 through 2024.

Figure 17: Resident Employment and Resident Unemployment Rate, Inyo and Mono Counties, 2010-2024



Sources: California Employment Development Department, Unemployment Rate and Labor Force; BAE, 2025.

Additional data on resident employment and unemployment for sub-county areas published by the EDD are available in Appendix A. According to that data, the unemployment rate in the City of Bishop has steadily declined over the past decade, with the exception of 2020 and 2021, which saw increases in unemployment due to the COVID-19 pandemic. As of 2023 and 2024, the EDD estimates the unemployment rate in the City of Bishop at 0.4 percent, indicating a significant shortage of available labor. The unemployment rate in the Town of Mammoth Lakes, by comparison, has remained quite low over the last decade, with multiple years reporting zero unemployed persons living within the Town. As of 2022 and 2023, the EDD reported the unemployment rate in the Town of Mammoth Lakes at 2.4 percent, which increased to 2.6 percent as of 2024.

Employment by Occupation

Table 6 reports the distribution of employed residents by occupation according to the 2019-2023 ACS. Due to the small sample sizes, the estimates reflect margins of error in many cases that exceeding 50 percent of the estimate. In these cases, the estimates should be interpreted with particular caution.

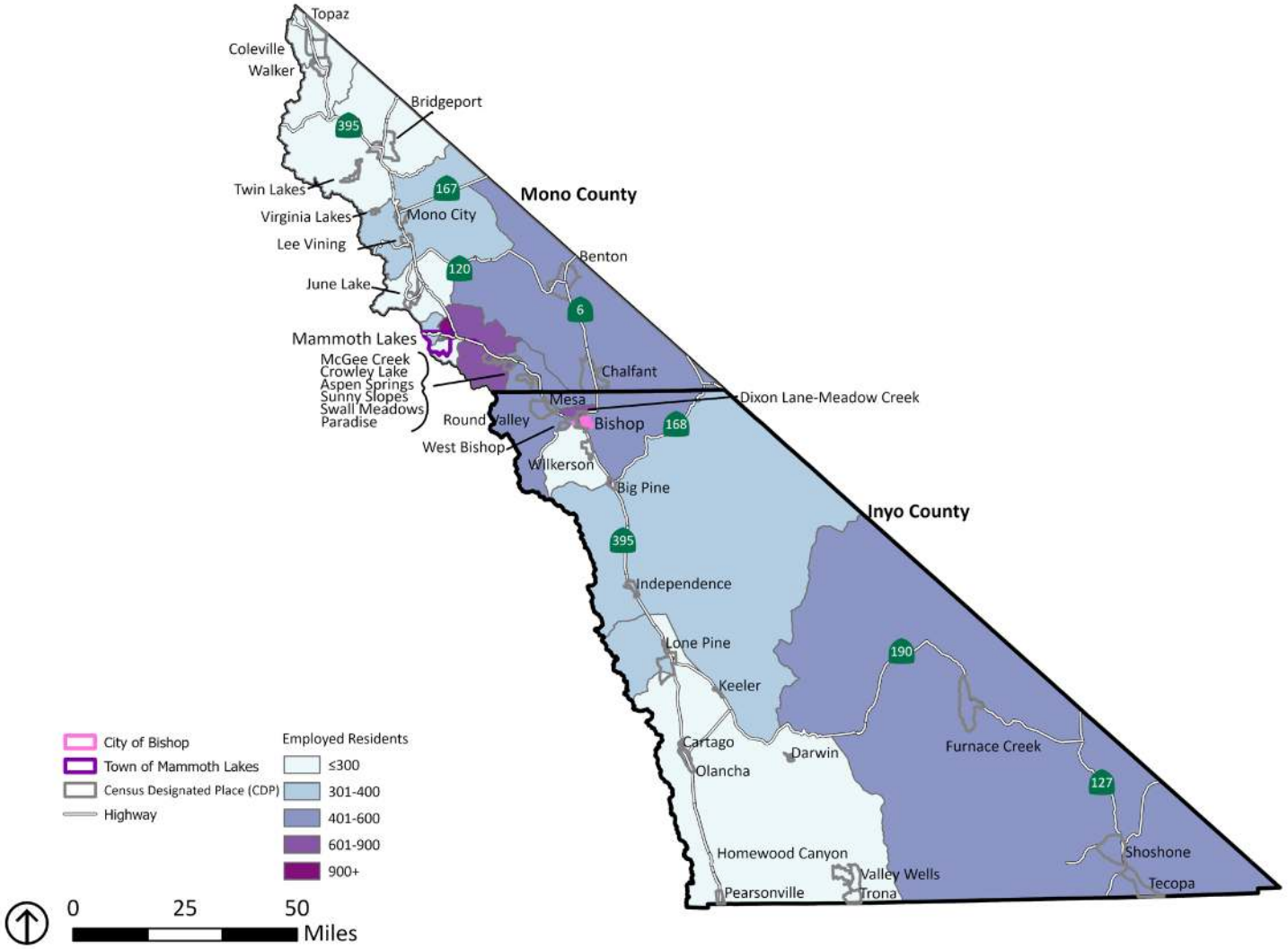
Table 6: Employed Residents by Occupation, 2019-2023 Avg.

	Town of Mammoth Lakes			City of Bishop			Mono County			Inyo County		
Occupation	**Number**		**Percent**	**Number**		**Percent**	**Number**		**Percent**	**Number**		**Percent**
Management	1,194		25.2%	297		12.8%	1,496		20.1%	1,057		12.4%
Business/Financial	96	(c)	2.0%	107	(b)	4.6%	124	(b)	1.7%	362		4.3%
Computer/Mathematical	0	(c)	0.0%	33	(c)	1.4%	160	(b)	2.1%	115	(b)	1.4%
Architecture/Engineering	13	(c)	0.3%	60	(c)	2.6%	119	(b)	1.6%	206		2.4%
Life/Physical/Social Science	88	(c)	1.9%	144	(b)	6.2%	143	(c)	1.9%	280	(b)	3.3%
Community/Social Service	0	(c)	0.0%	51	(c)	2.2%	20	(c)	0.3%	313		3.7%
Legal	72	(c)	1.5%	0	(c)	0.0%	74	(c)	1.0%	18	(c)	0.2%
Education/Training/Library	219	(b)	4.6%	13	(c)	0.6%	524		7.0%	374		4.4%
Arts/Design/Entertainment	83	(c)	1.8%	124	(b)	5.3%	101	(b)	1.4%	161		1.9%
Healthcare Practitioner/Technician	335		7.1%	326	(b)	14.0%	501		6.7%	583		6.9%
Healthcare Support	182	(b)	3.8%	144	(b)	6.2%	277	(b)	3.7%	385		4.5%
Protective Service	155	(b)	3.3%	153	(b)	6.6%	225		3.0%	495		5.8%
Food Preparation/Serving Related	386		8.2%	159	(b)	6.8%	685		9.2%	444		5.2%
Maintenance/Grounds Cleaning	408		8.6%	0	(c)	0.0%	545		7.3%	276		3.2%
Personal Care/Service	204	(b)	4.3%	45	(c)	1.9%	285	(b)	3.8%	137	(b)	1.6%
Sales and Sales Related	79	(c)	1.7%	123	(b)	5.3%	366	(b)	4.9%	584		6.9%
Office/Administrative Support	289	(b)	6.1%	422		18.2%	451		6.1%	1,322		15.5%
Farming/Fishing/Forestry	126	(c)	2.7%	7	(c)	0.3%	159	(c)	2.1%	38		0.4%
Construction/Extraction	302	(b)	6.4%	0	(c)	0.0%	366	(b)	4.9%	548		6.4%
Installation/Maintenance/Repair	153	(b)	3.2%	90	(b)	3.9%	280	(b)	3.8%	222		2.6%
Production	230	(b)	4.9%	9	(c)	0.4%	292	(b)	3.9%	313		3.7%
Transportation/Material Moving	120	(c)	2.5%	18	(c)	0.8%	255	(c)	3.4%	269	(b)	3.2%
Total Employed Residents (a)	**4,734**		**100%**	**2,325**		**100%**	**7,448**		**100%**	**8,502**		**100%**

Note:
(a) Totals may not match totals in other tables due to independent rounding.
(b) The margin of error exceeds 50 percent of this estimate, as denoted with the following color:
(c) The margin of error exceeds 100 percent of this estimate, as denoted with the following color:

Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table S2401); BAE, 2025.

Figure 18: Employed Residents by Census Tract, 2019- 2023 ACS



Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table S2401); BAE, 2025.

Both Inyo and Mono counties show concentrations of employed residents working in management, as well as office and administrative support and healthcare roles. Mono County also shows concentrations of workers employed in education and food preparation. In both counties, most employed residents worked in 'white collar' occupations, which include administrative, managerial, or professional roles that take place in an office or similar setting. 'Blue collar' occupations, which generally involve manual labor, skilled trades, or hands-on work, still account for roughly 30 and 45 percent of all regional occupational employment, depending on the community.

Comparing each county's respective share of regional employed residents versus population indicates that Inyo County and the City of Bishop are home to more than their fair shares of the region's employed resident population, which corresponds with information on regional workforce commuting patterns presented later in this section. Figure 18, on the prior page, illustrates the distribution of employed residents by Census Tract, which shows concentrations in the northern half of the region, as well as in the southeastern corner near Death Valley.

Employment by Industry Sector

Where employment by occupation reports the types of roles that resident workers are engaged in, industry employment reflects the types of jobs that are available in the community. Please note that a job may be occupied by anyone, whether they live within the study area or not. For example, onset of the COVID-19 pandemic led to the widespread proliferation of remote work jobs, which allowed people to live virtually anywhere while filling roles that had previously been tied to a specific location. In such cases, the job is counted at the headquarters location for the company, while the employed resident is counted in the community where they live.

Table 7 reports average annual employment by industry for 2018 and 2023 based on data from the Quarterly Census of Employment and Wages (QCEW). Across both Inyo and Mono Counties, the largest two employment sectors are accommodation and food services, and local government. In Mono County, accommodation and food services accounted for almost 50 percent of total wage and salary employment, while local government accounted for just under 18 percent. In Inyo County, the balance was reversed, with local government accounting for nearly 32 percent of all wage and salary jobs, followed by accommodation and food services at just under 18 percent. Other notable industries in the region include retail trade, construction, manufacturing, real estate, and the federal government.

The data reported in Table 7 indicate that total employment levels in Inyo County remained relatively unchanged between 2018 and 2023 with around 7,500 total wage and salary jobs countywide. While the distribution of jobs by industry shifted slightly, the overall employment profile of the county also remained roughly the same. Meanwhile, Mono County added 950 new jobs between 2018 and 2023, which reflects growth of around 13 percent, or around 2.5 percent per year. While the reported time period includes the COVID-19 pandemic, 2018

represents a pre-pandemic baseline, while the economy appears to have largely recovered as of 2023 from pandemic-induced job losses incurred in 2020 and 2021.

Table 7: Employment by Industry, Inyo and Mono Counties, 2018 and 2023

	2018		2023		% Change
Inyo County	**Number**	**Percent**	**Number**	**Percent**	**2018-2023**
Agriculture, Forestry, Fishing and Hunting	(a)	n.a.	24	0.3%	n.a.
Mining, Quarrying, and Oil and Gas Extraction	(a)	n.a.	38	0.5%	n.a.
Utilities	148	2.0%	148	2.0%	0.0%
Construction	239	3.2%	237	3.1%	-0.8%
Manufacturing	309	4.1%	332	4.4%	n.a.
Wholesale Trade	89	1.2%	93	1.2%	4.5%
Retail Trade	967	12.8%	866	11.5%	n.a.
Transportation and Warehousing	40	0.5%	62	0.8%	n.a.
Information	41	0.5%	41	0.5%	0.0%
Finance and Insurance	73	1.0%	61	0.8%	-16.4%
Real Estate and Rental and Leasing	85	1.1%	66	0.9%	-22.4%
Professional, Scientific, and Technical Services	151	2.0%	185	2.5%	22.5%
Management of Companies and Enterprises	6	0.1%	(a)	n.a.	n.a.
Administrative, Support, Waste Management	80	1.1%	(a)	n.a.	n.a.
Educational Services	(a)	n.a.	27	0.4%	n.a.
Health Care and Social Assistance	(a)	n.a.	482	6.4%	n.a.
Arts, Entertainment, and Recreation	144	1.9%	132	1.8%	-8.3%
Accommodation and Food Services	1,433	19.0%	1,315	17.5%	-8.2%
Other Services, except Public Administration	219	2.9%	150	2.0%	-31.5%
Federal Government	294	3.9%	302	4.0%	2.7%
State Government	363	4.8%	421	5.6%	16.0%
Local Government	2,388	31.7%	2,429	32.3%	1.7%
Total Employment (a)	**7,535**	**100%**	**7,529**	**100%**	**-0.1%**

	2018		2023		% Change
Mono County	**Number**	**Percent**	**Number**	**Percent**	**2018-2023**
Agriculture, Forestry, Fishing and Hunting	(a)	n.a.	(a)	n.a.	n.a.
Mining, Quarrying, and Oil and Gas Extraction	(a)	n.a.	(a)	n.a.	n.a.
Utilities	(a)	n.a.	(a)	n.a.	n.a.
Construction	342	4.6%	454	5.5%	32.7%
Manufacturing	98	1.3%	142	1.7%	44.9%
Wholesale Trade	(a)	n.a.	(a)	n.a.	n.a.
Retail Trade	574	7.8%	530	6.4%	-7.7%
Transportation and Warehousing	24	0.3%	36	0.4%	50.0%
Information	18	0.2%	32	0.4%	77.8%
Finance and Insurance	29	0.4%	27	0.3%	-6.9%
Real Estate and Rental and Leasing	361	4.9%	376	4.5%	4.2%
Professional, Scientific, and Technical Services	(a)	n.a.	(a)	n.a.	n.a.
Management of Companies and Enterprises	(a)	n.a.	(a)	n.a.	n.a.
Administrative, Support, Waste Management	187	2.5%	244	2.9%	30.5%
Educational Services	(a)	n.a.	43	0.5%	n.a.
Health Care and Social Assistance	(a)	n.a.	73	0.9%	n.a.
Arts, Entertainment, and Recreation	168	2.3%	145	1.7%	-13.7%
Accommodation and Food Services	3,475	47.1%	4,082	49.1%	17.5%
Other Services, except Public Administration	224	3.0%	219	2.6%	-2.2%
Federal Government	210	2.8%	197	2.4%	-6.2%
State Government	42	0.6%	48	0.6%	14.3%
Local Government	1,345	18.2%	1,486	17.9%	10.5%
Total Employment (b)	**7,371**	**100%**	**8,321**	**100%**	**12.9%**

Notes: Universe consists of all wage and salary employment by place of work, excluding self-employed persons.
(a) Data are confidential under EDD disclosure rules if there are fewer than 3 businesses in a category.
(b) May not sum to totals due to independent rounding.

Sources: California Employment Development Department, QCEW, 2018 and 2023; BAE, 2025.Major Regional Employers

Regional Principal Employers

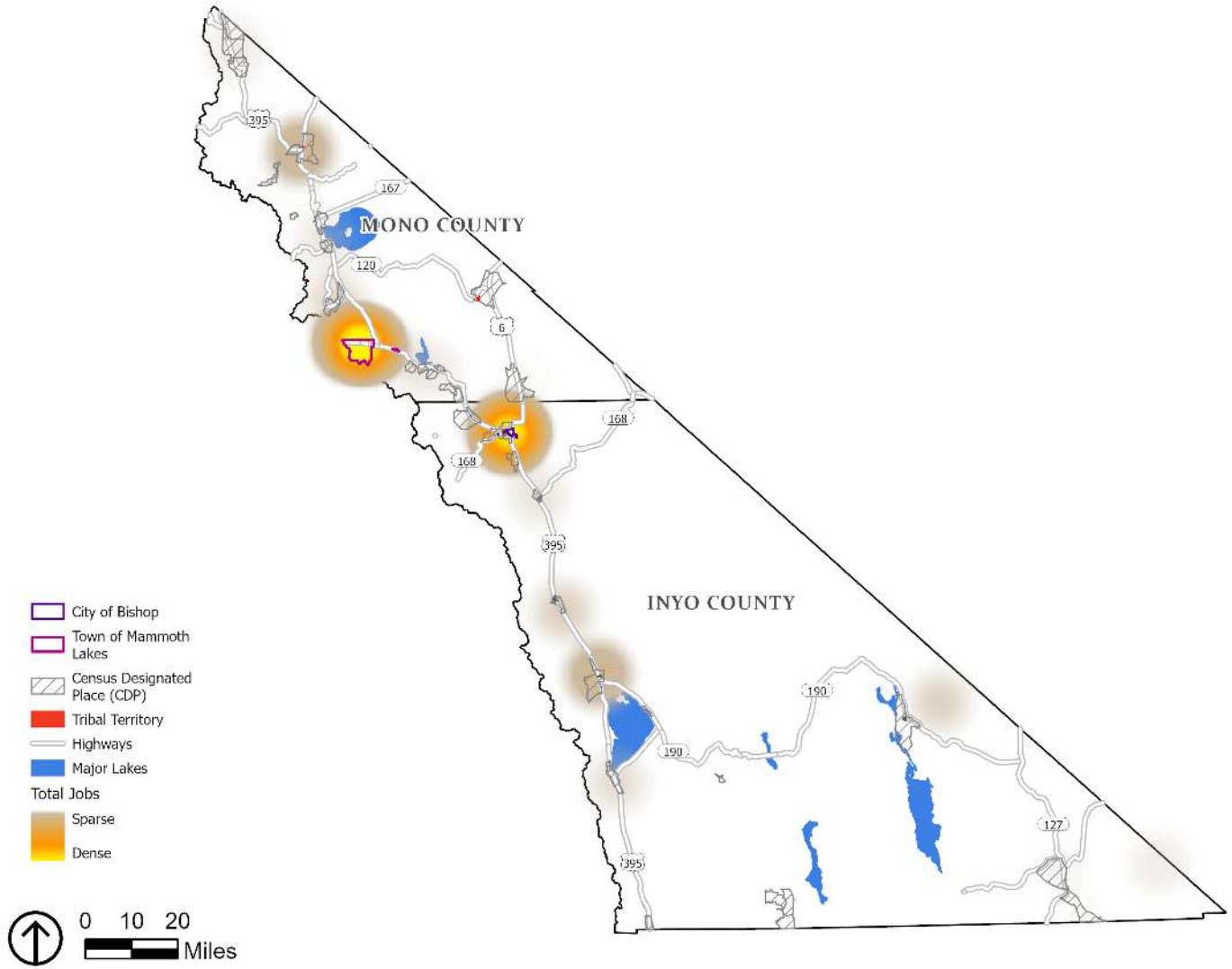
Table 8 reports top 25 employers in both Inyo and Mono counties in 2025 according to the EDD Labor Market Information Division (LMID). The data clearly reflect that the region's single largest employer is Mammoth Mountain Resort and its affiliated businesses. Rounding out the top five major employers in the region are Mammoth Unified School District in Mono County, as well as Death Valley National Park, the Oasis at Death Valley resort, and the Crystal Geyser Roxane Water company in Inyo County.

Table 8: Principal Employers, Inyo and Mono Counties, 2025

Employer	Location	County	Industry	Size Class
Mammoth Resorts	Mammoth Lakes	Mono County	Resorts	1,000 - 4,999
Crystal Geyser Roxane Water	Olancha	Inyo County	Water Companies-Bottled/Bulk & Etc	500 - 999
Death Valley National Park	Death Valley	Inyo County	Fire Departments	250 - 499
Mammoth Unified School District	Mammoth Lakes	Mono County	Schools	250 - 499
Oasis at Death Valley	Death Valley	Inyo County	Hotels & Motels	250 - 499
Bishop Paiute Gaming	Bishop	Inyo County	Casinos	100 - 249
Carsons Tahoe Behavioral Health	Bishop	Inyo County	Mental Health Services	100 - 249
County of Mono	Mammoth Lakes	Mono County	Government Offices - County	100 - 249
Coso Operating Co LLC	Olancha	Inyo County	Geothermal Htg/Cooling Equip/Systs-Dlrs	100 - 249
Department of Water & Power	Independence	Inyo County	Government Offices-City/Village & TWP	100 - 249
Independence Courthouse	Independence	Inyo County	Government Offices-County	100 - 249
June Meadows Chalet	June Lake	Mono County	Skiing Centers and Resorts	100 - 249
Mono County Public Works Department	Bridgeport	Mono County	Utility Contractors	100 - 249
Northern Inyo Healthcare District	Bishop	Inyo County	Health Care Management	100 - 249
Southern Inyo Healthcare District	Lone Pine	Inyo County	Health Care Management	100 - 249
Transportation Dept-CA Dist 9	Bishop	Inyo County	Government Offices-State	100 - 249
US Forestry Dept	Bishop	Inyo County	Government Offices-Federal	100 - 249
Village Lodge Mammoth	Mammoth Lakes	Mono County	Resorts	100 - 249
Vons	Bishop	Inyo County	Grocers-Retail	100 - 249
Vons	Mammoth Lakes	Mono County	Grocers-Retail	100 - 249
Wanaaha Casino	Bishop	Inyo County	Casinos	100 - 249
Westin Monache Resort	Mammoth Lakes	Mono County	Hotels & Motels	100 - 249
Aqueduct System	Bishop	Inyo County	Government Offices-City/Village & TWP	50 - 99
Bishop Care Ctr	Bishop	Inyo County	Nursing & Convalescent Homes	50 - 99
Bishop Unified School District	Bishop	Inyo County	School Districts	50 - 99
Double Eagle Resort & Spa	June Lake	Mono County	Resorts	50 - 99
Edna Beaman Elementary	Benton	Mono County	Schools	50 - 99
Hermonsa Hospitality Group	Mammoth Lakes	Mono County	Hotel & Motel Management	50 - 99
Inyo County Sheriff	Independence	Inyo County	Government Offices-County	50 - 99
Juniper Springs Resort	Mammoth Lakes	Mono County	Resorts	50 - 99
Lone Pine Unified School District	Lone Pine	Inyo County	School Districts	50 - 99
Los Angeles Water & Power Dept	Bishop	Inyo County	Construction Companies	50 - 99
Mammoth Elementary School	Mammoth Lakes	Mono County	Schools	50 - 99
Mammoth Mountain Inn	Mammoth Lakes	Mono County	Resorts	50 - 99
Mammoth Ranger District	Mammoth Lakes	Mono County	Ranger Services	50 - 99
Mammoth Reservations Inc	Mammoth Lakes	Mono County	Vacation Rentals	50 - 99
McDonald's	Bishop	Inyo County	Limited-Service Restaurant	50 - 99
Mono County Office Emergency	Bridgeport	Mono County	Government Offices - County	50 - 99
Owen's Valley High School	Independence	Inyo County	Schools	50 - 99
Owen's Valley Career Dev Ctr	Bishop	Inyo County	Child Care Service	50 - 99
Perry Motors Inc	Bishop	Inyo County	Automobile Dealers-New Cars	50 - 99
Sheriff Office-Finance	Bridgeport	Mono County	Sheriff	50 - 99
Sierra Nevada Resort	Mammoth Lakes	Mono County	Swimming Pools-Public	50 - 99
Stovepipe Wells Village	Death Valley	Inyo County	Hotels & Motels	50 - 99
Tamarack Lodge Resort	Mammoth Lakes	Mono County	Resorts	50 - 99
Annett's Mono Village	Bridgeport	Mono County	Resorts	20 - 49
Mammoth Five Star Lodging	Mammoth Lakes	Mono County	Hotel & Motel Management	20 - 49
Mammoth Mountain Ski Area	Mammoth Lakes	Mono County	Resorts	20 - 49
Mono County Sheriff	Crowley Lake	Mono County	Sheriff	20 - 49
TOOMEY'S	Mammoth Lakes	Mono County	Restaurants	20 - 49

Sources: California Employment Development Department, LMID, 2025; BAE, 2025.

Figure 19: Employment Density, Primary Jobs, 2022



Sources: U.S. Census Bureau, Longitudinal Employment-Household Dynamics (LEHD), OnTheMap; BAE, 2025.

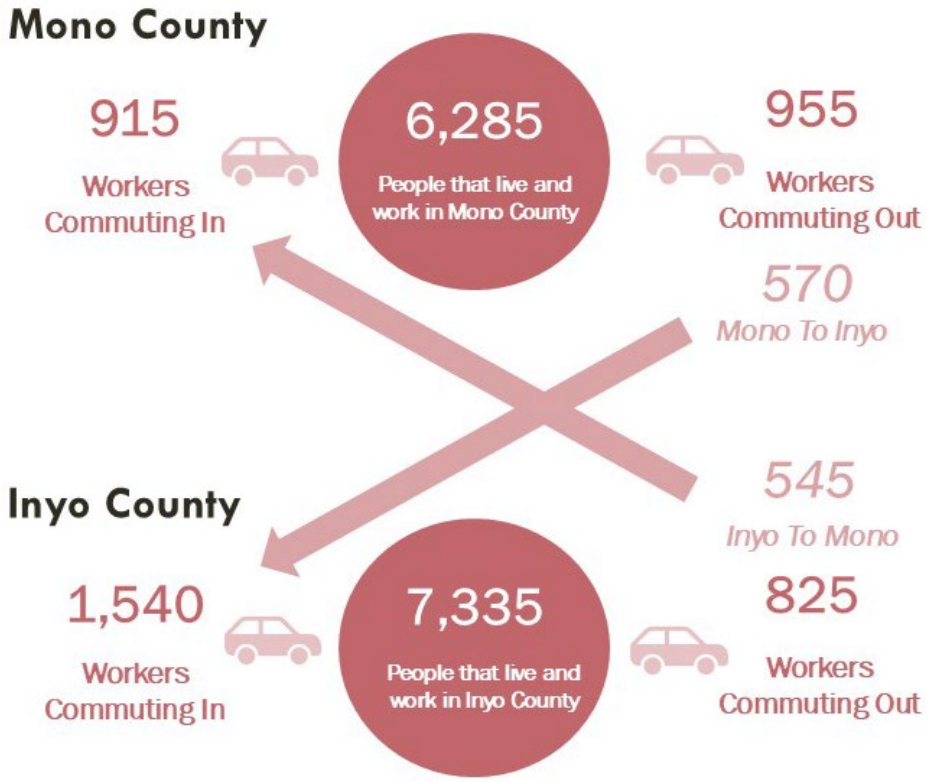
Figure 19, on the prior page, illustrates the relative concentration of jobs throughout the Eastern Sierra region. In particular, the figure highlights the dominance of the Town of Mammoth Lakes and the City of Bishop from an employment opportunities standpoint. Nonetheless, other notable job concentrations exist throughout the county, including places like Bridgeport, Lone Pine, Independence, and in Death Valley at Furnace Creek.

Commuting Patterns

The available data on commuting patterns for employed residents and workers in the Eastern Sierra region is quite limited, with different data sources offering sometimes conflicting data. The best quality data currently available comes from the U.S. Census Bureau's Census Transportation Planning Package (CTPP), which includes a special tabulation of ACS data focused on demographics, home and work locations, and journey to work travel flows. The most recent data currently available from the CTPP is for the 2017-2021 ACS survey period.

Figure 20 illustrates commute flows for employed residents in the Eastern Sierra region, as well as for persons employed within the region regardless of place of residence. Overall these data reflect the significant cross-commuting that exists between Inyo and Mono Counties, and highlights the region's general reliance on workers living within the two-county region.

Figure 20: Regional Commute Flows, Inyo and Mono Counties, 2017-2021



Sources: U.S. Census Bureau, Census Transportation Planning Package (CTPP), 2017-2021; BAE, 2025.

Anecdotal evidence provided by ESCOG indicates that common commute flows are heavily influenced by the structure of the regional road network coupled with major employment concentrations. The data highlight that Bishop area (Inyo County) residents that commute outside of the area for work are generally more likely to commute into the Mammoth Lakes and June Lake areas (Mono County) due to the access provided by Highway 395. Meanwhile, the primary route for residents of the Chalfant/Benton/Tri-Valley areas (Mono County) to access larger population and employment centers is Highway 6 through Bishop. Other routes from Benton to the Town of Mammoth Lakes, June Lake, and Lee Vining, such as Highway 120 and Benton Crossing Road, often face seasonal closures which limit year-round mobility.

HOUSING SUPPLY CHARACTERISTICS

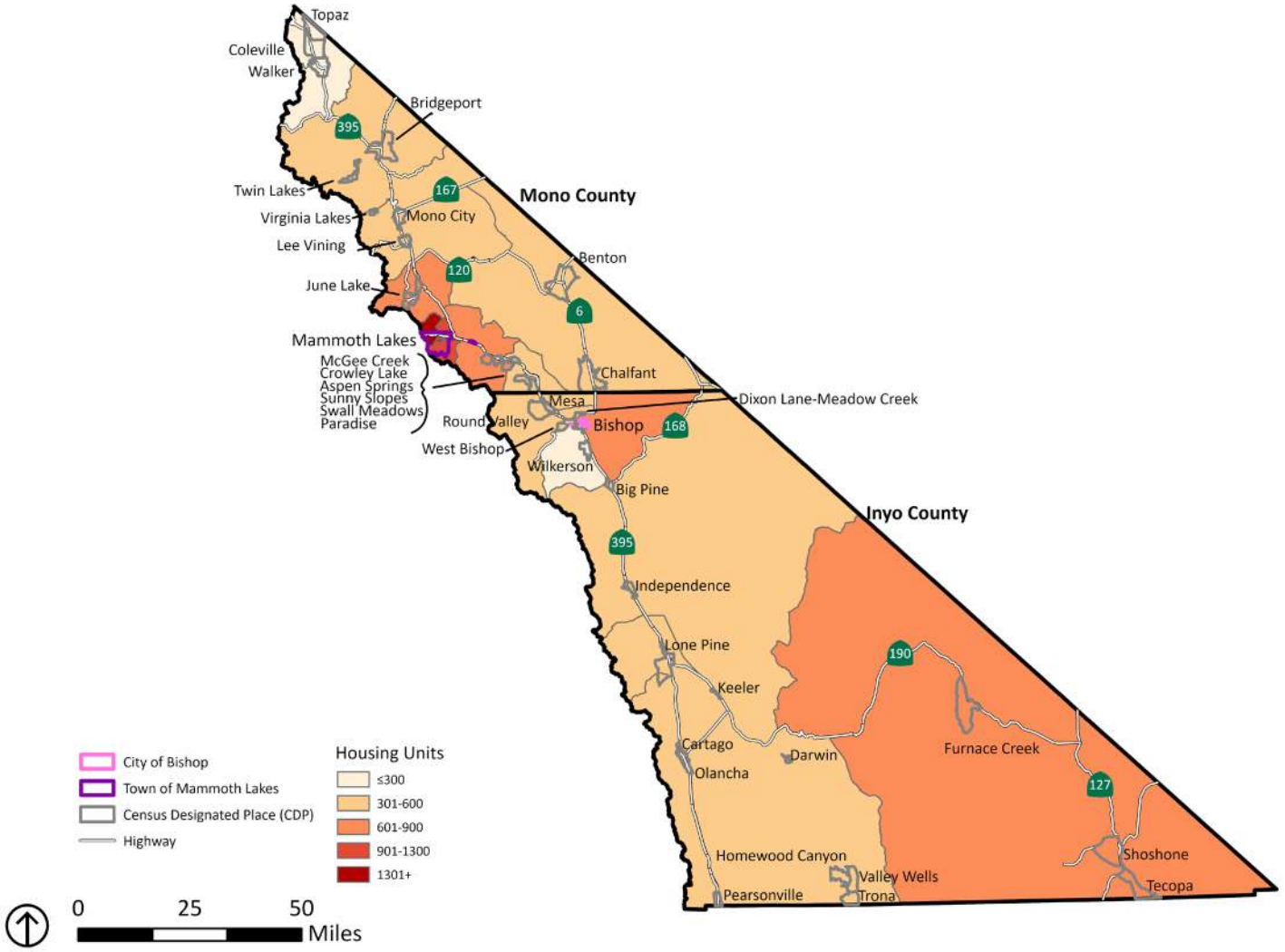
The following section summarizes housing supply characteristics for the Eastern Sierra Region, including housing type and size characteristics, as well as the age and vacancy status.

Housing Stock Concentrations

Per the DOF, there were 34,881 total housing units throughout the Eastern Sierra Region as of January 2025. Just under 60 percent of the total housing inventory is concentrated in Mono County, although the county hosts only around 40 percent of the total population. Inyo County, by comparison, features just over 40 percent of the region's housing inventory, but around 60 percent of the region's total population. This dynamic is made possible by the significant inventory of homes not utilized for permanent occupancy that are primarily concentrated in Mono County, and particularly within the Town of Mammoth Lakes and surrounding areas.

Within Mono County, just under 70 percent of the countywide housing inventory is located within the Town of Mammoth Lakes. In fact, the Town of Mammoth Lakes features roughly the same number of housing units as exist in all of Inyo County. Within Inyo County, only around 21 percent of the housing inventory is located within the City of Bishop; although according to data from the 2019-2023 ACS, the West Bishop Census Designated Place (CDP) accounts for another 11 percent of the countywide housing inventory. Figure 21, on the following page, further illustrates the relative concentration of the housing stock throughout the Eastern Sierra Region, showing significant concentrations that correspond with the population concentrations discussed earlier, with most of the housing stock located between the Town of Mammoth Lakes/June Lake and the City of Bishop.

Figure 21: Housing Concentrations, 2019-2023 ACS

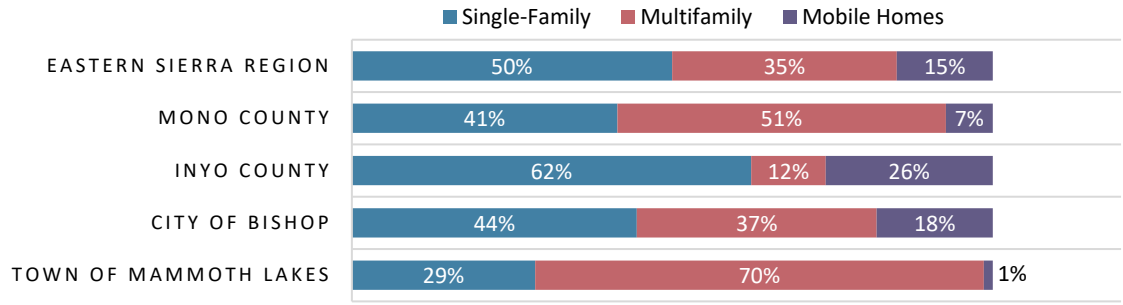


Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table B25001); BAE, 2025.

Housing by Units in Structure

The housing stock throughout the Eastern Sierra region is largely dominated by single-family homes at around 50 percent of the total housing inventory, with multifamily housing representing just over one-third of the regional housing stock, most of which is concentrated in the Town of Mammoth Lakes. Mobile homes also represent an important component of the regional housing stock, representing around 15 percent of the regional housing inventory.

Figure 22: Housing Stock by Units in Structure, 2025



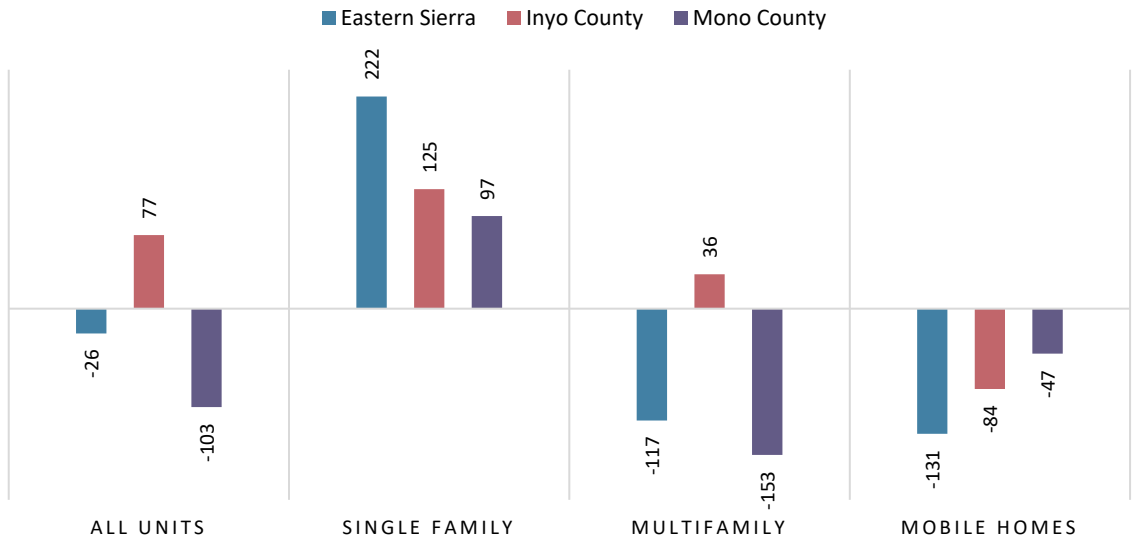
Sources: California Department of Finance, Table E-8; BAE, 2025.

Figure 22, above, also illustrates that the structure of the housing stock differs across the region. For example, multifamily housing units account for around 51 percent of the housing stock in Mono County according to the DOF as of 2025. However, 94 percent of the multifamily housing inventory in Mono County is concentrated within the Town of Mammoth Lakes, and the majority of that inventory reflects older multifamily condominium projects oriented towards the second home and tourist accommodations markets. By comparison, only around 12 percent of the housing stock in Inyo County is multifamily housing units, with the vast majority of those units being located in or near the City of Bishop. Similarly, mobile homes account for 15 percent of the regional housing stock with a total inventory of just over 3,500 units. Around 60 percent of those mobile home units are located in unincorporated Inyo County and another ten percent are located within the City of Bishop.

Housing Inventory Growth

According to the California DOF, the housing inventory in the Eastern Sierra Region has remained relatively constant, without major expansions or contractions over the last 15 years. Aggregate data for the Eastern Sierra Region illustrated in Figure 23, below, indicate that the region as a whole lost 26 housing units over the period from 2010 to 2025, which represents a contraction of 0.1 percent. During that period, the region reportedly added 222 new single-family homes and lost 117 multifamily housing units and 131 mobile homes. While both counties reportedly added single-family homes, Mono County reportedly lost more than 150 multifamily units, while both counties lost large numbers of mobile homes, which represent an important source of naturally occurring affordable housing throughout the region.

Figure 23: Net Housing Inventory Growth by Unit Type, 2010-2025

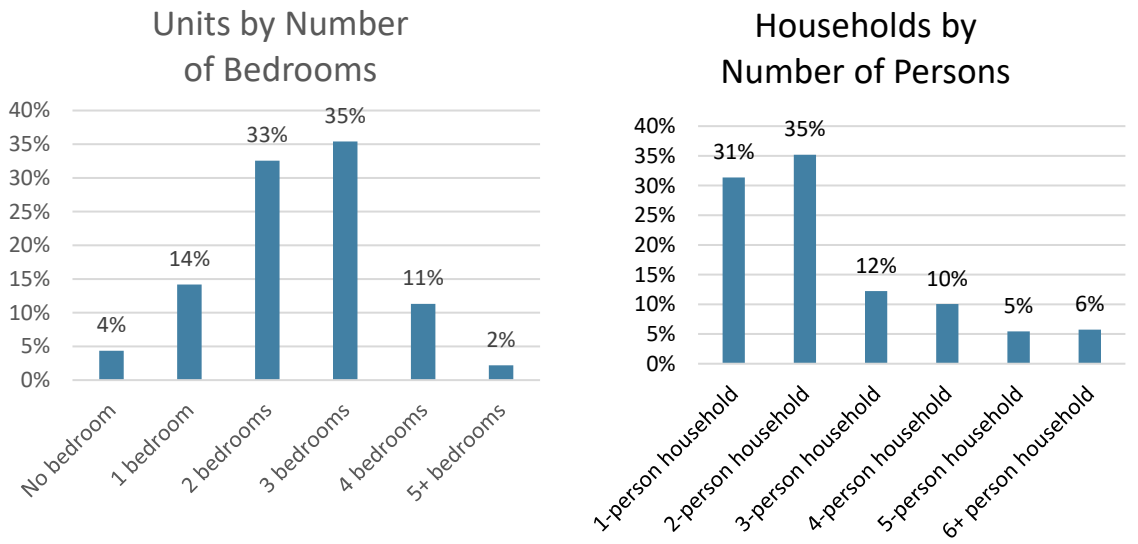


Sources: California Department of Finance, Table E-8; BAE, 2025.

Housing Units by Bedrooms

Figure 24 illustrates the distribution of housing units by number of bedrooms according to the 2019-2023 ACS and the distribution of households by size as of the 2020 Census. The figure shows that around 68 percent of the housing stock is concentrated among housing units with two to three bedrooms. Only around 19 percent of the housing stock was studio or one-bedroom units, on average, over the 2019-2023 ACS survey period. By comparison, around 67 percent of all households in the region as of 2020 included only one or two people, and only around 22 percent had three or four people. This illustrates the common tendency of households to overconsume housing by occupying units that are larger than they strictly need. This is a common household preference, particularly among higher-income/wealth households, but is also influenced by the relative availability of housing on the market. This tendency is often seen in areas with limited inventories of smaller units, since households have relatively few options and must often live with what is available on the market. In areas with significant affordability challenges, communities can often be well served by prioritizing development of smaller units that are naturally more affordable and fit with household needs.

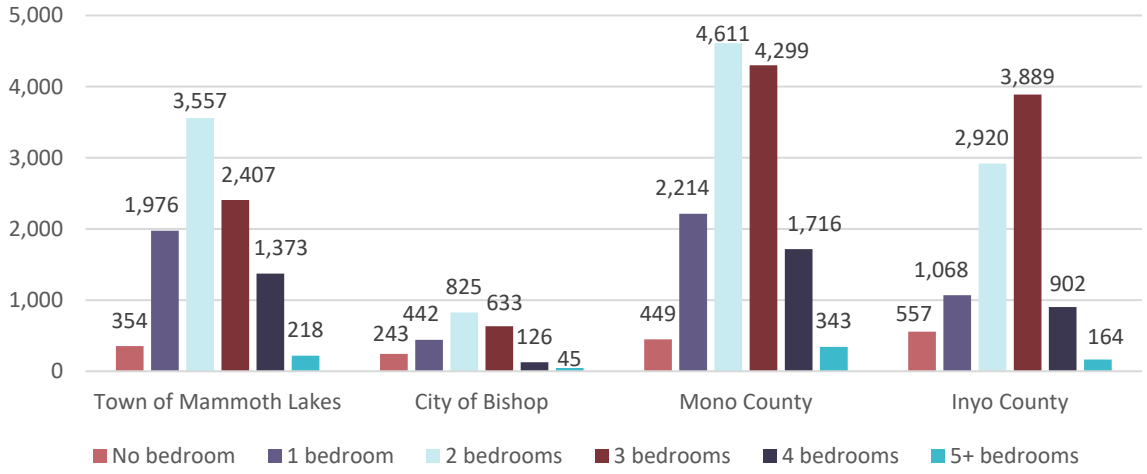
Figure 24: Units and Households by Size, 2019-2023 ACS and 2020 Census



Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table B25041); BAE, 2025.

Figure 25 illustrates that the distribution of housing units by size in the region is not consistent. For example, both the City of Bishop and Inyo County have higher concentrations two- and three-bedroom units, and lower shares of studio and one-bedroom units. The Town of Mammoth Lakes, and Mono County by extension, show a larger share of the housing stock concentrated particularly among one-bedroom housing units. However, the Mono County figure is heavily influenced by the figures for the Town of Mammoth Lakes and additional analysis indicates that the unincorporated county is likely underserved by smaller studio and one-bedroom housing units.

Figure 25: Housing Units by Number of Bedrooms, 2019-2023 ACS

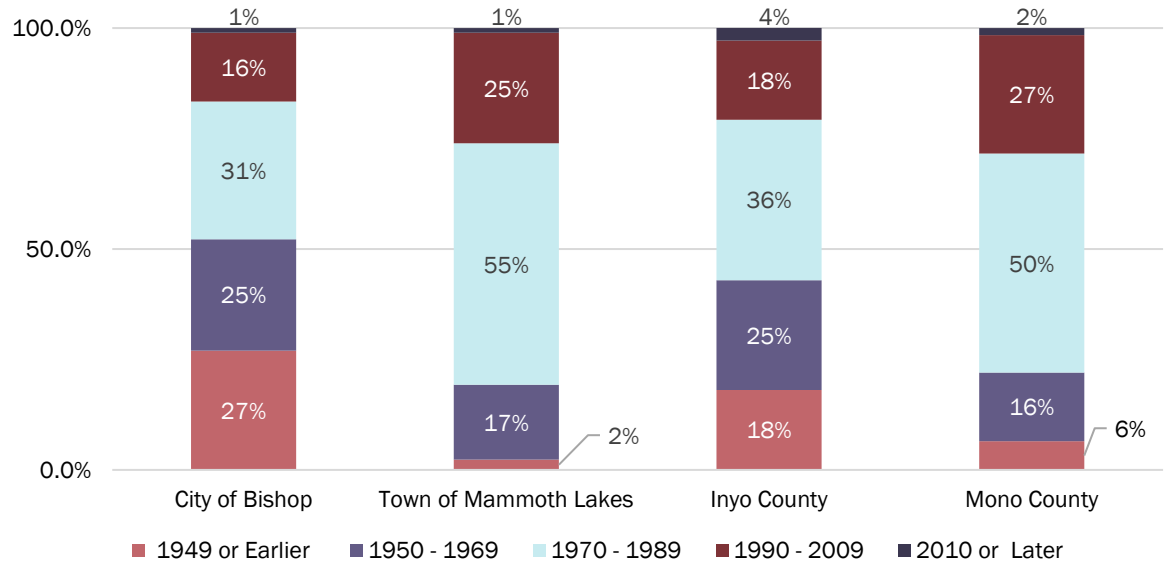


Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table B25041); BAE, 2025.

Age of Housing Stock

Figure 26 illustrates the age of the housing stock by jurisdiction. The data illustrate that the housing stock in the City of Bishop and Inyo County is older, with larger concentrations of units built before 1949 and in the 1950s and '60s. Mono County and the Town of Mammoth Lakes show larger concentrations of units built in the 1970s and '80s, as well as the 1990s and 2000s. Interestingly, Inyo County shows the highest concentration of housing units built in the 2010s or later, at around four percent of the housing stock compared to two percent in Mono County and only around one percent in both the Town of Mammoth Lakes and City of Bishop.

Figure 26: Housing Units by Year Built, 2019-2023 ACS



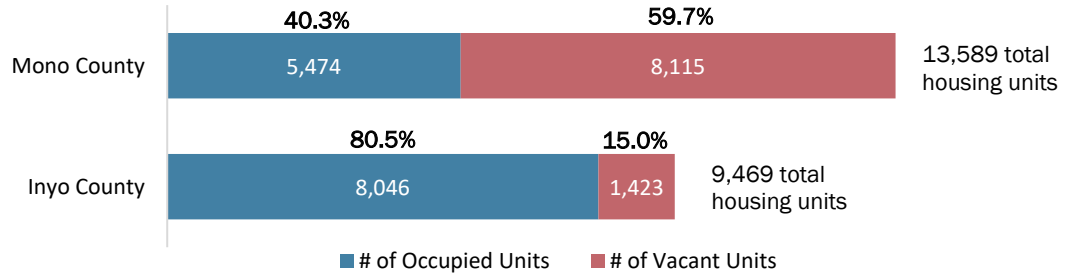
Sources: U.S. Census Bureau American Community Survey 2019-2023 (Table B25034); BAE 2025.

Housing Vacancy Status

Residential vacancy represents an important metric in many rural resort-oriented real estate markets. Due to demand from second-home owners and short-term rental operators, the residential vacancy rate in many such communities is often elevated. As illustrated in Figure 27, there were more housing units identified as vacant than were occupied in Mono County as of the 2020 Decennial Census.[1] Based on those figures, the estimated total vacancy rate in Mono County was almost 60 percent. The residential vacancy rate in Inyo County, by comparison, was notably lower, though still elevated by typical market standards, at roughly 15 percent. This general balance between vacant and occupied units also translates to the Town of Mammoth Lakes and City of Bishop with vacancy rates of 68.6 percent and 9.9 percent, respectively.

[1] Additional data for the 2010 Decennial Census and the 2019-2023 ACS are provided in Appendix A.

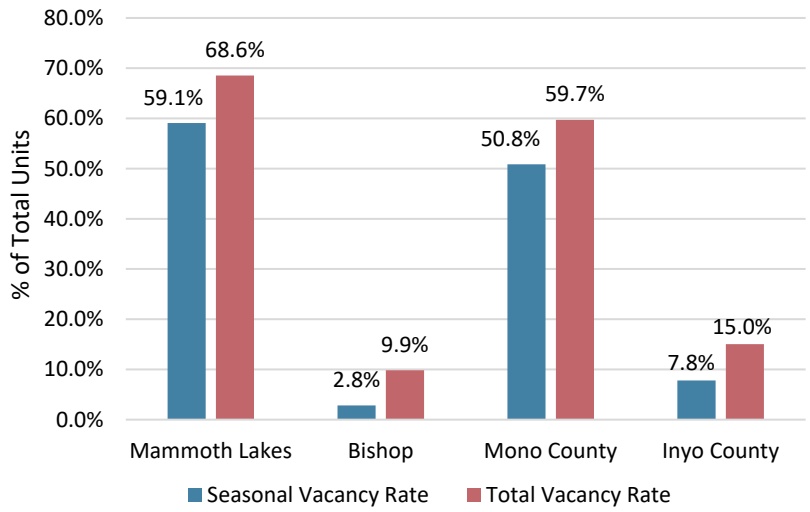
Figure 27: Housing Units by Vacancy Status, 2020



Sources: U.S. Census Bureau 2020 Decennial Census (Tables H12 and H16); BAE, 2025.

In rural-resort markets, another important and related metric is the share of the housing stock that is held vacant for 'seasonal or occasional use,' which generally includes second homes and tourist rentals. Figure 28 illustrates the seasonal and total vacancy rates in the Eastern Sierra Region, as of the 2020 Decennial Census.

Figure 28: Seasonal vs. Total Vacancy Rates, 2020

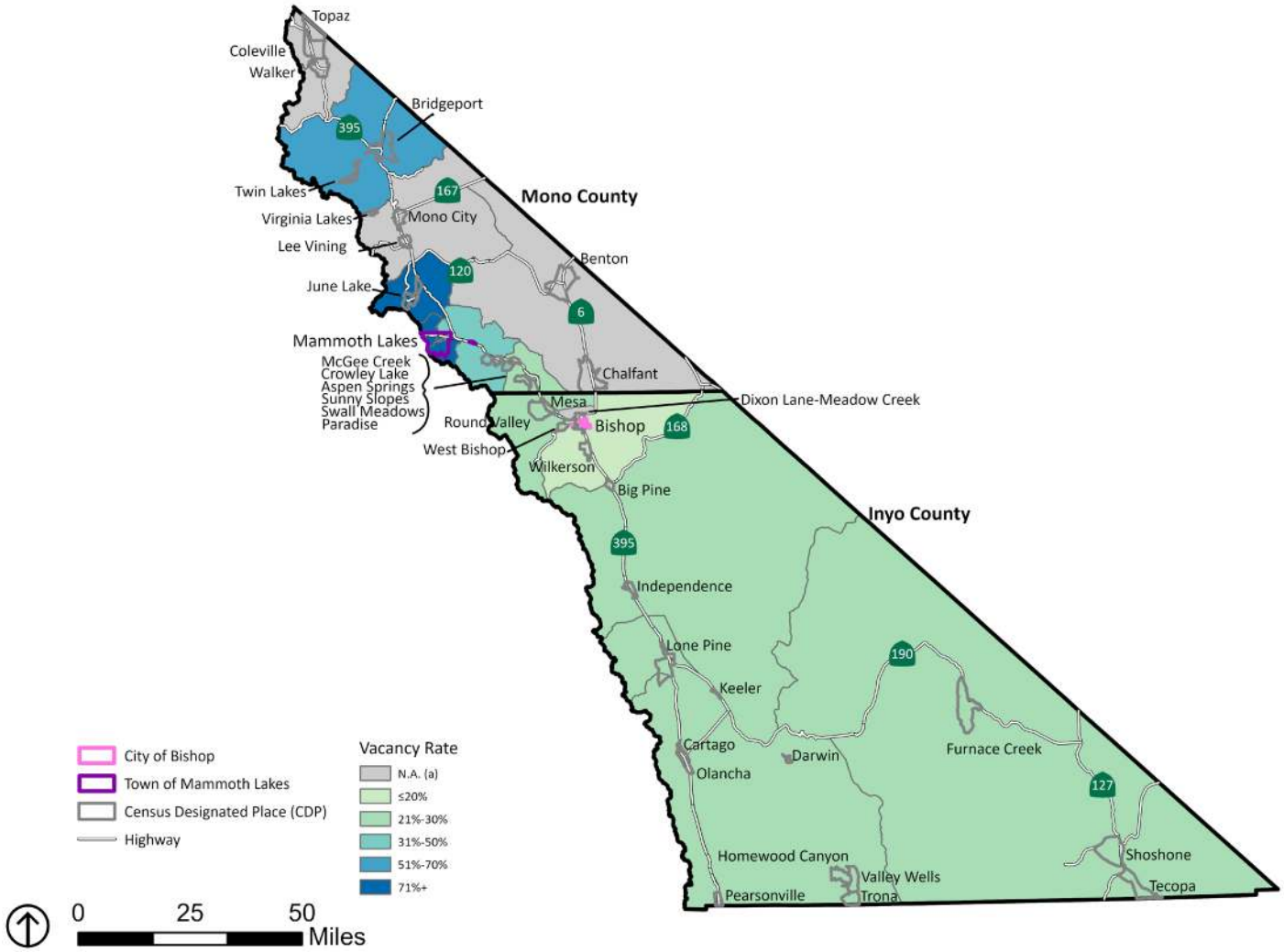


Sources: U.S. Census Bureau 2020 Decennial Census (Tables H12 and H16); BAE, 2025.

The data illustrate that both total vacancy and seasonal vacancy are higher in the Town of Mammoth Lakes compared to Mono County as a whole, and that seasonal vacancy accounts for more than 85 percent the vacant housing stock in both communities. Total vacancy was reportedly lower in both the City of Bishop and Inyo County, compared to Mono County, with seasonal vacancy accounting for between one-third and one-half of the entire vacant housing stock.

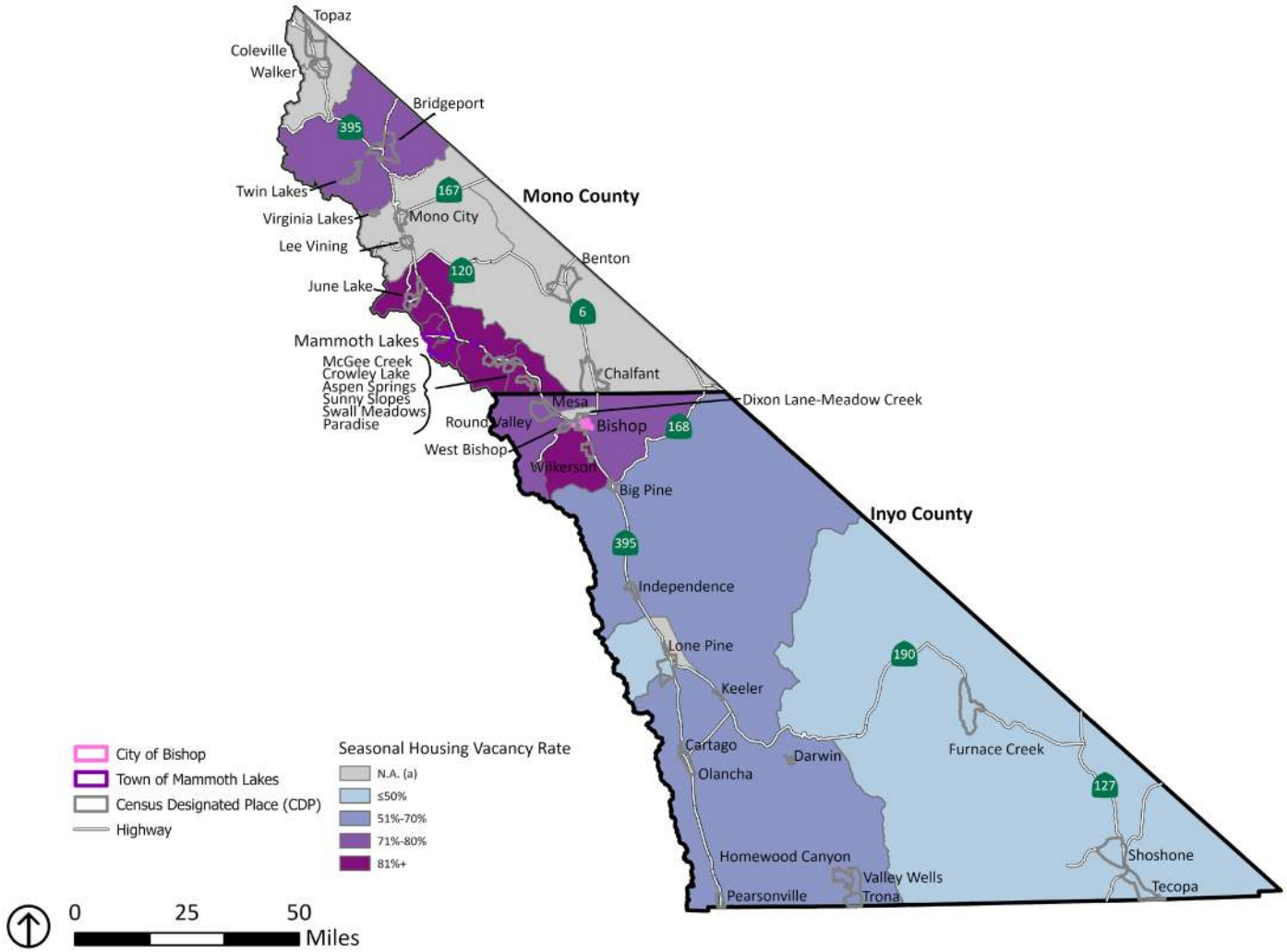
With high seasonal vacancy rates in certain parts of the region, it is important to consider the extent to which the vacancy rate reflects the amount of housing that is available for occupancy by households that are looking to either move within or to relocate into the region. Although professional opinions vary, economists generally agree that a functional vacancy rate of around five percent in the rental housing market, and around two to three percent in the for-sale market, generally provides enough available housing opportunities to allow households to locate housing, while not placing too much downward pressure on housing prices. The

Figure 29: Housing Vacancy, 2019-2023 ACS



Notes: (a) Data are suppressed due to large margins of error.
Sources: American Community Survey 2019-2023 (Tables B25004 and B25009); BAE, 2025.

Figure 30: Seasonal Housing Vacancy, 2019-2023 ACS

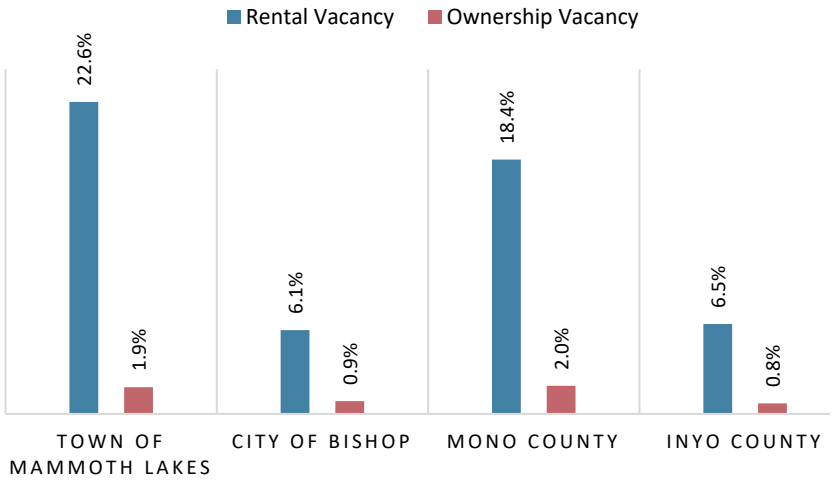


Notes: (a) Data are suppressed due to large margins of error.
Sources: American Community Survey 2019-2023 (Tables B25004 and B25009); BAE, 2025.

functional vacancy rate generally represents the amount of housing that is for rent or for sale during a given period, excluding housing that is vacant for seasonal use, housing for migrant workers, and housing that is vacant for 'other' reasons, such as housing that is part of an estate or that is undergoing renovation or other improvements.

Figure 31 illustrates the functional vacancy rate by tenure throughout the Eastern Sierra Region. The data indicate that the functional vacancy rate in the ownership market in Mono County and the Town of Mammoth Lakes was in the range that most economists would consider healthy as of the 2020 Decennial Census. Please note, however, that these figures only reflect the share of units that are vacant and do not account for the mismatch between the available housing and what home buyers can afford to pay. The vacancy rate in the ownership market in Inyo County and the City of Bishop was particularly low at less than one percent on average.

Figure 31: Functional Vacancy Rate by Tenure, 2020 *(a)(b)*



Note:
(a) The functional vacancy rate equals the amount of housing that was actively available for rent or for-sale, divided by the total amount of housing that was available, plus the amount that was rented or sold, and/or otherwise occupied by tenure.
(b) Note that the functional vacancy rate in the rental housing market is likely influenced by the COVID-19 pandemic. Local property managers report an ongoing shortage of available long-term rental housing throughout the region, and particularly in the Town of Mammoth Lakes and parts of Mono County, as well as within the City of Bishop.

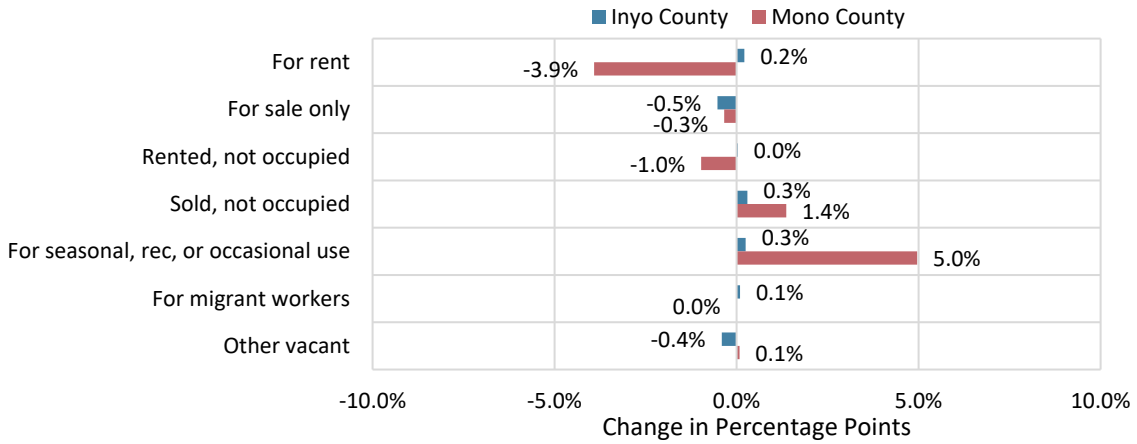
Sources: U.S. Census Bureau 2020 Decennial Census (Tables H12 and H16); BAE, 2025.

More striking are the reported functional vacancy rates in the rental housing market throughout the region, and particularly in the Town of Mammoth Lakes and Mono County. The data indicate relatively high functional vacancy in the rental market, which does not align with the experience reported by local property managers. BAE anticipates that the data reflect significant impacts associated with the COVID-19 pandemic, which corresponded with significant reductions in regional employment. Also, please note that the data may also reflect a significant number of housing units that are technically available for rent, but which are oriented towards the seasonal vacation rental market, and which are not otherwise available for full-time occupancy (i.e., many are priced well above the market rate for long-term rental housing). Additional data summarized in Appendix A from the 2019-2023 ACS suggest that the total all units vacancy rate in Mono County and the Town of Mammoth Lakes remained

stable over the period, but that the functional vacancy rate for rental housing may be trending downwards post-pandemic. The conclusion is that functional vacancy is likely to be quite low throughout the region, which limits the ability of new residents to find housing and puts upward pressure on housing prices, both rental and for-sale.

As a final note on housing vacancy rates, Figure 32 illustrates the change in the proportion of vacant units in Mono and Inyo County between 2010 and 2020. The data illustrate that the profile of housing by type of vacancy remained fairly stable in Inyo County over the decade, while the share of the housing stock held vacant for seasonal or occasional use in Mono County increased and the share that was available for rent decreased substantially. These trends are consistent with information obtained through interviews with regional property managers and real estate agents conducted as part of this research. Despite the high vacancy rate in the rental market noted above, BAE anticipates that the trends summarized below are more likely representative of the current market in the Eastern Sierra Region. Also, the large and increasing share of homes held vacant for seasonal use is problematic due to the associated reduction in the availability of housing for long-term occupancy.

Figure 32: Change in Number of Vacant Units by Vacancy Type, 2010 to 2020



Sources: U.S. Census Bureau 2010 and 2020 Decennial Census (Tables H5, H12, and H16); BAE, 2025.

Inventory of Deed Restricted Housing

According to data provided by the Eastern Sierra Continuum of Care, as well as by the four regional jurisdictions, there are more than 500 rental housing units located throughout the Eastern Sierra Region that are deed-restricted for occupancy primarily by households at or below 80 percent of AMI (i.e., low-income), plus approximately 80 homeownership units restricted to households earning anywhere from 50 to 200 percent of AMI. Eighty-eight percent of the existing deed restricted housing inventory is located in the Town of Mammoth Lakes, with six percent of the deed restricted units in Lone Pine, five percent in the City of Bishop, and around one percent in Bridgeport. The existing affordable housing inventory is

mostly composed of properties that were originally developed/restricted in the 1990s through the early 2010s. As shown in Table 9, most of the existing properties have expiration dates for their affordability covenants that fall well into the future, indicating that with the exception of the Glass Mountain property in the Town of Mammoth Lakes, which has an affordability covenant that expires in 2034, relatively few of the affordable properties are at risk for near-term conversion into market-rate housing.

Table 9: Deed Restricted Housing Inventory, Eastern Sierra Region, 2025

Name	Address	Jurisdiction	Affordable Units	Covenant Expiration
Access Apartments	238 Sierra Manor Rd	Mammoth Lakes	13	2081
The Sawyer	62 Inyo St	Mammoth Lakes	80	6/11/2079
Innsbruck Lodge	913 Forest Tri	Mammoth Lakes	15	6/14/2078
Kingfisher	TBD (The Parcel)	Mammoth Lakes	75	2081
Glass Mountain	25 Mountain Blvd	Mammoth Lakes	25	4/29/2034
Kitzbuhl	46 Berner St	Mammoth Lakes	16	11/6/2042
Bristlecone	3072 Chateau Rd	Mammoth Lakes	29	10/4/2051
The Chutes	3827 Main St	Mammoth Lakes	100	5/30/2053
82 Mountain Blvd	82 Mountain Blvd	Mammoth Lakes	2	7/20/2054
204 Sierra Manor	204 Sierra Manor Rd	Mammoth Lakes	2	8/20/2054
Aspen Village Apartments	1700 Old Mammoth Rd	Mammoth Lakes	47	9/3/2059
Jeffreys Apartments	312 Lupin St	Mammoth Lakes	16	10/2/2061
Manzanita Apartments	44 Manzanita Rd	Mammoth Lakes	14	10/2/2061
Star Apartments	1829 Old Mammoth Rd	Mammoth Lakes	4	5/25/2066
Birch Creek	n.a.	Mammoth Lakes	1	n.a.
TOML Homeownership	Scattered Sites	Mammoth Lakes	80	n.a.
Bridgeport Junction	264 Highway 182	Bridgeport	5	n.a.
Valley Apartments	156 E. Clarke Street	Bishop	19	n.a.
Willow Plaza	324 Willow St	Bishop	12	n.a.
Mount Whitney Apartments	375 N. Mount Whitney Dr	Lone Pine	34	n.a.

Sources: Eastern Sierra Continuum of Care; Town of Mammoth Lakes; City of Bishop; Inyo County; Mono County; BAE, 2025.



HOUSING MARKET CONDITIONS

The for-sale housing market in the Eastern Sierra is highly diverse, with some areas oriented towards multimillion-dollar mountainside second homes and luxury tourist accommodations, and others more oriented towards workforce households and full-time residents. The following section summarizes current housing market conditions in the Eastern Sierra Region.

For-Sale Housing Market

Home Sales Prices

Table 10 reports that around 60 percent of all single-family home sales and 98 percent of all Eastern Sierra Region condominium sales occurred in either the Town of Mammoth Lakes or the City of Bishop. The unincorporated areas, by comparison, accounted for around 40 percent of all single-family home sales and only two percent of condominium home sales as of 2024. Home prices were notably much higher in the Town of Mammoth Lakes compared to the rest of the region, with the majority of the housing priced under $750,000 located in the City of Bishop or unincorporated Inyo and Mono Counties.

Table 10: Home Sales Distribution, 2024

Single Family Home Sales

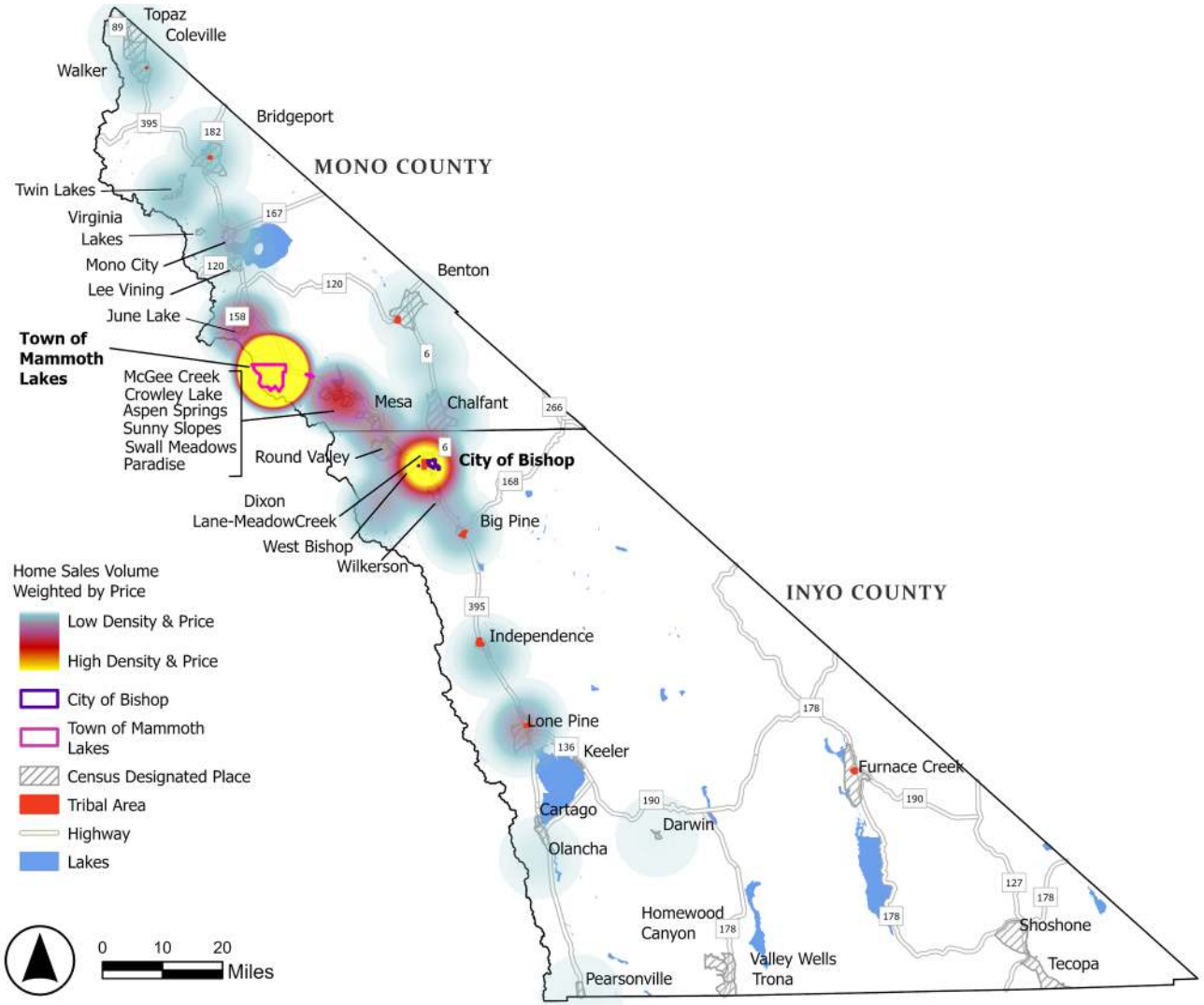
Home Sale Price	City of Bishop	Inyo County	Town of Mammoth Lakes	Mono County
Less than $500,000	31%	84%	2%	48%
$500,000-$749,999	48%	13%	8%	33%
$750,000-$999,999	17%	3%	19%	12%
$1,000,000-$1,499,999	4%	0%	42%	7%
$1,500,000 or more	0%	0%	30%	0%
Total, All Sales	**71**	**31**	**64**	**58**
Share of Region	*32%*	*14%*	*29%*	*26%*
Median Sale Price	**$601,000**	**$349,000**	**$1,297,500**	**$496,250**
Per Sq. Ft.	*$335*	*$243*	*$574*	*$335*

Condominium Sales

Home Sale Price	City of Bishop	Inyo County	Town of Mammoth Lakes	Mono County
Less than $400,000	100%	n.a.	4%	25%
$400,000-$599,999	0%	n.a.	31%	50%
$600,000-$799,999	0%	n.a.	23%	25%
$800,000-$999,999	0%	n.a.	18%	0%
$1,000,000 or more	0%	n.a.	22%	0%
Total, All Sales	**4**	**n.a.**	**179**	**4**
Share of Region	*2%*	*n.a.*	*96%*	*2%*
SF Median Sale Price	**$277,500**	**n.a.**	**$700,000**	**$535,500**
Per Sq. Ft.	*$330*	*n.a.*	*$683*	*$463*

Sources: ListSource; BAE, 2025.

Figure 33: Home Sales Volume Weighted by Price, 2025



Sources: ListSource; BAE, 2025.

Table 11: Maximum Affordable Purchase Prices, Inyo County, 2025 *(Page 1 of 2)*

	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Median Income Income (>80%, ≤100% AMI)					
Household Income (a)	**$68,050**	**$77,750**	**$87,500**	**$97,200**	**$105,000**
Max. Monthly Housing Budget (b)	*$1,701*	*$1,944*	*$2,188*	*$2,430*	*$2,625*
Monthly Payments (b)	**$1,701**	**$1,944**	**$2,188**	**$2,430**	**$2,625**
Principal and Interest	$1,353	$1,546	$1,740	$1,933	$2,088
Homeowners Insurance	$52	$60	$67	$75	$81
Property Taxes	$197	$225	$253	$281	$304
Mortgage Insurance	$99	$113	$127	$142	$153
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$11,632**	**$13,290**	**$14,957**	**$16,615**	**$17,948**
Down Payment	$7,846	$8,965	$10,089	$11,207	$12,106
Upfront Mortgage Insurance	$3,786	$4,325	$4,868	$5,407	$5,841
Maximum Affordable Home Price	**$224,175**	**$256,130**	**$288,249**	**$320,203**	**$345,898**
Moderate Income (>100%, ≤120% AMI)					
Household Income (a)	**$81,650**	**$93,300**	**$105,000**	**$116,650**	**$126,000**
Max. Monthly Housing Budget (b)	*$2,041*	*$2,333*	*$2,625*	*$2,916*	*$3,150*
Monthly Payments (b)	**$2,041**	**$2,333**	**$2,625**	**$2,916**	**$3,150**
Principal and Interest	$1,624	$1,855	$2,088	$2,320	$2,505
Homeowners Insurance	$63	$72	$81	$89	$97
Property Taxes	$236	$270	$304	$337	$364
Mortgage Insurance	$119	$136	$153	$170	$184
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$13,957**	**$15,948**	**$17,948**	**$19,939**	**$21,537**
Down Payment	$9,414	$10,757	$12,106	$13,450	$14,528
Upfront Mortgage Insurance	$4,542	$5,190	$5,841	$6,489	$7,010
Maximum Affordable Home Price	**$268,977**	**$307,355**	**$345,898**	**$384,277**	**$415,078**
Achievable (>120%, ≤150% AMI)					
Household Income (a)	**$119,088**	**$136,063**	**$153,125**	**$170,100**	**$183,750**
Max. Monthly Housing Budget (b)	*$2,977*	*$3,402*	*$3,828*	*$4,253*	*$4,594*
Monthly Payments (b)	**$2,977**	**$3,402**	**$3,828**	**$4,253**	**$4,594**
Principal and Interest	$2,368	$2,706	$3,045	$3,383	$3,654
Homeowners Insurance	$91	$104	$117	$130	$141
Property Taxes	$344	$393	$443	$492	$531
Mortgage Insurance	$174	$198	$223	$248	$268
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$20,356**	**$23,257**	**$26,174**	**$29,079**	**$31,409**
Down Payment	$13,731	$15,688	$17,655	$19,615	$21,186
Upfront Mortgage Insurance	$6,625	$7,569	$8,519	$9,464	$10,222
Maximum Affordable Home Price	**$392,307**	**$448,227**	**$504,435**	**$560,421**	**$605,322**
Achievable (>150%, ≤200% AMI)					
Household Income (a)	**$136,100**	**$155,500**	**$175,000**	**$194,400**	**$210,000**
Max. Monthly Housing Budget (b)	*$3,403*	*$3,888*	*$4,375*	*$4,860*	*$5,250*
Monthly Payments (b)	**$3,403**	**$3,888**	**$4,375**	**$4,860**	**$5,250**
Principal and Interest	$2,707	$3,092	$3,480	$3,866	$4,176
Homeowners Insurance	$104	$119	$134	$149	$161
Property Taxes	$394	$450	$506	$562	$607
Mortgage Insurance	$198	$227	$255	$283	$306
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$23,267**	**$26,583**	**$29,913**	**$33,229**	**$35,896**
Down Payment	$15,695	$17,931	$20,177	$22,414	$24,213
Upfront Mortgage Insurance	$7,573	$8,652	$9,736	$10,815	$11,683
Maximum Affordable Home Price	**$448,416**	**$512,325**	**$576,497**	**$640,406**	**$691,797**

- Continued on Next Page -

Sources: California Department of Insurance, 2024; CA Department of Housing and Community Development, 2024; Freddie Mac, 2024; Fannie Mae, 2024; Mono County, 2025; BAE, 2025.

Table 11: Maximum Affordable Purchase Prices, Inyo County, 2025 *(Page 2 of 2)*

Ownership Cost Assumptions		
% of income for housing costs	30%	of gross annual income
Down payment	3.50%	of home value
Annual interest rate (c)	6.40%	fixed
Loan term	30	years
Upfront mortgage insurance (d)	1.75%	of mortgage
Annual mortgage insurance (d)	0.55%	of mortgage
Annual homeowners insurance (e)	0.28%	of coverage amount
Annual property tax rate (f)	1.05%	% of home value

Notes:
(a) Income limits are based on the CA Department of Housing and Community Development-adjusted median family income of $97,200 ($2025).
(b) These figures are 30% of gross monthly household income, the maximum amount that a household can spend on housing expenses without being considered cost-burdened.
(c) The average monthly interest rates for a 30-year fixed rate as of January 23, 2025 per Freddie Mac.
(d) As quoted by mortgage brokers.
(e) Homeowners insurance estimates are based on an average of insurance premiums published by the California Department of Insurance effective as of May 2024.
(f) The property tax rate for tax rate area 010-006 in Inyo County.

Sources: California Department of Insurance, 2024; CA Department of Housing and Community Development, 2024; Freddie Mac, 2024; Fannie Mae, 2024; Inyo County, 2025; BAE, 2025.

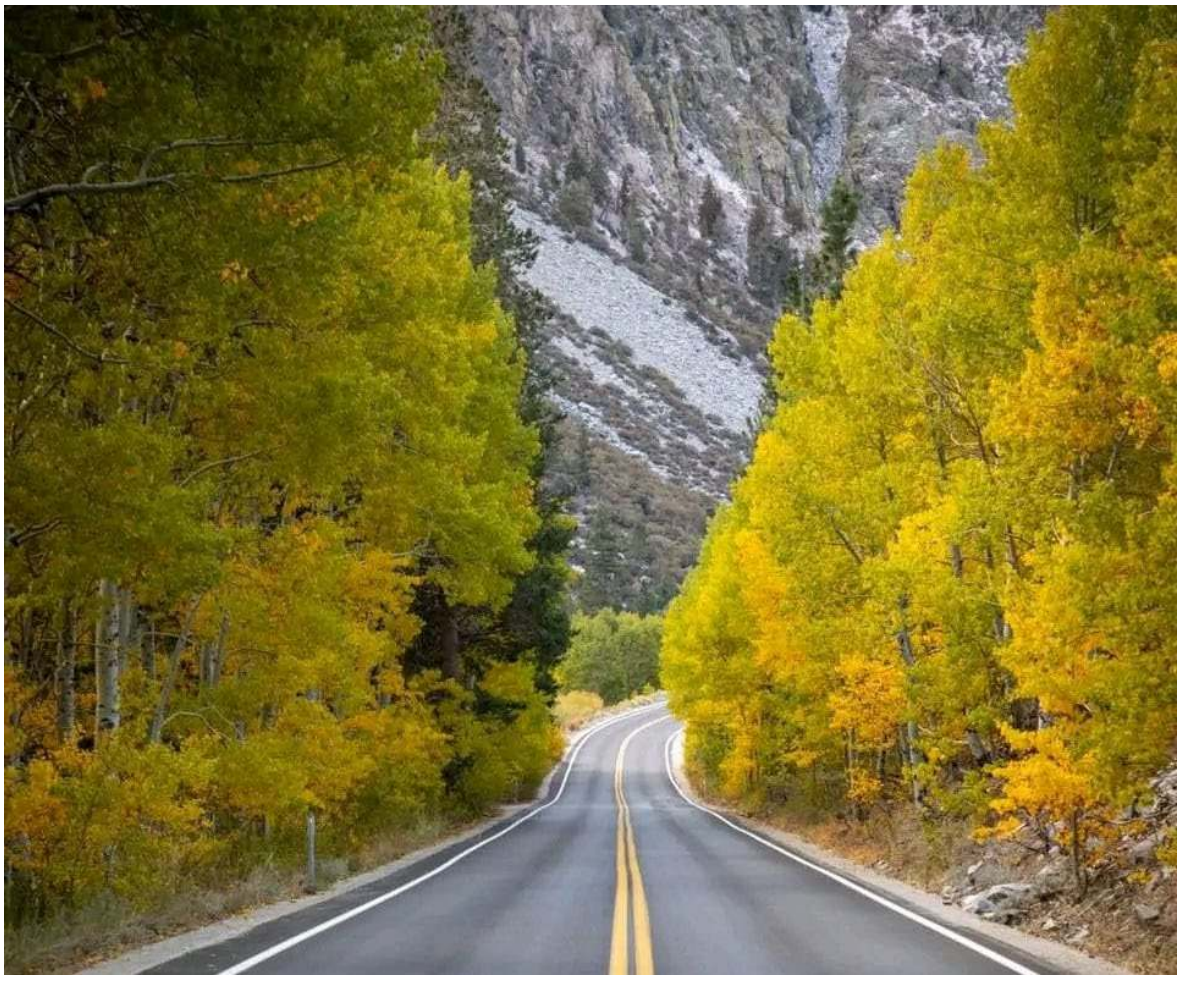


Table 12: Maximum Affordable Purchase Prices, Mono County, 2025 *(Page 1 of 2)*

	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Median Income Income (>80%, ≤100% AMI)					
Household Income (a)	**$82,950**	**$94,800**	**$106,650**	**$118,500**	**$128,000**
Max. Monthly Housing Budget (b)	*$2,074*	*$2,370*	*$2,666*	*$2,963*	*$3,200*
Monthly Payments (b)	**$2,074**	**$2,370**	**$2,666**	**$2,963**	**$3,200**
Principal and Interest	$1,649	$1,885	$2,121	$2,356	$2,545
Homeowners Insurance	$64	$73	$82	$91	$98
Property Taxes	$240	$274	$308	$343	$370
Mortgage Insurance	$121	$138	$155	$173	$186
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$14,179**	**$16,204**	**$18,230**	**$20,255**	**$21,879**
Down Payment	$9,564	$10,930	$12,297	$13,663	$14,758
Upfront Mortgage Insurance	$4,615	$5,274	$5,933	$6,592	$7,121
Maximum Affordable Home Price	**$273,260**	**$312,297**	**$351,334**	**$390,371**	**$421,667**
Moderate Income (>100%, ≤120% AMI)					
Household Income (a)	**$99,550**	**$113,750**	**$128,000**	**$142,200**	**$153,600**
Max. Monthly Housing Budget (b)	*$2,489*	*$2,844*	*$3,200*	*$3,555*	*$3,840*
Monthly Payments (b)	**$2,489**	**$2,844**	**$3,200**	**$3,555**	**$3,840**
Principal and Interest	$1,980	$2,262	$2,545	$2,828	$3,054
Homeowners Insurance	$76	$87	$98	$109	$118
Property Taxes	$288	$329	$370	$411	$444
Mortgage Insurance	$145	$166	$186	$207	$224
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$17,016**	**$19,443**	**$21,879**	**$24,306**	**$26,255**
Down Payment	$11,478	$13,115	$14,758	$16,396	$17,710
Upfront Mortgage Insurance	$5,538	$6,328	$7,121	$7,911	$8,545
Maximum Affordable Home Price	**$327,945**	**$374,723**	**$421,667**	**$468,445**	**$506,000**
Achievable (>120%, ≤150% AMI)					
Household Income (a)	**$124,425**	**$142,200**	**$159,975**	**$177,750**	**$192,000**
Max. Monthly Housing Budget (b)	*$3,111*	*$3,555*	*$3,999*	*$4,444*	*$4,800*
Monthly Payments (b)	**$3,111**	**$3,555**	**$3,999**	**$4,444**	**$4,800**
Principal and Interest	$2,474	$2,828	$3,181	$3,534	$3,818
Homeowners Insurance	$95	$109	$123	$136	$147
Property Taxes	$360	$411	$463	$514	$555
Mortgage Insurance	$181	$207	$233	$259	$280
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$21,268**	**$24,306**	**$27,345**	**$30,383**	**$32,819**
Down Payment	$14,346	$16,396	$18,445	$20,494	$22,138
Upfront Mortgage Insurance	$6,922	$7,911	$8,900	$9,889	$10,681
Maximum Affordable Home Price	**$409,890**	**$468,445**	**$527,001**	**$585,557**	**$632,500**
Achievable (>150%, ≤200% AMI)					
Household Income (a)	**$165,900**	**$189,600**	**$213,300**	**$237,000**	**$256,000**
Max. Monthly Housing Budget (b)	*$4,148*	*$4,740*	*$5,333*	*$5,925*	*$6,400*
Monthly Payments (b)	**$4,148**	**$4,740**	**$5,333**	**$5,925**	**$6,400**
Principal and Interest	$3,299	$3,770	$4,241	$4,713	$5,090
Homeowners Insurance	$127	$145	$164	$182	$196
Property Taxes	$480	$548	$617	$685	$740
Mortgage Insurance	$242	$276	$311	$345	$373
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$28,358**	**$32,409**	**$36,460**	**$40,511**	**$43,758**
Down Payment	$19,128	$21,861	$24,593	$27,326	$29,517
Upfront Mortgage Insurance	$9,229	$10,548	$11,866	$13,185	$14,242
Maximum Affordable Home Price	**$546,520**	**$624,594**	**$702,668**	**$780,742**	**$843,333**

- Continued on Next Page -

Sources: California Department of Insurance, 2024; CA Department of Housing and Community Development, 2024; Freddie Mac, 2024; Fannie Mae, 2024; Mono County, 2025; BAE, 2025.

Table 12: Maximum Affordable Purchase Prices, Mono County, 2025 *(Page 2 of 2)*

	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Achievable (>200%, ≤350% AMI)					
Household Income (a)	**$290,325**	**$331,800**	**$373,275**	**$414,750**	**$448,000**
Max. Monthly Housing Budget (b)	*$7,258*	*$8,295*	*$9,332*	*$10,369*	*$11,200*
Monthly Payments (b)	**$7,258**	**$8,295**	**$9,332**	**$10,369**	**$11,200**
Principal and Interest	$5,773	$6,598	$7,422	$8,247	$8,908
Homeowners Insurance	$223	$254	$286	$318	$344
Property Taxes	$839	$959	$1,079	$1,199	$1,295
Mortgage Insurance	$423	$483	$544	$604	$653
Utilities	$0	$0	$0	$0	$0
One-Time Payments	**$49,626**	**$56,715**	**$63,804**	**$70,894**	**$76,577**
Down Payment	$33,474	$38,256	$43,038	$47,820	$51,654
Upfront Mortgage Insurance	$16,151	$18,459	$20,766	$23,073	$24,923
Maximum Affordable Home Price	**$956,409**	**$1,093,039**	**$1,229,669**	**$1,366,299**	**$1,475,833**

Ownership Cost Assumptions		
% of income for housing costs	30%	of gross annual income
Down payment	3.50%	of home value
Annual interest rate (c)	6.40%	fixed
Loan term	30	years
Upfront mortgage insurance (d)	1.75%	of mortgage
Annual mortgage insurance (d)	0.55%	of mortgage
Annual homeowners insurance (e)	0.28%	of coverage amount
Annual property tax rate (f)	1.05%	% of home value

Notes:
(a) Income limits are based on the CA Department of Housing and Community Development-adjusted median family income of $118,500 ($2025)
(b) These figures are 30% of gross monthly household income, the maximum amount that a household can spend on housing expenses without being considered cost-burdened.
(c) The average monthly interest rates for a 30-year fixed rate as of January 23, 2025 per Freddie Mac.
(d) As quoted by mortgage brokers.
(e) Homeowners insurance estimates are based on an average of insurance premiums published by the California Department of Insurance effective as of May 2024.
(f) The property tax rate for tax rate area 010-006 in Mono County.

Sources: California Department of Insurance, 2024; CA Department of Housing and Community Development, 2024; Freddie Mac, 2024; Fannie Mae, 2024; Mono County, 2025; BAE, 2025.



Affordable Home Sales Prices

Table 11 and Table 12, on the pages above, report the maximum purchase price that may be considered affordable to households at different income levels, based on the HCD statutory income limits and achievable income thresholds discussed on page 16, for Inyo County and Mono County, respectively. Based on a comparison between the estimated affordable home purchase prices reported in Tables 11 and 12, and the median home sales prices reported Table 10, BAE estimates that market-rate for-sale housing may generally be affordable at incomes ranging from as low as 120 percent of the area median income (AMI) in unincorporated Inyo County to as much as 250 percent of AMI in the Town of Mammoth Lakes.

Table 13: Relative Affordability of Market-Rate For-Sale Housing by Subarea, 2025

	Single-Family Homes		Condominiums	
	Median Sale Price (a)	Required Income (b)	Median Sale Price (a)	Required Income (b)
Unin. Inyo County	$349,000	120% AMI	n.a.	n.a.
City of Bishop	$601,000	200% AMI	$277,500	120% AMI
Uninc. Mono County	$496,259	150% AMI	$535,500	150% AMI
Town of Mammoth Lakes	$1,297,500	350% AMI	$700,000	200% AMI

Notes: (a) Based on the home sales data reported in Table 9.
(b) Based on the affordable home purchase price estimates reported in Tables 10 and 11.

Sources: Listsource; California Department of Insurance, 2024; CA Department of Housing and Community Development, 2024; Freddie Mac, 2024; Fannie Mae, 2024; Mono County, 2025; BAE, 2025.

Rental Housing Market

Rental Housing Prices

BAE used two different approaches to identify rental units and document market rate pricing for rental housing costs in the Eastern Sierra. The first approach included purchasing data from CoStar, a private data vendor, which identified a total of 663 rental housing units, which were mostly located in medium to large apartment complexes. The second approach included a review of private rental listings published to a variety of channels, including but not limited to Zillow.com, thesheetnews.com, mammothtimes.com, inyoregister.com, and thesierrareader.com. BAE also conducted interviews with local property managers and requested data on home rental listings and associated pricing.

Table 14 reports market rate asking rents for rental housing units, both multifamily apartments and private home listings, by subarea. Please note that the price points reported here reflect units that are available for occupancy on the market and exclude units that are already occupied, as units occupied by long-term tenants may exhibit suppressed rent levels compared to what prospective tenants may be likely to pay when occupying a new unit.

Table 14: Market Rate Rent, Inyo and Mono County, 2025

Unit Size	Town of Mammoth Lakes	City of Bishop	Uninc. Mono County	Uninc. Inyo
Studio	$1,500	$1,500	n.a.	n.a.
1 Bedroom	$2,750	$1,800	$1,498	n.a.
2 Bedroom	$3,400	$2,100	$1,650	$1,950
3-Bedroom	$4,150	$2,825	$3,100	$2,125
4-Bedroom	$5,000	n.a.	n.a.	n.a.
Weighted Avg. Rent	**$3,394**	**$2,106**	**$2,441**	**$2,055**

Notes:
(a) No active listings were identified for rental housing units in this size category.

Sources: CoStar, Zillow.com, Local Property Managers, The Sheet News, The Mammoth Times, Inyo Register, The Sierra Reader, BAE, 2025.

Affordable Rental Rates

Table 15 and Table 16 report the rental rates that may reasonably be considered affordable at different income levels in Inyo County and Mono County, respectively, based on the income limits reported in Table 5. Compared to the data provided in Table 14, a typical long-term rental housing unit throughout the majority of the Eastern Sierra Region could be considered affordable to moderate-income households earning around 120 percent of AMI. However, due to elevated rental housing costs in the Town of Mammoth Lakes, the average market-rate rental housing unit in the Town requires an income of closer to 150 percent of AMI to be considered affordable.

Please note, however, that rental rates can vary widely depending on location, size, and condition of the housing unit in question. The analysis provided above is intended to be generally representative of the market as a whole, but may not reflect the unique circumstances associated with specific rentals. Also, while this analysis estimates that some housing may be relatively affordable, these data do not speak to its relative availability within the market, with some areas reflecting more or less rental housing availability.



Table 15: Maximum Affordable Rental Rates, Inyo County, 2025

2024 Income Limits (a)	Persons Per Household: One	Two	Three	Four	Five
Acutely Low-Income (15% MFI)	$10,200	$11,700	$13,150	$14,600	$15,750
Extremely Low-Income (30% MFI)	$20,200	$23,050	$26,650	$32,150	$37,650
Very Low-Income (50% MFI)	$33,600	$38,400	$43,200	$48,000	$51,850
Low-Income (80% MFI)	$53,750	$61,400	$69,100	$76,750	$82,900
Median Income (100% MFI)	**$68,050**	**$77,750**	**$87,500**	**$97,200**	**$105,000**
Moderate-Income (120% MFI)	$81,650	$93,300	$105,000	$116,650	$126,000
Achievable-Income (150% MFI)	$102,075	$116,625	$131,250	$145,800	$157,500

Affordable Rents (b)	Unit Size: Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Acutely Low Income					
1-Person	$22	-$24			
2-Person		$14	-$66		
3-Person			-$29	-$117	
4-Person			$7	-$81	-$165
5-Person				-$52	-$136
Extremely Low Income					
1-Person	$272	$226			
2-Person		$297	$218		
3-Person			$308	$220	
4-Person			$446	$358	$274
5-Person				$495	$411
Very Low Income					
1-Person	$607	$561			
2-Person		$681	$602		
3-Person			$722	$634	
4-Person			$842	$754	$670
5-Person				$850	$766
Low					
1-Person	$1,111	$1,065			
2-Person		$1,256	$1,177		
3-Person			$1,370	$1,282	
4-Person			$1,561	$1,473	$1,389
5-Person				$1,627	$1,543
Moderate					
1-Person	$1,808	$1,762			
2-Person		$2,054	$1,975		
3-Person			$2,267	$2,179	
4-Person			$2,558	$2,470	$2,386
5-Person				$2,704	$2,620
Achievable					
1-Person	$2,319	$2,273			
2-Person		$2,637	$2,558		
3-Person			$2,923	$2,835	
4-Person			$3,287	$3,199	$3,115
5-Person				$3,492	$3,408

Notes:
(a) Income limits are based on the HCD-adjusted median family income of $97,200 ($2025).
(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance. The utility allowance is published by the Stanislaus County Housing Authority for Southern California Edison Zone 16. Utility allowances assume heating, cooking, and water heating would be done using natural gas. Negative affordable rents for acutely low-income households reflect the utility allowance and indicate that the tenant cannot cover rent nor the full utility charge.

Sources: CA Department of Housing and Community Development; Stanislaus County Housing Authority; BAE, 2025.

Table 16: Maximum Affordable Rental Rates, Mono County, 2025

	Persons Per Household				
2025 Income Limits (b)	**One**	**Two**	**Three**	**Four**	**Five**
Acutely Low-Income (15% MFI)	$12,450	$14,250	$16,000	$17,800	$19,200
Extremely Low-Income (30% MFI)	$21,500	$24,550	$27,600	$32,150	$37,650
Very Low-Income (50% MFI)	$35,700	$40,850	$45,900	$51,050	$55,100
Low-Income (80% MFI)	$57,200	$65,400	$73,550	$81,700	$88,250
Median Income (100% MFI)	**$82,950**	**$94,800**	**$106,650**	**$118,500**	**$128,000**
Moderate-Income (120% MFI)	$99,550	$113,750	$128,000	$142,200	$153,600
Achievable-Income (150% MFI)	$124,425	$142,200	$159,975	$177,750	$192,000

	Unit Size				
Affordable Rents (c)	**Studio**	**1-Bedroom**	**2-Bedroom**	**3-Bedroom**	**4-Bedroom**
Acutely Low Income					
1-Person	$102	$65			
2-Person		$110	$33		
3-Person			$77	-$6	
4-Person			$122	$39	-$40
5-Person				$74	-$5
Extremely Low Income					
1-Person	$329	$292			
2-Person		$368	$291		
3-Person			$367	$284	
4-Person			$481	$398	$319
5-Person				$535	$456
Very Low Income					
1-Person	$684	$647			
2-Person		$775	$698		
3-Person			$825	$742	
4-Person			$953	$870	$791
5-Person				$972	$893
Low					
1-Person	$1,221	$1,184			
2-Person		$1,389	$1,312		
3-Person			$1,516	$1,433	
4-Person			$1,720	$1,637	$1,558
5-Person				$1,800	$1,721
Moderate					
1-Person	$2,280	$2,243			
2-Person		$2,598	$2,521		
3-Person			$2,877	$2,794	
4-Person			$3,232	$3,149	$3,070
5-Person				$3,434	$3,355
Achievable					
1-Person	$2,902	$2,865			
2-Person		$3,309	$3,232		
3-Person			$3,676	$3,593	
4-Person			$4,121	$4,038	$3,959
5-Person				$4,394	$4,315

Notes:
(a) Income limits are based on the HCD-adjusted median family income of $118,500 ($2025).
(b) Affordable rents equal to 30 percent of gross monthly income, minus a utility allowance. The utility allowance is published by the Stanislaus County Housing Authority. Utility allowances assume heating, cooking, and water heating would be done using natural gas. Utility allowances assume heating, cooking, and water heating would be done using natural gas. Negative affordable rents for acutely low-income households reflect the utility allowance and indicate that the tenant cannot cover rent nor the full utility charge.

Sources: CA Department of Housing and Community Development; Stanislaus County Housing Authority; BAE, 2025.

HUD-Defined Housing Problems

While most economists primarily rely on comparisons between household income and housing prices to gauge housing market alignment and relative affordability, HUD publishes a special tabulation of data from the U.S. Census Bureau called the Comprehensive Housing Affordability Strategy (CHAS) dataset, which includes data on the prevalence of certain HUD-defined housing problems among resident households. HUD generally tracks data on the prevalence of specific types of housing problems, including:

- **Overpayment or High Cost Burden**: Includes households paying more than 30 percent of gross household income on housing costs, with a severe housing cost burden defined as paying 50 percent or more of gross income on housing.
- **Overcrowded Conditions**: Includes households with more than one person per room, with severe overcrowding defined as more than 1.5 people per room; although alternative definitions can also apply. A "room" includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use, but excludes bathrooms, hallways, and half-rooms.
- **Substandard Housing Conditions**: Includes households living without complete kitchen and/or plumbing facilities. Lack of kitchen or plumbing facilities are each considered housing problems independently, but are often encountered in together and reflect the presence of inadequate housing facilities and associated systems.

Overpayment for housing is generally the most common housing problem in California, followed by overcrowding, with substandard housing conditions being relatively uncommon in most communities. The prevalence of housing problems is typically greater among renter households, compared to owner households that often have greater resources. The prevalence of housing problems also reflects an inverse relationship with income, wherein the prevalence of housing problems decreases as household income increases.

Table 17 reports the number of households experiencing housing problems by jurisdiction in the Eastern Sierra, according to the HUD CHAS dataset. Please note that the data include households earning 100 percent of the AMI and below only. For the purposes of this analysis, housing problems are also ranged according to severity, with substandard housing being ranked the highest, followed by overcrowding and high housing cost burden, characterized as decreasing in severity. Please note that households can often experience more than one housing problem, particularly at lower-income levels. The data presented here reports households based on the most severe housing problem that they experience.

For additional details regarding the prevalence of each specific housing problem category by household tenure and income level for each jurisdiction, please refer to Appendix A.

Table 17: Households Experiencing Housing Problems, ≤ 100% HAMFI, 2017-2021

Housing Problems in Order of Severity (a)	City of Bishop		Town of Mammoth Lakes		Inyo County		Mono County		All Households ≤ 100% HAMFI	
	Num.	Per.	Num.	Per.	Num.	Per.	Num.	Per.	Num.	Per.
Substandard Housing (c)	25	3.1%	200	15.7%	123	3.2%	200	8.5%	323	5.2%
Severely Overcrowded (d)	0	0.0%	0	0.0%	19	0.5%	0	0.0%	19	0.3%
Overcrowded (e)	0	0.0%	70	5.5%	73	1.9%	175	7.4%	248	4.0%
Severe Cost Burden (f)	285	35.9%	75	5.9%	950	24.9%	320	13.5%	1,270	20.5%
Cost Burden (g)	270	34.0%	285	22.4%	800	20.9%	494	20.9%	1,294	20.9%
Zero/Negative Income (h)	0	0.0%	45	3.5%	110	2.9%	85	3.6%	195	3.2%
Subtotal, Households with Housing Problems	**580**	**73.0%**	**675**	**53.1%**	**2,075**	**54.3%**	**1,274**	**53.9%**	**3,349**	**54.2%**
Total, Households ≤ 100%	**794**		**1,270**		**3,820**		**2,363**		**6,183**	

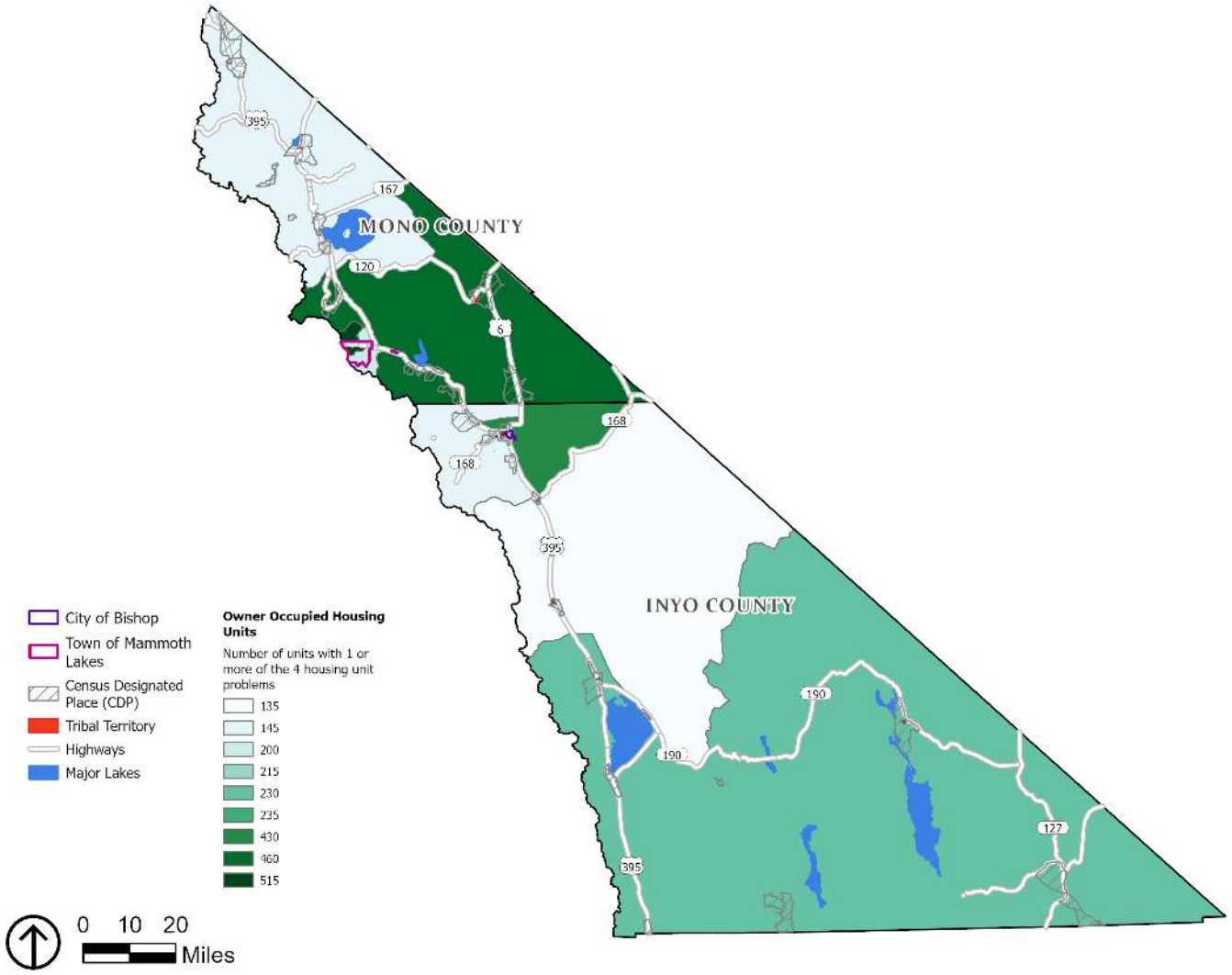
Notes:
(a) Households may have multiple housing problems, but, for the purposes of this table, they are counted under their most severe housing problem.
(b) "HAMFI" is the HUD Area Median Family Income.
(c) Lacking complete plumbing or kitchen facilities.
(d) Greater than 1.5 persons per room.
(e) 1.01 to 1.5 persons per room.
(f) Housing costs greater than 50% of gross income.
(g) Housing costs greater than 30% but less than 50 % of gross income.
(h) Households where housing cost burden is not calculated due to zero or negative household income.

Sources: U.S. Department of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2025.

The data summarized in Table 17 indicate that a high housing cost burden is the most common housing problem faced by lower-income households in the Eastern Sierra Region. However, the data also reflect 323 households living in substandard conditions (i.e., lacking complete kitchen and/or plumbing facilities), as well as 267 households experiencing overcrowding. While these conditions are indeed more severe housing problems, both reflect conditions that are often a function of the lack of available housing that is affordable based on the available household financial resources. While substandard conditions and overcrowding reflect the physical inadequacy of the household's housing unit, a household's choice to occupy that unit is often a reflection of a lack of material resources sufficient to afford the next best alternative. Overpayment should, therefore, not be discounted compared to the other housing problems as an important indicator of housing insecurity and displacement risk.

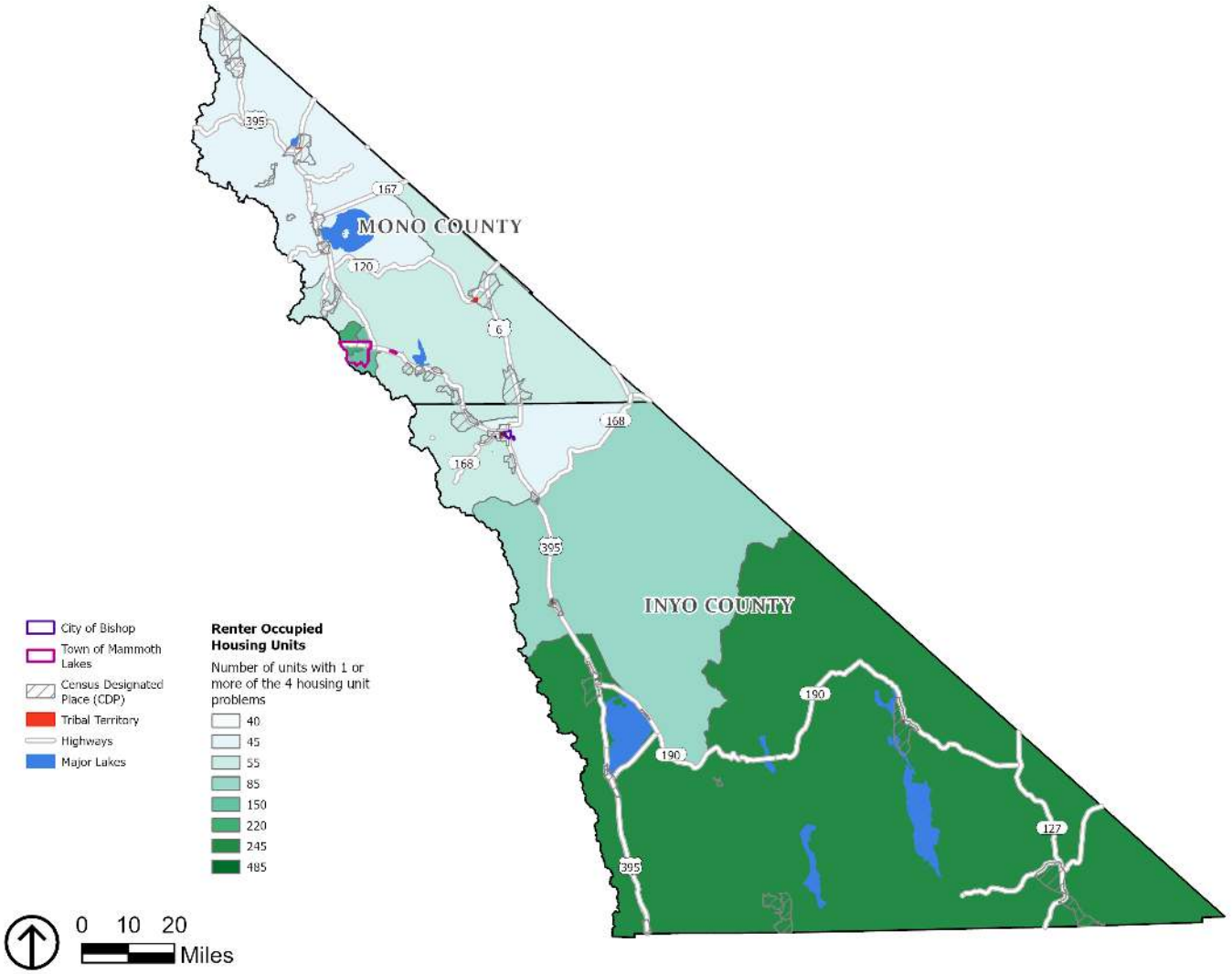
Figures 34 and 35 illustrate the relative share of households throughout the region that experience at least one of the four HUD-defined housing problems, for both renters and owners. The data indicate that owner households in southern Mono County and northern Inyo County, including the greater Bishop area, are more likely to experience housing problems compared to the rest of the region. Renter households in the Town of Mammoth Lakes and southern Inyo County are shown to be more likely to experience housing problems. Along with the geographic variability of housing problems, the reasons why a household would experience housing problems in Mammoth Lakes are likely to be very different than in Furnace Creek.

Figure 34: Housing Problems, Owner-Occupied Units, 2017-2021 Avg.



Sources: U.S. Department of Housing and Urban Development; BAE, 2025.

Figure 35: Housing Problems, Renter-Occupied Units, 2017 – 2021 Avg.



Sources: U.S. Department of Housing and Urban Development; BAE, 2025.

Short-Term and Vacation Rentals

Although the concept of renting privately owned housing units on a short-term basis (i.e., for less than 30 days) is not a new concept in the Eastern Sierra Region, the rapid expansion of online booking platforms has expanded the pool of potential short-term rental (STR) owners and operators, 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.

The following section summarizes key findings from two in-depth analyses prepared by BAE in 2024 on the relationship between short-term renting and the long-term housing markets in the Town of Mammoth Lakes and unincorporated Mono County.[2] [3] BAE also collected additional data from AirDNA, a private data vendor, to provide additional perspective on the number and performance of STRs in the Bishop area and the remainder of unincorporated Inyo County.

Empirical Research on STR Impacts

A review of more than 50 peer reviewed academic articles and industry publications on the relationship between short-term renting and conditions in the long-term housing market found consistent, quantifiable, relationships, although the strength of those relationships reportedly varies based on a variety of factors, including the relative prevalence of STRs in the market. More fundamentally, the research provides quantitative statistical validation for the conclusion that the ability to earn income from a given real estate asset intrinsically impacts its value.

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 and the methods being used. The magnitude of the impacts range from marginal to 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 on underlying market conditions over time.

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

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[2] Town of Mammoth Lakes. (January 26, 2024). Short-Term Rental (STR) Study. Prepared by BAE Urban Economics. Available at: https://pub-townofmammothlakes.escribemeetings.com/FileStream.ashx?DocumentId=35053

[3] Mono County. (February 12, 2024). Short-Term Rental Housing Study. Prepared by MIG and BAE Urban Economics. Available at: https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/5732/mono_county_short_term_rental_study_final2.pdf

resources by the second home market and the tourism industry in what is sometimes called the "hotelization" and "commodification" 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 those in the Eastern Sierra Region. The professional literature 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 of STRs on 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 at Outbound in the Town of Mammoth Lakes. The region has also seen growth in the condo-hotel (a.k.a., condotel) market segment, which are often treated as STRs but which function as hotel units. The benefit of this to the hotel industry is that the operator can effectively outsource the capital cost of providing the hotel/STR unit by selling the completed units to individual condominium unit buyers while garnering ongoing income from property management operations.

Short-Term Rental Inventory

According to the best available data provided by the Town of Mammoth Lakes and Mono County, as well as additional data collected from AirDNA, BAE estimates that there are around 3,400 active STRs located in the Eastern Sierra Region. The vast majority of those units (~95 percent) are located in the Town of Mammoth Lakes and the surrounding area, as well as the June Lake Loop. This distribution is a significant contributor to the key findings of the 2024 short-term rental studies that were prepared for the Town of Mammoth Lakes and Mono County, which found that STRs likely do have an impact on housing market conditions in the Town, but that the concentration of STRs in the unincorporated county is likely insufficient to represent a significant market driver, with some exceptions, such as in the June Lake area.

Table 18: Estimated Short-Term Rental (STR) Inventory, Eastern Sierra Region

	Total	As of	Source
Town of Mammoth Lakes (a)	3,193	Jan.-Sept. '22	Town of Mammoth Lakes
Uninc. Mono County (b)	106	Dec. '23	Mono County
Mono County, All	**3,299**		
Greater Bishop Area (c)	43	Nov. '25	AirDNA, inc.
Independence Area (c)	3	Nov. '25	AirDNA, inc.
Lone Pine Area (c)	87	Nov. '25	AirDNA, inc.
Inyo County, All	**133**		
Eastern Sierra Region	**3,432**		

Notes:
(a) Data provided by the Town of Mammoth Lakes, based on transient occupancy tax (TOT) receipts and active STR registrations.
(b) Data provided by Mono County based on TOT certificate and business license data.
(c) Data collected from AirDNA, a private data vendor, that collects web scaped data pertaining to active short-term rental listings on AirBnB and VRBO.

Sources: Mono County, 2024; Town of Mammoth Lakes, 2024; AirDNA, 2025; BAE, 2025.

The available data from AirDNA indicate that there are only around 130 active STRs located throughout Inyo County, which represents only around five percent of the total region-wide STR inventory. Thus, BAE estimates that the current concentration of STRs throughout Inyo County is likely insufficient to represent a significant market driver under current market conditions. However, as housing market conditions continue to deteriorate in the Mammoth Lakes area and southern Mono County, Inyo County and the greater Bishop area may be likely to experience increasing demand from the short-term rental and second home markets. It may be advisable for Inyo County, and the City of Bishop in particular, to consider establishing a clear framework for STR regulation in advance of anticipated growth in STR demand. Both the Town of Mammoth Lakes and Mono County have recently updated their STR regulations. For a comprehensive overview of common approaches to STR regulation among a selection of peer rural-resort communities, please refer to the Town of Mammoth Lakes and Mono County STR studies highlighted above.

Residential Development Pipeline

With significant constraints to the development of new housing throughout the Eastern Sierra, ranging from high construction costs, and limited availability of construction labor and materials, to limited availability of land for new development, there is relatively little new housing either planned, proposed, or under construction throughout the Eastern Sierra Region.

Town of Mammoth Lakes

The only large-scale new construction occurring in the region is taking place in Town of Mammoth Lakes, with 255 new units either recently completed, under construction, or in the development pipeline. Most of those units reflect income-restricted housing developed at The Parcel site by the Pacific Companies using Low Income Housing Tax Credits (LIHTC) along with other gap funding sources, including The Sawyer (80 units) which was recently completed, and the Kingfisher I (75 units) which is under construction, and the Kingfisher II (72 units) which is funded and in predevelopment, with remaining capacity for 220 additional units at The Parcel.

Table 19: Residential Development Pipeline, by Property, Unit Size, and Income Level, Town of Mammoth Lakes, 2025

Sawyer - Recently Completed

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	4	1	12	4	0	21
1-Bdrm	2	2	12	2	0	18
2-Bdrm	1	2	12	5	0	20
3-Bdrm	1	3	12	5	0	21
Total	**8**	**8**	**48**	**16**	**0**	**80**

Kingfisher 1 - Under Construction

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	1	1	3	1	0	6
1-Bdrm	3	3	15	3	0	24
2-Bdrm	3	3	16	4	0	26
3-Bdrm	1	1	10	7	0	19
Total	**8**	**8**	**44**	**15**	**0**	**75**

Kingfisher II- Financing Application

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	10	2	2	1	0	15
1-Bdrm	7	2	2	1	0	12
2-Bdrm	4	2	10	11	0	27
3-Bdrm	1	1	8	8	0	18
Total	**22**	**7**	**22**	**21**	**0**	**72**

Innsbruck - Recently Completed

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	13	0	0	0	0	13
1-Bdrm	2	0	0	0	0	2
2-Bdrm	0	0	0	0	0	0
3-Bdrm	0	0	0	0	0	0
Total	**15**	**0**	**0**	**0**	**0**	**15**

Access Apartments - Recently Completed

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	0	0	0	2	0	2
1-Bdrm	0	0	0	5	6	11
2-Bdrm	0	0	0	0	0	0
3-Bdrm	0	0	0	0	0	0
Total	**0**	**0**	**0**	**7**	**6**	**13**

Total, All Projects

	Income Level (AMI)					
Unit Size	30%	50%	60%	80%	120%	**Total**
Studio	28	4	17	8	0	57
1-Bdrm	14	7	29	11	6	67
2-Bdrm	8	7	38	20	0	73
3-Bdrm	3	5	30	20	0	58
Total	**53**	**23**	**114**	**59**	**6**	**255**

Note: Excludes manager's units.

Source: Town of Mammoth Lakes, 2025; BAE, 2025.

Units recently completed at other sites are the Access Apartments with a mix of 13 low- and moderate-income units, and the Innsbruck Lodge with 15 very low-income supportive housing units, both of which were completed by Eastern Sierra Community Housing with financing from a mix of federal, state, and local programs.

City of Bishop

There are three new residential development projects currently under consideration in the City of Bishop; although it is unclear whether any of them will ultimately move forward towards construction.

Silver Peaks Apartments

The first is the Silver Peaks Apartments, which was recently awarded $26 million in funding through the California Affordable Housing and Sustainable Communities (AHSC) Program and will be built by Visionary Home Builders. The affordable housing project will include approximately 60 multifamily rental units and 16 ownership townhome units on an approximately three-acre parcel at the corner of Mac Iver and Spruce Streets in the City of Bishop. Materials provided by the City of Bishop indicate that the project anticipates using nine percent tax credits (meaning it would serve low-income households), and is tentatively expected to break ground in December 2026.[4]

Bishop Commons Apartments

Foothill Partners is currently in pre-application for a roughly 100-unit market-rate rental housing project at 910 North Main Street in downtown Bishop. The project would include redevelopment of the former Kmart site, with three residential buildings and four retail pads (three pads of ~2,000 square feet and one of 8,500 square feet). The residential component would use a "living-shed" format with a large steel canopy housing modular studio apartment units and shared common areas. Foothill Partners anticipates that this approach may be able to offer significant development cost savings over more traditional stick-built construction. Targeting studio units is intended to fill a gap in the market (e.g., the under-supply of smaller more naturally affordable housing units for single individuals and couples) and to help reduce the cost of developing new housing relative to larger housing units.

Back Alley Apartments/Townhomes

Another development team is also in pre-application with the City of Bishop for a new residential project on an approximately 0.7-acre site located behind the existing bowling alley. The developers are considering either multifamily rental apartments (36 units), as well as for-sale townhome units (16 units), with the intention of providing housing suitable and affordable to local workforce households. Developer representatives, however, cite high

[4]

construction costs and comparatively low rental rates and for-sale prices, resulting in feasibility challenges that are delaying movement of the project towards active construction.

Inyo and Mono Counties

Neither Inyo nor Mono County report any current proposals for new residential development. Mono County has recently purchased five housing units for use as workforce housing by households earning 120 percent of AMI. Meanwhile, Inyo County and the Bishop Paiute Tribe are considering opportunities for either acquiring new housing sites or developing housing on existing tribal lands in proximity to the City of Bishop and associated infrastructure.

Residential Development Costs

Although there is relatively little market-rate housing construction ongoing in the Eastern Sierra Region, there are a number of projects currently being proposed for development, with a small handful of projects having recently been completed, as discussed above. To collect information on the cost to develop new housing in the region, BAE conducted interviews with eight individuals active in, or considering, the construction in the Eastern Sierra Region.

Cost Per Square Foot for New Construction

The type, size, and construction methods associated with each project varies significantly, ranging from mid-sized (e.g., ~1,600 square feet) manufactured homes, to moderately sized (e.g., ~1,000 square feet) stick-built townhome units, to micro (e.g., 500 square feet) apartments built using factory built modular building components. At the low-end, developers estimate the all-in development cost – including land, site preparation, hard construction, soft costs, financing, and developer profit – for manufactured housing to equal just under $310 per residential square foot, which offers the most affordable construction method evaluated for this research. At the high end, developers estimate the all-in development cost for stick-built townhome units at between $500 and $700 per gross residential square foot, with the high end of that range reflecting realized costs for a project that was actually completed in recent years. The developer currently considering micro apartment construction also estimates that their all-in construction cost may fall within the top of the identified range; however, it is worth noting that due to the units' small size, the total cost per unit is estimated to be less than for other projects evaluated for this research, indicating that it is comparatively cost efficient. Conversations with tax-credit affordable housing developers indicate an average cost of $478 to $655 per gross building square foot and up to $850 per gross building square foot at the high end; although additional gap funding sources are available for deed restricted affordable housing projects that are not available to other housing types.

Estimated Housing Funding Gap Per Unit

To estimate the approximate subsidy that may be required to provide housing affordable at different income levels, Table 20 and Table 21 report the estimated amount that a typical household can afford to pay for for-sale and rental housing in the region, compared to the approximate cost of developing that housing, based on some simplifying assumptions.

For-Sale Housing Financing Gap

To calculate the required subsidy for ownership housing, this analysis compares the estimated maximum affordable purchase price identified in Tables 11 and 12 with the estimated all-in cost for developing new for-sale housing units, as discussed above. The analysis assumes an average unit size of approximately 1,000 square feet, which represents the low end of the range of unit sizes currently being considered for development in the Eastern Sierra Region by the local development community. To illustrate the range of potential development costs, the analysis considers both the low-end and the high-end estimates discussed above.

Based on this approach, BAE estimates that lower-cost manufactured housing, at a cost of just over $300 per building square foot, could be reasonably affordable to households earning 100 percent of AMI or higher in Mono County, or 120 percent of AMI of higher in Inyo County. By comparison, higher-end stick-built construction may only be reasonably affordable at relatively high-income levels (e.g., 350 percent of AMI), with households earning more modest incomes requiring subsidies of up to around $400,000 per unit if priced to be affordable at the median income. The required subsidy naturally increases as the targeted income level decreases.

Table 20: Example Subsidy Requirements for New Construction For-Sale Housing

INYO COUNTY

Household Income Category	Household Income (a)	Max. Afford. Sale Price (b)	Development Cost (c)		Financing Surplus/(Gap)(f)	
			Low (c)	High (d)	Low	High
Median Income (100% MFI)	$77,750	$256,130	$309,000	$700,000	($52,870)	($443,870)
Moderate Income (120% AMI)	$93,300	$307,355			($1,645)	($392,645)
Achievable (150% AMI)(b)	$136,063	$448,227			$139,227	($251,773)
Achievable (200% AMI)(b)	$155,500	$512,325			$203,325	($187,675)

MONO COUNTY

Household Income Category	Household Income (a)	Max. Afford. Sale Price (b)	Development Cost (c)		Financing Surplus/(Gap)(f)	
			Low (c)	High (d)	Low	High
Median Income (100% MFI)	$94,800	$312,297	$309,000	$700,000	$3,297	($387,703)
Moderate Income (120% AMI)	$113,750	$374,723			$65,723	($325,277)
Achievable (150% AMI)(b)	$142,200	$468,445			$159,445	($231,555)
Achievable (200% AMI)(b)	$189,600	$624,594			$315,594	($75,406)
Achievable (350% AMI)(b)	$331,800	$1,093,039			$784,039	$393,039

Notes:
(a) Based on the 2025 income limits published by California Department of Housing and Community Development (HCD). Assumes an average household size of 2.0, based on the average household size of 2.26 in Inyo County and 2.35 in Mono County, per the 2019-2023 American Community Survey (ACS), which was then rounded to the nearest whole number.
(b) Affordable purchase prices are as calculated in Tables 11 and 12.
(c) The all-in development costs per unit, meaning including land, hard and soft construction costs, governmental fees, and a reasonable developer profit, are based on conversations with local developers and evaluation of available market data.
(d) Based on an all-in cost for manufactured homes of ~$309 per square foot, assuming a 1,000 square foot unit.
(e) Based on an all-in cost for stick-built construction of ~$600 per square foot, assuming a 1,000 square foot unit.
(f) Equal to the maximum affordable sale price minus the estimated development cost per unit.

Sources: HCD; California Department of Insurance, Homeowners Premium Survey; Inyo County, Tax Rate Schedules; Freddie Mac; Local Area Developers; BAE, 2025.

Table 21: Example Subsidy Requirements for New Construction Rental Housing *(Page 1 of 2)*

INYO COUNTY

	Income Level					
	Acutely Low Income (15%)	Extremely Low Income (30%)	Very Low Income (50%)	Low Income (80%)	Moderate Income (120%)	Achievable Income (150%)
Household Income Limit (a)	$11,700	$23,050	$38,400	$61,400	$93,300	$116,625
Maximum Affordable Monthly Rent Per Unit (b)	$14	$297	$681	$1,256	$2,054	$2,637
Monthly Operating Expenses (c)	$670	$670	$670	$670	$670	$670
Vacancy (d)	5%	5%	5%	5%	5%	5%
Net Operating Income Per Unit (e)	($657)	($388)	($23)	$523	$1,281	$1,835
Net Operating Subsidy from Other Sources (f)	$657	$388	$23	$0	$0	$0
Monthly Supportable Debt Service Per Unit (g)	$0	$0	$0	$419	$1,025	$1,468
Loan Amount (h)	$0	$0	$0	$68,051	$166,473	$238,421
Affordable New Unit Development Cost (i)	$700,000	$700,000	$700,000	$700,000	$480,000	$480,000
Financing Surplus/(Gap) Per New Unit (j)	**($700,000)**	**($700,000)**	**($700,000)**	**($631,949)**	**($313,527)**	**($241,579)**

MONO COUNTY

	Income Level					
	Acutely Low Income (15%)	Extremely Low Income (30%)	Very Low Income (50%)	Low Income (80%)	Moderate Income (120%)	Achievable Income (150%)
Household Income Limit (a)	$14,250	$24,550	$40,850	$65,400	$113,750	$142,200
Maximum Affordable Monthly Rent Per Unit (b)	$110	$368	$775	$1,389	$2,598	$3,309
Monthly Operating Expenses (c)	$670	$670	$670	$670	$670	$670
Vacancy (d)	5%	5%	5%	5%	5%	5%
Net Operating Income Per Unit (e)	($565)	($321)	$66	$650	$1,798	$2,474
Net Operating Subsidy from Other Sources (f)	$565	$321	$0	$0	$0	$0
Monthly Supportable Debt Service Per Unit (g)	$0	$0	$53	$520	$1,438	$1,979
Loan Amount (h)	$0	$0	$8,608	$84,454	$233,549	$321,414
Affordable New Unit Development Cost (k)	$700,000	$700,000	$700,000	$700,000	$480,000	$480,000
Financing Surplus/(Gap) Per New Unit (i)	**($700,000)**	**($700,000)**	**($691,392)**	**($615,546)**	**($246,451)**	**($158,586)**

- Continued on Next Page -

Sources: California Department of Housing and Community Development (HCD), State Income Limits; California Tax Credit Allocation Committee (CTCAC), Project Applications; Stanislaus County Housing Authority; BAE, 2025.

Table 21: Example Subsidy Requirements for New Construction Rental Housing *(Page 2 of 2)*

Notes:
(a) Based on the 2025 income limits published by California Department of Housing and Community Development (HCD). The analysis assumes an average household size of 2.0, which is based on the average household size of 2.26 in Inyo County and 2.35 in Mono County, as reported by the 2019-2023 American Community Survey (ACS), which was then rounded to the nearest whole number.
(b) Affordable rents equal 30 percent of gross monthly income, minus a utility allowance. The utility allowance is derived based on the 2024 figures published by the Stanislaus County Housing Authority, which prepares the calculations for Inyo and Mono Counties.
(c) Based on the average operating expense for tax credit affordable housing units in California in 2025, according to Novogradac.
(d) Based on industry standard assumptions for new development projects.
(e) Affordable monthly rent minus operating expenses and vacancy.
(f) Operating subsidy is necessary for units that generate negative net operating income based on the restricted rent level.
(g) Net operating income, plus operating subsidy, divided by the debt coverage ratio: 1.25
(h) Assumes the following financing terms: Interest Rate – 6.25% Loan Term – 30 years
(i) Based on a review of 2023 tax credit application for The Sawyer and development costs associated with market-rate development.
(j) Total development cost per unit minus the per unit supportable loan amount.

Sources: California Department of Housing and Community Development (HCD), State Income Limits, 2024; California Tax Credit Allocation Committee (CTCAC), Project Applications; Placer County Housing Authority; BAE, 2024.



Rental Housing Financing Gap

To calculate subsidy requirements for multifamily rental housing, this analysis compares the estimated maximum affordable rents identified in Table 15 and Table 16 with the estimated all-in cost for developing new for-sale housing units, as discussed above. The analysis assumes an average household size of two-persons occupying a one-bedroom unit. The assumed development cost for tax-credit affordable housing units is based on the average cost per unit at The Sawyer, as reported in the 2023 application submitted to the California Tax Credit Allocation Committee (TCAC). The cost to develop market rate multifamily rental housing is based on conversations with local developers and project proponents. The assumed operating expense is based on the average per unit cost for tax credit affordable housing units in California, as reported by Novogradac, as well as conversations with developers. Financing assumptions are based on conversations with developers.

Based on this approach, BAE estimates that rental housing may be likely to require subsidy across all income levels, even at rent levels roughly representative of the current market rate. As shown on Table 21, households earning 50 percent of AMI or less can contribute very little towards rent and operating expenses on an ongoing basis, and housing projects targeting this income level would likely require ongoing operating subsidies in addition to subsidies for construction costs. The average financing gap associated with provision of housing affordable at 80 percent of AMI is equal to between $600,000 and $650,000 per unit, on average. The estimated subsidy requirements for housing made available at rents affordable to households earning 120 percent to 150 percent of AMI are notably lower at $150,000 to $315,000 per unit, on average, assuming a higher supportable debt service and reduced development cost.

Residential Land Availability

Land availability is a significant known constraint to residential development in the Region.

Limited Private Land Ownership

According to public records, approximately 94 percent of the land in Mono County, and 98 percent of the land in Inyo County, is owned by federal, state, and local government agencies, with the largest single land holder being the federal government. Public lands in the region are primarily managed by the US Forest Service (USFS), the Bureau of Land Management (BLM), the National Park Service (NPS), the Department of Defense (DoD), the California Department of Fish and Wildlife (CDFW), the State Lands Commission, and the Los Angeles Department of Water and Power (LADWP). Much of the federal land is managed as open space by the Humboldt-Toiyabe and Inyo National Forests and the BLM to protect the natural resources, provide resource concessions (e.g., grazing, mining, timber harvesting, etc.), and for outdoor recreation. Local governments, including both Inyo and Mono County, have no planning authority. Much of the land owned by the LADWP is also maintained as open space to protect water resources. Local government agencies do have land use and planning authority over land owned by LADWP, except for activities directly relating to LADWP's public utility purpose, such as water transport facilities and hydroelectric power generation.

Constraints to Development of Private Land

In addition to the scarcity of privately owned land, some of that land is also located in remote locations, hazard-prone areas (e.g., avalanche zones), areas with limited access, and locations with limited utility availability (e.g., roadways and water and power infrastructure). In some cases, legal access to these lands cannot be provided, developed, or acquired, for example when the lands are surrounded by public lands like national forests, and local government agencies may be unable to provide normal and expected public services. Some areas also feature low soil permeability, which limits the use of septic-based sanitary facilities, when public sewer systems are not available. The region also features sensitive environmental zones, which further limits the ability to build on the limited supply of privately owned land.

Inventory Lands Suitable for Development

Recognizing the need to increase the supply of housing that is available for full-time occupancy by regional workforce households, local governments in the Eastern Sierra Region should consider preparing detailed inventories of land that would be suitable for new residential development. Factors that should be considered as part of the inventories should include, but should not limited to, questions of access, topography, utility availability, environmental sensitivity, and proximity to existing communities and centers of employment and community services. Additional secondary considerations include land ownership category and the applicable general plan and zoning designations, among other factors.

Inyo County received a grant under California Senate Bill 2 in 2020 and is working with Helix Environmental Planning prepare a vacant lands inventory. BAE recommends that the other local governments in the region pursue preparation of similar analyses, if they have not done so already. The inventories should go beyond the level of effort involved in preparation of the Housing Element land inventories, and should first focus on identifying sites that are positioned for near-term development under existing conditions, followed by sites that could be activated through minimal infrastructure improvements, with sites that would require negotiation with regional public land owners representing lower-tier opportunities.

Negotiation with Public Land Owners

Land requiring negotiation with public land owners will be subject to the policies and procedures of the overseeing agency, which may or may not align with the needs of the community. For example, opportunities to acquire land from LADWP are limited by the agencies responsibilities as a utility provider and City of Los Angeles' charter, which prohibits the sale of water rights (i.e., meaning that any land released by LADWP must be served by an existing community water system). Conversations with representatives from the Bureau of Land Management (BLM) and the Forest Service similarly found that while those agencies are sympathetic to community needs, there are limits on the land that can be designated as surplus. One agency representative also indicated that they lack the capacity to conduct a sites inventory and would require professional assistance from a qualified planning firm.

REGIONAL WORKFORCE HOUSING SURVEYS

To collect information on housing conditions, workforce housing needs, and the impact of the workforce housing shortage on job creation and economic sustainability, this research included administration of two region-wide housing surveys: one targeted towards residents and workers (resident-workforce survey), and the other targeted towards employers, business owners, and managers (employer survey). The information collected is intended to help inform understanding of housing needs throughout the region.

The data will also be used to verify and fill gaps in the information that is available from other sources, like from the U.S. Census Bureau. For example, local jurisdictions requested the inclusion of certain questions regarding demographic and household characteristics with the goal of separately comparing that data to the available statistics from the Census Bureau's American Community Survey (ACS), particularly for smaller Census Designated Places (CDPs) in the unincorporated areas, where either the Census data are unavailable, or appears to be unreliable based on available margin of error metrics. That analysis will be conducted separately from this research.

In addition to the analysis presented here, survey response data will be transferred to the Eastern Sierra Council of Governments (ESCOG), where it will be maintained and made available for use by local agencies, while also ensuring that respondent confidentiality is maintained.

Survey Administration and Outreach

BAE administered both the resident-workforce and employer surveys from June 2nd through August 15th of 2025. The surveys were primarily administered online using the SurveyMonkey web platform, though hard copy survey tools were made available upon request.

Survey Outreach and Marketing

Respondent recruitment was conducted using a wide variety of outreach channels, including:

- Press releases
- Email invitations
- Social media posts
- Newspaper ads
- Hard-copy flyers
- Hard-copy mailers
- Community partner outreach

Local jurisdictions and ESCOG were primarily responsible for conducting survey outreach, although BAE did also provide assistance with coordination. For examples of the outreach materials used for the purposes of administering both survey tools, please refer to Appendix B.

Survey Sampling Methods

Please note that this research applied a voluntary, non-probability, sampling method, and did not attempt to approximate a statistically representative sample of regional households, due to constraints related to project schedule and available resources (e.g., cost and staff time).

Survey Design and Development

The survey tools used for this research were loosely based on survey tools initially developed for the Tahoe Truckee Community Foundation (TTCF) and Tahoe Regional Planning Agency (TRPA) to help inform similar housing needs assessment research in the Lake Tahoe area. However, the survey tools administered in the Eastern Sierra region were then highly customized and tailored in coordination with local government representatives and ESCOG to better reflect the needs of the local community.

For copies of both survey tools, please refer to Appendix C.

Response Screening Methods

BAE received a total of 993 unique responses to the regional resident-workforce survey, and 196 unique responses to the employer survey. Responses were screened to identify duplicate entries based on a comparison of IP addresses and response patterns. BAE also reviewed metrics and questions designed to identify potential responses by Artificial Intelligence (AI) agents, including response duration (i.e., time to complete the survey), IP addresses, open ended response data (i.e., AI agents tend to respond to open ended questions in recognizable and consistent ways), and responses to trap questions (i.e., questions designed to elicit a certain response from human respondents, and a different response from AI agents), to identify computer generated responses. Based on BAE's review, computer generated responses were determined not to represent a significant component of the response pool.

Resident/Worker and Employer Respondent Profiles

To facilitate analysis, BAE filtered responses to each survey tool based on respondent characteristics. For the resident-workforce survey, respondents were filtered to identify resident respondents (people who live in the region, regardless of if/where they work), worker respondents (people who work in the region, regardless of where they live), and in-commuter respondents as a subset of worker respondents (people who work in the region, but live outside of the region). Employer respondents were analyzed as a single cohort.

For a full summary of survey responses for each respondent group, please see Appendix D. Please note that open ended response data are not included in the summary. To review open ended responses, please contact ESCOG to coordinate review of the desired data.

Resident Survey Respondents

The following are some of the key characteristics of resident respondents:

- 860 respondents indicated that they live, or have a home, in the region.
- 48 percent live in Inyo County and 52 percent live in Mono County.
    - 20 percent live in the City of Bishop and 13 percent in the greater Bishop area.
    - 32 percent live in the Town of Mammoth Lakes.
    - Remainder live in smaller communities throughout the region.
- 844 have their primary residence in the region.
    - Nine percent have a second home somewhere outside of the region.
- Resident respondents had the following household characteristics:
    - Average household size 2.5 persons, with 0.5 children.
    - 48 percent of respondents lived in married family households
    - Weighted average household income of $112,777 per year.
    - Respondents generally ranged in age from 30 to 50 years old, with 15 percent being over the age of 65, and only 2.4 percent under the age of 24.
    - Respondents generally reflect the distribution of residents by race/ethnicity, with 72 percent Non-Hispanic White and ten percent Hispanic/Latino.
        - Indigenous/Native American, Hispanic/Latino residents, and non-English speaking residents are likely underrepresented in the survey respondent pool.
    - 21 percent share their home with someone other than a spouse or relative.

Worker Survey Respondents

The following are some of the key characteristics of worker respondents:

- 833 respondents indicated that they work in the region most of the time.
- 45 percent work in Inyo County and 55 percent work in Mono County.
    - 28 percent work in the City of Bishop and eight percent in the greater Bishop area.
    - 41 percent work in the Town of Mammoth Lakes and two percent in the greater Mammoth Lakes area.
    - The remainder work in smaller communities throughout the region.
- 64 percent report that they go to a physical workplace.

    - Only 12 percent work remotely or from home, full-time.
    - 21 percent work a combination of on-site and remote.
- 45 worker respondents indicate that they commute out of the Easter Sierra Region to a work location(s), or live in the region but work remotely, for an employer located outside of the region.
    - These workers primarily report workplace locations ranging from the San Diego and Los Angeles areas, to the greater Las Vegas area, and the San Francisco Bay Area, among a wide variety of workplace locations.
- The average worker respondent holds 1.4 jobs.
    - 67 percent report having only one job; 26 percent report having two jobs; and seven percent report having three or more.
- 83 percent of worker respondents are employed on a full-time basis; 16 percent are part-time; and two percent work a hybrid or variable schedule.
- 52 percent work on an hourly basis, while 38 percent are on salary.
    - Four percent report working on a commission basis.
    - Seven percent are mostly self-employed or work on a contract basis.
- 92 percent of worker respondents indicated that they work year-round.
    - Only ten percent reported working mainly on a seasonal basis.
    - This suggests that the data likely undercount seasonal workers, which account for roughly ten to 20 percent of regional wage and salary employment.

In-Commuter Survey Respondents

Workers that are employed within the region, but that live in the region part-time and/or who commute in from residence locations outside of the region are "in-commuters." In-commuters are an important subpopulation of the regional workforce. In many rural-resort communities, the rate of in-commuting can be high as a result of high housing costs and the availability of lower cost housing options within a reasonable driving distance. Within the Eastern Sierra Region, this dynamic is shown by the cross-commute between the Town of Mammoth Lakes, Crowley Lake, and greater Bishop area, where high housing costs in the Town of Mammoth Lakes have pushed many worker households to choose to reside in other outlying communities that are within driving distance. To reduce reliance on in-commuter workers, it is important to provide workforce housing options that are suitably sized and priced to be affordable to current in-commuter workforce households.

- 22 respondents (2.6 percent) reported working in the region, while primarily living somewhere outside of the region, based on reported work and residence ZIP Codes.
    - 19 reported having a place to live in the region, while they are here for work.

- 55 percent of in-commuter workers reported working in the Town of Mammoth Lakes and nine percent reported working in greater Bishop area.
- 59 percent reported going to a physical workplace or being employed on a hybrid in-person and remote basis.
    - 32 percent reported remote work as their primary work format.
- 82 percent of in-commuters reported holding only one job.
- 59 percent report working full-time, while 41 percent report being part-time.
- 50 percent report working on an hourly basis, with only 27 percent being salary.
- 64 percent of in-commuters report working year-round, 36 percent are seasonal.
- In-commuters are employed in a variety of industries, with the largest concentrations in sales occupations, entertainment and sports, and farming and forestry occupations.
- Of the 22 in-commuter respondents, 68 percent indicated that they were "somewhat likely" or "very likely" to move to Inyo or Mono Counties, if housing that meets their needs became available in their price range.

Employer Survey Respondents

The following are some of the key characteristics of employer respondents:

- 196 employers responded to the employer survey.
    - 36 percent are located in the City of Bishop and 35 percent are in the Town of Mammoth Lakes.
    - Other notable concentrations include the greater Bishop area outside of the City limits (5.3 percent), June Lake (4.7 percent), Mammoth Lakes outside of the Town limits (4.1 percent), and Lone Pine (3.5 percent).
- 25 percent of respondents represented the hospitality industry, while 20 percent of responding employers were representing government agencies.

Current Housing Situation

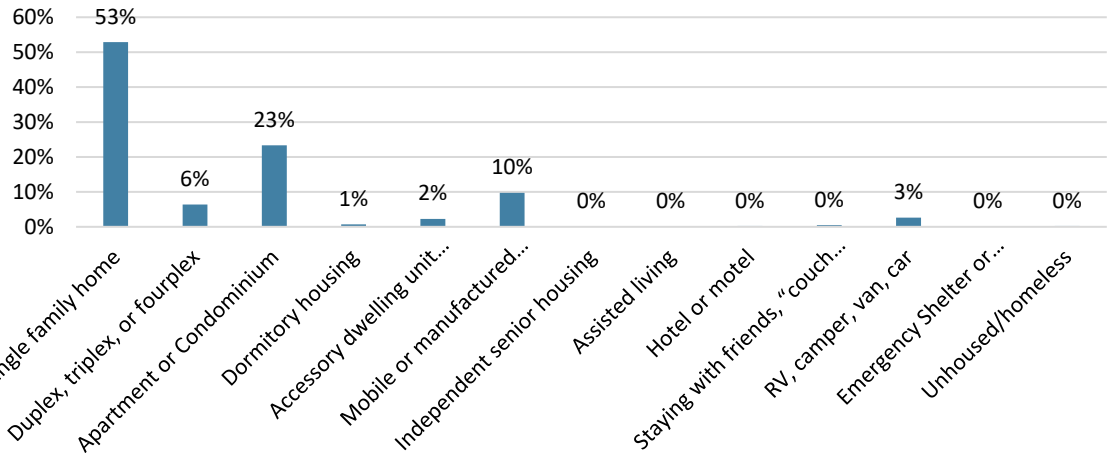
The following summarizes the stated housing-related attributes and characteristics of resident and worker survey respondents, including topics like household tenure (i.e., renters versus owners), housing type, and housing costs. The analysis also summarizes data collected on housing problems faced by residents and workers.

- Resident and worker respondents were fairly evenly divided between renters and homeowner households.
    - When asked whether they rent or own, some respondents selected "other". Among the open-ended responses given, most indicated that they either live

with family/friends or in a family-owned unit, live in employee housing, or rent a space in a mobile home or RV park, but own the unit itself.

- Both the resident and worker respondent pools show similar distributions of respondents by current home type, with single-family homes (53 percent) and apartments/condominiums (23 percent) being the most common housing types.

Figure 36: What type of home is it? (Select one from the drop-down menu, or fill in the space for "Other"), Resident Respondents Only



Sources: BAE, 2025.

  - Notable shares of respondents also reported living in -plex units (six percent) and mobile/manufactured homes (ten percent), which roughly aligns with the distribution of the housing stock by type throughout the region.

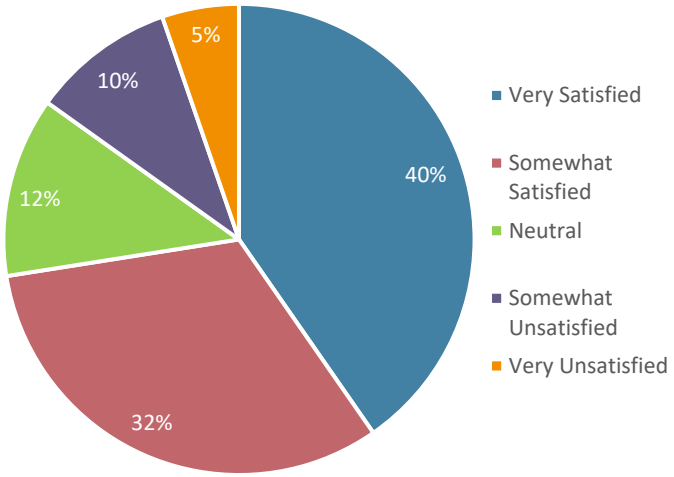
- Both resident and workforce respondents reported a weighted average unit size of 2.4 bedrooms per unit. This notably compares to 2.5 and 2.6 persons per household on average for resident and worker respondents, respectively.
  - Based on the housing size standard of one person per bedroom plus one, this suggests that households are occupying larger units than needed on average, which corresponds with findings from analysis of the available Census data.
- The weighted average unit size for both resident and worker respondents was around 1,400 to 1,450 square feet.
  - The data show a significant concentration of resident and worker respondents (~84 percent) living in units between 500 and 1,999 square feet, and particularly within the 500 to 999 and 1,000 to 1,499 square foot categories (~54 percent).

- Respondents report living in their current home for a weighted average of eight to nine years.
    - Only 13-14 percent of respondents have lived in their unit for less than one year; and 23-24 percent have lived in their homes less than two years.

Housing Challenges and Concerns

The following summarizes responses to questions pertaining to housing satisfaction, as well as housing challenges and concerns among resident and worker respondents.

Figure 37: How satisfied you are with your primary residence, Resident Respondents Only

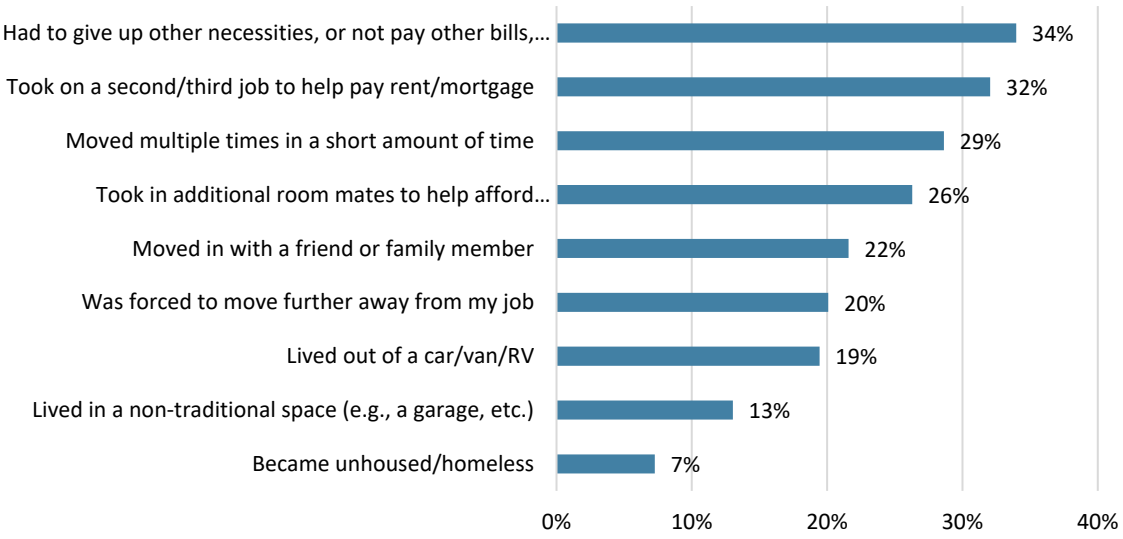


Sources: BAE, 2025.

- As shown in Figure 37, around 70 percent of resident and worker respondents indicated that they are either "somewhat satisfied" or "very satisfied" with their current primary residence, while around 15 percent were somewhat or very unsatisfied.
    - Nonetheless, 30 percent of resident respondents and 34 percent of worker respondents indicate that they are actively looking for a new place to live.
    - Among those that indicated they were actively looking for a new place to live, most indicated that they are always on the lookout for more affordable/suitable housing options. This option was particularly prominent among renters.
        - The next most common response was among respondents who indicated that they are at least interested in purchasing a home for themselves.
        - Other common responses included looking for larger homes and/or properties with outdoor space, as well as respondents that were living with roommates that want more private accommodations, renters acknowledging that renting is inherently unstable, and people who indicated that they intend to move out of the area altogether for a host of different reasons, ranging from high costs to "liberal policies".

- On average, resident and worker respondents paid $1,739 and $1,859 per month on housing costs, respectively, including rent or mortgage payments, but excluding utilities, insurance, and taxes, etc.
    - Only 13 percent of respondents indicated that they pay dues or other expenses as part of a homeowner's association, with a weighted average annual cost of roughly $2,500 per respondent household.
- Among all respondents, roughly 50 percent spent more than 30 percent of their gross income on housing costs, which is the industry standard definition for overpayment, also known as a high "housing cost burden." Thirteen percent of respondents indicated that they pay 50 percent or more of their income on housing costs, which is considered a "severe housing cost burden."
- The resident-workforce survey asked respondents whether they had experienced any of a number of problems due to a lack of available and/or affordable housing.
    - Fifty seven percent of respondents indicated that they experienced at least one of the identified housing problems.
    - Figure 38 illustrates the share of respondents that reported experiencing any of the identified housing problems by type of housing problem.
- When asked about whether they have fallen behind on rent or mortgage payments within the past 12 months, or are at risk of doing so:
    - Just under 80 percent indicated that they have not been and are not at risk of falling behind on housing payments.

Figure 38: Have you experienced any problems due to a lack of available and/or affordable of housing? (Select all that apply)



Sources: BAE, 2025.

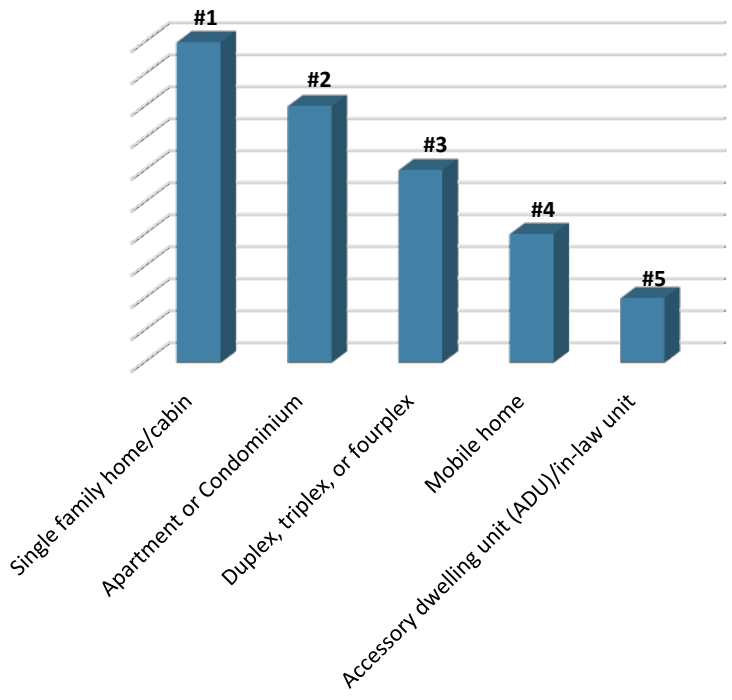
- While only five percent of respondents indicated that they have fallen behind, these households are likely at imminent risk of displacement.
- Another 16 to 17 percent of resident and worker respondents indicated that they have not yet fallen behind, but are at risk of doing so, which also puts these households at risk of potential displacement in the near future.

Workforce Housing Preferences

The following summarizes the stated housing preferences of resident and worker respondents. Please note that stated preferences often do not align with economic realities. For example, survey questions of this nature often find that households of all kinds prefer to own their own homes and often prefer large, detached, single-family homes over higher density housing options, like townhomes or apartments; however, many households often lack the financial resources to comfortably purchase detached single-family homes in their market. Therefore, the following stated preference survey results should be interpreted with caution.

- Resident-worker survey respondents were asked to identify their preferred type of housing across a range of different structure types, ranging from single-family homes, to apartments, mobile homes, independent senior living, etc.
- Figure 39 shows the top five preferred housing types in the Eastern Sierra Region. To identify each housing type's rank, BAE added the total number of respondents that identified each housing type as one of their top three preferences.

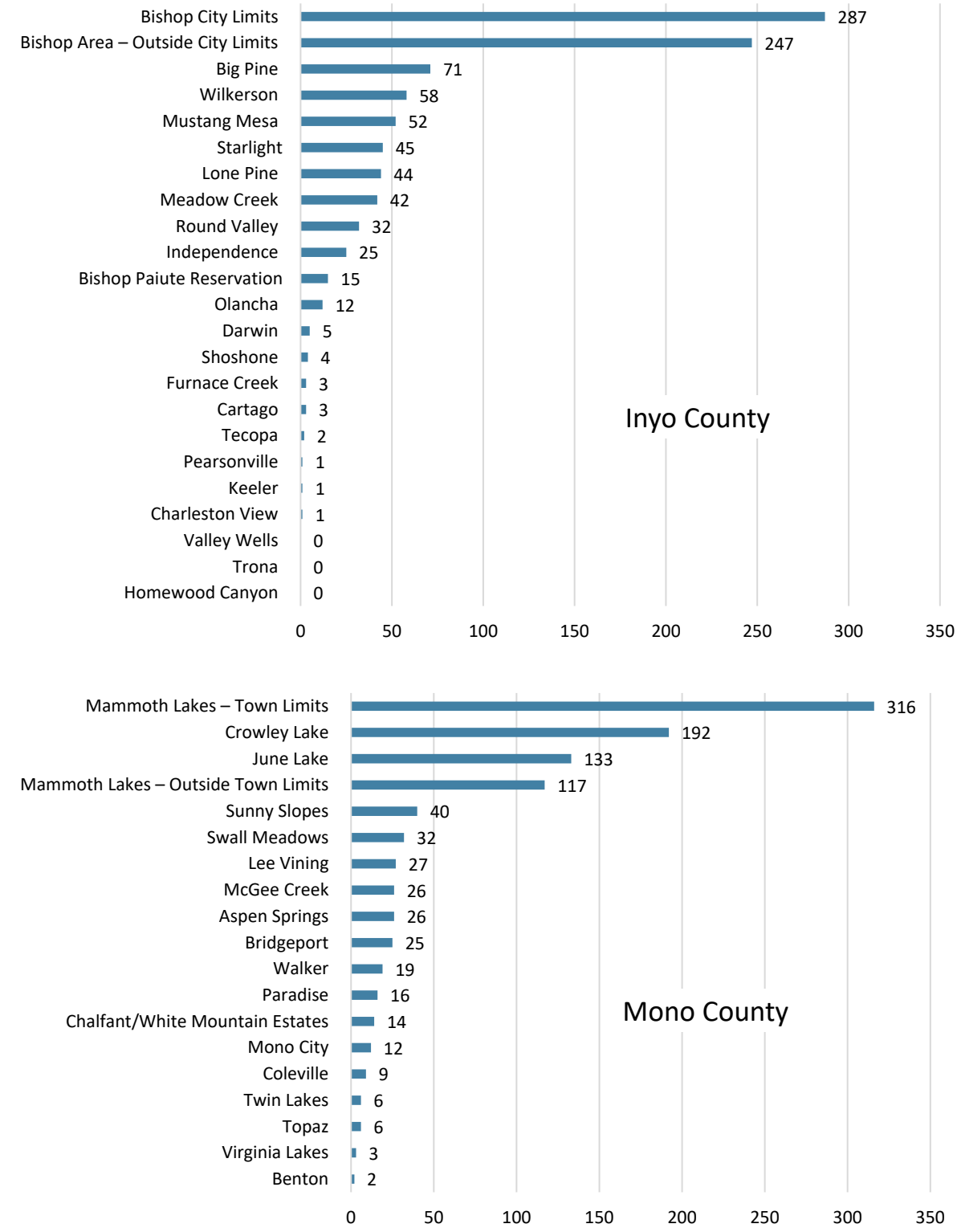
Figure 39: Please select the top three housing types you would most prefer to live in? (Top Five Preferred Housing Types)



Sources: BAE, 2025.

- Figure 40, on the following page, reports the relative frequency with which worker respondents indicated their preferences for residence locations.

Figure 40: Please select the top three places in Inyo and Mono Counties where you would most prefer to live? (Total Number of Selections)

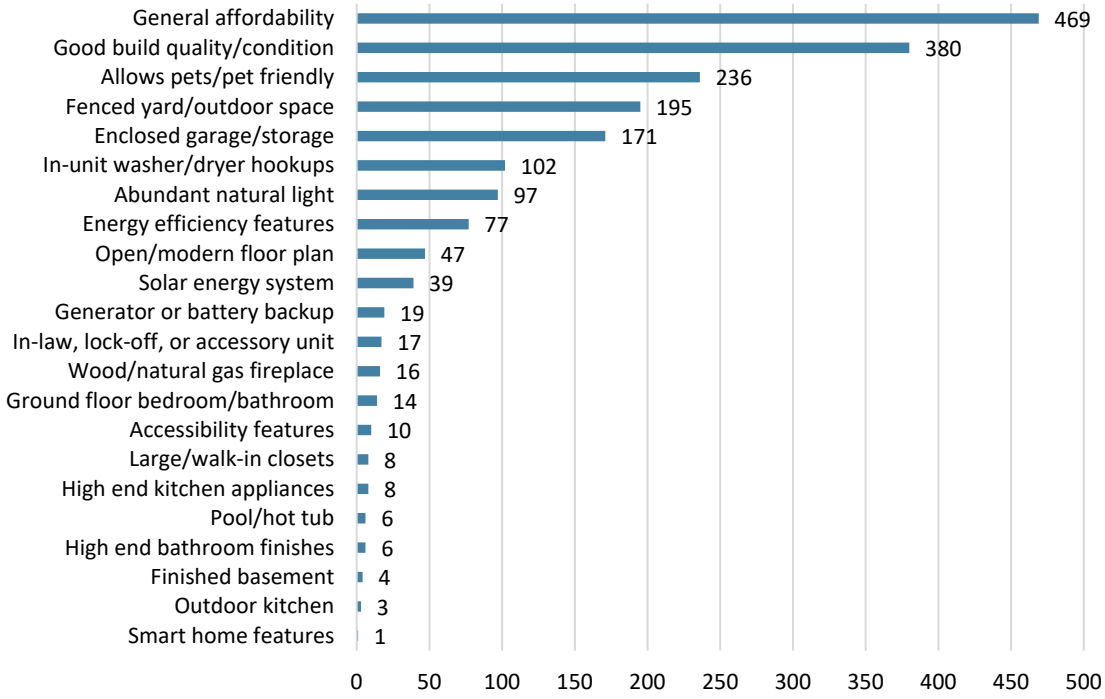


Sources: BAE, 2025.

- Figure 40 generally reflects worker preferences to live in proximity to the major population centers of the Town of Mammoth Lakes and City of Bishop, including within the incorporated communities themselves and in more suburban areas in proximity to the two main population nodes, such as in June Lake, Crowley Lake, Wilkerson, Mustang Mesa, and the greater Bishop area, among other smaller neighborhoods.
- Qualitative analysis of open-ended responses describing respondents' reasons for preferring these areas indicate that workers appreciate:
    - Access to recreational opportunities;
    - Proximity to employment;
    - Proximity to family, friends, and tribe;
    - Access to resident amenities, like community centers, grocery stores, and restaurants;
    - Availability of desirable housing types.
- For respondents that prefer areas outside of the Town of Mammoth Lakes and City of Bishop, many respondents commented on themes similar to:
    - More rural and less populated;
    - More peace and quiet;
    - Lower cost of housing and land;
    - Separation from tourist activities.

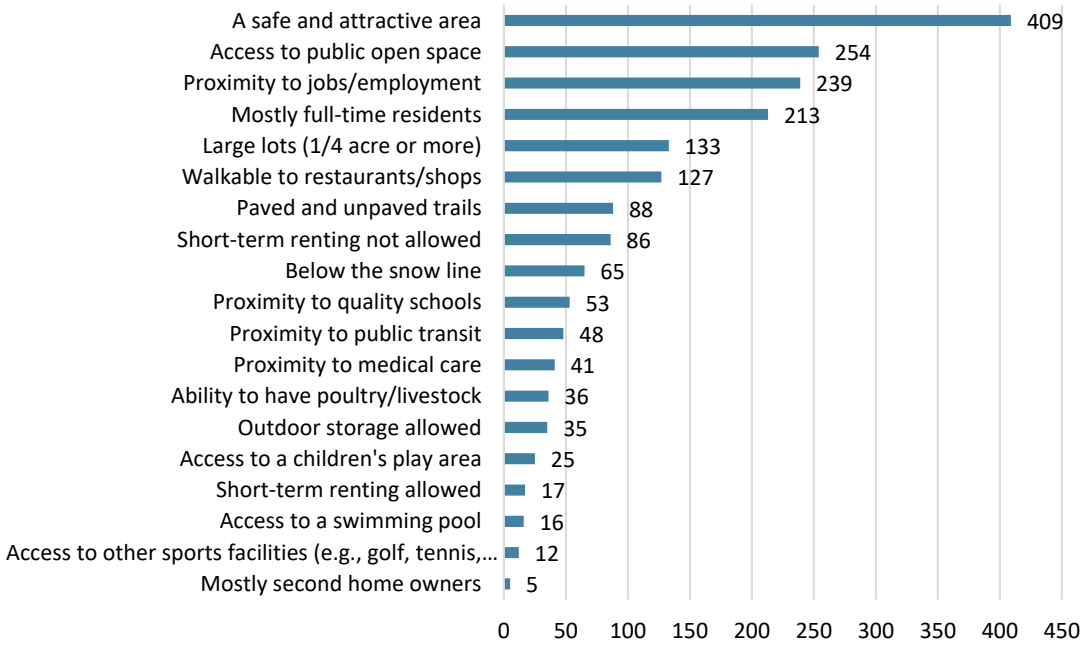
- Respondents were also asked about the characteristics that they would most prefer in a housing unit and in the neighborhood in which they live.
    - Figures 41 and 42, on the following page, illustrate the relative preferences for different types of housing and neighborhood characteristics.
    - The data reflect common patterns with regard to housing preferences, including a desire for newer higher quality housing units, with ample indoor and outdoor space, as well as storage and common amenities.
    - However, the most commonly preferred attribute for housing units, according to both resident and worker respondents, was "general affordability".
    - Among the top preferences for neighborhood amenities, respondents prioritize having a safe and attractive area first and foremost, followed by access to open space and proximity to employment.
        - Respondents also highlighted a preference for neighborhoods that are comprised of mostly full-time residents.

Figure 41: Which would you most prefer to have as characteristics of your primary residence? (Total Number of Selections)



Sources: BAE, 2025.

Figure 42: Which neighborhood characteristics are most important to you? (Total Number of Selections)



Sources: BAE, 2025.

Relocation Potential (Non-Resident Workers)

To better understand the relocation and housing preferences of in-commuters, BAE also prepared a cross-tabulation of resident-worker survey responses for respondents that indicated that they work within the Eastern Sierra Region, but maintain their primary residence elsewhere. This information is important to the quantitative housing needs model, discussed later in this report because, due to a lack of information on the household characteristics of in-commuters, data are otherwise not available through any publicly available data source. In particular, the quantitative housing needs model utilizes data collected using the resident-worker survey on the stated likelihood that in-commuters would relocate into the Eastern Sierra Region if adequate housing options were made available in their price range.

- There were 22 respondents that fit the definition of an in-commuter for the purposes of this research, which includes a stated work location located within the Eastern Sierra Region and a primary residence location outside of the Eastern Sierra region.

Table 22: How likely would you be to move to Inyo or Mono Counties, if housing that meets your needs became available in your price range?

Response Options	Count	Percent
- Very likely	13	59%
- Somewhat likely	2	9%
- Neutral	1	5%
- Somewhat unlikely	3	14%
- Very unlikely	3	14%
Total, All	**22**	

Sources: BAE, 2025.

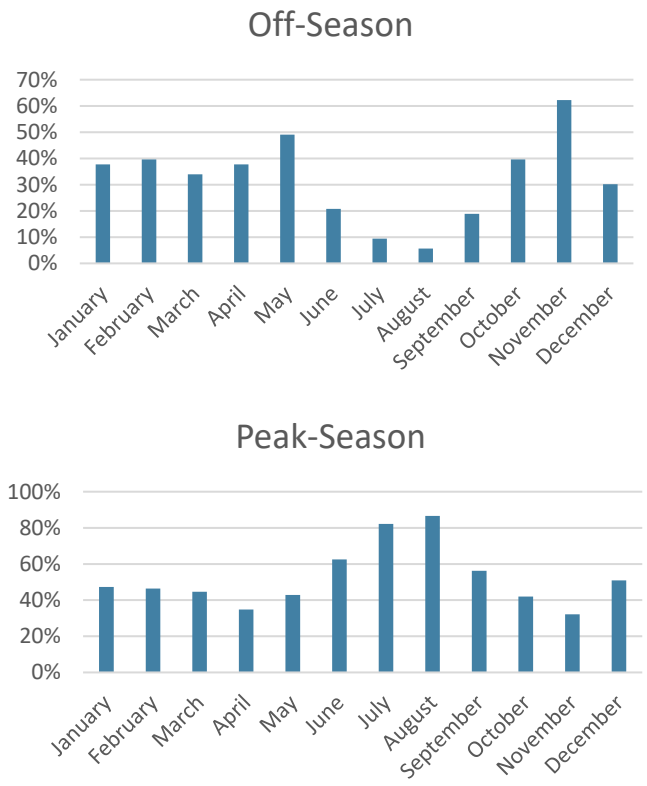
- In-commuters were asked, "How likely would you be to move to Inyo or Mono Counties, if housing that meets your needs became available in your price range?"
- Sixty eight percent of respondents indicated that they would be "very likely" or "somewhat likely" to relocate into the region, if adequate housing options were made available in their price range. However, this finding data should be interpreted with caution.
- In-commuters surveyed as part of this research were evenly split between renters and owners, recognizing that households that already own a home often prefer to purchase a home within a community they may be moving into.
- The housing preferences of in-commuters generally reflect the same characteristics as those of worker households, with some limited differences in the stated.
    - In-commuters put "general affordability" second, compared to the general worker respondent pool, followed by "good build quality/condition".
    - The top five preferred residence locations among in-commuters include, the Mammoth Lakes and Bishop areas, as well as Lone Pine and Crowley Lake.

Employer Survey Responses

The employer survey primarily asked questions about the business climate, labor availability and retention, and the relationship between housing and the economic health.

- 65 percent of respondents indicated that they are mostly year-round; 35 percent reported having an off season.
    - Figure 43 illustrates the distribution of respondents by reported off-season months.
    - During their off-season, employer respondents have a weighted average of 10.5 full-time employees and 6.75 part-time employees.
    - 74 percent reported having positions that went unfilled, with a weighted average of 2.2 full-time positions and 2.9 part-time positions.

Figure 43: Employer Respondents, and Off-Season and Peak-Season Months



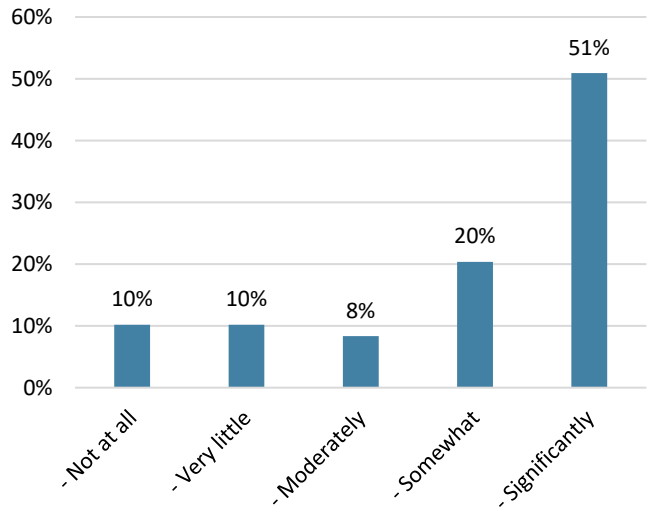
Sources: BAE, 2025.

- 59 percent of employer respondents reported having a 'peak season' period.
    - Figure 43 also illustrates is the distribution of respondents by reported peak season months.
    - During peak season, employers report a weighted average of 22 full-time and 16 part-time employees.
    - During the most recent peak season, 62 respondent employers (51 percent) reported having positions go unfilled during the most recent peak season, with a weighted average of 15 full-time and eight part-time positions per employer, which equals around 935 full-time positions and 350 part-time positions.
        - These figures are notably influenced by large employers, some of whom report between 100 and 350 unfilled positioned. If these are

removed, the average drops to seven unfilled full-time positions and five unfilled part-time positions per employer, for a total of ~400 unfilled full-time positions and ~200 unfilled part-time positions.

- 53 percent of employers reported expecting at least some of their year-round workers to retire in the next five years, with a weighted average of eight per employer.
- Of 119 employer respondents that completed this question, 79 percent reported having employee turnover, with a weighted average of 25 percent per year.
- Eighty-two businesses reported that they expect their business to grow over the next five years, with a weighted average of 31 percent growth expected.
    - Another 21 respondents reported that they expected their business to shrink over the next five years, by a weighted average of ten percent.
- Employers report relying on a range of worker types, with 57 percent of reported workings being year-round residents, and only 11 percent being foreign workers.
- 45 percent of employer respondents report offering some form of housing assistance.
    - Of those, more than half provide rental listings to their employees; nearly half provide employee housing directly; and around one-quarter provide assistance with locating roommates, while ten percent provide a housing stipend.
- A total of 19 employers reported providing housing for their workers directly, including a total of 306 reported housing units.
    - 55 percent of those units are dormitory spaces, while 43 percent are dedicated apartment units, and three percent are single-family homes.
- Of 92 employers that indicated they do not currently provide housing assistance, 17 percent indicated that they would be somewhat interested in doing so, and 22 percent indicated that they would strongly consider it.
- 71 percent of respondents indicated that housing availability impacts their ability to recruit and retain workers, either "somewhat" or significantly," as shown in Figure 44.
- Respondents indicated that they expect their business would have grown by a weighted average of 17 percent more over the past five

Figure 44: How much does housing impact your ability to recruit and retain workers?



Sources: BAE, 2025.

years, and expect that it could grow by a weighted average of 23 percent more than otherwise expected, if workforce housing were more available and/or affordable.

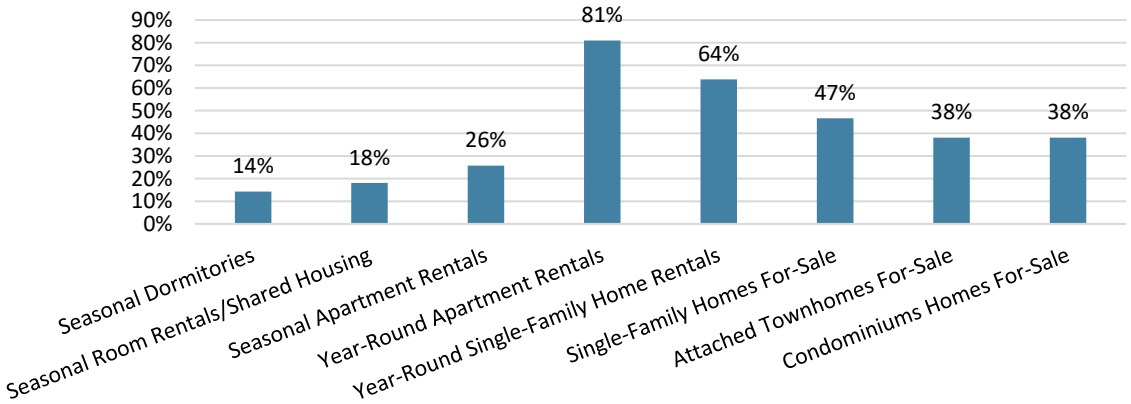
- Respondents were asked to rank the extent to which the following issues impact Inyo and Mono County on a scale of "no impact" to "severe impact". The values in Figure 45, below, reflect the number of respondents that selected each option.
    - Employers were asked to check all of the housing types that they feel would best fit the needs of their workers and those they are working to recruit (see Figure 46).
    - The housing types that were identified as most needed were both year-round and seasonal rental homes, including both apartments and single-family units.

Figure 45: How much do the following issues impact Inyo and Mono Counties? (Select one ranking per topic, from "No impact" to "Significant impact")

	No Impact	Minor Impact	Moderate Impact	Significant Impact	Severe Impact
Insufficient availability of housing	3	6	10	33	55
Lack of housing affordability	3	7	5	30	62
Shortage of year-round housing	1	6	12	36	51
Shortage of seasonal housing	11	9	27	29	29
Lack of rental housing	2	6	8	44	47
Lack of housing available for-sale	4	16	22	32	30
Lack of housing close to job centers	12	18	22	26	25
Transportation for workers/residents	13	29	35	10	17
Poor quality of available housing	8	19	31	18	27

Sources: BAE, 2025.

Figure 46: What type of housing would best fit the needs of your workforce and those you are working to recruit? (Select all that apply)



Sources: BAE, 2025.

QUANTITATIVE HOUSING NEEDS MODEL

The following section summarizes estimates of the order of magnitude of housing demand originating from existing resident, non-resident, and seasonal worker households, as well as homeless individuals. These estimates illustrate the relative magnitude of the mismatch between the available housing stock within the region and the types of housing and housing pricing that may best suit the needs of the region's workforce. The estimates should not be interpreted strictly as the number of new units that need to be built, but rather as the number of households with unmet housing needs. Those housing needs may be met through a variety of methods, including new construction, but may also be met through alternative strategies. For example, a portion of the estimated unmet demand comes from households that live in housing units with inadequate kitchen and plumbing facilities, which are overcrowded, or in households that are significantly overpaying for housing. Therefore, a portion of the estimated unmet demand may be satisfied through programs aimed at residential rehabilitation and towards improving affordability within the existing rental and for-sale housing units. Nonetheless, a portion of the identified unmet demand, notably the demand from non-resident in-commuter workforce households and households associated with new employment growth, must be satisfied through the provision of new units that are made available either new construction or the opening up of existing second homes for full-time occupancy.

Modeling Approach

The quantitative housing needs model is focused on estimating housing demand among four distinct 'cohorts,' each of which represents a distinct need within the region:

- **Resident Workforce** – Resident worker households include at least one year-round worker that is employed either within or outside of the region.
- **In-Commuter Workforce** – Households with at least one worker that commutes into the region but lives elsewhere.
- **Seasonal Workforce** – Resident worker households with only seasonal workers.
- **Homeless/Unhoused** – People living, and potentially working, in the study area, without a safe, secure, and consistent place to live.

For the purposes of this analysis, unmet housing need (including people and households who are 'inadequately' housed, as well as those in need of housing) is defined to include a variety of different types of housing needs. For example, the definition includes households that significantly overpay for housing (i.e., greater than 30 percent of income), who live in overcrowded conditions (i.e., more than one person per room), and households that live in substandard housing conditions (i.e., without complete kitchen and/or bathroom facilities), as documented by the U.S. Census Bureau.

In addition to the resident workforce household cohort, the unmet housing needs estimated here also include households that contain workers who are employed in the region, according to the Census Bureau, and who indicated that they would prefer to live in the region as part of a recent regional resident and workforce survey, but who are driven to commute due to a lack of adequate and affordable housing options.

Due to the increasing prevalence of 'working poor' and 'van life' individuals within the regional labor force this research also identifies the number of homeless individuals living in the region, either on the street or in non-traditional types of housing, like living in vehicles or 'couch surfing,' as documented in the 2025 Point-in-Time (PIT) Count.[5] Although homeless and unhoused individuals may, or may not, be active members of the labor force, their needs represent an important and extreme component of the regional housing need, and are therefore included as part of the workforce housing needs estimates presented here.

Due to the wide variation in housing costs that exist throughout the region, both for rental and for-sale housing, the model was designed to account for the alignment between household incomes and housing costs within each jurisdiction. More specifically, the housing needs estimates exclude estimated unmet housing needs among households with incomes greater than would be needed to afford market-rate housing within each jurisdiction. For example, the estimates include housing needs among households in the City of Bishop with incomes up to 200 percent of AMI, which is the income needed to purchase the median-priced single-family home. By comparison, the need estimates for the Town of Mammoth Lakes include housing needs among households earning up to 350 percent of AMI, which is the income required to purchase the median priced single-family home in that jurisdiction.

Data Sources

The Workforce Housing Needs Assessment relies on a variety of publicly available government data sources, which are then supplemented using data collected through the tailored regional resident and workforce survey (described in the prior chapter of this report) that BAE administered in coordination with local jurisdictions between June and August of 2025. The research leverages the most current data available at the time the analysis was conducted. The following housing need estimates rely on data from sources like the 2019-2023 American Community Survey (ACS), the 2017-2021 Census Transportation Planning Package (CTPP), the 2019-2023 Public Use Microdata Sample (PUMS) data sets published by the U.S. Census Bureau, and the 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data set published by the U.S. Department of Housing and Urban Development (HUD). The analysis also incorporates information on local homeless populations collected as part of the most recent available Point-in-Time (PIT) Count prepared by the Eastern Sierra Continuum of Care

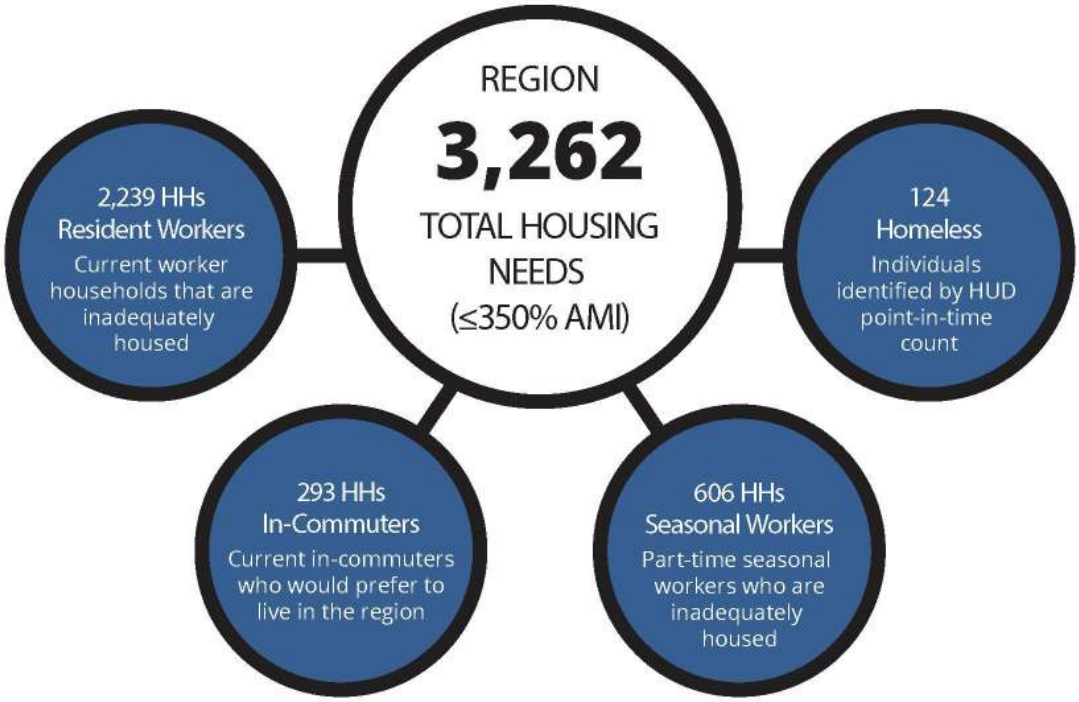
[5] https://easternsierracoc.com/point-in-time-count-pit/

(ESCoC). For more information on the data sources used for this research, please see the relevant section for each cohort of the estimated regional housing need below.

Total Unmet Housing Need

Figure 47 illustrates the total estimated unmet housing need in the Eastern Sierra Region is equal to 3,262 households or housing units. Again, meeting this demand may include a combination of constructing new units, as well as programs designed to improve affordability, address overcrowding, and mitigate substandard housing conditions. The estimates reflect the existing unmet housing demand originating from existing resident and non-resident worker households in the region. The data indicate that 2,239 existing resident workforce households with incomes of 350 percent of AMI and below are inadequately housed, accounting for just under 70 percent of the total unmet need. The housing needs model excludes households earning more than the income required to afford market-rate housing within each jurisdiction. Seasonal workforce households represent the second largest cohort at 606 households, followed by in-commuters at 293 households. The regional Continuum of Care also reported approximately 124 homeless individuals in the region as of January 2025.[6]

Figure 47: Total Unmet Housing Need (in HHs/Units) by Cohort, ≤ 350% of AMI, 2025



Sources: BAE, 2025.

[6] The PIT Count is notably conducted in January, per federal requirements, which likely impacts the number and relative visibility of homeless persons in the community.

Housing Needs Bridge

Figure 48, below, illustrates the order of magnitude of workforce housing demand in the Eastern Sierra Region by major income category, including lower-income households (less than or equal to 80 percent of AMI) that may be best served by tax credit affordable housing development and other typical local, state, and federal affordable housing subsidy programs, moderate and upper-middle income households that are likely to be best served by market-rate rental housing projects and entry level for-sale housing projects, and upper income households that would likely be interested in participating in the for-sale housing market but which may lack the resources needed to do so within some submarkets.

Figure 48: Unmet Housing Needs by Income Group, ≤ 350% of AMI, 2025



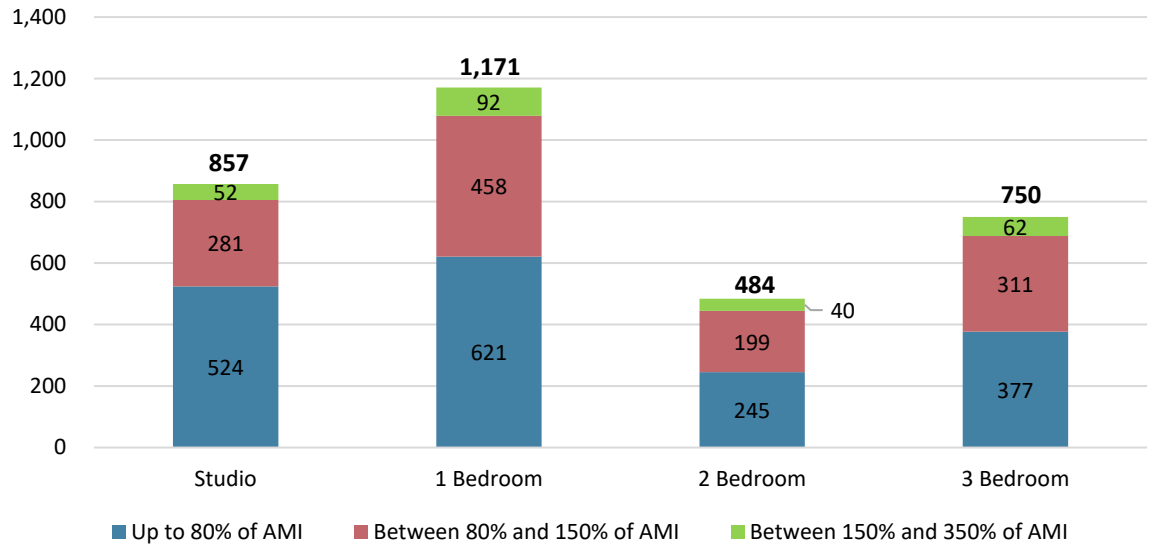
Source: BAE, 2025.

Housing Needs by Unit Size

Figure 49, below, further summarizes the breakdown of unmet housing needs by unit size and income category. Note that unit size is determined based on household size, with households being assumed to occupy the smallest housing unit available without triggering overcrowded conditions. This recognizes that smaller housing units are often more affordable and that housing cost is a primary driver of housing needs within the region. The appropriate size of a housing unit was determined based on one of a number of definitions used by the U.S. Department of Housing and Urban Development (HUD), which defines an appropriately sized housing unit as have one person per bedroom, plus one. Under this definition, a four-person

family household (i.e., two parents and two children), could occupy a three-bedroom housing unit or larger without triggering an overcrowded condition. By comparison, a one-person household would occupy a studio unit, while a two-person household would occupy a one-bedroom housing unit. While BAE recognizes that many households tend to overconsume housing by occupying units that are larger than they might otherwise need, the purpose of this research is to identify the housing resources that are needed to meet the existing unmet need. Therefore, assuming that households occupy the smallest unit available without triggering overcrowding appropriately prioritizes housing affordability as a key regional housing goal.

Figure 49: Unmet Housing Need by Unit Size and Income Level, ≤ 350% of AMI

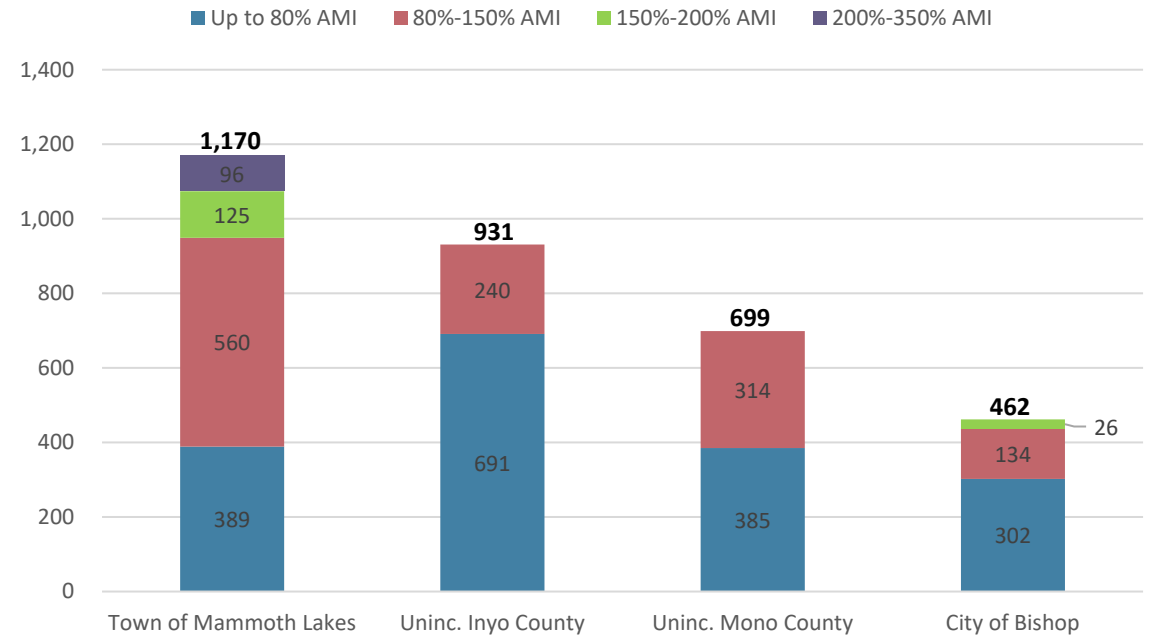


Source: BAE, 2025.

Housing Needs by Jurisdiction

Figure 50, below, illustrates the distribution of unmet housing need throughout the Eastern Sierra Region by jurisdiction and major income category. The data indicate that just over one-third of the total need comes from within the Town of Mammoth Lakes, with around 700 additional households in unincorporated Mono County also exhibiting unmet housing needs. The City of Bishop, by comparison, shows the smallest jurisdictional allocation of unmet housing needs at 462 households. However, of the 931 households in unincorporated Inyo County that exhibit unmet housing needs, including in-commuters that might otherwise live there, BAE estimates unmet needs among around 600 households in the greater Bishop area, outside of the existing City limits. For more detailed breakdowns of the estimated housing needs by income level and need cohort for each jurisdiction, please refer to Appendix E.

Figure 50: Unmet Housing Needs by Jurisdiction and Income Level, ≤ 350% of AMI



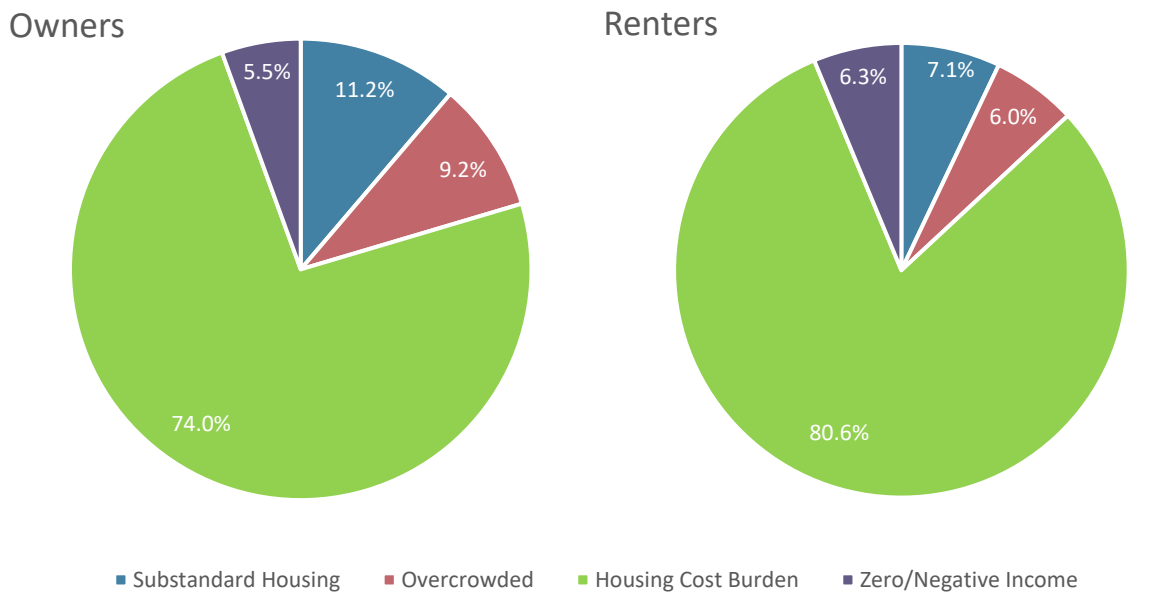
Source: BAE, 2025.

Interpretation In Light of Housing Problem Type

One way to further interpret the unmet housing needs estimates is to consider them in light of the distribution of households with housing problems by type of housing problem. While households may experience more than one housing problem, HUD also uses a rough hierarchy of housing problems, ranking them from most to least severe (substandard conditions being the most severe and cost burden being the least). Please note that households can experience multiple housing problems, and that the data presented here reflect only the most severe housing problem faced by each household. Figure 51 illustrates this distribution for renter and owner households earning 100 percent of AMI or less in the Eastern Sierra Region. The data indicate that the most common housing problem among both renter and owner households is a high housing cost burden. Less common are overcrowding and substandard housing conditions, though the data do indicate an elevated prevalence of substandard housing conditions throughout the region compared to most other jurisdictions in California, with substandard housing conditions impacting around 11 percent of owner households and seven percent of renter households with identified unmet housing needs. Roughly five to ten percent of households with housing problems were overcrowded. Households earning greater than 100 percent of AMI are not reflected in these data; however, households at higher income levels are much less likely to experience the more severe housing problems of substandard conditions and overcrowding, but still often experience overpayment for housing, particularly in high-cost markets like the Eastern Sierra Region.

Recognizing the magnitude of the unmet housing needs described above, and the various challenges that the region faces with regard to new housing production, regional stakeholders may consider these data as a way to better inform which housing needs to prioritize for near term action. For example, households in the region exhibit an elevated prevalence of substandard housing conditions. Therefore, community leaders may want to consider prioritizing the near-term implementation of programs aimed at improving housing quality and/or developing new housing units specifically aimed at providing alternatives for households living in substandard conditions. For more detailed information on the distribution of households by housing problem type, income, and jurisdiction, please refer to Appendix A.

Figure 51: Share of Households with HUD-Defined Housing Problems by Type and Tenure, ≤ 100 Percent of AMI, 2017-2021 CHAS



Sources: HUD, CHAS, 2017-2021; BAE, 2025.

Resident Workforce Housing Need

The unmet resident workforce housing demand estimates are based on the existing workforce housing demand from resident worker households in the region. This includes households that live in the region that include employed people, whether they work in the region, commute outside of the region, or work remotely for employers located elsewhere. Resident seasonal workers were identified based on the number of resident workforce households and the ratio between average monthly employment and peak monthly employment. Workers were translated to households based on the average workers per household by worker type, as published as part of the Census PUMS data for the Eastern Sierra Region.

The following section summarizes the unmet housing demand from the existing resident worker households in the region based on the share of worker households that experience at least one of the four housing problems tracked by HUD. Additional breakouts by jurisdiction are provided in Appendix E. The estimates are based on the number of resident worker households in each county by household income and household size, based on the Census PUMS data, multiplied by the proportion of households within each income category in each county that experienced any of the HUD-defined housing problems between 2017 and 2021, as reported in the HUD CHAS data. Households were translated to housing units based on the HUD definition for an appropriately sized unit (i.e., one person per bedroom, plus one).

Resident Workforce Housing Need

Table 23 shows the unmet demand by income level and unit size for existing resident worker households. There are an estimated 2,239 resident worker households that are inadequately housed. Around 48 percent of the existing resident worker households with unmet housing needs are lower-income households with household incomes less than 80 percent of AMI. Moderate-income households with incomes between 80 percent and 120 percent of AMI account for 36 percent of the existing unmet need from resident worker households, while upper middle-income households with incomes over 120 percent of AMI represent 16 percent of the estimated need.

Table 23: Unmet Housing Demand from Resident Workforce Households by Household Income and Unit Size (a)

	Unmet Need by Unit Size				Total Unmet
Percent of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	**Need (HHs)**
Up to 15% of AMI	78	43	17	23	161
Between 15% and 30% of AMI	51	89	36	56	233
Between 30% and 50% of AMI	56	87	34	55	233
Between 50% and 80% of AMI	113	171	66	104	454
Between 80% and 100% of AMI	112	185	81	123	501
Between 100% and 120% of AMI	71	113	48	78	309
Between 120% and 150% of AMI	35	57	25	41	158
Between 150% and 200% of AMI	23	42	18	27	110
Between 200% and 350% of AMI	17	29	13	21	80
Total	**557**	**816**	**339**	**527**	**2,239**

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2025; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

Seasonal Resident Workforce Housing Need

The PUMS data for seasonal worker-only households was used to convert from seasonal workers to seasonal worker households by income level. The unmet demand from seasonal workers is based on the workforce housing demand from existing seasonal workers by household income level, based on the Census PUMS data, multiplied by the proportion of households within each income category in each county that experienced one of the four HUD-defined housing problems between 2017 and 2021, as reported in the HUD CHAS data.

Households were translated to housing units based on the HUD definition for an appropriately sized unit (e.g., one person per bedroom, plus one).

Table 24: Unmet Housing Demand from Seasonal Workforce Households by Household Income and Unit Size (a)

	Unmet Need by Unit Size				Total Unmet
Percent of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	**Need (HHs)**
Up to 15% of AMI	57	31	12	17	117
Between 15% and 30% of AMI	32	56	23	35	146
Between 30% and 50% of AMI	16	25	10	16	66
Between 50% and 80% of AMI	28	42	16	25	111
Between 80% and 100% of AMI	18	30	13	20	82
Between 100% and 120% of AMI	11	17	7	12	46
Between 120% and 150% of AMI	5	8	4	6	23
Between 150% and 200% of AMI	2	4	2	3	11
Between 200% and 350% of AMI	1	1	1	1	4
Total	**170**	**214**	**87**	**134**	**606**

Sources: California Employment Development Department (EDD), Current Employment Statistics; U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2025; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

Table 24, above, reports that there are an estimated 606 seasonal worker households with incomes of 350 percent of AMI or less that are inadequately housed. Most of the seasonal worker households with unmet housing needs (73 percent) are lower-income households with household incomes less than 80 percent of AMI. Moderate-income households with incomes between 80 and 120 percent of AMI account for 21 percent of the existing unmet need from seasonal worker households. Due to the smaller household sizes of existing seasonal worker households, most of the current unmet demand from seasonal worker households (approximately 63 percent) could potentially be met with studio or one-bedroom units.

In-Commuter Workforce Housing Need

BAE utilized the U.S. Census Bureau's CTPP data set to estimate the number of in-commuting workers who are employed in the region but live elsewhere. Based on these data, there were a total of 1,326 workers commuting into the region on average. This figure was translated to worker households based on the average number of workers per worker household by county in the region according to ACS data (1.6 workers per worker household on average), yielding an estimated 832 in-commuter worker households. BAE then utilized the household income distribution for all worker households in the PUMS dataset to estimate the number of in-commuter worker households by household income level and household size. The unmet housing demand from in-commuter worker households was then estimated based on the proportion of in-commuter respondents to the 2025 Eastern Sierra Resident-Workforce Survey who indicated that they would be 'somewhat likely' or 'very likely' to relocate into the region if adequate housing options were available (68 percent) in their price range. There were a total of 22 in-commuters that responded to the survey and provided necessary residence and

workplace location data, which is a relatively small sample. Due to possible sampling bias associated with the small sample size, the estimates should be interpreted with caution. Based on this approach, this analysis estimates that the region would need to add approximately 293 units to accommodate demand for housing from in-commuter households, with incomes of 350 percent of AMI or less, as shown in Table 25 below.

Table 25: Unmet Housing Demand from In-Commuter Workforce Households by Household Income and Unit Size

	Unmet Need by Unit Size				Total Unmet
Percent of AMI	Studio	1-Bedroom	2-Bedroom	3-Bedroom	**Need (HHs)**
Up to 15% of AMI	5	3	1	1	10
Between 15% and 30% of AMI	4	8	3	5	20
Between 30% and 50% of AMI	7	10	4	6	27
Between 50% and 80% of AMI	16	24	9	15	65
Between 80% and 100% of AMI	13	21	9	14	58
Between 100% and 120% of AMI	9	14	6	10	39
Between 120% and 150% of AMI	7	12	5	8	32
Between 150% and 200% of AMI	6	11	5	7	30
Between 200% and 350% of AMI	3	4	2	3	12
Total	**70**	**108**	**45**	**70**	**293**

Sources: U.S. Census American Community Survey, 2019-2023 Public Use Microdata Sample; CA Dept. of Housing and Community Development (HCD), 2025; Dept. of Housing and Urban Development, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS); CA Dept. of Finance, 2025; BAE, 2025.

Unhoused/Emergency Housing Need

Based on data from the 2025 PIT Count provided by the regional continuum of care, there are approximately 124 individuals experiencing homelessness in the region. Homeless and unhoused individuals are assumed to be synonymous with households due to limited information on household size. Due to a lack of information on income and household size, all homeless and unhoused individuals are assumed to be single individuals with incomes equal to 30 percent of AMI or less.





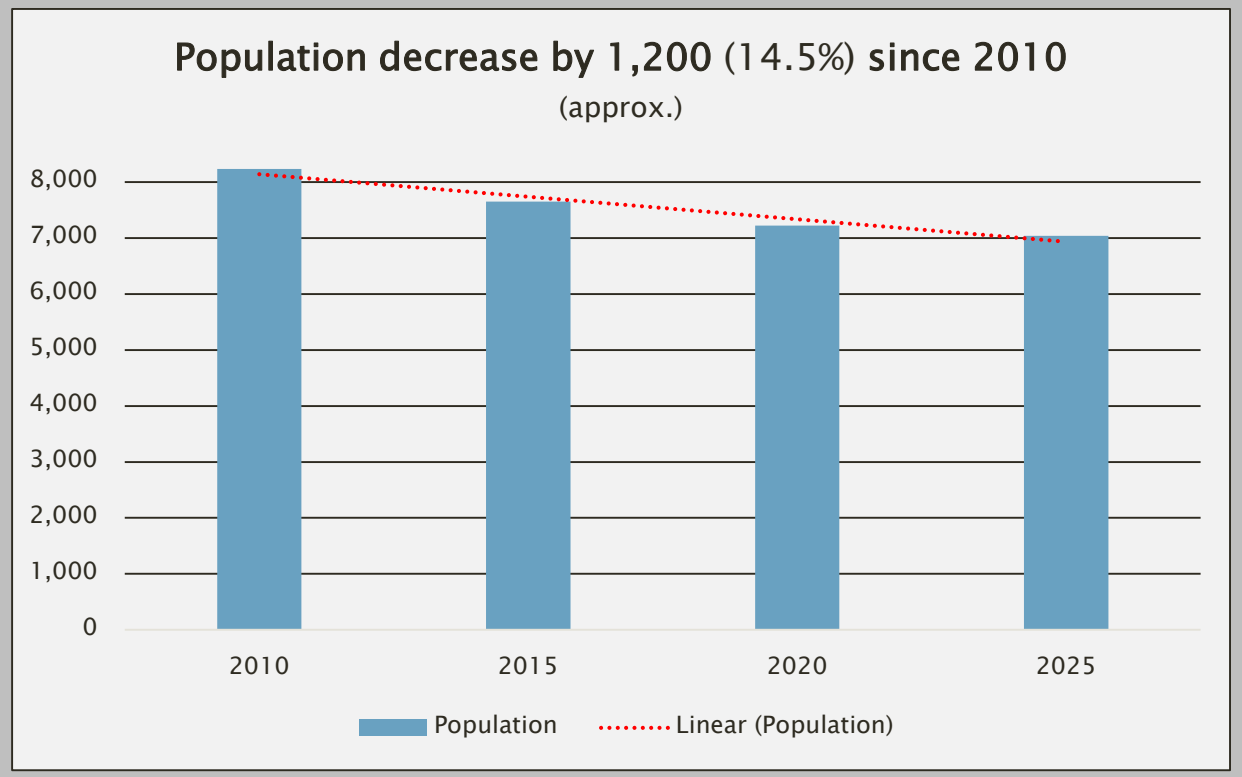
2026 HOUSING NEEDS STUDY

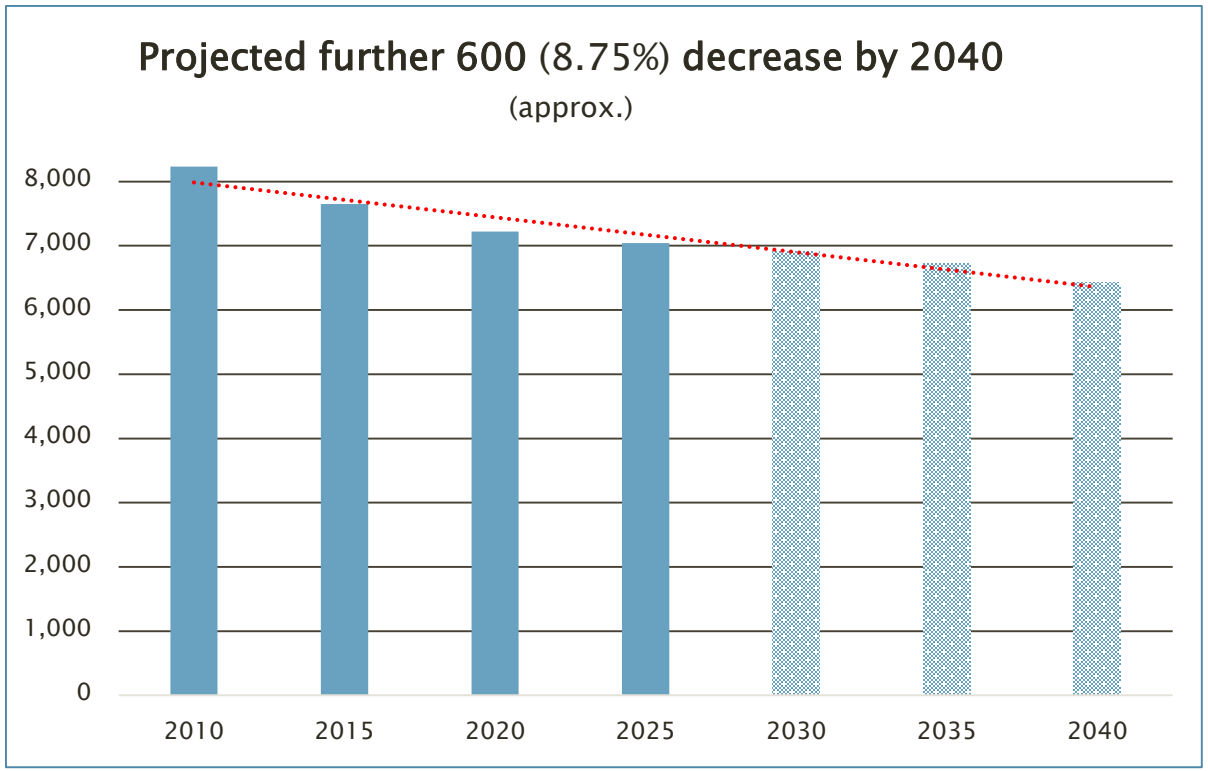
Town of Mammoth Lakes
April 1, 2026

1. Population Decline Continues
2. Need for 1,170 Workforce Housing Units
3. Greatest Need for *Middle-Income* Housing (560 Units)
4. *Smaller Rental Units* Most Needed
5. Lack of Housing has had Direct Impact on the Economy

STUDY FINDINGS

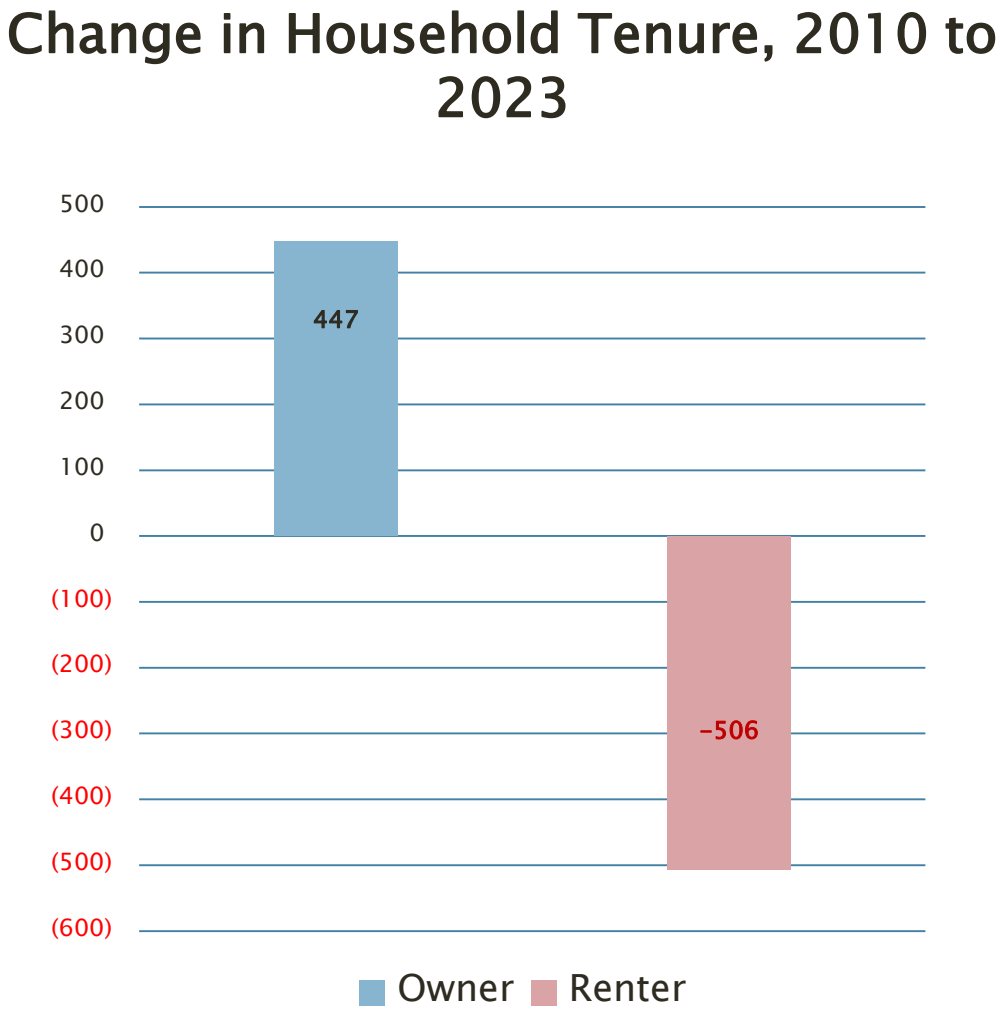
POPULATION TRENDS



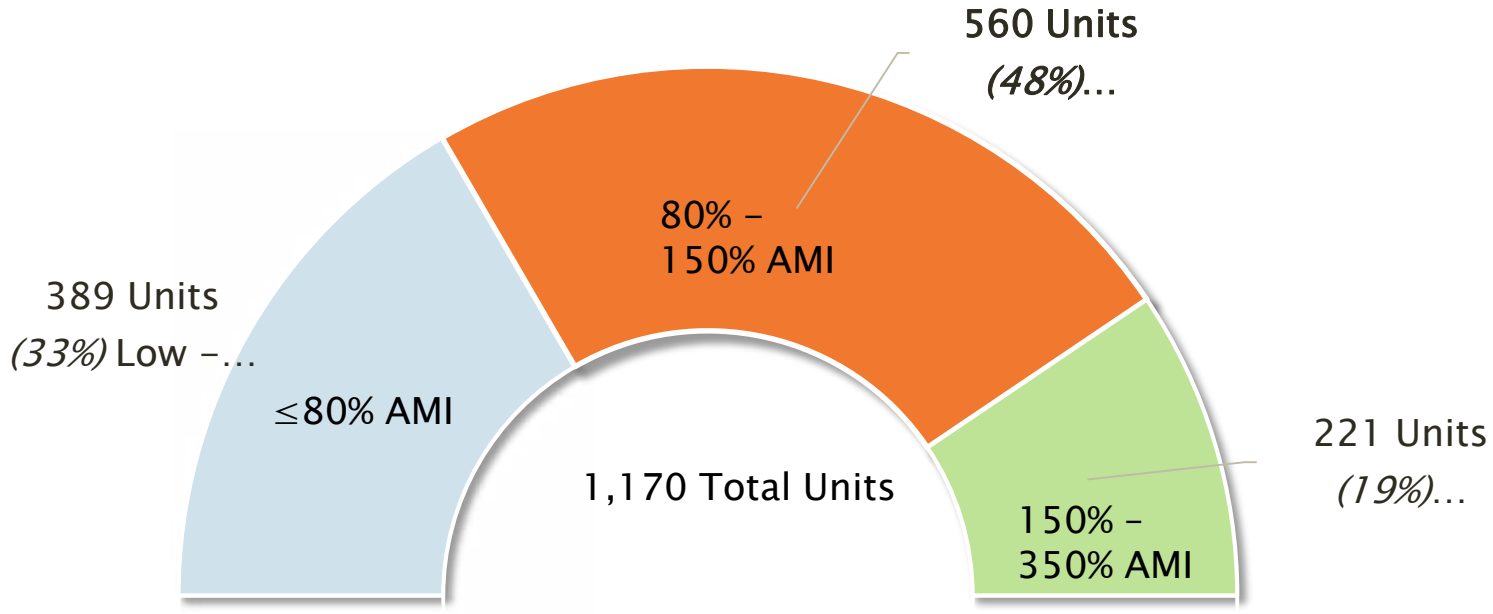


CHANGE IN HOUSEHOLD TENURE

- From 2010-2023, Mammoth Lakes lost 506 renter households and gained 447 owner households
- The data suggest a recent influx of new higher income resident homeowners
- Increasing availability of remote work has possibly contributed to this trend

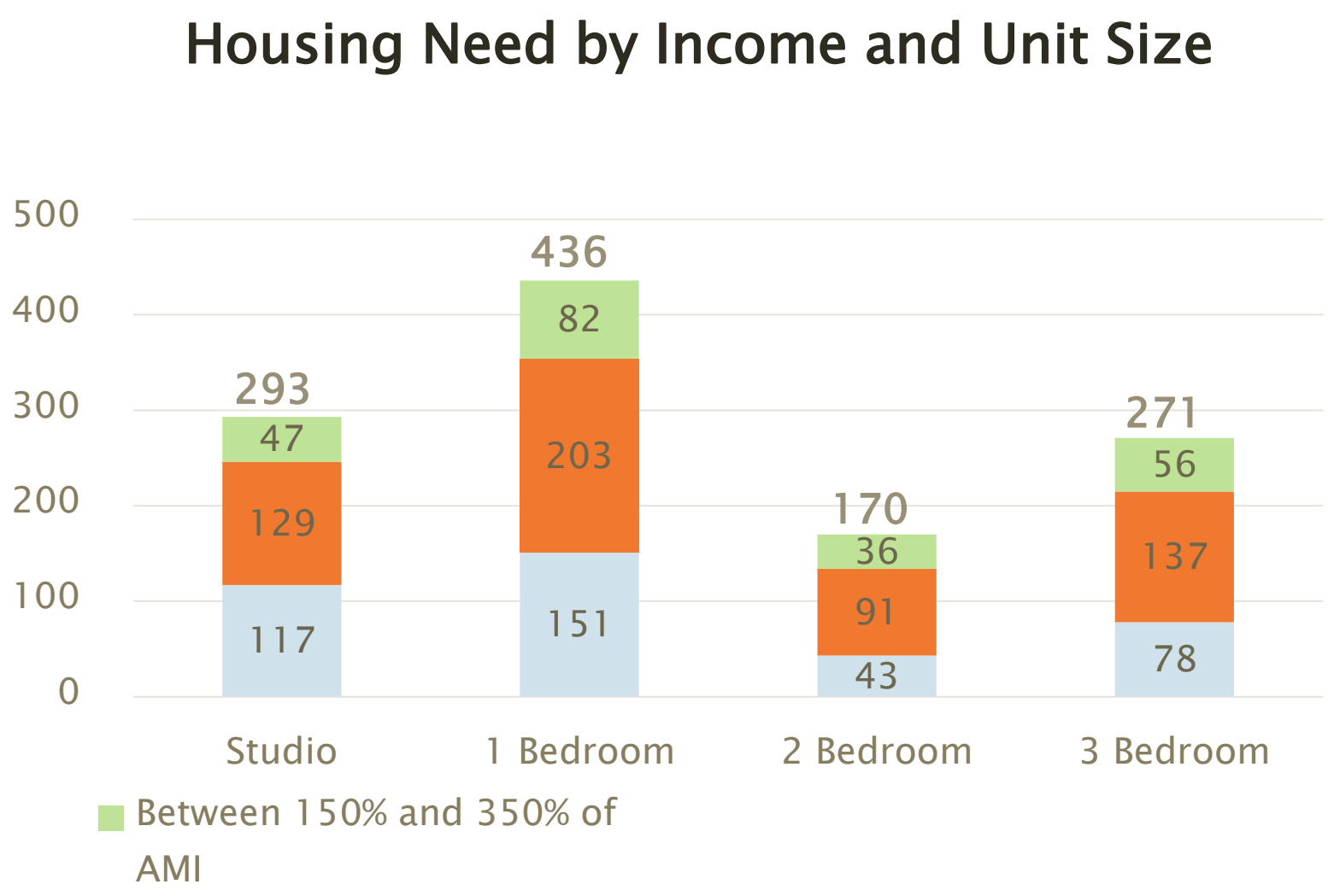


Housing Need by Income Level



- ~33% of the need at 80% AMI and below
- ~48% at 80-150% AM
- ~19% at 150-350%
  - Median priced single-family home affordable at ~350%

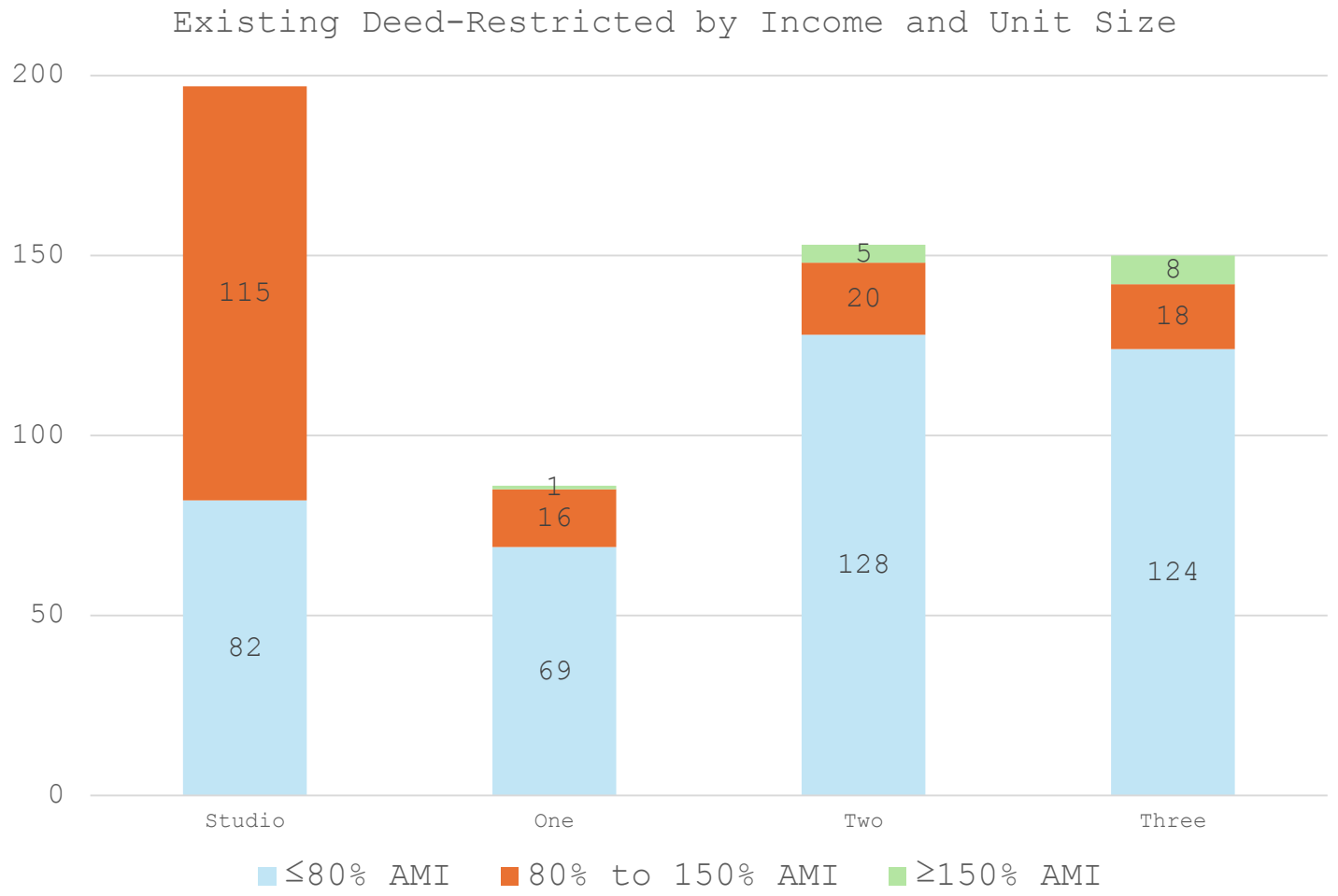
- Greatest need in the 80% to150% AMI range
- Significant need for smaller units (Studio, 1bd)



- Majority Low-Income units
- Pronounced deficiency in One Bedroom units



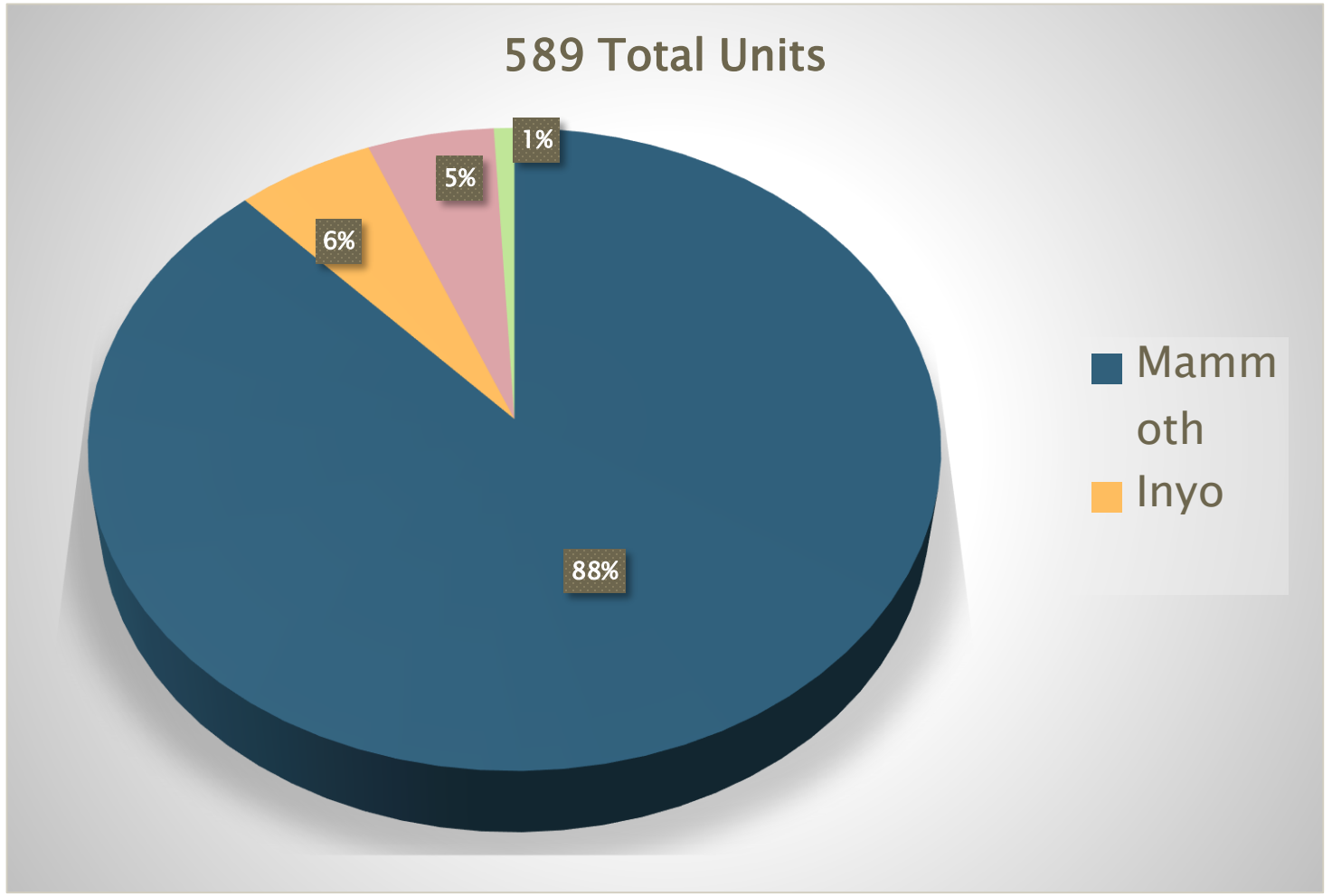
Deed-Restricted Housing by Income and Unit Size



DEED RESTRICTED UNITS

- 88% in the Town
- 6% in Inyo County
- 5% in Bishop
- 1% in Mono County

Regional Deed-Restricted Housing Inventory



STATUTORY AND ACHIEVABLE INCOME LIMITS, MONO COUNTY, 2025

Mono County (Median Income $118,500)					
	Number of People per Household				
HCD Income Limits (a)	1	2	3	4	5
Acutely Low-Income (15% MFI)	$12,450	$14,250	$16,000	$17,800	$19,200
Extremely Low-Income (30% MFI)	$21,500	$24,550	$27,600	$32,150	$37,650
Very Low-Income (50% MFI)	$35,700	$40,850	$45,900	$51,050	$55,100
Low-Income (80% MFI)	$57,200	$65,400	$73,550	$81,700	$88,250
Median Income (100% MFI)	**$82,950**	**$94,800**	**$106,650**	**$118,500**	**$128,000**
Moderate-Income (120% MFI)	$99,550	$113,750	$128,000	$142,200	$153,600
Achievable Income Limits (b)					
150% MFI	$124,425	$142,200	$159,975	$177,750	$192,000
200% MFI	$165,900	$189,600	$213,300	$237,000	$256,000
250% MFI	$207,375	$237,000	$266,625	$296,250	$320,000
300% MFI	$248,850	$284,400	$319,950	$355,500	$384,000
350% MFI	$290,325	$331,800	$373,275	$414,750	$448,000

← Market Rate Rental

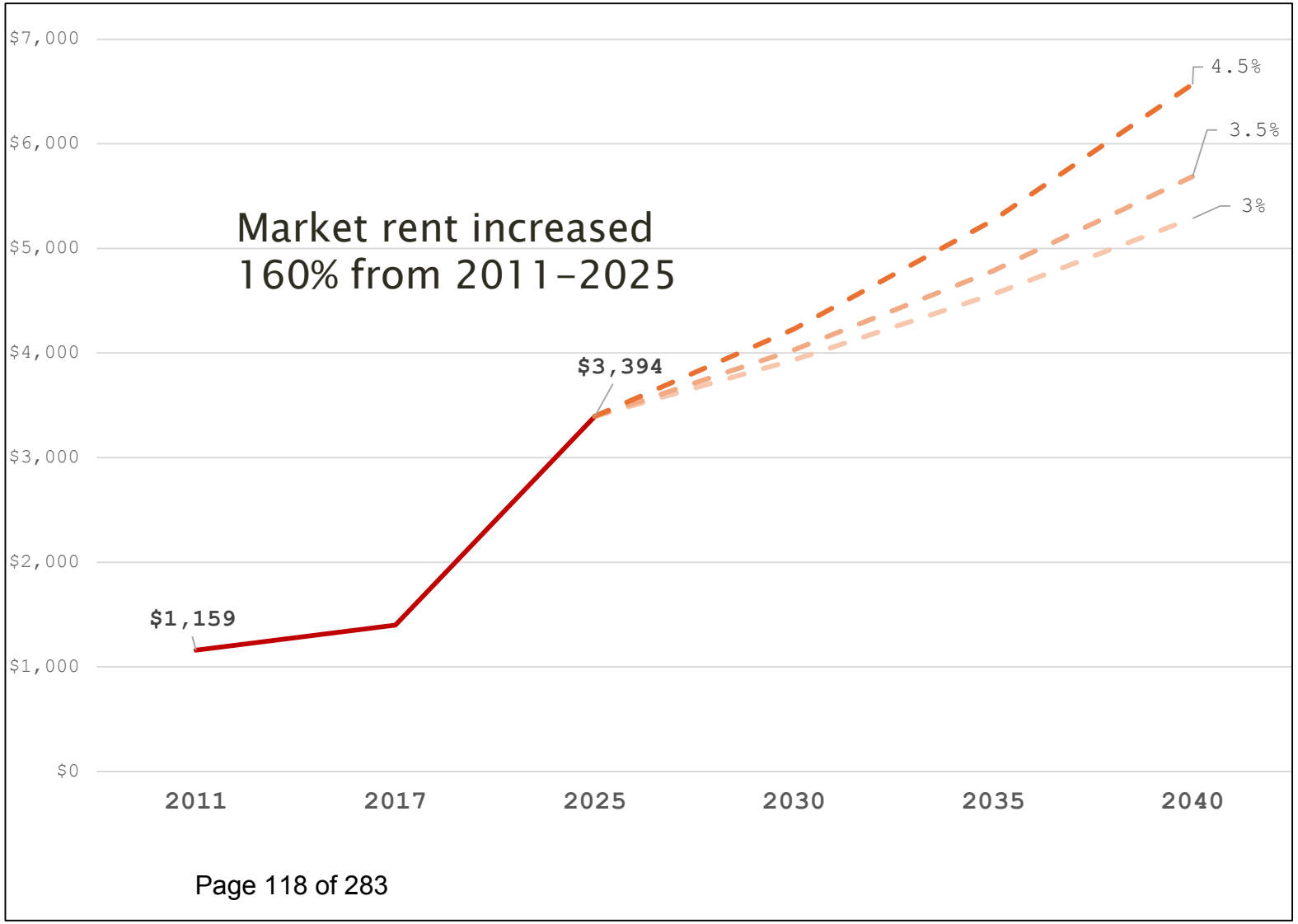
← For-Sale, Condo

← For-Sale, Single-Family,

MARKET RATE RENT, 2025

Unit	Market Rent
Studio	$1,500
One Bdrm	$2,750
Two Bdrm	$3,400
Three Bdrm	$4,150
Four Bdrm	$5,000
Average	**$3,394**

Market Rent Change since 2011 & Projections



1. Greatest Need for *Middle-Income* Housing (560 Units)
2. *Smaller Rental Units* Most Needed
3. Middle-Income Rental Development Model in Process
4. Informational/Policy Items Forthcoming

NEXT STEPS

MIDDLE-INCOME PRESENTATION SCHEDULE

April 15th

Defining Middle Income Presentation

- Recap of need & inventory
- Income definitions
- Rent definitions

May 6th

Financing Middle Income Rental

- Market challenges
- Case Studies
- Bond financing
- Ownership structure

June 3rd

Model Middle Income Project

- Scope Parameters
- Design, Build, Operate, & Maintain
- Proposed project timeline

June 17th

Middle Income Project Resolution

- Recap Presentations
- Discuss Resolution and Political Commitment

QUESTIONS AND DISCUSSION



Mammoth Lakes Town Council
Agenda Action Sheet

Title: Receive a presentation on the North Village Specific Plan Regulatory Framework

Council Meeting Date: 4/1/2026

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: This is an informational item only. Town Council can discuss and ask questions of staff.

Summary: The North Village Specific Plan (NVSP) establishes a set of land use designations and development standards which facilitate the development (or renovation) of the approximately 64 acres located around Minaret Road, Main Street/Lake Mary Road, and Canyon Boulevard and was adopted by the Town in 1991. Since then, the NVSP has been amended several times, with the most significant amendments happening in 1999 and 2009. The intent of the NVSP is to develop a cohesive, pedestrian-oriented resort activity node, and to provide a year-round focus for visitor activity within the Town. The NVSP is intended to achieve year-round uses and visitor activity, strengthen the existing winter visitor market, and improve Mammoth's attractiveness to spring, summer, and fall resort visitors. The key objective of the NVSP, and consequently the Land Use Element, is to enhance the Town's image as a destination resort community, through the creation of a high profile, pedestrian-oriented, resort activity center where lodging, restaurants, shopping, housing, and recreational opportunities are located within proximity to one another and easily accessible by transit.

This presentation will focus on the following:

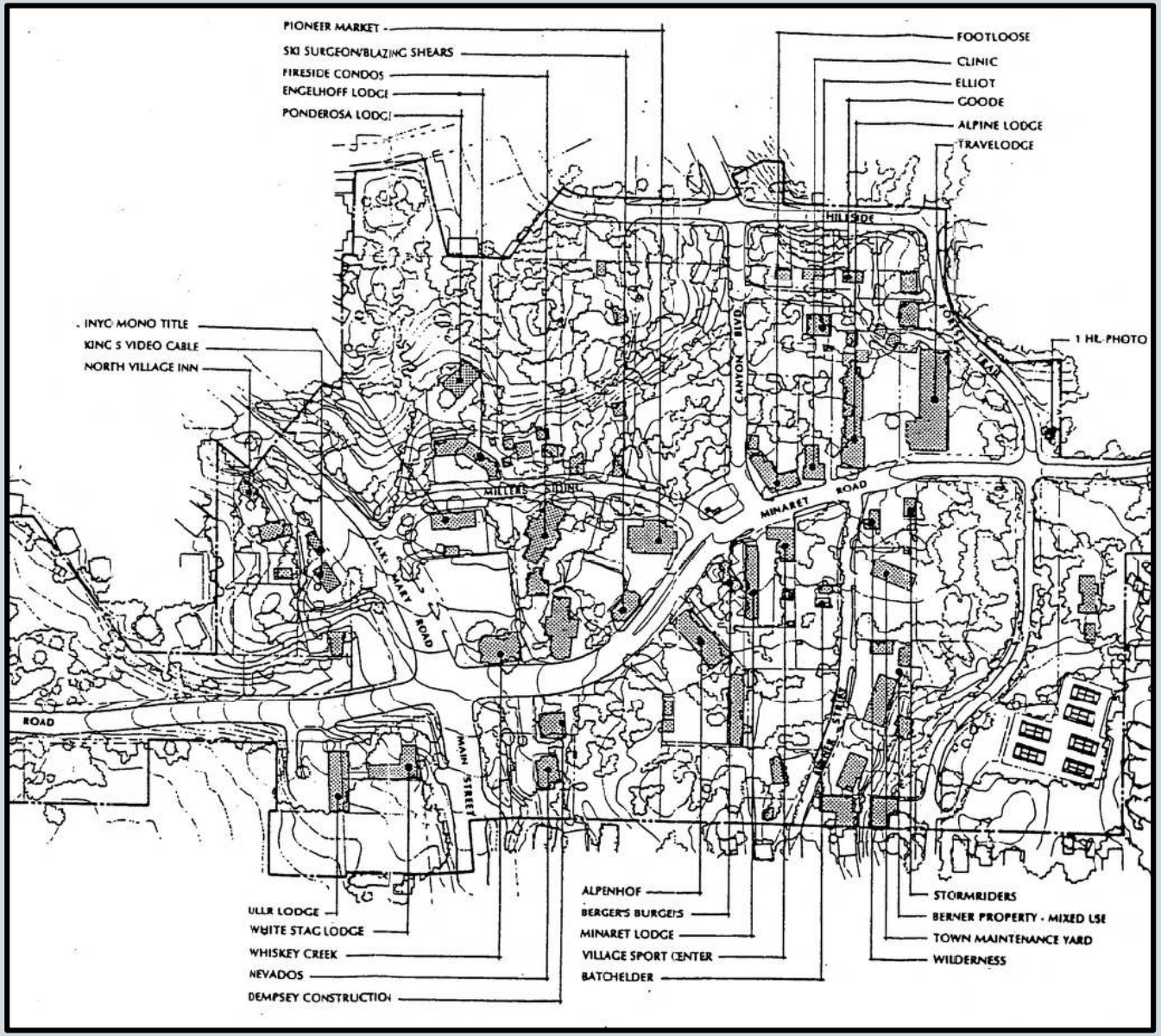
- Purpose and goals of the NVSP
- Development rights for privately owned sites within the NVSP area
- Circulation components of the NVSP
- Build-out potential of the NVSP area
- Prior environmental review of the NVSP project area and associated development projects

North Village Specific Plan (NVSP) Regulatory Framework

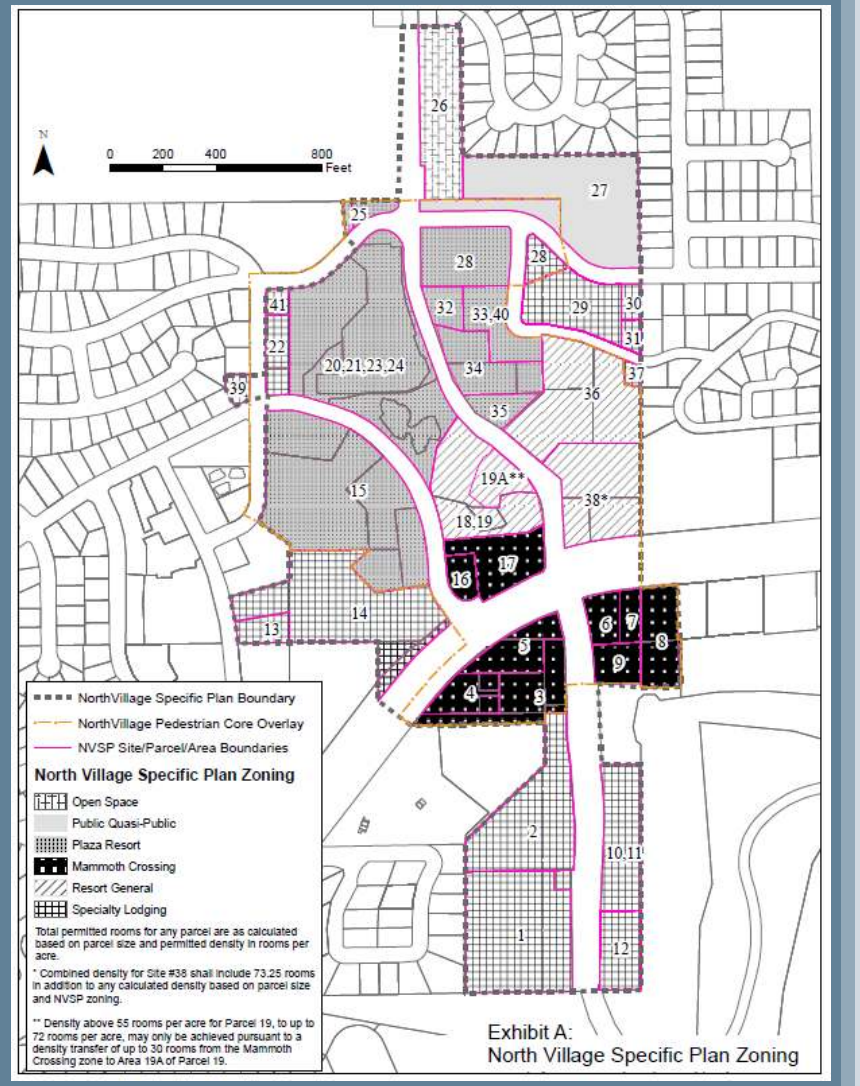
TOWN OF MAMMOTH LAKES

TOWN COUNCIL

APRIL 1, 2026



NVSP Background



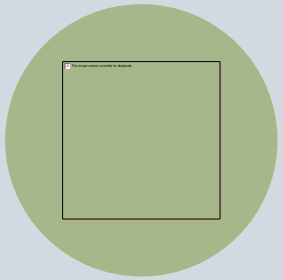
Originally adopted in 1991 with major amendments in 2000, 2009, and 2014

Development regulations for approximately 64 acres

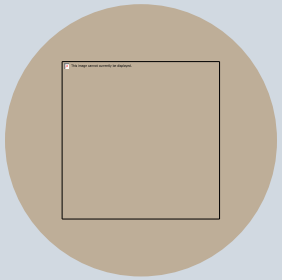
Located around Minaret Road, Main Street/Lake Mary Road, and Canyon Boulevard

Purpose of NVSP

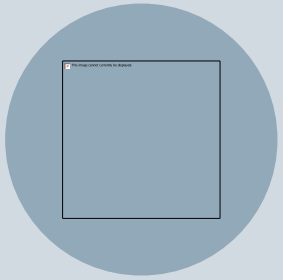
"Provide land use framework for the North Village area which will enable development of a concentrated, pedestrian-oriented resort activity node with a year-round focus for visitor activity."



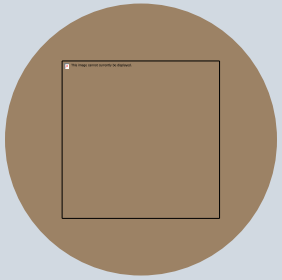
Types of uses within the NVSP area



Public infrastructure components of the NVSP



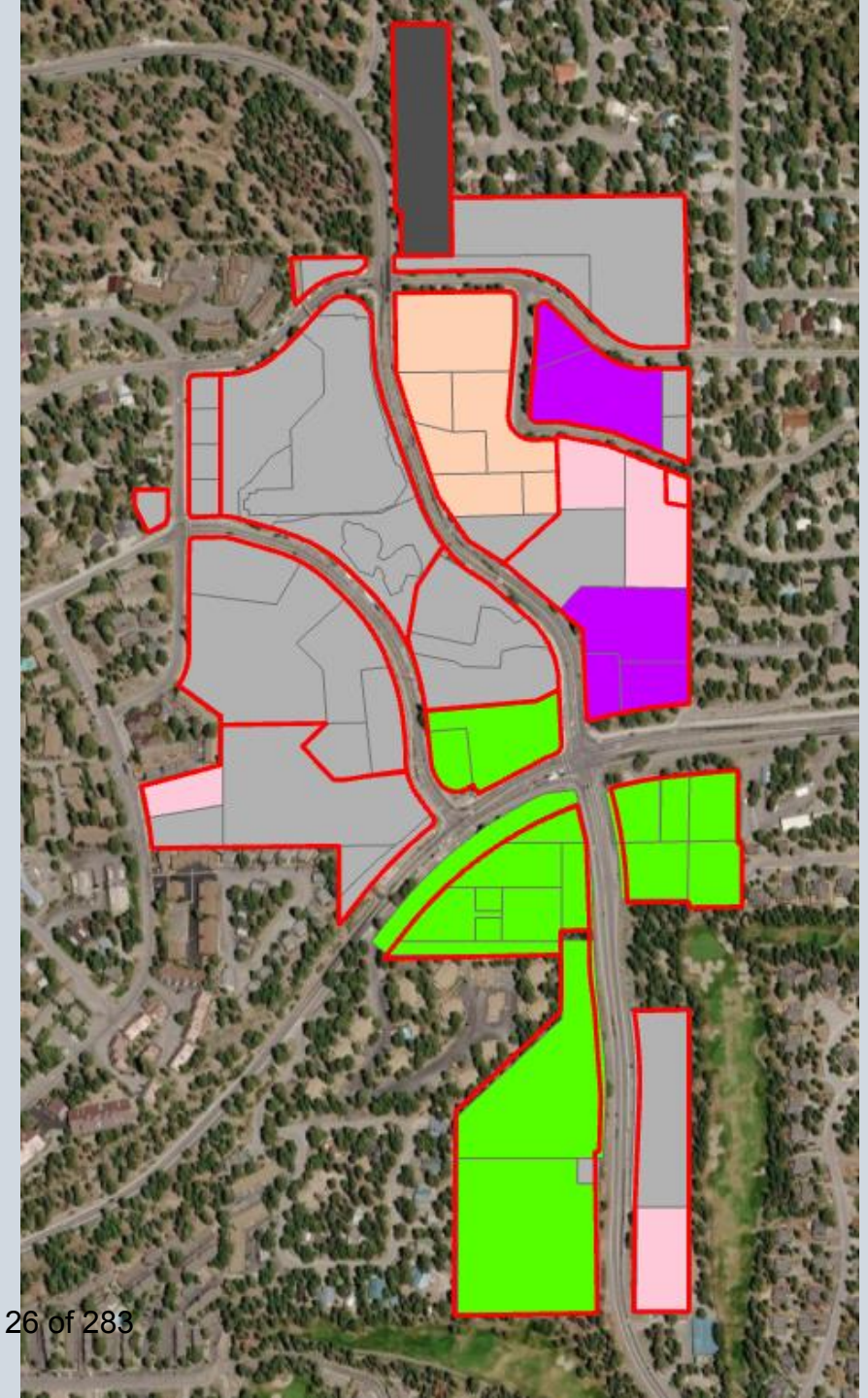
Development standards for the various zones within the NVSP



Implementation tools (Financing, CIP Projects, Mitigation Requirements)

Development Status

- Developed
- Development Review
- East Village
- USFS
- Under Construction
- Vacant

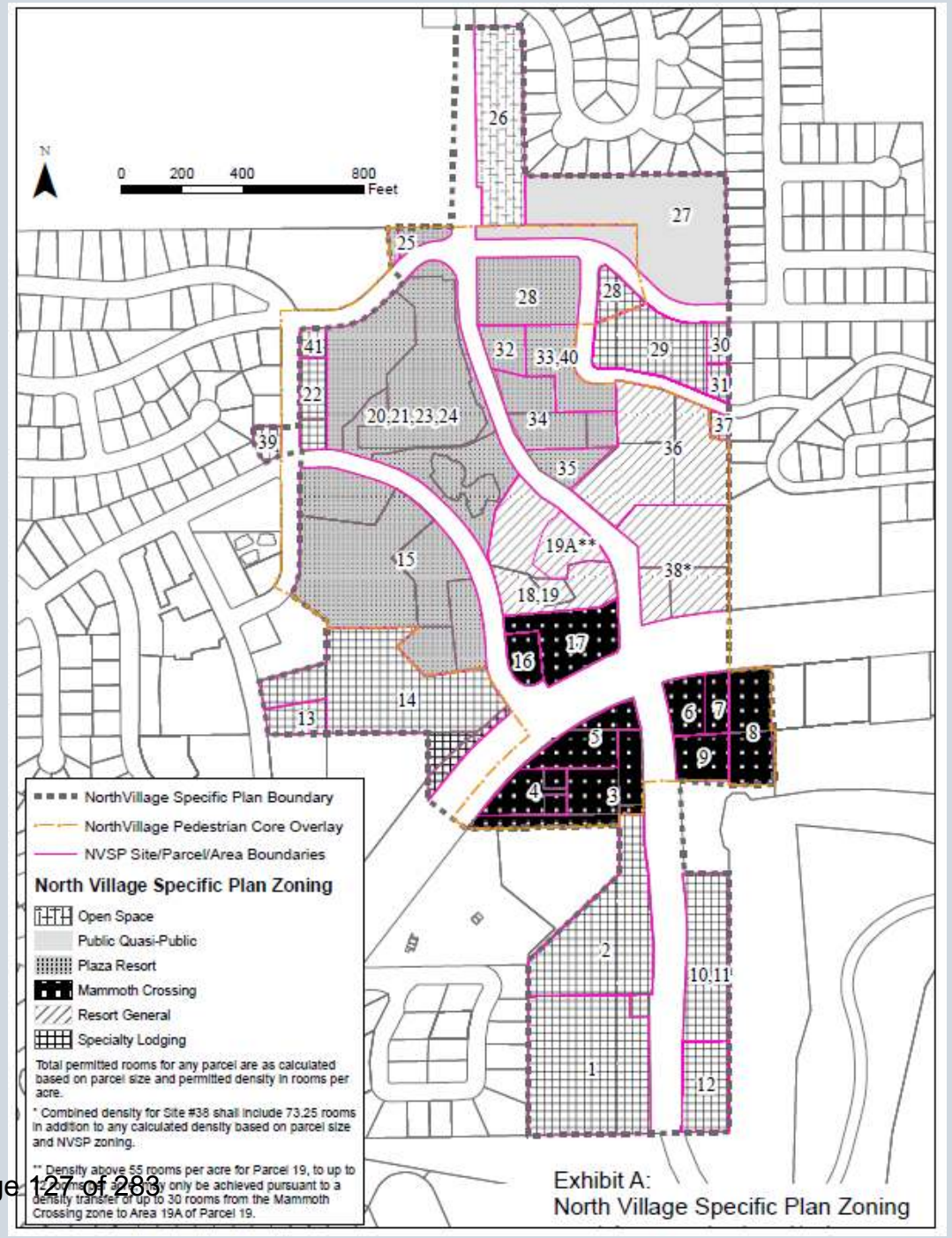


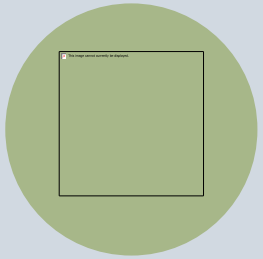
NVSP Zoning

North Village Specific Plan Zoning

- Open Space
- Public Quasi-Public
- Plaza Resort
- Mammoth Crossing
- Resort General
- Specialty Lodging

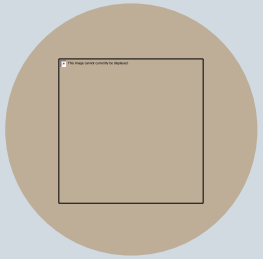
- Plaza Resort, Mammoth Crossing, and Resort General zones are intended to be developed with the most intensive uses.
- Specialty Lodging is intended to be developed as a buffer to adjacent residential neighborhoods





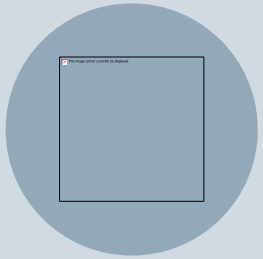
PLAZA RESORT (PR)

- Centrally located
- Lodging and commercial uses at the highest intensity
- Connected to MMSA via gondola



MAMMOTH CROSSING (MC)

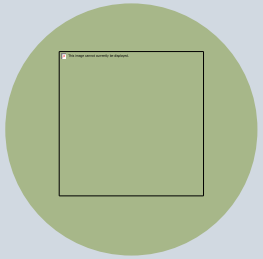
- Provide a “sense of arrival” through higher densities and taller buildings
- Visitor oriented facilities that contribute to the critical mass of the Village
- Connected to PR zone through pedestrian circulation network



RESORT GENERAL (RG)

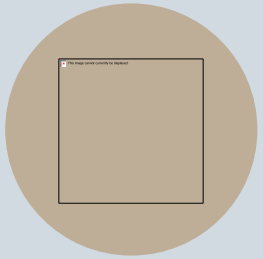
- Provide resort accommodation uses (lodging, retail, restaurants, etc)
- Integrated pedestrian network

Development Standards



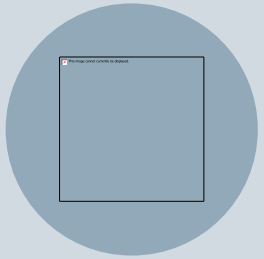
PLAZA RESORT

- Density: 80 rooms/acre
- Building heights up to 75 feet w/ 15-foot projections (up to 90’)



MAMMOTH CROSSING

- Density: Aggregate of 80 rooms/acre over 3 sites
- Building heights up to 70 feet w/ 10-foot projections (up to 80’)



RESORT GENERAL

- Density: 55 rooms/acre
- Building heights up to 56 feet w/ 10-foot projections

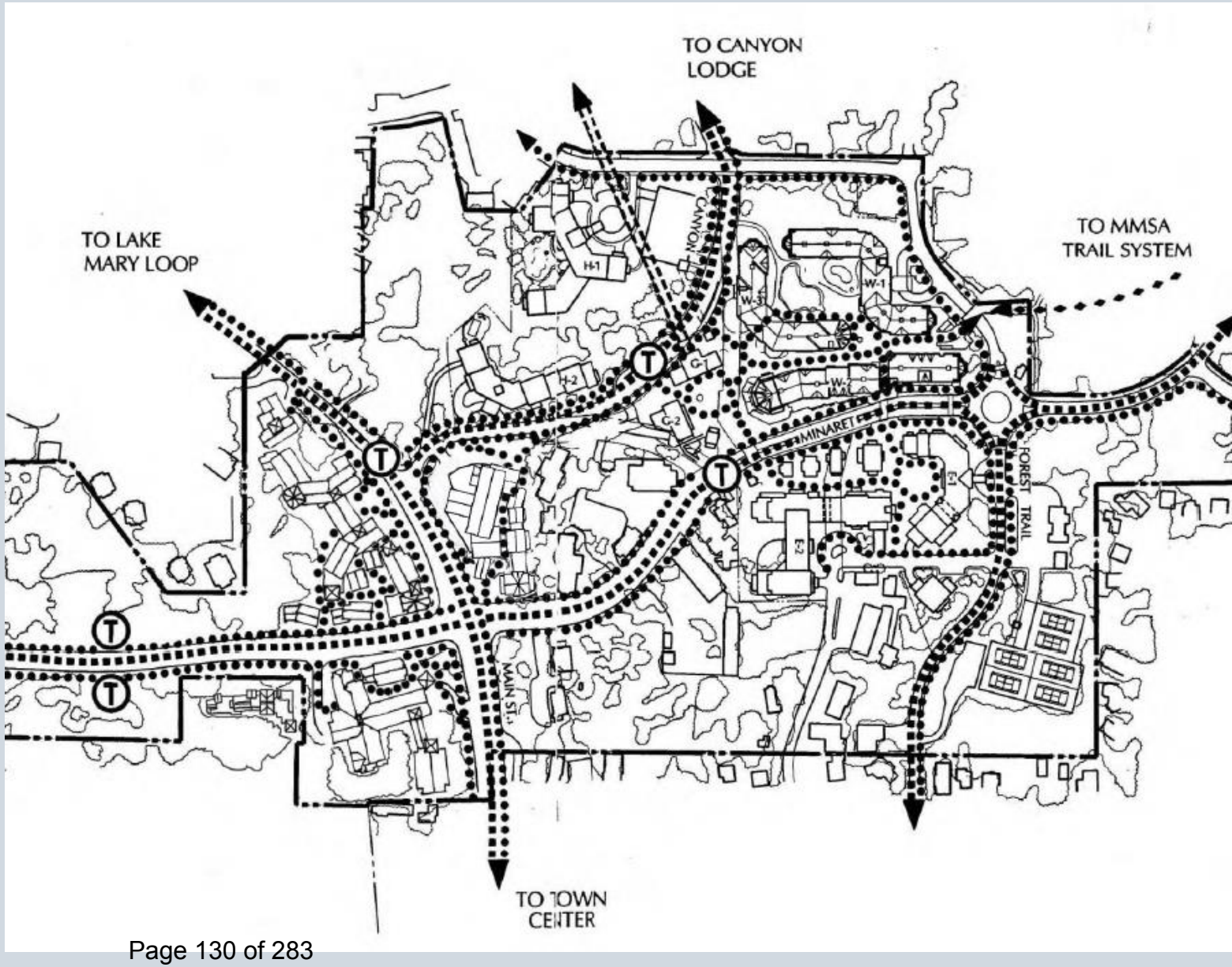
Development Standards

Circulation

Focus on pedestrian connectivity and movement

Move vehicles expeditiously through the site

Encourage use of public transportation



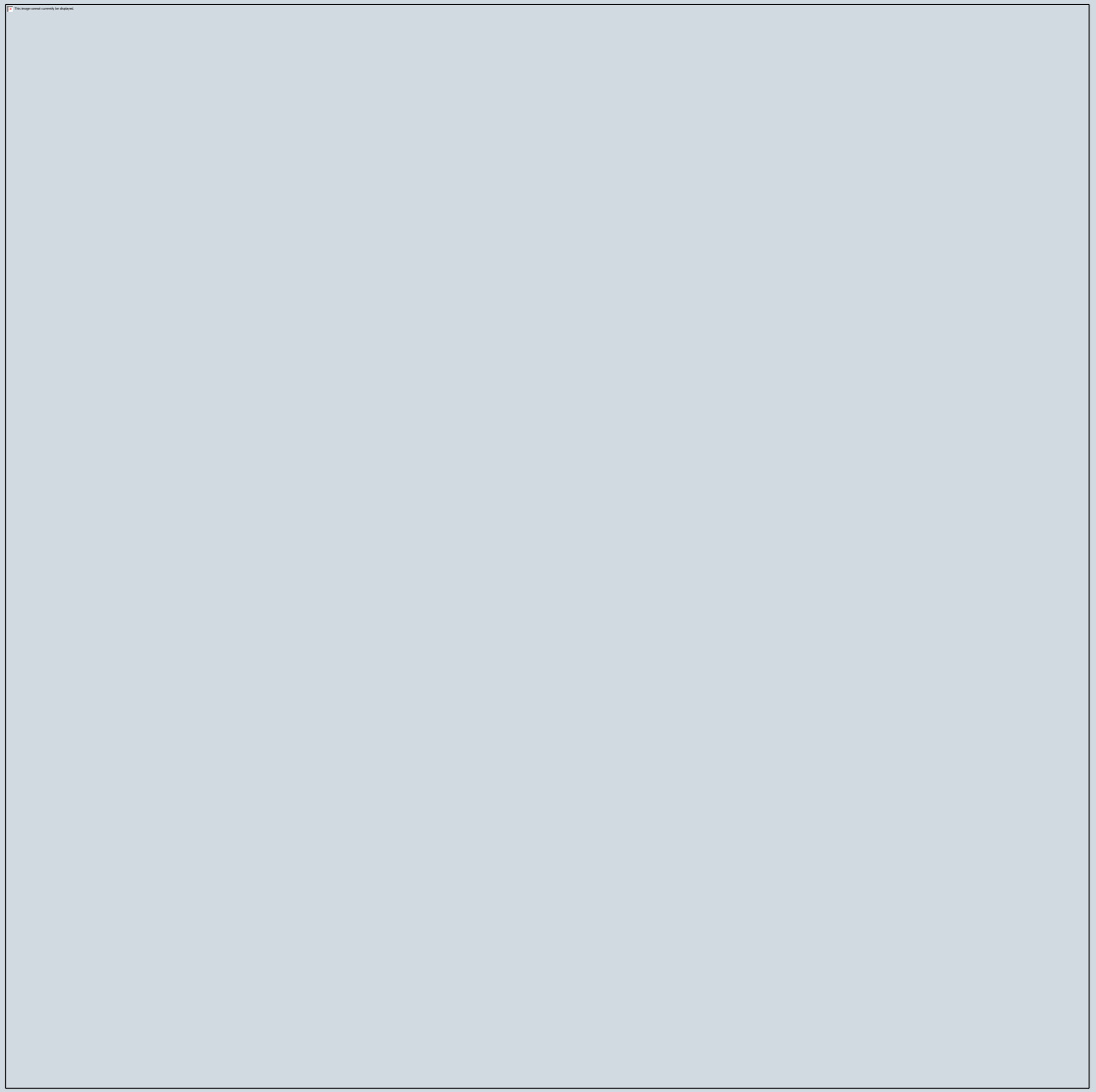
Relevant Documents

North Village Specific Plan:
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5022/North-Village-Specific-Plan_12-3-14?bidId=

North Village Specific Plan White Paper (2008):
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/403/North-Village-Specific-Plan-White-Paper?bidId=

North Village District Study:
https://www.townofmammothlakes.ca.gov/138/North-Village-District-Planning

Environmental Documentation:
https://www.townofmammothlakes.ca.gov/777/North-Village-Specific-Plan



Questions

Mammoth Lakes Town Council
Agenda Action Sheet

Title: 2025 Year in Review

Council Meeting Date: April 1, 2026

Prepared by: Pam Kobylarz, Assistant to the Town Manager
Stuart Brown, Parks and Recreation Director | PIO
Lara Kaylor, Communication Specialist

Recommended Motion: Receive a presentation from Town Staff on the 2025 Year in Review document.

Summary: Every year the Town produces a report highlighting the major accomplishments, new amenities and valued programs and services in a document called the Year in Review.

The Town's goal for 2025 was to focus on all opportunities, remove barriers to action and execute our core services with a high degree of efficiency. Through the pages of this review, you will see countless examples of this hard work and dedication to the community, with a sense of urgency in the many accomplishments.

Facilitated by Town Council through their strategic priorities, they are focused on building a resilient, vibrant, and sustainable community. To achieve these priorities, Town Council directed Town resources to enhance municipal services, expand housing opportunities, and improve recreational offerings, ensuring a balance between quality of life and exceptional experiences for all.

The many accomplishments highlighted throughout this report reflect the quality, dedication and resourcefulness of Town employees. It is through their efforts that the vision and priorities of the Town Council and expectations of the community are accomplished.

Town Council and the entire Town team look forward to another productive and successful year in 2026, including a celebration with everyone at the opening of the Town's new Town Hall this summer.

We hope you enjoy the 2025 Year in Review!

2025 TOWN OF MAMMOTH LAKES

YEAR IN REVIEW

Photo: Josh Wray/MLT







437 Old Mammoth Road, Suite 230 — Mammoth Lakes, CA 93546
TownofMammothLakes.ca.gov TownofMammothLakes 760-965-3600

TOWN OF MAMMOTH LAKES — 2025 YEAR IN REVIEW

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INTRODUCTION

CHRIS BUBSER: MAYOR'S REFLECTION

As I reflect on 2025, a year defined by adversity and tragedy but also by the resilience and strength of our Mammoth Lakes community, I am grateful to have had the opportunity to serve as your Mayor.

Mammoth Lakes is special. People come here for the mountains, the lakes, the trails, and of course the snow, but those of us who live here know the real reason Mammoth feels like Mammoth is because of the people who call it home.

In 2025, we continued to build toward the future we want: a town that stays vibrant, welcoming, and economically strong, but also remains livable for the local community who are the heart of this town. In 2025, the Town Council and our staff remained focused on the priorities our community has consistently elevated: expanding housing opportunities, strengthening public safety and emergency preparedness, improving infrastructure, protecting our natural resources, and delivering responsive, high-quality municipal services. In increasingly turbulent times, we worked to protect the Federal Lands that surround our town and make sure they remain accessible to all by raising our voices with leaders from other mountain communities.



Below are some of the key highlights from the year:

Housing: Every conversation about workforce stability, public safety staffing, school enrollment, local business continuity, and community wellbeing eventually comes back to housing. This year we continued advancing the Town's Housing Now! program, pushing forward major affordable housing developments such as The Parcel and supporting Eastern Sierra Community Housing's local programs such as the Access Apartments, all designed to create stability for the people who keep Mammoth running.

Wildfire Risk Mitigation: As wildfire risk continues to remain in the forefront for so many California communities, we took the initiative to develop the Mammoth Lakes Wildfire Task Force, a partner effort between the Town of Mammoth Lakes, Mammoth Lakes Fire Department, Whitebark Institute, Mammoth Disposal, the Mammoth Community Water District and other local partners.

Resilience and Preparedness: Living in the Eastern Sierra means being prepared for storms, wildfire risk, and sudden emergencies. In 2025, our community again demonstrated strength and compassion when challenges emerged, and I want to recognize the extraordinary service of our first responders, Town and County staff, nonprofits, and volunteers who step up without hesitation.

Infrastructure and Community Experience: In 2025, we also continued investing in the backbone of our community: we broke ground on the Dave and Roma McCoy Arts and Cultural Center, and the North Wing of the Hospital. We saw the continued success of the Community Recreation Center and saw how it has enriched the life of our community.

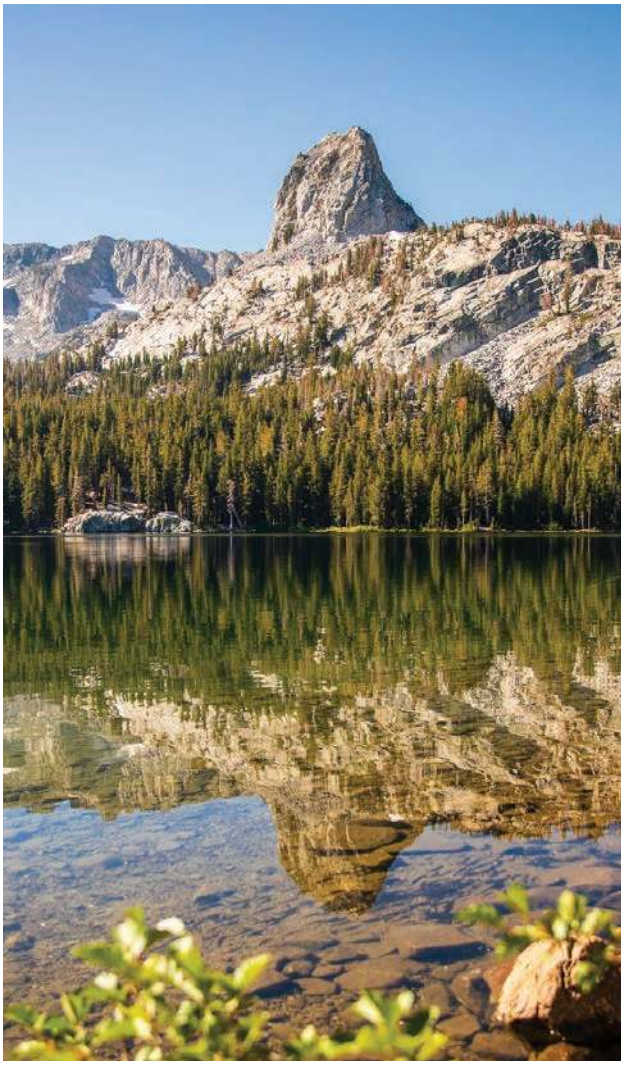
I also want to recognize something that often goes unspoken: **the work of local government is carried out by people.** Our Town staff deliver professional, responsive service day in and day out, often under intense pressure, and behind the scenes. They keep the Town running. They make Mammoth safer. They provide stability and structure. And they do it with deep pride in public service and love for this community. I'm truly grateful for them.

Thank you as well to our commissions, committees, and volunteers; to our nonprofit and regional partners; and to every resident who takes the time to stay engaged. Mammoth is not a community where people sit on the sidelines. You participate, you contribute, and you care, and that is part of what makes this place special.

2025 wasn't without the challenges we face as a community who chooses to live in a remote and rugged place. But we faced them together and continued to move forward.

It was an honor to serve as your Mayor. Thank you for trusting me with that responsibility.

Gratefully,
Chris Bubser
Mayor, Town of Mammoth Lakes



ROB PATTERSON: TOWN MANAGER

Our community is fortunate to have an amazing Town staff that is focused on accomplishing the priorities of the Town Council and the community. Our goal for 2025 was to focus on all opportunities, remove barriers to action and execute our core services with a high degree of efficiency. Through the pages of this review, you will see countless examples of this hard work, our dedication to the community, and a sense of urgency in our accomplishments. This is of course facilitated by our Town Council, who are focused on building a resilient, vibrant, and sustainable community for you. Through its strategic priorities, Town Council directed Town resources to enhance municipal services, expand housing opportunities, and improve recreational offerings, ensuring a balance between quality of life and exceptional experiences for all. The many accomplishments highlighted throughout this report reflect the quality, dedication and resourcefulness of Town employees. It is through their efforts that the vision and priorities of the Town Council and expectations of the community are accomplished. The entire team looks forward to another productive and successful year in 2026, including a celebration with everyone at the opening of the Town's new Town Hall this summer.

PUBLIC SAFETY



WILDFIRE TASK FORCE

In the wake of the devastation from the 2025 Southern California wildfires, the Town took a hard look at wildfire risk in our community. In partnership with the Mammoth Lakes Fire Department, Mammoth Community Water District, Mammoth Disposal, the Whitebark Institute, and the Inyo National Forest, the Town worked collaboratively on systems and response tactics to make the most meaningful impact in times of wildfire disaster.

In February 2025, the Town convened the Wildfire Task Force with the above-mentioned partners, with the goal of addressing growing wildfire threat.

As part of this effort, the Mammoth Lakes Fire Department began conducting curbside home evaluations for every individual home in Mammoth Lakes through the Fire Aside program. Reports from the evaluations include recommendations on defensible space and home hardening for each property to improve the home's resilience to wildfire.

Throughout the year, more than 2,000 home evaluations were conducted with more than 13,200 personalized recommendations provided. Also, as part of the Task Force, green waste removal efforts took place throughout the year with seven tons of fuel removed.

To raise more awareness about wildfire resilience, the Wildfire Task Force held several community barbecues throughout the summer at different neighborhoods in the community. More than 2,000 hours of community engagement were recorded.





EASTERN SIERRA CLIMATE AND COMMUNITIES RESILIENCE PROJECT

The Eastern Sierra Climate & Communities Resilience Project (ESCCRP) is a collaborative, landscape-scale effort led by Whitebark Institute, the Inyo National Forest, and local partners, including the Town of Mammoth Lakes.

The project's primary goal is to return forests surrounding Mammoth Lakes, and across 65,000 acres of the Eastern Sierra, to historic densities through ecological thinning, making both the community and surrounding forests more resilient to future fires. Some local projects included thinning in the Lakes Basin. The Town supported project work in the Lakes Basin with Town staff performing traffic control around traffic and trail detours, posting signage, and sharing outreach messaging.



In 2025, the Town contributed $1.1M to the ESCCRP, including funding from the Tourism Reserve Funds, as part of its commitment to protect the community from the threats of catastrophic wildfire. The Town also worked collaboratively with the Whitebark Institute to develop three interpretive sign panels to be placed along the multi-use pathway in the Mammoth Creek parcel. This area was thinned as a part of the ESCCRP, and the interpretive topics were *'Know Your Local Forest,' 'The Health of Our Forest,'* and *'Mountain Pine Beetle Outbreaks.'* These panels will be installed in summer 2026.





COMMUNITY INVESTMENT



HOUSING NOW!

In 2025, the Town began developing the framework for a missing-middle rental project that will target households earning up to 120% Area Median Income (AMI). This is a sector of the community that is largely excluded from projects that receive state or federal funding but remain priced out of market-rate units.

PARCEL UPDATE

Construction continued on Kingfisher 2.1 at The Parcel with the four buildings going vertical in summer 2025. Once completed, the four buildings will provide 76 units available to households earning at or below 80% of AMI ($81,700 for a household of four). Construction is expected to be completed in fall 2026. The property manager will begin accepting names for the interest list during summer 2026 (~three months prior to construction completion). Potential tenants will be selected through a lottery process.



Photo: Kingfisher Rendering

Kingfisher 2.2 at The Parcel was awarded ~$33M in federal and state funding in December 2025 and the Town committed an additional $7.2M to the project. With the funding now secured, construction is expected to begin in summer 2026. The project will provide an additional 72 units of housing available to households earning at or below 80% of AMI.



The initial two phases of The Parcel project (the Sawyer and the Kingfisher) will provide a combined 229 units of affordable housing for the community.

LEASE TO LOCALS

The Lease to Locals program, operated by Placemate, was launched in August 2024 and aims to connect tenants with property owners who wish to lease their properties on a seasonal (5-11 months) to long-term (12+ months) basis in exchange for a financial incentive from the Town.

Through the end of 2025, 24 properties have been leased through the program thereby housing 59 people. The program will continue until the initial allocation of funds has been spent.

SMALL-SITE DEVELOPMENT PROJECT

The Town's initial small-site development project located at 60 Joaquin Road was completed in 2025 and the Town held a ribbon cutting ceremony on March 5. The project features two duplex structures containing a total of four residential units. The units were listed for sale in late 2025 at $505,000 and are targeted at households earning up to 150% AMI. The units are being sold through a lottery process. Twelve households submitted applications in the lottery and staff are working with the initial four households to verify their income eligibility and get the units into escrow. Sales proceeds will be reinvested back into the Housing Now! program to fund a future second small-site development project.



INNSBRUCK AND ACCESS APARTMENTS

These two Eastern Sierra Community Housing (ESCH) projects were largely completed in 2025.

The Innsbruck Lodge project provides 16 affordable rental units, and the Access Apartments project provides 13 affordable rental units. Seven units were rented in Access Apartments and all 16 units in Innsbruck were rented in 2025. One of these units is a manager's unit.



BRIDGE PROGRAM

The Town, together with ESCH, launched the Bridge Program in late 2021 with the goal of increasing the number of affordable deed-restricted ownership units in the community. The program secures affordability deed-restrictions on properties by providing a financial subsidy to income-eligible households in exchange for a deed restriction that caps the resale price at an affordable level and requires the unit to be sold to an income-eligible household. Five additional units were sold in 2025 through the program, bringing the total number of units sold to 13.



MEASURE L

Passed by the voters in November 2024, Measure L increased the Town's transient occupancy tax (TOT) rate from 13% to 15%, starting January 1, 2025. Town Council dedicated these funds, approximately $4M per year, to the Town's multi-faceted Housing Now! program focused on expanding the availability of affordable workforce housing throughout the community. The Housing Now! program leverages federal, state and local funds to achieve new affordable housing development as well as convert existing, eligible market-rate housing into affordable housing.

DAVE AND ROMA MCCOY ARTS AND CULTURAL CENTER

In 2025, the Town formally purchased the 8-acre property from the Mammoth Lakes Foundation to build the new Dave and Roma McCoy Arts and Cultural Center. Following the purchase, the Town awarded the construction contract and held a ground-breaking ceremony for the community on August 6. By the end of the year, much progress had been made with extensive site and utility work.

The approximately 7,482 square-foot, 239-seat performing arts theatre will support live theater, musical performances, films, lectures, conferences, and an array of community activities. The Town's Parks and Recreation Department will manage the facility and coordinate the theatre's annual programming with several organizations including Chamber Music Unbound, Sierra Classic Theatre, Mammoth Lakes Repertory Theatre, Eastern Sierra Community Chorus, and Mammoth High School. The goal is to unify and strengthen the arts and culture community by bringing everyone together in one custom-designed auditorium.

Funding for the performing arts center was provided by the project's various partners. Kern Community College District (Measure C) contributed of $7.5M, $3M was contributed from the Mammoth Lakes Foundation, $500,000 from the Tambour Foundation, and $5.82M from the Town's General Fund and Measure U.



To ensure the financial sustainability of the performing arts center, the Town contracted with the recently formed Mammoth Lakes Performing Arts Foundation, a 501(c)(3), tax-exempt California Benefit Corporation, to perform fundraising activities and to administer an endowment fund to support operations and maintenance of the facility. To kick start the organization's fundraising efforts and to support on-going overhead expenses, the Town is providing an annual contribution of $25,000. With the formation of the Mammoth Lakes Performing Arts Foundation, a generous private donor has committed $250,000 as a matching grant to develop a permanent endowment for this purpose. This is in addition to an annual Measure U contribution of $300,000 recommended by Mammoth Lakes Recreation (MLR).

RECREATION AMENITIES AND PROGRAMS



SHERWINS MEADOW TRAILHEAD AND SHARP 3 TRAIL CONSTRUCTION

The Town celebrated the completion of the new Sherwin Meadows Trailhead with a ribbon cutting on June 7, National Trails Day. The project delivers formalized parking, a year-round restroom, picnic tables, a bear box, trash service, interpretive signage, and a bike tool station, creating a welcoming and functioning access point to Sherwin Meadows.

Building on this milestone, the U.S. Forest Service has officially approved the Sherwin Area Recreation Plan (SHARP 3). This approval establishes a thoughtfully designed, sustainable trail network that replaces a patchwork of user-created routes that had caused erosion and impacted sensitive habitats. SHARP 3 includes 9.8 miles of new trail construction and 3.3 miles of adopted user trails, along with restoration of degraded segments and decommissioning of unsustainable routes. The result is a system that better serves hikers, bikers, and equestrians while protecting natural and cultural resources.



This achievement reflects years of collaboration among the Inyo National Forest, the Town of Mammoth Lakes, Tribal partners, and the outdoor recreation community. Public feedback throughout the planning process was overwhelmingly supportive, underscoring the community's commitment to stewardship and sustainability. To date, Town staff has completed five miles of new trail, scheduled to open in spring 2026.

EXPANDED TOWN HOST AND STEWARDSHIP PROGRAM

The Town expanded its Host Program to include the Reds Meadow Valley and shuttle system. Hosts provide on-the-ground guidance to help visitors recreate responsibly and enjoy their experience. During peak summer months in 2025, hosts interacted with more than 15,000 users. Hosts are now deployed on e-bikes to encourage responsible use of these devices and proper trail etiquette, and are stationed throughout the Lakes Basin, in Town parks, and at Town bus stops to support visitors across the community.

Stewardship efforts also grew with the launch of the Host Hounds program. Local and visiting dogs joined the team by signing a "Paw-ledge" to stay leashed, with owners committing to properly pick up and dispose of waste. The Town now has 36 honorary Host Hounds promoting responsible recreation.

These additions strengthen existing stewardship programs, including Trail Days, Trashy Thursdays, Wednesday work nights, Adopt-A-Trail, and Tangle Free Waters. Collectively, these programs removed 2,412.8 pounds of trash and 2,034 feet of fishing line from the landscape and contributed 747 hours of volunteer service.







WINTER TRAIL GROOMING AND RECREATION

The Town continues to manage the Over-Snow Vehicle (OSV) program, providing more than 100 miles of groomed, motorized multi-use winter recreation opportunities. The Town also grooms and manages the non-motorized Shady Rest and Sherwins winter trail systems, providing access for Nordic skiers, snowshoers, fat tire bikers, and dog walkers. Grooming operations now use tracking devices through Nordic Pulse, allowing locals and visitors to easily find fresh corduroy. The Nordic Pulse app is free to download and provides real-time grooming updates, alerts, notices, and groomer reports. The app helps create a clear, reliable communication tool for winter trail users.



KIDS' PUMP TRACK

Town staff built a small kids' pump track at the Community Recreation Center to provide additional amenities for the community, which was also utilized by the Town's summer/fall camps. It was a huge success, and the Town is planning on enhancing the pump track in 2026.

PARKS AND RECREATION NEW MEMBERSHIP

The new Parks and Recreation Membership Program launched in 2025 provides our community with the opportunity to purchase heavily discounted annual or monthly individual or family memberships to the ice rink, pool and summer RecZone with value-added member benefits. This initiative aligns with Town Council's strategy to deliver high-quality, affordable and sustainable recreation programs and amenities, through access, availability and affordability. It allows members to skate, swim and play year-round with just one membership. This past year, 388 people purchased the annual membership, while 181 people purchased monthly memberships.





PARKS AND RECREATION MASTER PLAN UPDATE

The Town embarked on the development of a new Parks and Recreation Master Plan (PRMP) in an effort to be the best alpine recreation community in the country. While the values expressed in the 2012 Plan continue to be relevant, the goals, recommendations, and strategies need to be realigned with the public's ever-changing and evolving recreation needs and expectations. The PRMP will be a community-driven document that will articulate a clear vision for the future, serving as a recreation "roadmap" for the next 10 plus years.

The PRMP will include:

- An inventory and analysis of existing parks, recreation facilities, and programs
- A comprehensive community engagement process
- A financial sustainability plan
- Conceptual site plans to enhance existing and new parks
- Updated goals, policies, and projects designed to address local and regional needs
- A strategic action plan to guide implementation

The Master Plan is expected to be finalized for approval by Town Council in late 2026.

COMMUNITY RECREATION CENTER INTERIOR ENHANCEMENTS

At the end of 2024, the Town Council formally closed-out Phase I of the Community Recreation Center (CRC) and awarded the expansive $1.8M Phase II contract. Inside the CRC, enhancements completed in 2025 include the eagerly awaited elevated viewing area with seating for over 110 people, the new modular offices for staff and a small locker room/ meeting room. To enhance acoustics, the sound system was upgraded, including the installation of a wall above the Zamboni garage that now provides elevated storage, seamlessly integrated with the relocated scoreboard. And finally, based on community feedback and demand for ice sports, the Town converted the Olympic ice rink (100' x 200') to a regulation NHL-sized rink with a dedicated curling lane. Now ice hockey, skating lessons, open skate and curling programs can all flourish on two sheets of ice instead of just one. To celebrate these many milestones, over 200 people celebrated the holiday season at the Tree Lighting Ceremony on December 12.





MAMMOTH CREEK PARK ENHANCEMENTS

On October 15, Town Council celebrated the many improvements made to Mammoth Creek Park over the past decade. Mammoth Creek Park was boldly transformed to become the epicenter of recreation in Mammoth Lakes. The park delivers significant community benefit where locals and visitors come together igniting community spirit and pride. This year, the prefabricated climbing boulder arrived on September 8 in seven individual pieces, which were set by a crane onto the foundation. To improve the experience for users, safety surfacing was installed around both the large climbing boulder and natural granite boulders. Much needed shade structures were installed on the CRC deck, along with a 20'x30' hip shade structure on the lawn providing our community a more welcoming shaded area for family gatherings and community events.





WHITMORE BALL FIELD 3 REHABILITATION

Performed entirely by Town staff, Whitmore Ball Field 3 (baseball field) received extensive renovations including excavation, regrading, and reinstallation of new infield material. Over the years, significant displacement and buildup had altered the field's grade and alignment, creating uneven surfaces and overgrown edges. Improvements included reinstallation of the pitcher's mound and the 1st and 3rd base lines, as well as Home and Visitor Dugout areas, and much more. During the fall, all the damaged backstop boards were also replaced by Town staff in preparation for a spring 2026 reopening.







SHADY REST PARK IMPROVEMENTS

This fall, the many multi-use paths (MUPs) at Shady Rest Park received fresh asphalt, greatly enhancing access in and around the park. The Town's first skate park also received fresh, new concrete and a new feature, which was well-received by all aspiring skateboarders.

2025 SUMMER CAMPS

Summer Camps – *"Kid came home dirty and happy!"*

This past summer, the Parks and Recreation Department hosted 634 campers supported by 22 staff members over nine weeks of summer camps. These guest comments say it all: *"Great attentiveness to detail and communication – favorite camp by far!" "Loved the counselors, the variety, everything!" "Awesome Counselors!" "My favorite part is how your camps build the kid's skills, confidence, and promotes teamwork."*



The Town provided campers with a chance this summer to explore the Sierra by biking, hiking, paddleboarding, skateboarding, swimming, and climbing all over the region. Families continue to express excitement about the quality and diversity of summer camp programs that the Town provides. Mammoth Lakes summer camps are truly on the leading edge of the recreation industry.



Our amazing counselors provided authentic experiences for campers while navigating ongoing construction this past summer at Mammoth Creek Park. Everyone loved the new pump track and Freshpark™ portable and modular jump features. In addition to the outdoor adventure sports that this region is known for, the Town provided outstanding visual and performance arts camps. Demand for our summer camps remains high with over 200 children on waitlists.



Local families were once again able to take advantage of the Tony Colasardo Scholarship Fund. Thanks to the generosity of our community, in 2025, 106 children were awarded scholarships for 172 programs, valued at over $14,000. Recipients enjoyed the UK International and Challenger Sports Soccer Camps as well as the Town's signature summer camps and after school programs.

MUNICIPAL SERVICES



STYROFOAM AND PLASTIC BOTTLE BANS

This year, the Town continued to stand up for Mother Nature by implementing and enforcing two important prohibitions approved two years ago.

The first, a Styrofoam prohibition passed on July 12, 2023, prohibits take-out Styrofoam food-ware containers from food service providers, lodging facilities, and special event operators. This prohibition took effect on January 1, 2024 and the Town saw full compliance with all affected businesses by early 2025.



The second, a single-use plastic water bottle prohibition for bottles ≤500ml was passed on December 20, 2023 and goes into effect in two phases.

Phase 1 was effective January 1, 2025, and prohibited Town government and all special events (events requiring a Town permit) from using, selling or distributing single-use plastic water bottles ≤500ml. This phase was implemented throughout 2025, with new special event conditions and messaging sent to all special event operators to help them comply with the new requirements.

Phase 2 will take effect on January 1, 2026 and will prohibit all businesses within the Town from selling or distributing single-use plastic water bottles ≤500ml. Throughout 2025, Town staff conducted significant outreach efforts including in-person visits to businesses, and emails and letters to all businesses informing them of the upcoming changes, and working in conjunction with the Chamber of Commerce to ensure the community is aware of this major change before it went into effect.

NEW TOWN LOGO ADOPTED

On February 19, the Town Council formally adopted a new official Town of Mammoth Lakes logo. According to the Town's Municipal Code, the Town logo is a design used for the purpose of symbolically representing the authority of the Town and the capacity of its officers, employees, and agents as representatives of the Town and should not be used by anyone other than an officer or employee of the Town. Since the previous Mammoth Lakes logo is also used for marketing and is widely distributed, it did not meet the requirements of the Municipal Code. The new Town logo relates to the Mammoth Lakes logo through colors, design elements and fonts, but gives the Town its own, unique logo identity.

Since adoption, the Town has been working on implementing the new logo and transitioning a wide variety of items and documents to include the new logo. Implementation work is ongoing.

WILDLIFE OUTREACH

In March of 2025, the Town Council amended Municipal Code Chapters 6.20, 8.12, and 8.13 as part of its efforts to strengthen current language in the Municipal Code related to solid waste spillage and other wildlife attractions.

The amendment solidified the Town's intent to minimize conflicts between humans and wildlife and to ensure responsible human-wildlife interactions by imposing fines and penalties on violators.

This code amendment was in addition to public outreach and efforts provided by Town staff who proactively interacted with visitors every Saturday morning during the summer. From June 6 to July 12, 2025, Town staff conducted 10 days of outreach and education focused on bear and wildlife safety throughout the Lakes Basin. During this period, staff recorded 1,334 individual interactions with campers and recreational users. The highest single-day engagement occurred on July 5, with 242 people contacted.

New flyers and stickers were created and distributed throughout the community, including to all camp hosts and private campgrounds. Dumpsters received color-coded closure devices and how-to signage and stickers to help people better understand how to close them. Plus, new bear boxes were added at Horseshoe Lake and Main Lodge at Mammoth Mountain upon the Town's request.







REDS MEADOW ROAD RECONSTRUCTION PROJECT

Reconstruction of the Reds Meadow Road began in the summer of 2025. The project is expected to greatly improve public access and traffic safety for all who visit the area, reduce likelihood of vehicular accidents and improve emergency response times. The mandatory Eastern Sierra Transit Authority shuttle bus ran daily from 7am to 7pm, as usual when the road was open. Contractors expect to complete the project in 2026.

Upon completion of the project, the Town will be issued a Highway Easement Deed that authorizes maintenance responsibility for transportation purposes of the road. This action will provide the Town jurisdiction for transportation purposes only, as ownership of the road will remain with the Inyo National Forest. The Inyo National Forest and Town will work together in the future to ensure maintenance and transportation use objectives are met.

SUMMER ROAD REHABILITATION AND MULTI-USE PATH PROJECT

In the summer of 2025, the Town completed several street rehabilitation and multi-use path (MUPs) projects that required preventative maintenance. The project scope of work included the reconstruction of the following streets and MUPs.

Streets: Convict Drive, Rainbow Lane, Forest Trail, Grindelwald Road, Panorama Drive, Ridge Way, Holiday Way, a roughly 360-foot-long portion of Lakeview Boulevard above the Voodoo Chute, and the intersection of Majestic Pines Drive and Valley Vista Drive.

MUPs: Repaired MUP railing between Sawmill Cutoff and Visitor Center, basketball court and paths within Shady Rest Park, as well as the addition of a new paved path that will connect the Shady Rest skate park to the public restrooms and playground, from Eagle to Waterford Road, Sawmill Cutoff Road and at Mammoth Creek Park East.



PUBLIC WORKS MAPS

The Public Works Department created several maps on the Town's website that show status updates for Public Works projects. The first map highlights recently completed, in progress, and upcoming construction projects.

The second is a map that specifically focuses on road construction projects. Maps were updated as projects progressed, so that the public could follow along at its own pace.



SLURRY SEAL PROJECTS

Every year Town staff complete road condition assessments of streets and MUPs throughout Town. In 2025, several streets were prioritized for fog seal and slurry seal, as well as striping. Streets that received fog seal included Commerce Circle, Laurel Mountain Road, Red Fir Road, Mono Street, Dorrance Road, Mountain Boulevard, Majestic Pines Drive (from Meridian to Bear Court), Monterey Pine Road (including all cul-de-sacs), Kelley Road, Silver Tip Lane, and the College Connector Path.



Streets that received slurry seal included the SHARP parking lot, N Frontage Road, Sierra Boulevard, Snowcrest Ave, Pinecrest Ave, Knob Hill Lane, Rusty Lane, Alpine Circle, Mala Ulice, Berner Street, Holiday Way (including Holiday Circle), Grindelwald Road (including all cul-de-sacs), Vacation Place, St Anton Circle (including Megeve Way and all cul-de-sacs), Mammoth Knolls Drive (including Sestriere Place and Garmisch Place cul-de-sac), St Moritz Road (including all cul-de-sacs), Old Mammoth Road, and Sawmill Cutoff Road.



Linear striping for fog lines, bike lanes, center lines, etc. were applied to all roads throughout Town. Pavement markings were applied to roads that received either a slurry or fog seal treatment.

DEVELOPMENT PROJECTS



BUILDING PERMIT STATS

In 2025, 115 housing units were completed as compared to 48 in 2024.

- 29 single-family residences or townhomes
- 4 accessory dwelling units
- 82 affordable apartment units

LIMELIGHT HOTEL

Limelight Hotel was completed in 2025 and is the first new hotel development in approximately 20 years. The hotel has 151 hotel rooms and 15 residential condominium units. A ribbon cutting ceremony was held by the Mammoth Lakes Chamber of Commerce in November 2025.



RESIDENCE INN AND THE ROCKSPRING

Construction began on the Residence Inn and the Rockspring projects in summer 2025. The two projects will provide an additional 220 guest lodging rooms in the North Village area.

MAMMOTH HOSPITAL EXPANSION

Work began on the new wing of Mammoth Hospital. The 60,000 square-foot structure will replace the existing patient areas of the hospital and is expected to be completed in 2028.

NORTH VILLAGE CIRCULATION

Staff began developing the scope of work for a review of the circulation throughout the North Village area to ensure that current and future development does not overwhelm the circulation in that area.



MAMMOTH LAKES POLICE DEPARTMENT HIGHLIGHTS

NEW PATROL VEHICLES

During the summer of 2025, the Town purchased several new police vehicles to help modernize the fleet. The biggest change was transitioning to Chevrolet, from Ford, for patrol vehicles. Mammoth Lakes Police Department (MLPD) now has four new Chevrolet Tahoe Police Pursuits Vehicles (PPV) and two new Chevrolet Silverado 1500 PPV trucks. These vehicles will ensure that officers are equipped to respond to all types of emergencies in any condition.



TRUNARC HANDHELD ANALYZERS

On February 19, Town Council approved a resolution to purchase two TruNarc handheld analyzers. The TruNarc device works by scanning through any clear packaging by simply holding the device up to the package and can identify more than 530 narcotics and drugs. Officers do not have to handle any type of drug, they just operate the scanner, then the drugs can be booked or re-booked just as they were seized. TruNarc identifies dozens of narcotics, stimulants, depressants, hallucinogens and analgesics using lab proven Raman spectroscopy. The cost of the devices was split three ways between MLPD, Mono County Sheriff's Office (MCSO) and the Mono County District Attorney's Office.

NATIONAL NIGHT OUT

On August 5, MLPD held its first National Night Out event, a nationwide initiative that brings together neighbors, local police departments, and community partners to foster camaraderie, strengthen police-community relationships, and improve neighborhood safety. Several Mono and Inyo County first responder agencies also participated with information booths. The event included emergency vehicle tours, Eastern Sierra Working Dog Foundation K-9 demos, free roller skating, a dunk tank, food and cotton candy from the MCSO & MLPD Explorer Post, and lots of fun giveaways from all the participants.



STATE OF CALIFORNIA OFF-HIGHWAY MOTOR VEHICLE GRANT

On September 18, MLPD was awarded a $39,652 grant from the State of California Off-Highway Motor Vehicle Recreation (OHMVR) Division for 2026. This funding will help to continue building the Agency's Off-Highway Vehicle (OHV) and Over-Snow Vehicle (OSV) program, which was launched in 2021 with its first grant award. This new award will be used to pay for a covered storage area to protect the vehicles, purchase additional safety and recovery gear to outfit the vehicles and staff, and to reimburse officers' patrol plus administrative costs. Summer and winter OHV/OSV patrols allow MLPD to enforce speed laws in restricted areas, operation of vehicles and/or snowmobiles while impaired, verify green sticker registration, address encroachment/trespass issues, provide accident support, monitor dispersed camping, and educate the public.



LIVE 911

In August, MLPD purchased six licenses to Live911 services, which is maintained by the Mono County Sheriff's Office. Live911 is a technology that streams live audio and precise location data from 911 calls directly to officers' devices. It allows MLPD to hear the 911 calls as they occur, which has greatly improved response time by allowing the officers to begin driving towards the in-progress emergency calls.

AXON UPGRADES

This fall, MLPD upgraded its Axon camera technology including the latest model of tasers, the Taser 10, brand-new Axon body-worn cameras, Body 4, and the installation of Axon Fleet which are vehicle mounted cameras. The TASER 10 energy weapon offers an extended range (up to 45 feet) and increased shot capacity, providing officers with more opportunities for de-escalation and reducing the need for lethal force. Axon Body 4 provides better evidence collection with a wider view (160°) and sharper 5MP sensor, which boosts officer safety via real-time livestreaming, bi-directional comms, and location tracking, plus integrates AI tools like translation and automated audits. Axon Fleet provides an integrated in-car video system featuring high-res cameras (front/rear/interior). This package also included a Virtual Reality (VR) Training headset and modules which provide realistic, unscripted scenarios for de-escalation, empathy, and use-of-force training, which can be accessed anytime, anywhere.

AIRPORT HIGHLIGHTS

AIRPORT PARKING LOT RECONSTRUCTION

The general aviation and terminal parking lot at Mammoth Yosemite Airport was reconstructed in 2025, with a grant from the Federal Aviation Administration (FAA). Along with new asphalt, the project included solar lighting and ADA improvements. Fresh pavement is a welcome upgrade for first impressions of the airport, as well as being an inviting surface to park on!



AIRPORT LOGO

The Town worked with Mammoth Lakes Creative to design the first ever logo for Mammoth Yosemite Airport! It captures the iconic view of Mt. Morrison and the free spirit of flight in Eastern Sierra skies. The new logo will support brand recognition, airport differentiation, guiding passengers, and reflecting local identity. Implementation of the logo for uniforms, vehicles, buildings, etc. is expected in 2026.

MMH

MAMMOTH YOSEMITE AIRPORT

GRANTS AWARDS FOR MAMMOTH YOSEMITE AIRPORT

In 2025 the Town received four grants from the FAA for the Multipurpose Building Phase 1 site work. This project includes an access road, vehicular gate, and relocation of Taxiway A3. The cost of construction for Phase 1 was separated into three grants, totaling $2.55M. The fourth grant is in the amount of $61,026 for Lighted X Runway Closure Markers. These will be used during runway closures for the Phase 1 project, and other runway closure events. Construction will begin on the road, gate and runway connector relocation in May of 2026.



LEADERSHIP

TOWN COUNCIL

Chris Bubser | Mayor
Amanda Rice | Mayor Pro Tem
Bill Sauser | Councilmember
Brent Truax | Councilmember
John Wentworth | Councilmember

PLANNING & ECONOMIC DEVELOPMENT COMMISSION

Michael Vanderhurst | Chair
Dawn Vereuck | Vice Chair
Cynthia Fleming | Commissioner
Lana Grand | Commissioner
Billy Deaver | Commissioner

PARKS & RECREATION COMMISSION

Dan O'Connell | Chair
Silver Chesak | Vice Chair
Greg Newbry | Commissioner
Scott Reif | Commissioner
Ben Wisner | Commissioner

TOWN ADMINISTRATION

Rob Patterson | Town Manager
Andrew Morris | Town Attorney
Nolan Bobroff | Community & Economic Development Director
Stuart Brown | Parks and Recreation Director & Public Information Officer
Dan Casabian | Police Chief
Megan Chapman | Finance Director
Jamie Gray | Town Clerk
Haislip Hayes | Public Works Director & Town Engineer
Pam Kobylarz | Assistant to the Town Manager
Lawson Reif | Outdoor Recreation Manager
Sierra Waugh | Deputy Airport Manager







CONTACT INFORMATION

TOWN OF
Mammoth Lakes
CALIFORNIA

Address: 437 Old Mammoth Road, Suite 230 | P.O. Box 1609
Mammoth Lakes, CA 93546

Main Phone: 760-965-3600

Mammoth Lakes Police Department: 760-965-3700

Public Information Line: 760-965-3612 (updated during emergencies)

Notify Me: townofmammothlakes.ca.gov/list.aspx

Website: townofmammothlakes.ca.gov

Facebook: facebook.com/townofmammothlakes

Instagram: instagram.com/townofmammothlakes

Email: Initial of first name and last name @townofmammothlakes.ca.gov
For example, John Doe: jdoe@townofmammothlakes.ca.gov



Mammoth Lakes Town Council
Agenda Action Sheet

Title: Transient Occupancy Tax Collection and Certified Properties Update

Council Meeting Date: 4/1/2026

Prepared by: Ben Manning, Revenue Accountant
Rob Patterson, Town Manager

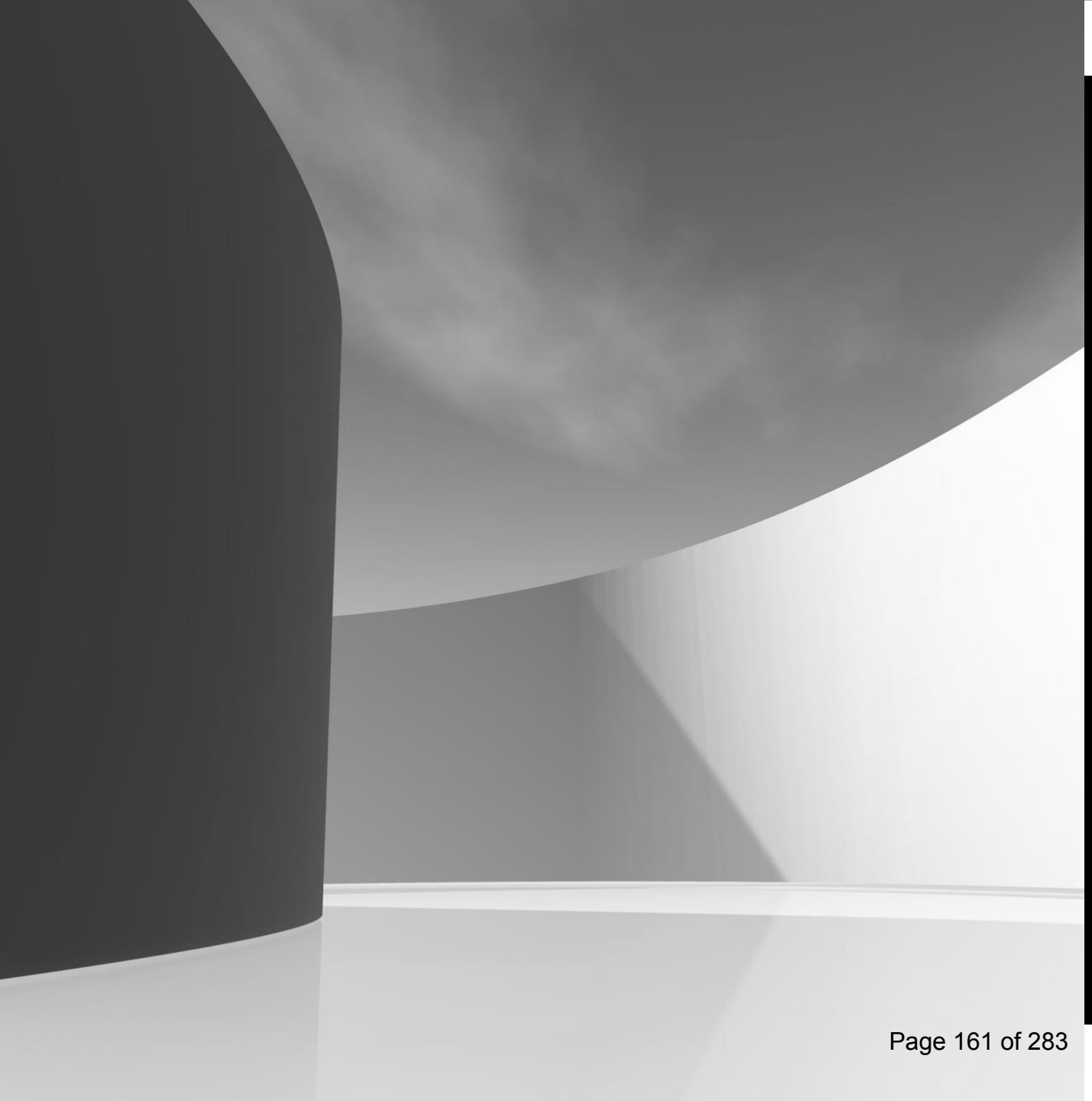
Recommended Motion: Information Item Only – No Action

Summary: Staff will provide an update on the status of Certified Properties application improvements and progress. This will include a demonstration of the additional data reporting and analysis that is available with the new program.

The Certified Properties application has been in a state of development for the last few years and is currently functioning with some significant challenges, causing issues for staff and operators alike. The Town has hired a consulting group who specialize in programming of QuickBase applications. This effort has been underway for approximately 8 months and is set to conclude by July 2026. Upon completion, staff expect all pain points and misfunctions to be resolved.

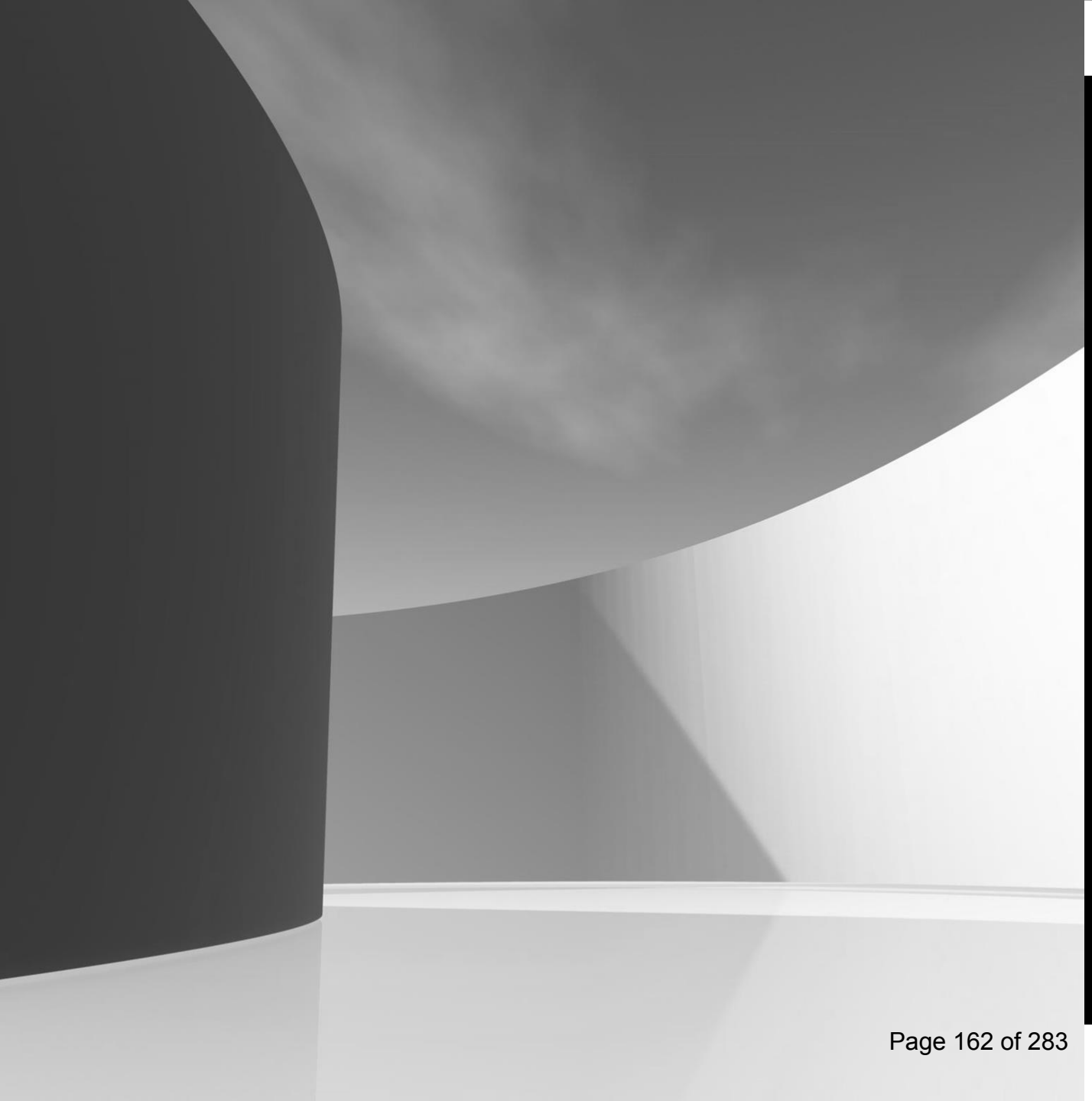
As staff have begun to capture returns through the new system, a wealth of information regarding rental activity, performance by unit and average daily rate (ADR) has been interesting to analyze and understand. Staff will show the calculation of ADR by rental complex as well as the seasonal changes that come with our unique seasons. Staff are continuing to work on utilization of this data to provide business insights.

In addition to Certified Properties, staff will cover a few recent enhancements to our rental monitoring software, Rentalscape. These new developments are using technology to improve identification of fraudulent reporting and help the enforcement team focus on identifying outliers to inform audit decisions.



TOWN OF MAMMOTH LAKES –

CERTIFIED PROPERTIES UPDATE MARCH 2026



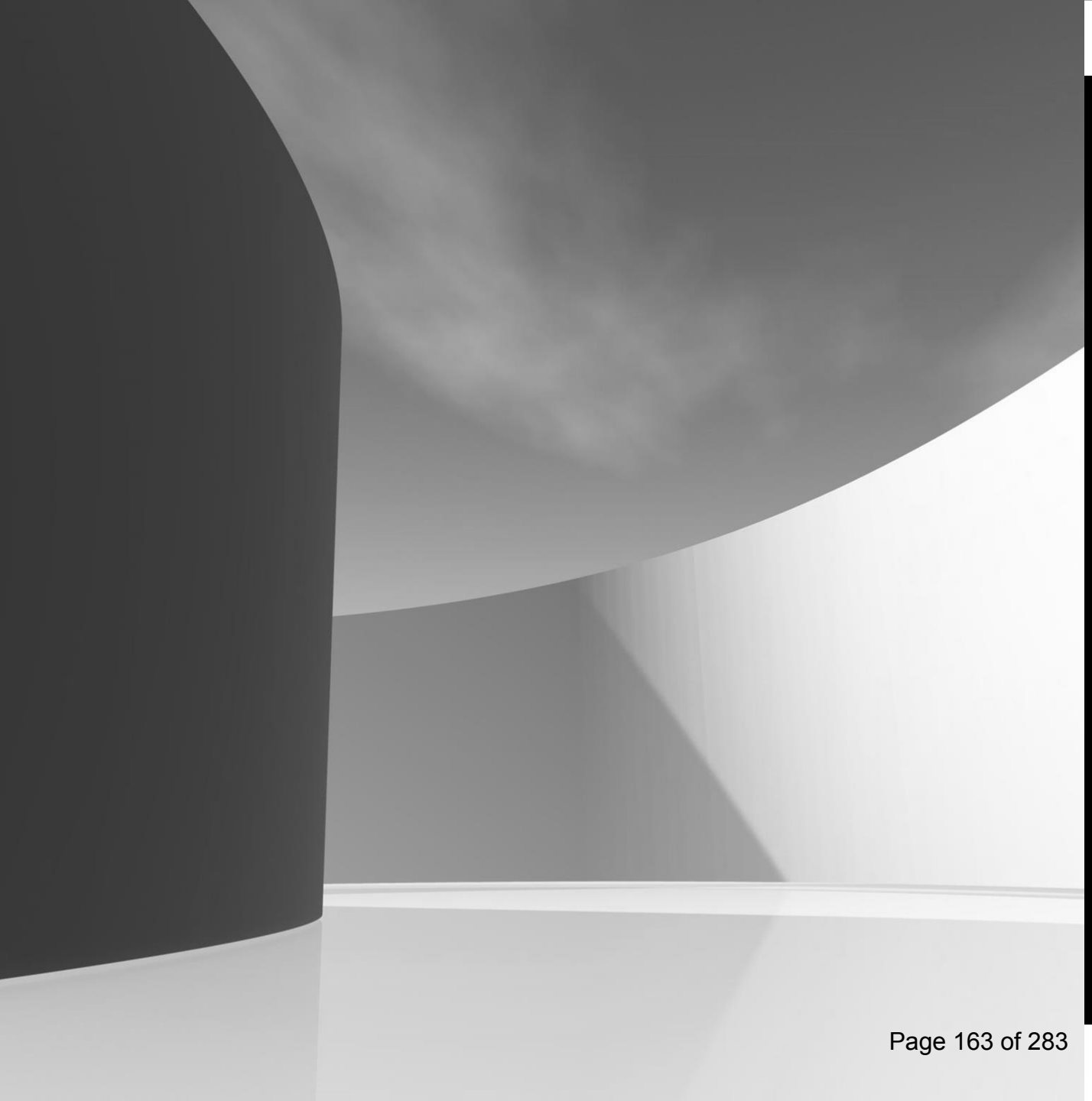
TRANSIENT OCCUPANCY TAX UPDATE

CERTIFIED PROPERTIES APPLICATION DATA

ADR BY ZONE

ADR BY COMPLEX

RENTALSCAPE



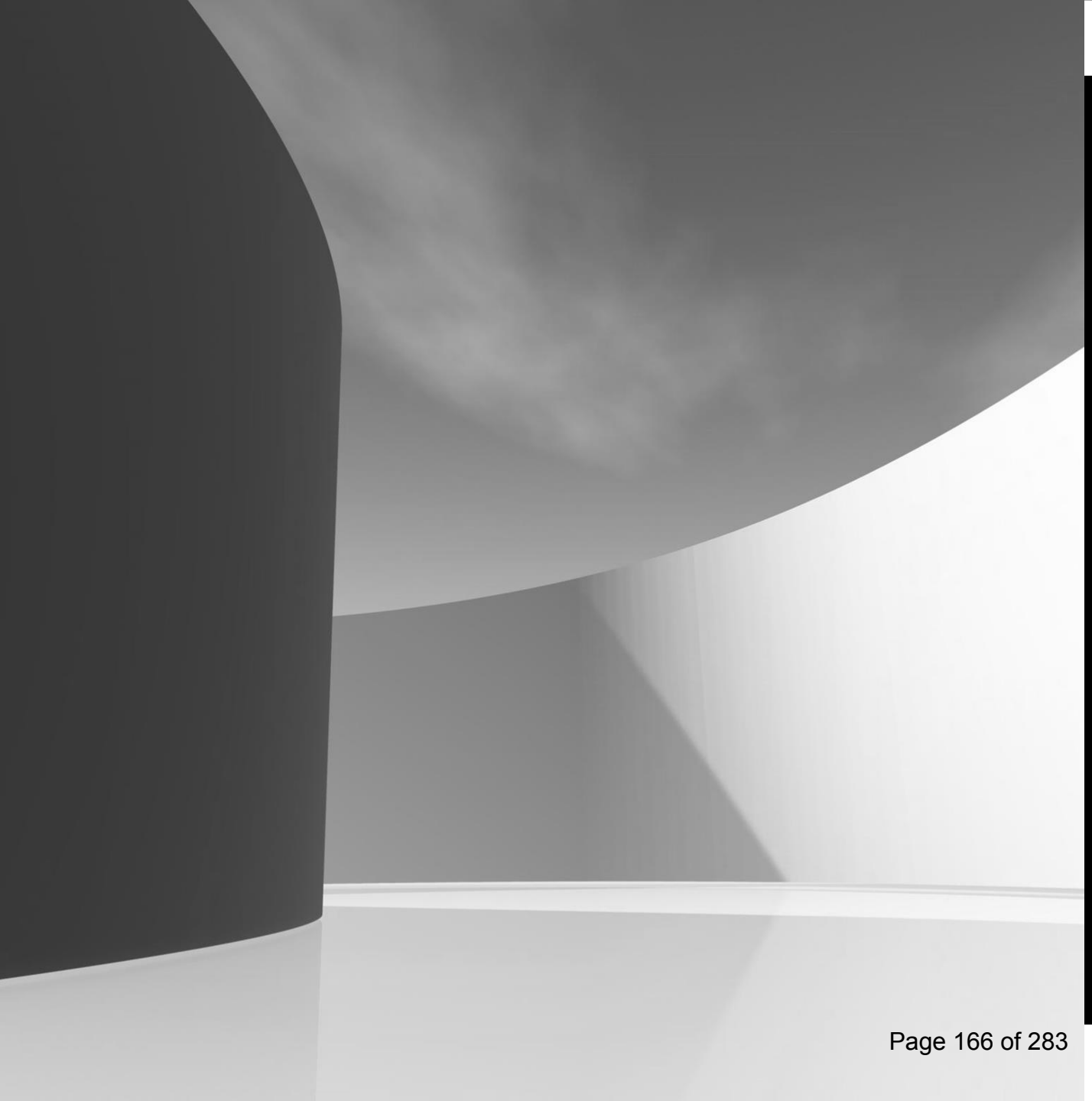
- CERTIFIED PROPERTIES PAYMENT PORTAL
- RECEIVED FEEDBACK FROM USERS
- WORKING WITH 3RD PARTY DEVELOPER TO REVAMP OUR COLLECTIONS APPLICATION
- SAVE PAYMENT INFORMATION
- EASIER ADDING AND REMOVING PROPERTIES
- BETTER STABILITY

Transient Occupancy Tax Collection

Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2021-2022	2,545,344	1,885,522	830,401	867,594	1,373,610	4,005,956	4,364,765	3,831,274	2,996,102	1,643,021	843,556	1,481,383	26,668,528
2022-2023	2,237,227	1,762,533	1,235,431	901,599	1,359,639	4,437,213	4,894,122	4,119,721	3,237,433	2,778,354	1,292,309	1,265,161	29,520,742
2023-2024	2,187,703	1,930,667	1,444,953	1,059,538	1,017,293	3,221,049	4,089,949	4,342,251	3,774,158	2,171,658	926,667	1,257,382	27,423,267
2024-2025	2,274,839	1,960,670	1,290,607	1,014,496	919,512	3,782,064	4,739,401	4,231,502	3,830,525	2,033,788	844,175	1,366,017	28,287,597
2025-2026	2,201,356	2,113,141	1,190,633	985,329	1,221,696	3,928,424	5,009,056	4,408,003	-	-	-	-	21,057,639

Measure L Funds

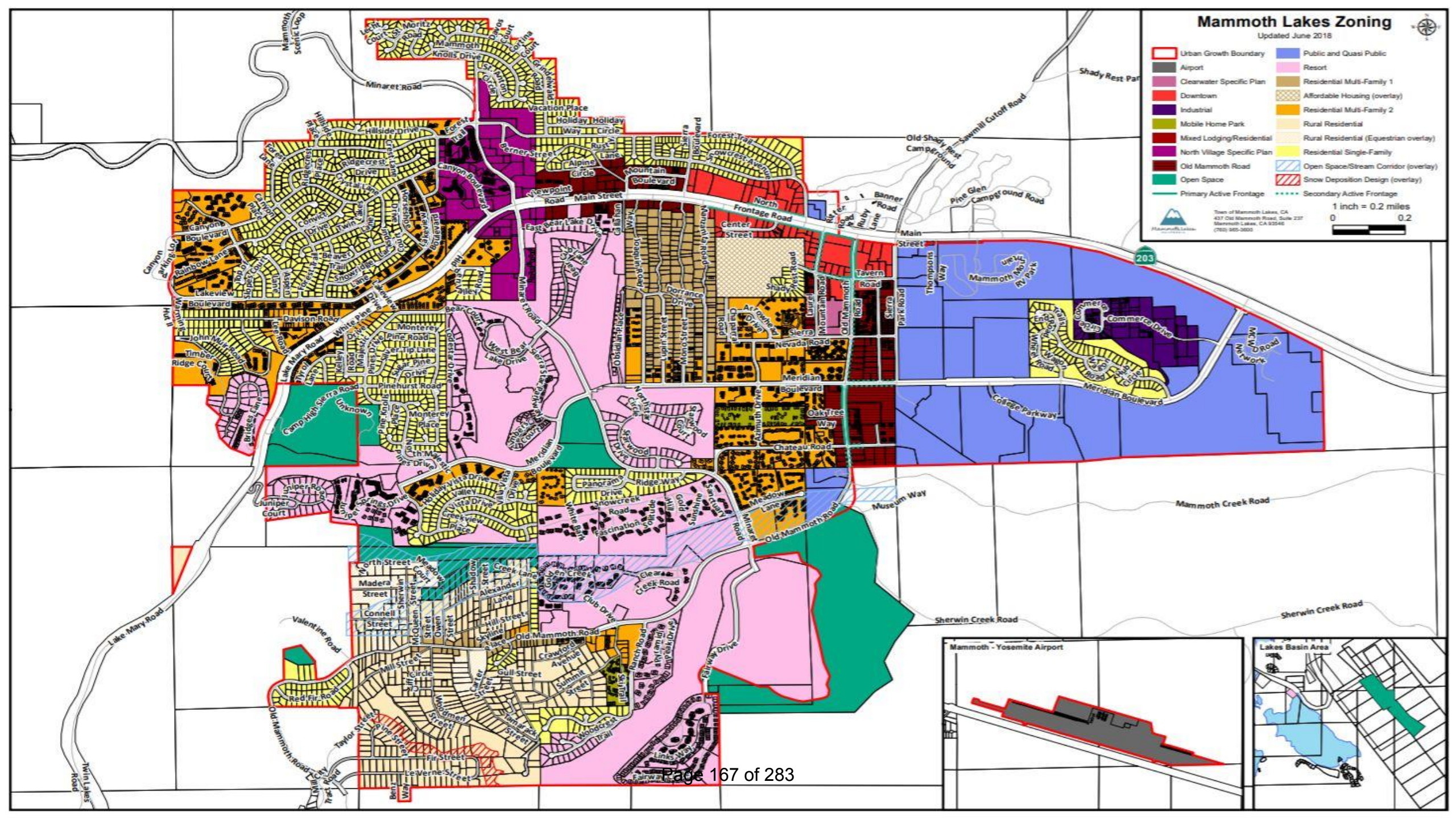
Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2024-2025	-	-	-	-	-	-	344,251	519,925	524,787	302,084	127,376	198,326	2,016,748
2025-2026	334,526	294,771	176,076	149,173	187,953	604,342	770,475	677,728	-	-	-	-	3,195,044

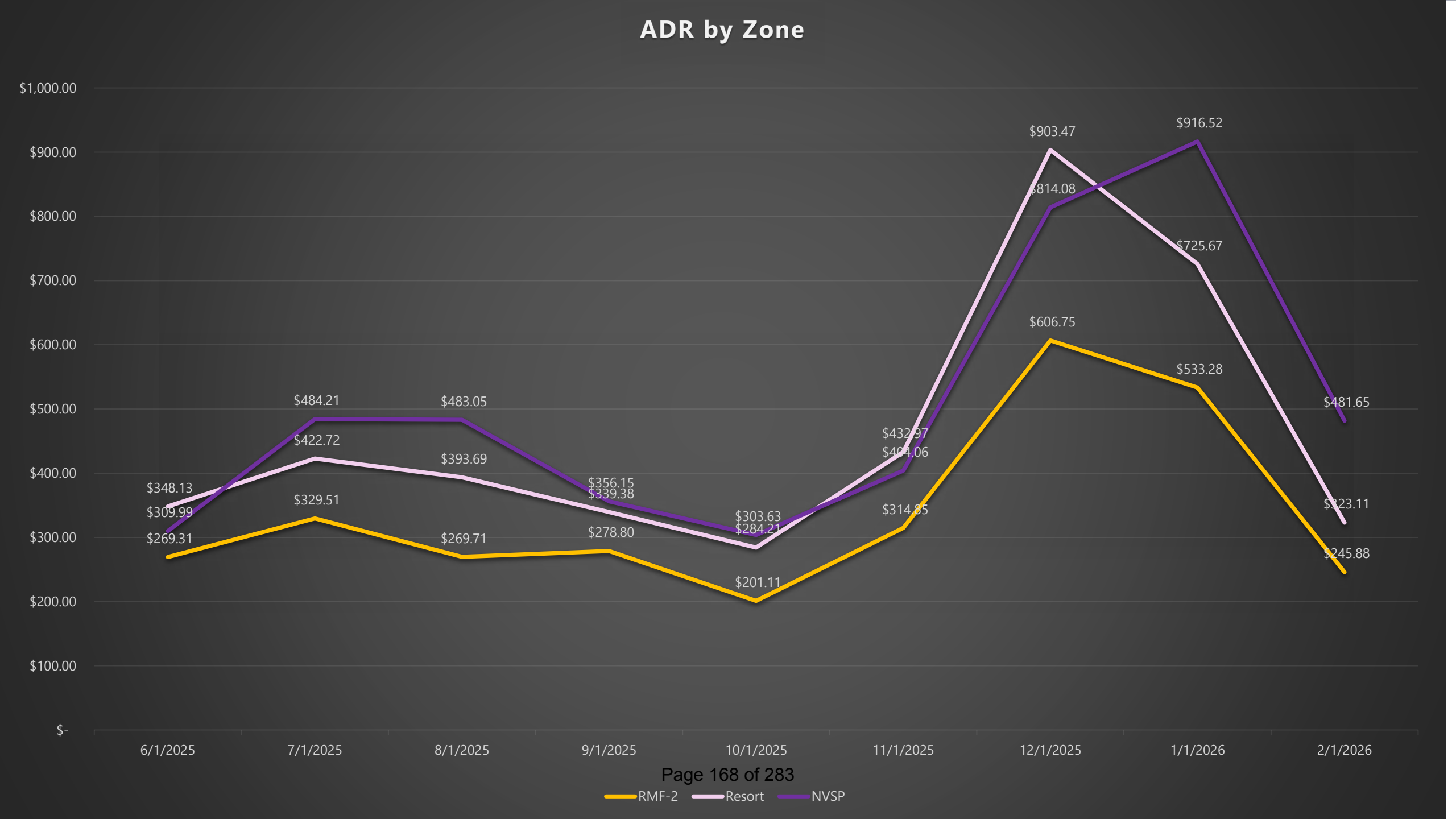


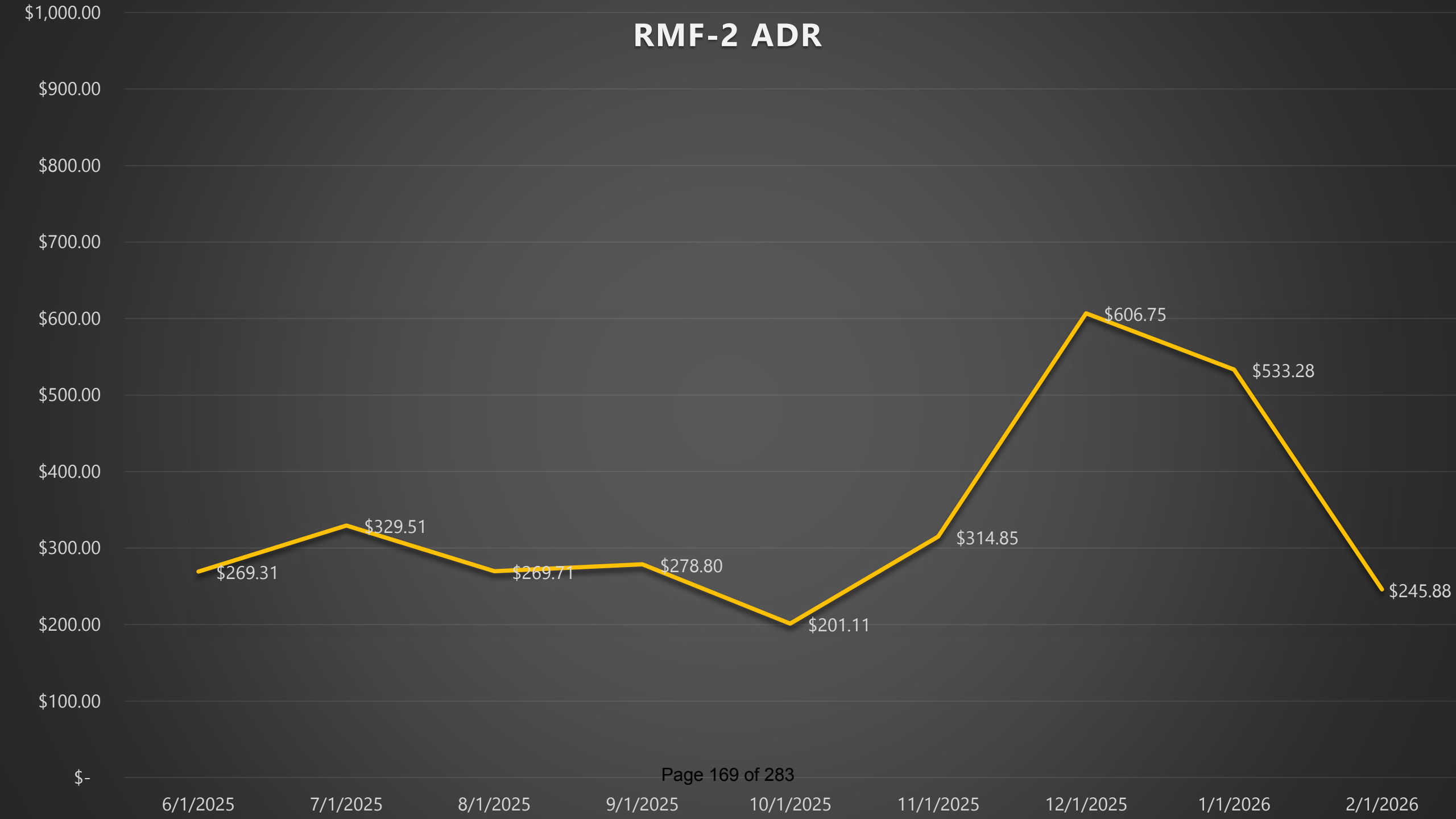
AVERAGE DAILY RATE

AVERAGE DAILY RATE (ADR) MEASURES THE AVERAGE REVENUE EARNED PER ZONE, COMPLEX, OR ROOM. ADRS DIRECTLY INDICATING PRICING EFFECTIVENESS, PROFITABILITY, AND FINANCIAL HEALTH OF THE AREA.

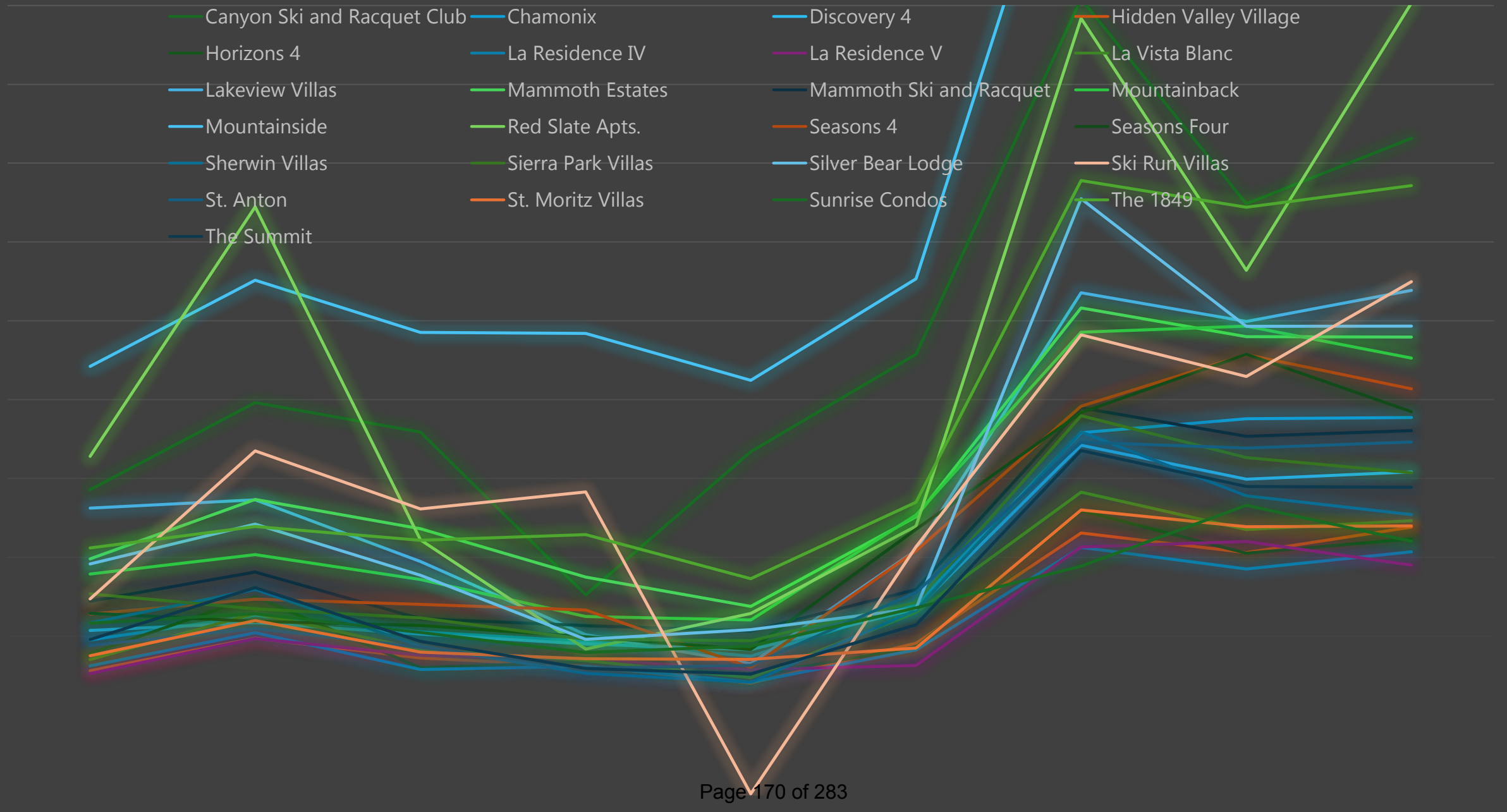
TRACKING ADR TRENDS OVER TIME HELPS TO FORECAST REVENUE, PLAN BUDGETS, AND EVALUATE THE SUCCESS OF MARKETING CAMPAIGNS, AND MAKE FUTURE DECISIONS FOR SHORT TERM RENTALS

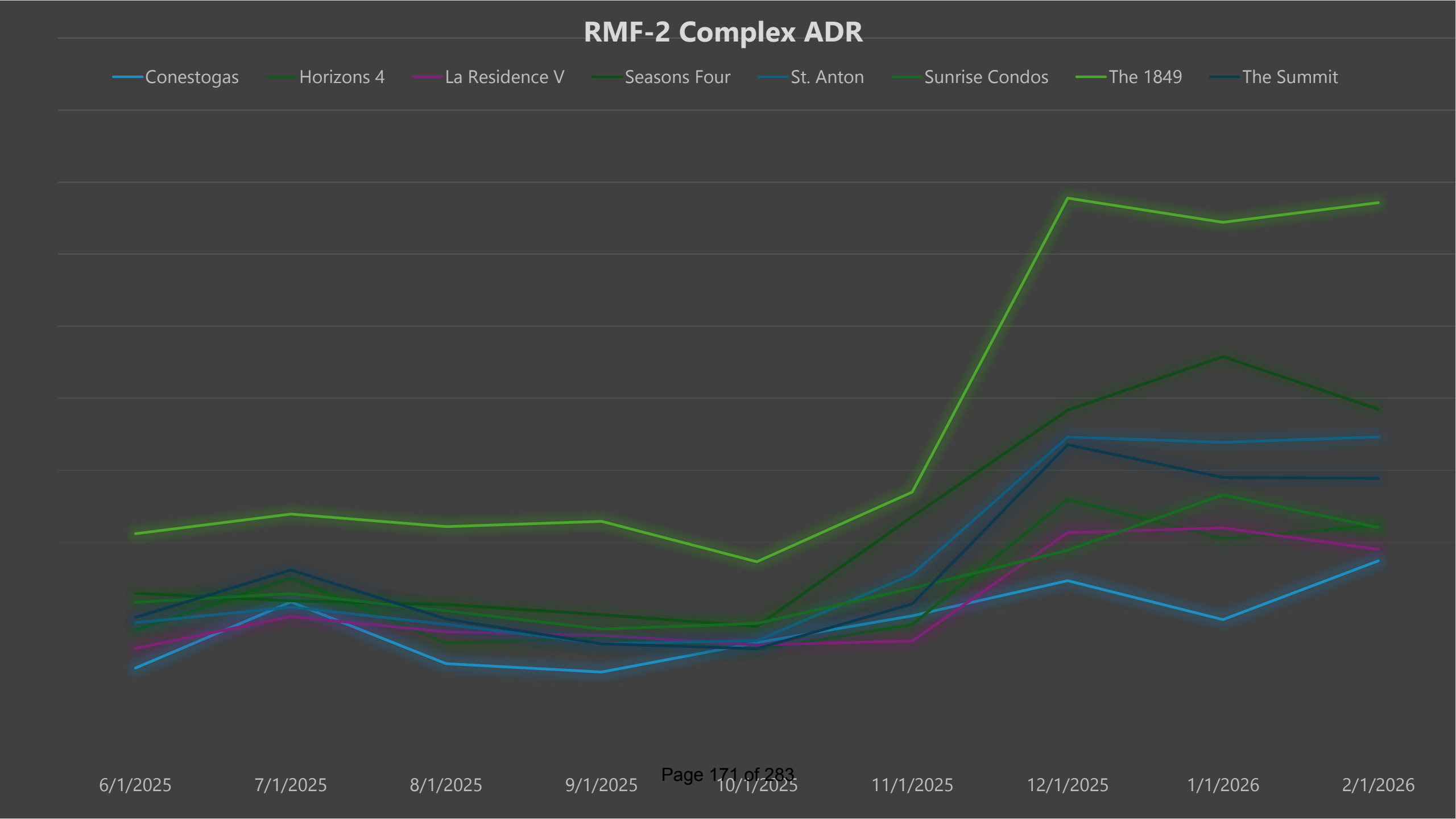

Mammoth Lakes Zoning
Updated June 2018
Urban Growth Boundary
Airport
Clearwater Specific Plan
Downtown
Industrial
Mobile Home Park
Mixed Lodging/Residential
North Village Specific Plan
Old Mammoth Road
Open Space
Primary Active Frontage
Public and Quasi Public
Resort
Residential Multi-Family 1
Affordable Housing (overlay)
Residential Multi-Family 2
Rural Residential
Rural Residential (Equestrian overlay)
Residential Single-Family
Open Space/Stream Corridor (overlay)
Snow Deposition Design (overlay)
Secondary Active Frontage
1 inch = 0.2 miles
0
0.2
Town of Mammoth Lakes, CA
437 Old Mammoth Road, Suite 237
Mammoth Lakes, CA 93546
(760) 965-3600
Mammoth - Yosemite Airport
Lakes Basin Area
Main Street
Minaret Road
Lake Mary Road
Meridian Boulevard
College Parkway
Old Mammoth Road
Mammoth Creek Road
Sherwin Creek Road
Sawmill Cutoff Road
Shady Rest Park
Museum Way
Commerce Drive
Tavern Road
Nevada Road
Chateau Road
Oak Tree Way
Center Street
North Frontage Road
Old Shady Rest Campground
Pine Glen Campground Road
Banner Road
Ruby Lane
Thompsons Way
Mammoth Mountain RV Park
Sierra Park Road
Old Mammoth Road
Mountain Road
Laurel Mountain Road
Meridian
Boulevard
Valentine Road
Twin Lakes Road
Fairway Drive
Mammoth Knolls Drive
Vacation Place
Holiday Circle
Berner Street
Alpine Circle
Mountain Boulevard
Forest Trail
Canyon Boulevard
Viewpoint Road
Hillside Drive
Ridgecrest Drive
Canyon Place
Rainbow Lane
Lakeview Boulevard
Davison Road
White Pine Drive
Monterey Pine Road
Pinehurst Road
Timber Ridge Court
John Muir Road
Camp High Sierra Road
Unknown
Bear Court
West Bear Lake Drive
East Bear Lake Drive
Meadow Lane
Manzanita Road
Dorrance Drive
Obsidian Place
Lupin Street
Monolith Street
Arrowhead Drive
Chaparral Road
Sierra Street
Starwood Drive
Starwood Court
Northstar Circle
Panorama Drive
Ridge Way
Snowcreek Road
Fascination Court
Valley View Drive
Valley Vista Drive
Creekview Place
Juniper Springs Drive
Juniper Road
Juniper Court
Meadow View Court
North Street
Madera Street
Connell Street
McQueen Street
Sherwin Street
Owen Street
Shadow Creek Lane
Alexander Lane
Hill Street
Skyline Lane
Crawford Avenue
Ranch Road
Summit Street
Gull Street
Carter Street
Woodcrest Trail
Woodcrest Circle
Links Way
Mill Street
Red Fir Road
Taylor Street
Pine Street
Fir Street
Le Verne Street
Old Mammoth Road
Clear Creek Road
Club Drive
Meadow Lane
Sunshine Road
Gold Street
Silver Lane
Sanctuary Road
Minaret Road
Meadow Lane
Valley Vista Drive
Holiday Vista Drive
Pine Knoll Place
Monterey Place
Timber Ridge Court
Bridges Lane
Lake Mary Road
Twin Lakes Road
Minaret Road
Mammoth Scenic Loop
Moritz Road
Mammoth Knolls Drive
Grandview Court
Hillside Drive
Forest Trail
Ridgecrest Drive
Canyon Boulevard
Rainbow Lane
Lakeview Boulevard
Davison Road
White Pine Drive
Monterey Pine Road
Pinehurst Road
Timber Ridge Court
John Muir Road
Lake Mary


ADR by Zone
$1,000.00
$900.00
$800.00
$700.00
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$-
6/1/2025
7/1/2025
8/1/2025
9/1/2025
10/1/2025
11/1/2025
12/1/2025
1/1/2026
2/1/2026
$348.13
$309.99
$269.31
$484.21
$422.72
$329.51
$483.05
$393.69
$269.71
$356.15
$339.38
$278.80
$303.63
$284.21
$201.11
$432.97
$404.06
$314.85
$903.47
$814.08
$606.75
$916.52
$725.67
$533.28
$481.65
$323.11
$245.88
RMF-2
Resort
NVSP


RMF-2 ADR
$1,000.00
$900.00
$800.00
$700.00
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$-
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6/1/2025
7/1/2025
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1/1/2026
2/1/2026

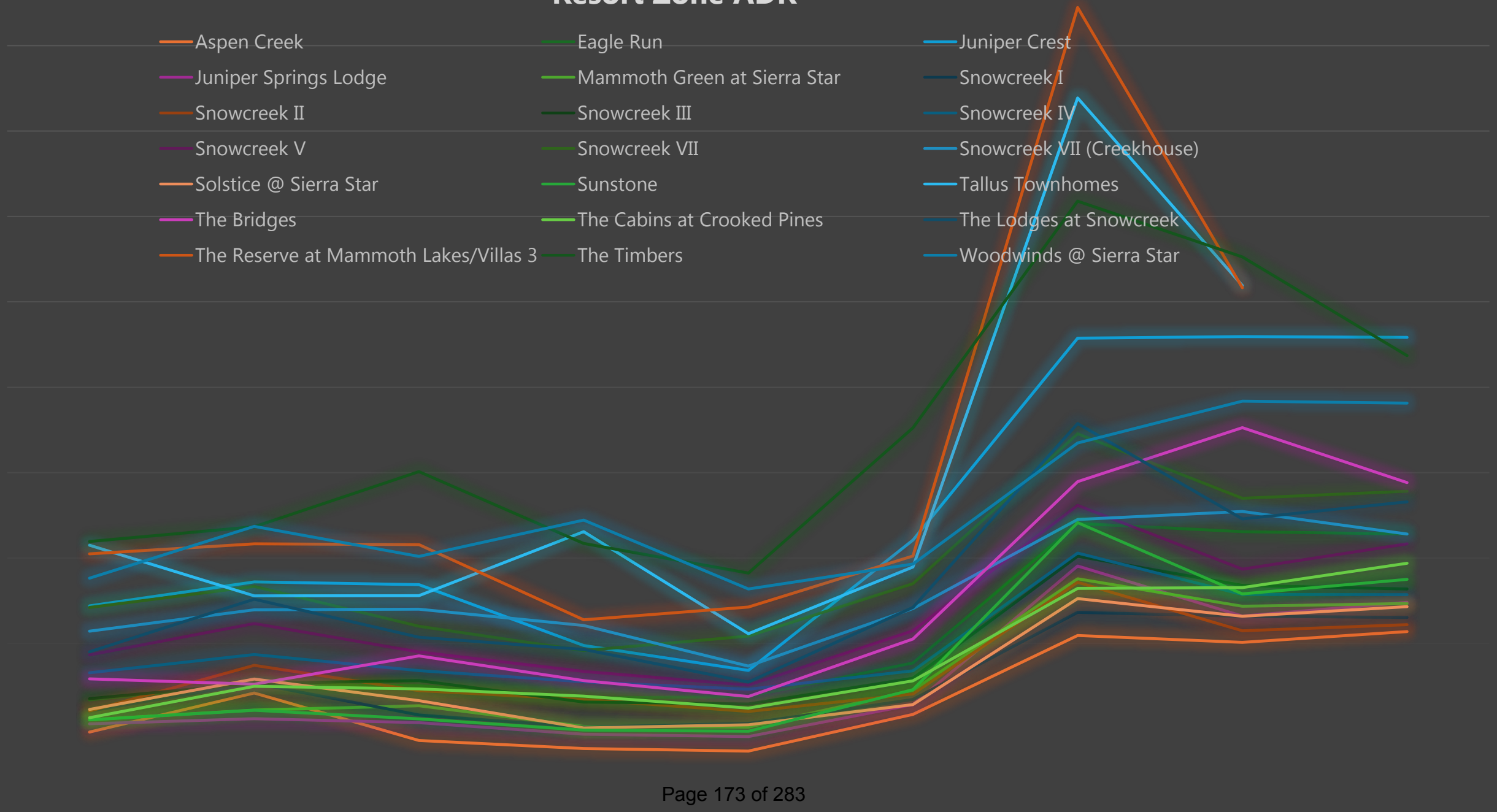
RMF-2 Complex ADR

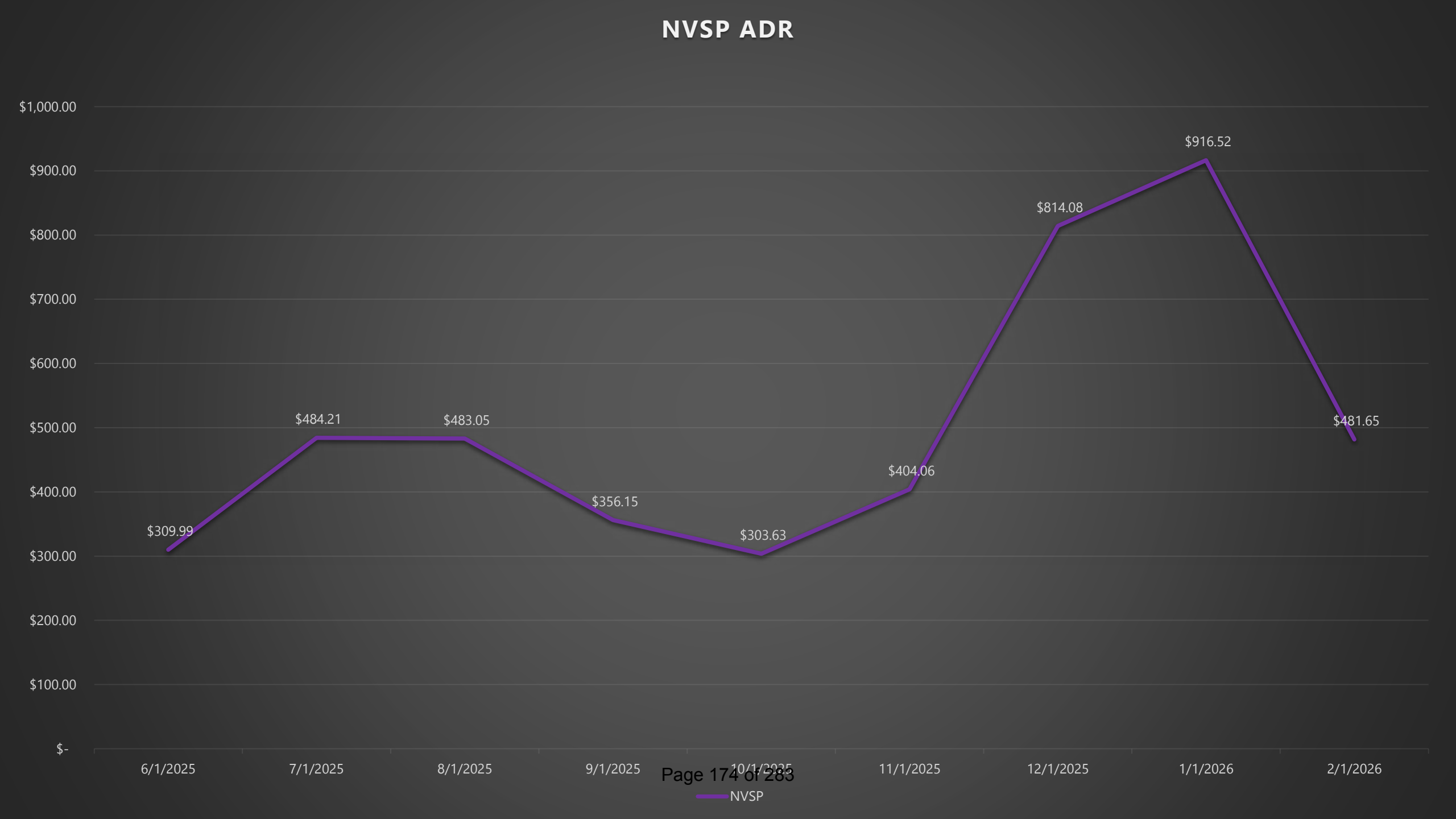



RMF-2 Complex ADR
Conestogas
Horizons 4
La Residence V
Seasons Four
St. Anton
Sunrise Condos
The 1849
The Summit
6/1/2025
7/1/2025
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9/1/2025
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1/1/2026
2/1/2026

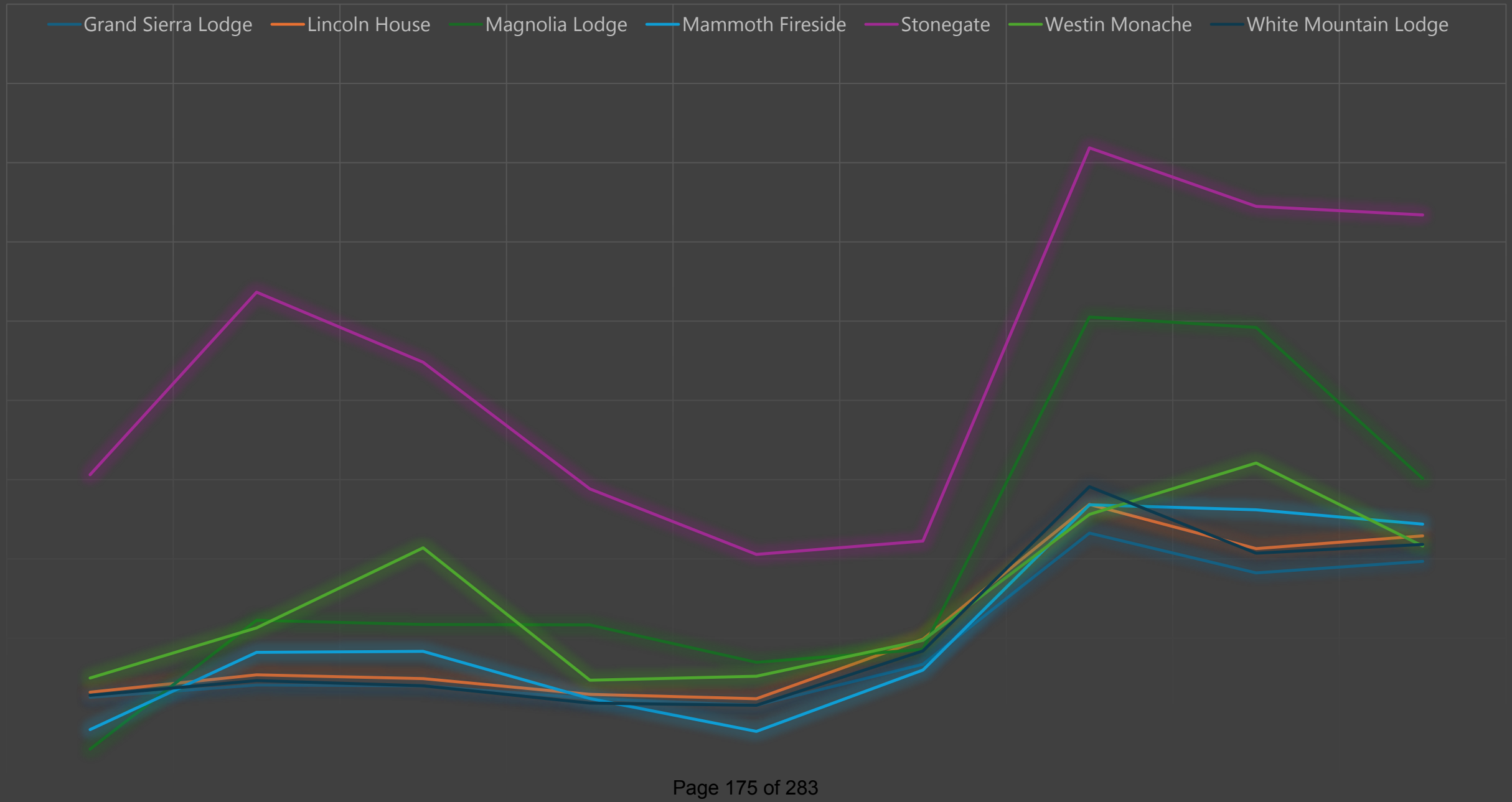

Resort ADR
$1,000.00
$900.00
$800.00
$700.00
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$-
$348.13
$422.72
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$339.38
$284.21
$432.97
$903.47
$725.67
$323.11
6/1/2025
7/1/2025
8/1/2025
9/1/2025
10/1/2025
11/1/2025
12/1/2025
1/1/2026
2/1/2026

Resort Zone ADR

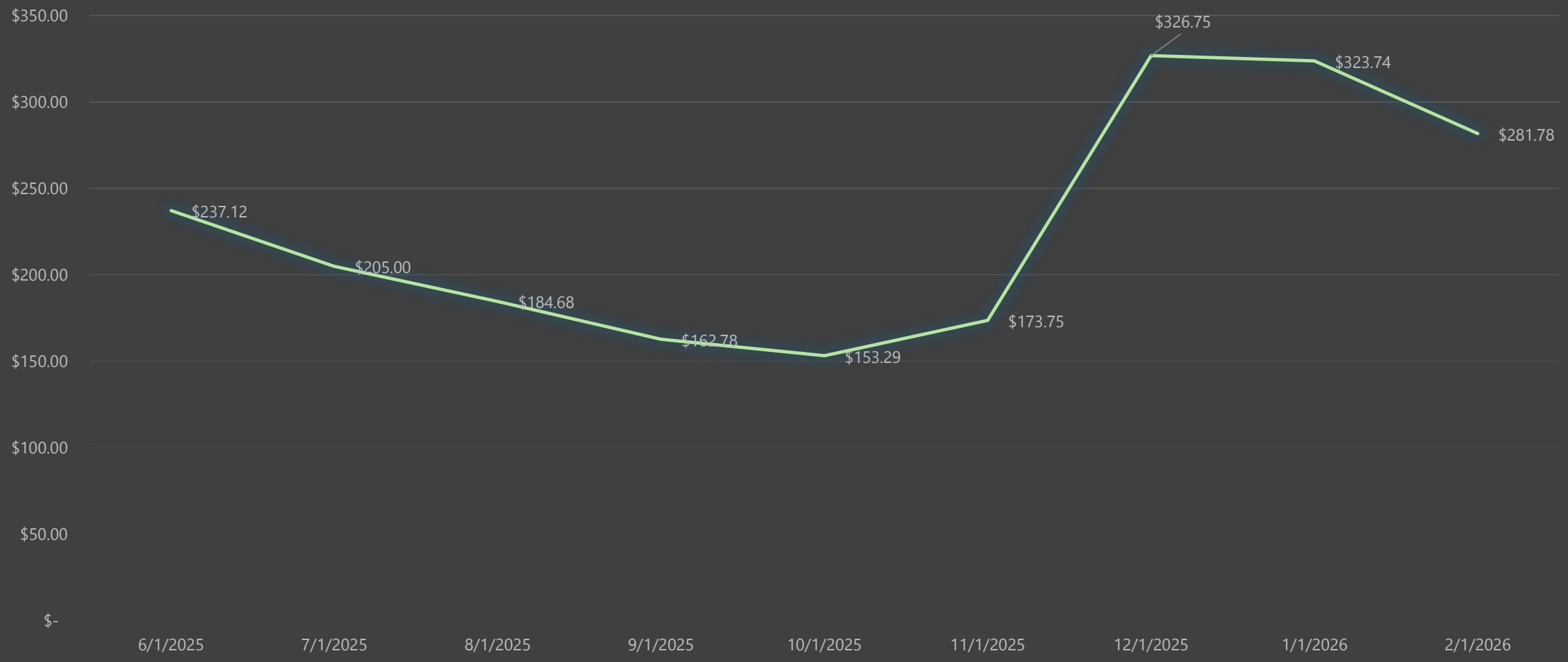


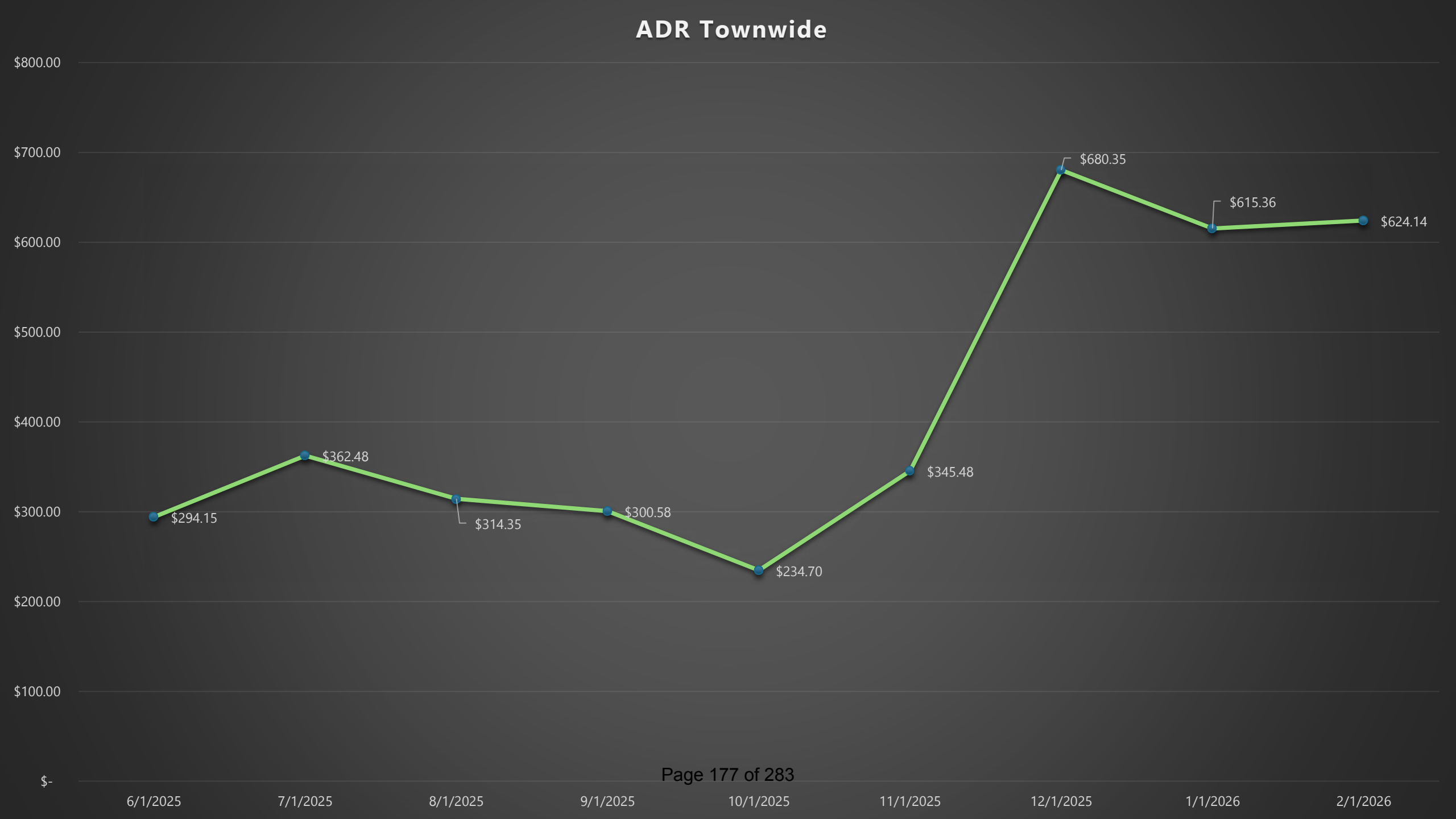

NVSP ADR
$1,000.00
$900.00
$800.00
$700.00
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$-
$309.99
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6/1/2025
7/1/2025
8/1/2025
9/1/2025
10/1/2025
11/1/2025
12/1/2025
1/1/2026
2/1/2026
NVSP

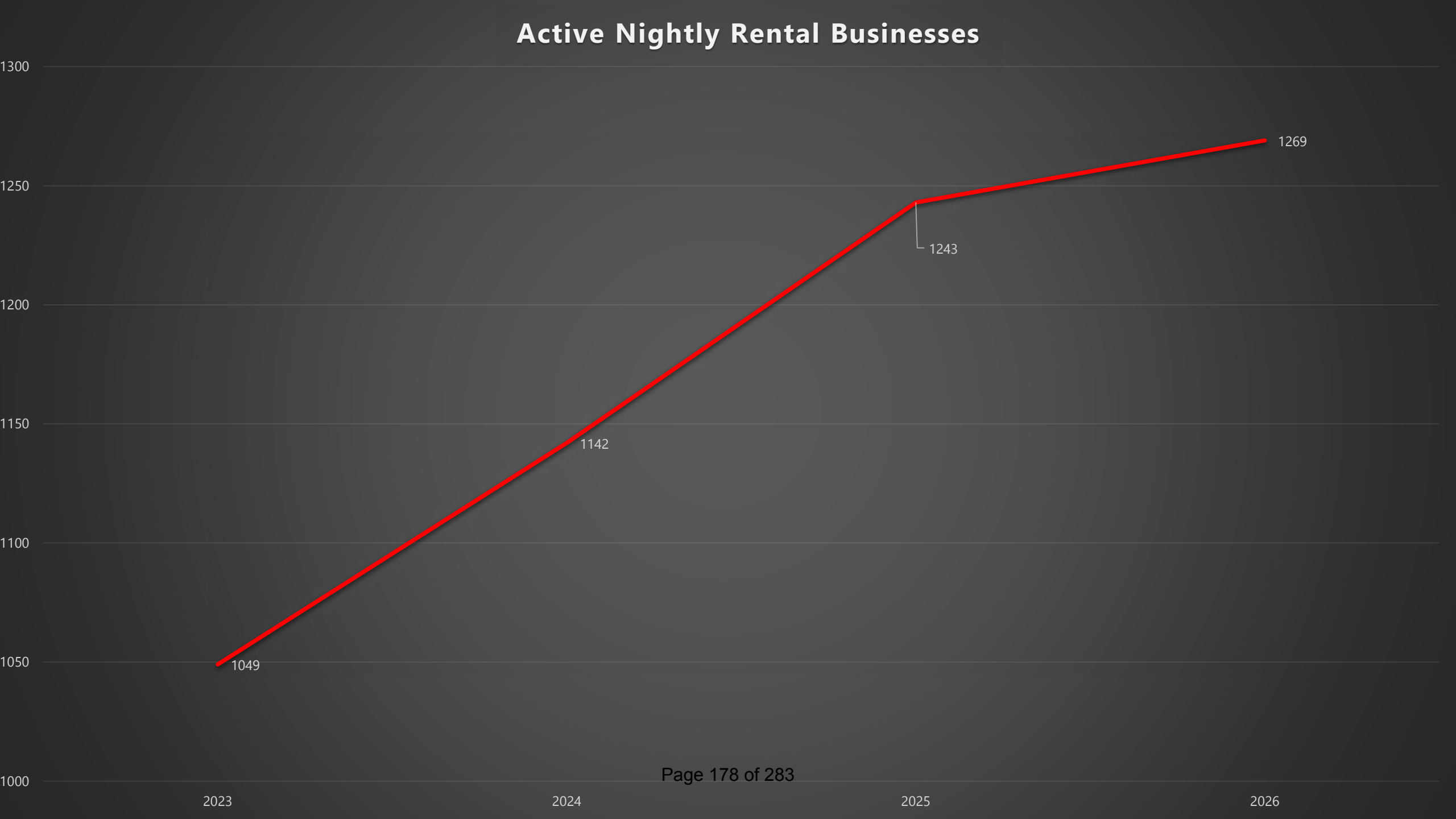
NVSP Complex ADR

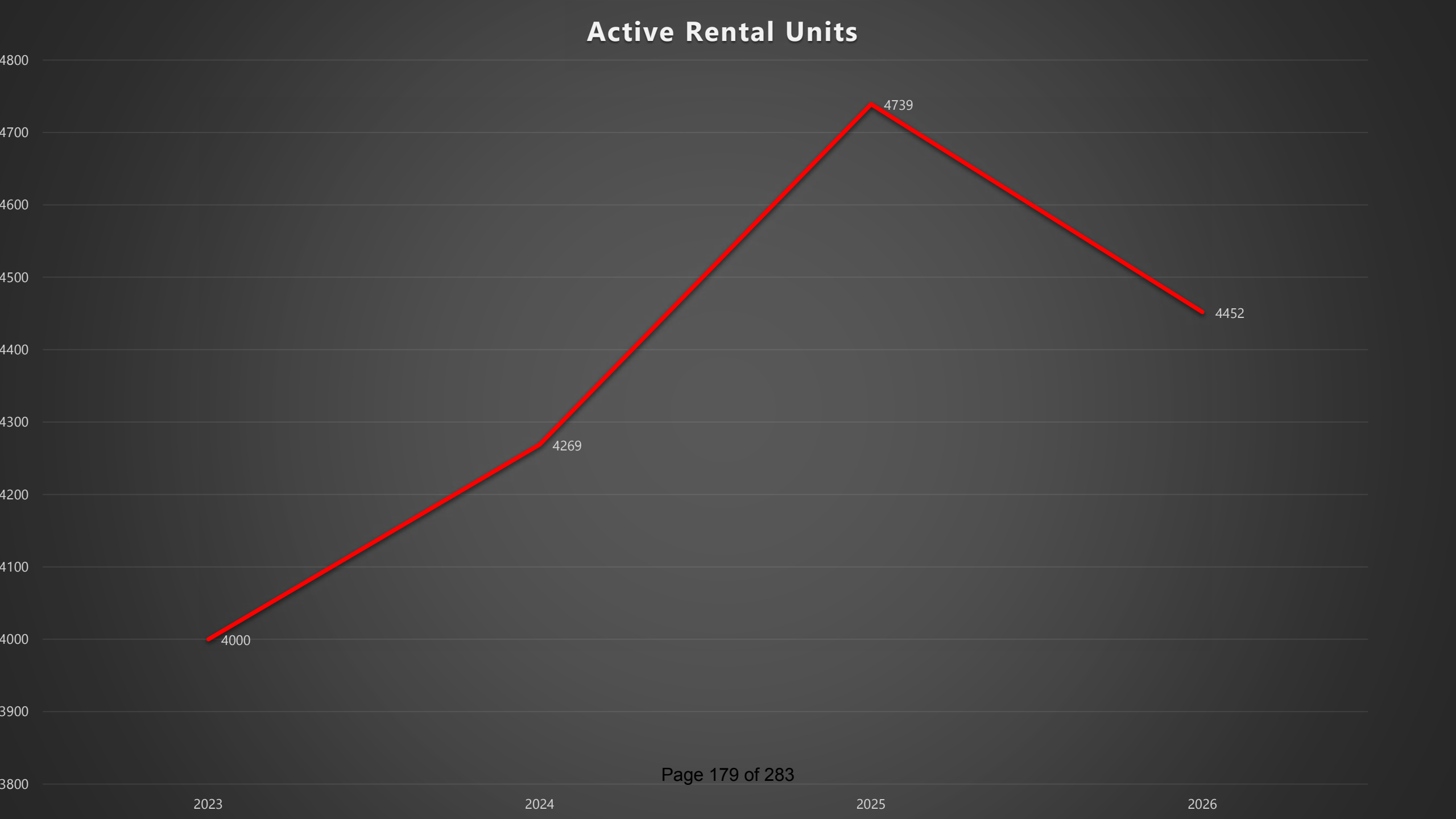


ADR Hotels


$350.00
$300.00
$250.00
$200.00
$150.00
$100.00
$50.00
$-
$237.12
$205.00
$184.68
$162.78
$153.29
$173.75
$326.75
$323.74
$281.78
6/1/2025
7/1/2025
8/1/2025
9/1/2025
10/1/2025
11/1/2025
12/1/2025
1/1/2026
2/1/2026


ADR Townwide
$800.00
$700.00
$600.00
$500.00
$400.00
$300.00
$200.00
$100.00
$-
$294.15
$362.48
$314.35
$300.58
$234.70
$345.48
$680.35
$615.36
$624.14
6/1/2025
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8/1/2025
9/1/2025
10/1/2025
11/1/2025
12/1/2025
1/1/2026
2/1/2026


Active Nightly Rental Businesses
1300
1250
1200
1150
1100
1050
1000
1049
1142
1243
1269
2023
2024
2025
2026


Active Rental Units
4800
4700
4600
4500
4400
4300
4200
4100
4000
3900
3800
4000
4269
4739
4452
2023
2024
2025
2026



Aggregate Statistics





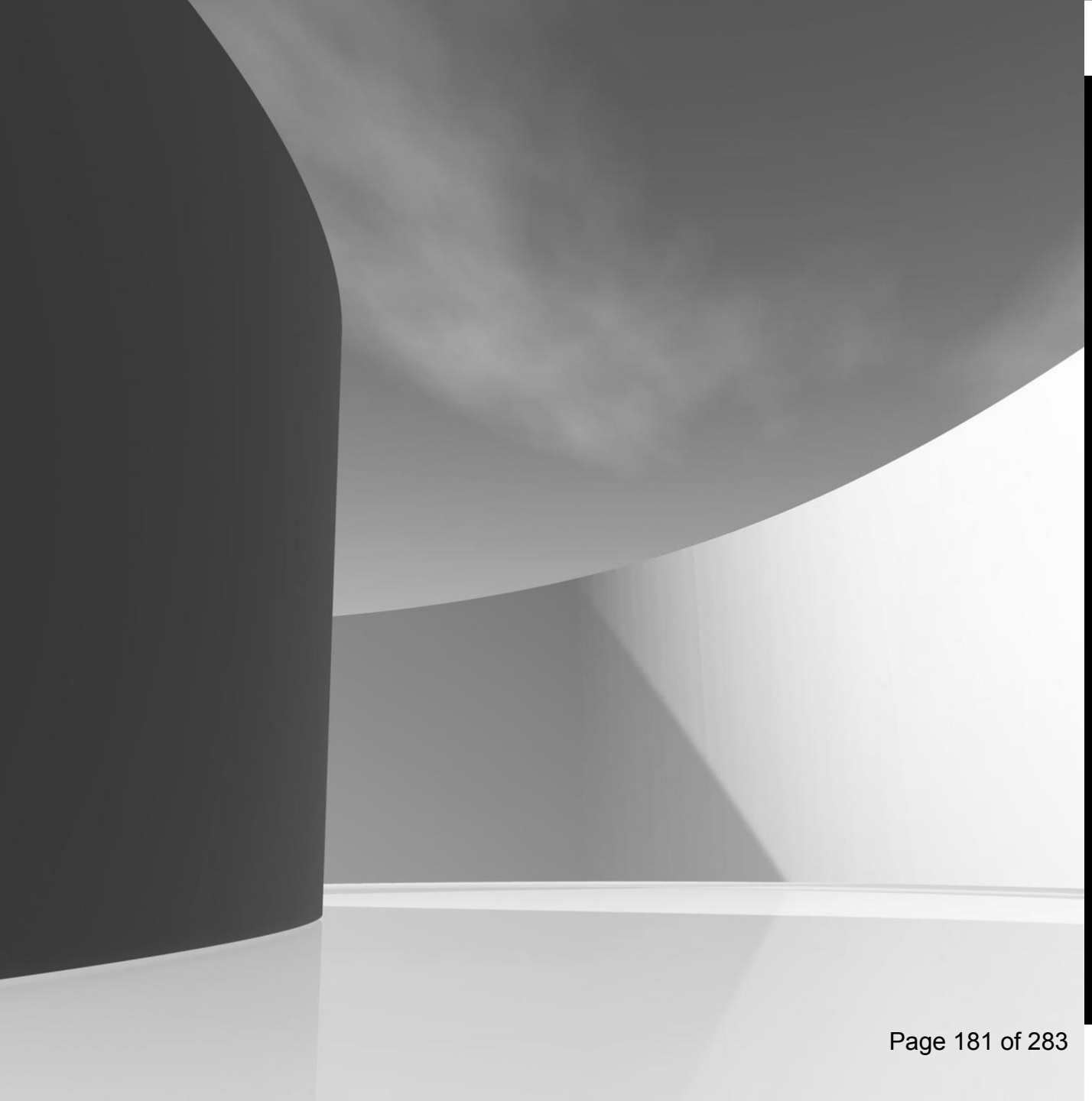




RENTALSCAPE DATA MINING SOFTWARE

BETTER AUDITS

QUICKER ENFORCEMENT



TOWN OF MAMMOTH LAKES

QUESTIONS?

Town Council of Mammoth Lakes

Minutes of Regular Meeting

March 18, 2026, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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1. CALL TO ORDER AND ROLL CALL

Councilmember John Wentworth participated in the meeting remotely from the Sonora Inn at 160 S Washington Street, Sonora, CA.

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

2. PLEDGE OF ALLEGIANCE

Brianna Goico led the flag salute.

3. PUBLIC COMMENTS

Magnolia Barra, Team Manager for U14 Mammoth Stars, announced the team's season accomplishments.

Jenna Lavender, Team Manager for U10 Mammoth Stars, announced the team's season accomplishments and improvements since last season.

Brianna Goico, President & CEO of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities.

Betsy Truax, Mammoth Lakes Tourism (MLT) Vice President of Community Engagement, gave an update regarding current MLT activities.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

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

Town Manager Rob Patterson outlined the timeline for the proposed Mammoth Crossing project. There was discussion among members of Council.

Community and Economic Development Director Nolan Bobroff gave an update regarding the development of a plan to address community needs in the North Village area. There was discussion among members of Council and staff.

Airport Manager Soibian Spring gave an update regarding the proposed multi-purpose building project at the Airport.

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities. There was discussion among members of Council and staff.

5.1 Town of Mammoth Lakes Social Media Report for February 2026.

Town Manager Rob Patterson and Communications Consultant Lara Kaylor outlined the information in the Social Media Report. There was discussion among members of Council and staff.

5.2 March 2026 Public Works Engineering CIP Update.

6. PUBLIC PRESENTATIONS

6.1 2025 Mammoth Disposal Annual Report.

Cassidy Moyer, Sustainability Coordinator for Mammoth Disposal, gave a presentation outlining the information in the Mammoth Disposal Annual Report. There was discussion among members of Council and Ms. Moyer.

7. STAFF PRESENTATIONS

7.1 Presentation of Energy Resilience Action Plan.

Facilities and Asset Manager Riley Griesenbeck gave a presentation regarding the Town's Energy Resilience Action Plan. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Pam Bold, High Sierra Energy Foundation, said that she was hoping they would get incentives to replace propane.

7.2 Mammoth Yosemite Airport Fire Base Concept Update.

Airport Manager Soibian Spring gave a presentation outlining the Mammoth Yosemite Airport Fire Base Concept. There was discussion among members of Council and staff.

8. CONSENT AGENDA

Moved by Councilmember Chris Bubser
Seconded by Mayor Pro Tem Brent Truax

Approve the Consent Agenda with Mayor Rice recused on Agenda Items 8.5 due to a lease agreement and 8.7. due to the ownership of property.

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

Carried (5 to 0)

8.1 Approve the minutes of the regular meeting of March 4, 2026.

8.2 Accept the Project Closeout Report for the Emergency Aboveground Waste Oil Tank Installation Project.

8.3 Adopt the Resolution Initiating the Proceedings to Levy Assessment, Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 93-1 (Juniper Ridge) for Fiscal Year 2026/27, and Resolution Approving the Annual Report and setting the time and place for the public hearing on April 15, 2026.

8.4 Adopt the Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 93-4 (The Bluffs)

Maintenance District No. 1 for Fiscal Year 2026/27, approve the Annual Report, and set the time and place for the public hearing on April 15, 2026.

8.5 Adopt the Resolution of Intention to Levy and Collect Annual Assessments within the Benefit Assessment District 2002-01 (Old Mammoth Road) for the Fiscal Year 2026/27, approve the Annual Report, and set the time and place for the public hearing on April 15, 2026.

8.6 Adopt the Resolution of Intention to Levy and Collect Assessments within Benefit Assessment District 2002-02 (North Village) for the Fiscal Year 2026/27, approve the Annual Report, and set the time and place for the public hearing on April 15, 2026.

8.7 Adopt Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 2014-1 (Mammoth View) for the Fiscal Year 2026/27, approve the Annual Report, and set the time and place for the public hearing on April 15, 2026.

8.8 Waive the reading and adopt by title only the ordinance amending Town of Mammoth Lakes Municipal Code Chapters 3.12, Transient Occupancy Tax, and 5.32, Transient Rentals of Residential Units.

8.9 Direct staff to schedule the interviews of the Building Advisory Committee/Board of Appeals applicants on April 1, 2026 starting at 2:50 p.m.

8.10 Accept Check Register 3/5/26 in the amount of $2,628,347.40. Accept Check Register 3/12/26 in the amount of $551,944.98.

9. PUBLIC HEARINGS

9.1 2026/27 Parks and Recreation Department Fee Schedule Amendments.

The Mayor opened the public hearing at 5:57 p.m.

Parks and Recreation Director Stuart Brown outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 6:14 p.m.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Chris Bubser

Adopt the resolution approving the 2026/27 Parks and Recreation Department fee schedule amendments as presented in Exhibit B.

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

Carried (5 to 0)

9.2 Hold a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the "CMFA") for the Kingfisher II Apartment Affordable Housing Project.

The Mayor opened the public hearing at 6:14 p.m.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 6:17 p.m.

Moved by Councilmember Chris Bubser
Seconded by Councilmember Bill Sauser

Adopt the resolution approving the issuance of the Bonds by the California Municipal Finance Authority (CMFA) for the benefit of Mammoth Lakes Pacific Associates II, a California Limited Partnership (the "Borrower"), a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Kingfisher II Apartment Affordable Housing Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code, and California Government Code §6500 (and following).

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

Carried (5 to 0)

10. POLICY MATTERS

10.1 Approve Resolution to Adopt the Security Camera Policy.

Facilities and Asset Manager Riley Griesenbeck outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Chris Bubser

Approve the resolution adopting the Town's Security Camera Policy.

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

Carried (5 to 0)

10.2 Consider a funding increase for the Lease to Locals Program.

Housing Manager Marcus Sproll outlined the information in the staff report. There was discussion among members of Council.

Moved by Councilmember Chris Bubser
Seconded by Mayor Pro Tem Brent Truax

Adopt the Resolution to provide an additional $120,000 in funding for the Lease to Locals Program.

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

Against (1): Councilmember Bill Sauser

Carried (4 to 1)

10.3 Consider the Option Agreement for Termination of the Parcel Disposition and Development Agreement.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember Chris Bubser
Seconded by Councilmember Bill Sauser

Authorize the Town Manager to sign the Option to Terminate the Parcel Disposition and Development Agreement and to reimburse Pacific West Communities, Inc $150,000 for costs related to the homeownership phase of the Parcel.

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

Carried (5 to 0)

10.4 Appointment of Town Council Representatives for Contract Negotiations with Mammoth Lakes Tourism.

Due to a conflict of interest, Mayor Pro Tem Truax recused himself and left the meeting at 6:36 p.m.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council.

Moved by Councilmember Bill Sauser
Seconded by Councilmember John Wentworth

Appoint Councilmember Wentworth and Councilmember Bubser to represent the Town's interest in contract renewal negotiations with Mammoth Lakes Tourism (MLT).

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

Conflict (1): Mayor Pro Tem Brent Truax

Carried (4 to 0)

Mayor Pro Tem Truax returned to the meeting at 6:42 p.m.

10.5 Appointment of Town Council Representatives for Contract Negotiations with Mammoth Lakes Recreation.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember Chris Bubser
Seconded by Councilmember John Wentworth

Appoint Mayor Pro Tem Truax and Councilmember Sauser to represent the Town's interest in contract renewal negotiations with Mammoth Lakes Recreation (MLR).

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

Carried (5 to 0)

11. COUNCILMEMBER REPORTS

Mayor Pro Tem Truax attended the Mammoth Lakes Recreation Board meeting.

Councilmember Wentworth attended the Governors Land Use and Climate Innovation ICARP Technical Advisory Committee meeting, the Eastern Sierra Council of Governments (ESCOG) meeting, and the Mammoth Lakes Tourism (MLT) Board meeting.

Councilmember Bubser attended the ESCOG meeting and Eastern Sierra Transit Authority (ESTA) meetings.

Councilmember Sauser attended the Local Transportation Commission (LTC) meeting and an ESTA meeting.

12. CLOSED SESSION

At 6:56 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

12.1 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Town Council will meet with its representatives, Town Manager Rob Patterson, Community and Economic Development Director Nolan Bobroff, Human Resources Manager Amanda Pelham, and Jack Hughes, Partner with Liebert Cassidy Whitmore, with respect to the following Employee

Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, and the Mammoth Lakes Public Works Employees Association.

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

13. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 8:25 p.m. and announced that there was no reportable action taken.

14. ADJOURNMENT

The Council adjourned the meeting at 8:25 p.m.

_____
Jamie Gray, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Adopt resolutions calling and giving notice of a general municipal election to be held on Tuesday, November 3, 2026 for the election of three members of the Town Council and requesting the Mono County Board of Supervisors consolidate the election.

Council Meeting Date: 4/1/2026

Prepared by: Jamie Gray, Town Clerk

Recommended Motion: Adopt resolutions calling and giving notice of a general municipal election to be held on Tuesday, November 3, 2026 for the election of three members of the Town Council and requesting the Mono County Board of Supervisors consolidate the election.

Summary: The California Elections Code requires that every two years, general law cities hold a general municipal election for the purpose of electing members to the city council. The next scheduled election is November 3, 2026. Further pursuant to State law, the legislative body must call and give notice of each general election. Also, Elections Code 10403 states that if a city desires to consolidate an election with the County, a request must be made of the Board of Supervisors.

Attached are proposed resolutions that, respectively call and give notice of the general municipal election to be held on November 3, 2026, and request that the Mono County Board of Supervisors consolidate the municipal election with the statewide election.

RESOLUTION NO. 26-

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 3, 2026 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California a General Municipal Election shall be held on November 3, 2026 for the election of Municipal Officers.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, there is called and ordered to be held in the Town of Mammoth Lakes, California, on Tuesday, November 3, 2026 a General Municipal Election for the purpose of electing three Members of the Town Council for the full term of four years.

SECTION 2. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 3. That the Town Clerk is authorized, instructed, and directed to coordinate with the County of Mono Registrar-Recorder/County Clerk to procure and furnish any and all official ballots, notices, printed matter, and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. That the polls shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to

Elections Code 10242 except as provided in Section 14212 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. That notice of the time and place of holding the election is given and the Town Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form, and manner as required by law.

SECTION 7. That in the event of a tie vote (if any two or more persons receive an equal and the highest number of votes for an office) as certified by the Mono County Registrar-Recorder/County Clerk, the Town Council, in accordance with Election Code Section 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot or, in accordance with Election Code Section 15651(b), shall conduct a special runoff election to resolve the tie vote and such special runoff election is to be held on a Tuesday not less than 40 days nor more than 125 days after the administrative or judicial certification of the election which resulted in a tie vote.

SECTION 8. That the Town Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 9. The Town Council authorizes the Town Clerk to administer said election and all reasonable and actual election expenses shall be paid by the Town upon presentation of a properly submitted bill.

PASSED, APPROVED, AND ADOPTED this 1st day of April, 2026.

_____
AMANDA RCIE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

RESOLUTION NO. 26-

A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF
MONO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON
NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE
HELD ON THE DATE PURSUANT TO
SECTION 10403 OF THE ELECTIONS CODE

WHEREAS, the Town Council of the Town of Mammoth Lakes called a General Municipal Election to be held on November 3, 2026 for the purpose of the election of three Members of the Town Council; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the Town the precincts, polling places, and election officers of the two elections be the same, and that the County Election Department of the County of Mono canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Mono is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of three Members of the Town Council.

SECTION 2. That the County Election Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

SECTION 3. That the Board of Supervisors is requested to issue instructions to the County Election Department to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. That the Town of Mammoth Lakes recognizes additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 5. That the Town Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the County Election Department of the County of Mono.

SECTION 6. That the Town Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this 1st day of April, 2026.

_____
AMANDA RICE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

MAMMOTH LAKES RECREATION

Title: Fiscal Year 2025/26 Mammoth Lakes Recreation Measure U Arts and Culture Programming and Special Event Transit Service Funding Recommendations.

Meeting Date: April 1, 2026

Prepared by: Kim Anaclerio, MLR Executive Director
Stuart Brown, TOML, Parks and Recreation Director

RECOMMENDATION:

Adopt the Resolution Approving Measure U (Fund 217) allocations for Fiscal Year 2025/26 Programming and Special Event Transit Service funding recommendations in the amount of $210,749.50.

BACKGROUND:

Mammoth Lakes Recreation (MLR) is a non-profit organization that is committed to preserving and enriching the quality of life for residents and visitors by ensuring the strategic use of Measure R and Measure U funds to develop and support recreation, arts and culture, mobility, capital projects and special projects in Mammoth Lakes. MLR is the recommending body for Measure R and Measure U and conducts the allocation process annually with funding recommendations presented to Town Council for review, and approval as recommended or with modification.

The stated broad objective of the funding process is as follows: *"Measure R & U Funds will be recommended or funds invested to create, implement and support a branded high-performance destination that includes a thriving arts & culture community and enhanced recreation opportunities."*

ANALYSIS:

Arts and Culture Programming

The recommendation of specific allocations for arts and culture programming is determined through an extensive public review process. Applications are evaluated for alignment with the Broad Objective, Guiding Principles and Priority Elements of the MLR Strategic Plan and scored in the following ten (10) areas: Project Readiness/Schedule, Community Engagement, Economic Impact, Environmental Impact, Affordability, Recreation and/or Arts & Culture Value, Partnership, Improved Access, TOML Strategic Plans and Priorities, and Overall Impact and Community Benefit.

The MLR Allocations Committee held a public meeting on February 11, 2026, to review applications and offer the applicants the opportunity to address the Committee. All applications were reviewed at this meeting and funding recommendations determined. On March 10, 2026, the MLR Allocations Committee presented those recommendations to the MLR Board. One applicant petitioned the Board to revise their organizations' recommendation, which was granted.

- $225,000 is budgeted for FY2025/26 Measure U Programming.
- The application period opened January 5 and closed January 31, 2026.

- There were 11 applicants.
- Funding was recommended for eight (8) applications.
- A total of $185,749.50 in funding is recommended.

The MLR Board is recommending Town Council approve by resolution Measure U expenditures of $185,749.50 in arts and culture programming for eight (8) local recreation, arts, and culture organizations from the FY2025/26 Measure U fund balance. Measure U funding recommendations for programming are included below in Table 1 and in the attached resolution.

Table 1 - Arts and Culture Programming Funding Recommendations

Organization	*Funding Recommendation*
Chamber Music Unbound	$40,000.00
Eastern Sierra Arts Alliance	$41,000.00
Eastern Sierra Avalanche Center	$11,500.00
Eastern Sierra Community Chorus	$8,500.00
Mono Arts Council	$50,587.50
Sierra Classic Theater	$9,000.00
Sierra STEM	$14,000.00
Valentine Eastern Sierra Reserve	$11,162.00
Total Measure U Funding Request	**$185,749.50**

Special Event Transit Service Funding Recommendations

Measure U funds have been allocated for the past several years to support large-scale special events in Mammoth Lakes. These funds have been utilized to pay for enhanced transit (mobility) services to meet the additional short-term demand of large-scale special events. The primary goal of offering complimentary transit services for event participants is to reduce the number of vehicles traveling in and around the special event venue. The secondary purpose is to not impact or degrade existing Town-wide transit services.

The Town has previously managed this program in coordination with Mammoth Lakes Recreation (MLR) with an annual allocation of $25,000. These funds have been utilized historically by the Mammoth Festival of Beers and Bluesapalooza, Night of Lights, and most recently Mammoth Trailfest. This year, event organizers requested funds for The Monster Energy Mammoth Motocross and The Mammoth.

To equitably address these additional funding requests and to ensure sufficient funds are available to support these large-scale special events and to meet the goals of the program, the Town and MLR developed an online application form[1] open to all eligible special events. To be eligible for this funding, the event must be deemed a "Special Event" and submit a Special Event Administrative Permit Application to the Town of Mammoth Lakes.

For the purposes of the application process, only large scale, ticketed events (Mammoth Lakes Tourism "Tier 1" Events) of more than 1,000 people at one time, that drive visitation, and are considered significant economic drivers to the region outside of a 100+ mile radius, and engage in expansive marketing efforts are eligible to apply. Non-ticketed or small community events are not

[1] Click HERE to review the Measure U Special Event Transit Funding Application Form.

eligible for funding. **The event must meet the MLT "Tier 1" criteria, but does not need to receive funding from Mammoth Lakes Tourism.* In addition, a maximum request of $10,000 per event was introduced.

Town and MLR staff are requesting Town Council consider the approval of the Special Event Transit Funding recommendations as presented in Table 2 below from the FY2025/26 Measure U Fund balance.

The Measure U fund balance at the close of this fiscal year is projected to be $275,500. Additionally, MLR is recommending $185,749.50 of the $225,000 allocated for programming grants, adding $39,000 to the projected fund balance.

Town and MLR staff have reviewed each application and confirmed their eligibility for funding.

- $25,000 is budgeted from the FY2025/26 Measure U fund balance for Special Event Transit Service.
- The application period opened mid-January and closed on February 28, 2026.
- There were five (5) applicants requesting a total of $35,000.
- The Town was notified by Rich Sherman from Omega Events on March 23 that the 2026 Mammoth Festival of Beers & Bluesapalooza has been postponed, with the event now tentatively planned for July 29 – August 1, 2027.
- Funding is recommended for all applicants excluding the Mammoth Festival of Beers and Bluesapalooza.
- A total of $25,000 is recommended for award.
- Staff anticipate an increase of $10,000 in Special Event Transit Funding for the FY 2026/27 Measure U budget totaling $35,000.

The applications are available for review upon request.

Table 2 represents the Special Event Transit Funding applications and funding recommendations approved by the Mammoth Lakes Recreation Board of Directors on March 10, 2026.

Table 2 – Special Event Transit Funding Recommendations

Event	*Event Dates*	*Number of Attendees*	*Funding Request*	*Funding Recommendation*
Monster Energy Mammoth Motocross	June 19-28	6,500	$10,000	$10,000
~~**Mammoth Festival of Beers and Bluesapalooza**~~	~~July 31-August 2~~	~~6,400~~	~~$10,000~~	~~$10,000~~
Mammoth TrailFest	September 24-27	6,000	$10,000	$10,000
The Mammoth	October 2-6	2,500	$2,000	$2,000
Night of Lights	December 12	3,500	$3,000	$3,000
Total Measure U Funding Request			**$35,000**	**$25,000**

These awards are all conditional upon the issuance of an Administrative Special Event Permit by the Town of Mammoth Lakes and the execution of an agreement between the Town of Mammoth Lakes and the funding recipient.

Attachments:

A. Measure U Arts and Culture Programming Funding Recommendations.
B. Measure U Special Event Transit Service Funding Recommendations.
C. Resolution 26-XX FY2025/26 Measure U Programming and Transit Service Recommendations.

MAMMOTH LAKES RECREATION

FY26-27 Measure U Allocations
Total Available: $225,000

Applicant	Funding Request	Recommended Amount
Chamber Music Unbound	$ 41,000.00	$ 41,000.00
Eastern Sierra Arts Alliance	$ 40,000.00	$ 40,000.00
Eastern Sierra Avalanche Center	$ 11,500.00	$ 11,500.00
Eastern Sierra Community Chorus	$ 8,500.00	$ 8,500.00
Mammoth Mountain Ski Patrol Alumni	$ 10,837.50	$ -
Mannie the Dancing Mammoth	$ 10,000.00	$ -
Mono Arts Council	$ 50,587.50	$ 50,587.50
Sierra Classic Theater	$ 11,250.00	$ 9,000.00
Sierra STEM	$ 10,935.00	$ 14,000.00
The Clay Corner	$ 9,105.83	$ -
Valentine Eastern Sierra Reserve	$ 11,162.00	$ 11,162.00
Total	$ 214,127.83	$ 185,749.50

FY 2025-26 Measure U Transit Service Funding Allocations

Event	*Event Dates*	*Number of Attendees*	*Funding Request*	*Funding Recommendation*
Monster Energy Mammoth Motocross	June 19-28	6,500	$10,000	$10,000
~~**Mammoth Festival of Beers and Bluesapalooza**~~	~~July 31-August 2~~	~~6,400~~	~~$10,000~~	~~$10,000~~
Mammoth TrailFest	September 24-27	6,000	$10,000	$10,000
The Mammoth	October 2-6	2,500	$2,000	$2,000
Night of Lights	December 12	3,500	$3,000	$3,000
Total Measure U Funding Request			**$35,000**	**$25,000**

RESOLUTION NO. 26- _____

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, APPROVING THE MAMMOTH LAKES RECREATION BOARD RECOMMENDATIONS TO SUPPORT LOCAL ARTS AND CULTURE PROGRAMMING AND SPECIAL EVENT TRANSIT SERVICE FOR FISCAL YEAR 2025/26 FROM MEASURE U (FUND 217)

WHEREAS, in March 2010 the Town Council approved the Utility Users Tax extension at the rate of 2.5% and the tax is a special tax restricted for the funding, planning, construction, operation, maintenance, programming, and administration of facilities and projects for Mobility, Recreation, and Arts & Culture, and is commonly referred to as "Measure U"; and

WHEREAS, Mammoth Lakes Recreation (MLR) has reviewed, evaluated and is recommending the Town Council fund allocated expenditures from the Fiscal year 2025/26 fund balance for programming local arts and culture related events and special event transit services; and

WHEREAS, adequate funds are available for these purposes which are in accordance with the use of Measure U funding as set forth in Chapter 3.44 of the Mammoth Lakes Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Town Council authorizes the Town Manager to execute the appropriate funding agreements between the approved entities and the Town of Mammoth Lakes in the amount of $185,749.50 to fund specific arts and culture programing as shown in Attachment A and $25,000 to fund Special Event Transit Service as shown in Attachment B.

PASSED, APPROVED AND ADOPTED this 1st day of April 2026.

ATTEST:

_____
AMANDA RICE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Consider approval of a Public Convenience or Necessity Letter for a Type 40 On‐Sale Beer License for the Pokonobe Lodge business located at 3787 Lake Mary Road.

Meeting Date: April 1, 2026

Prepared by: Kim Cooke, Senior Planner

RECOMMENDATION:

Approve the request for a Public Convenience or Necessity (PCN) Letter in support of the Pokonobe Lodge owner's application for a Type 40 On‐Sale Beer ABC license, authorizing the sale of beer for consumption on or off the premises, and authorize the Community and Economic Development Director to sign the PCN letter documenting this determination.

BACKGROUND:

The Pokonobe Lodge is a long‐standing visitor‐serving establishment located adjacent to Lake Mary. The property includes a General Store that provides a range of goods and services for campers and recreational visitors, including fishing supplies and rental equipment, bike rentals, food, snacks, beverages, beer and wine (takeout), ice, firewood, souvenirs, maps, and general camping supplies. In addition to the store, the Lodge offers boat rentals and maintains an event and catering space used for weddings and similar gatherings.

The property recently changed ownership, and the new owner is seeking the Town's authorization to obtain an Alcoholic Beverage Control (ABC) Type 40 On‐Sale Beer license. This license would allow the sale of beer for consumption both on and off the premises. Approval of the Type 40 license would replace the existing Type 20 Off‐Sale Beer and Wine license currently associated with the General Store; as a result, wine would no longer be sold, and patrons would be able to purchase a draft beer to be enjoyed on the raised outdoor patio area that overlooks Lake Mary.

According to the applicant, the intent behind the license request is to enhance the Lodge as a family‐friendly destination where outdoor enthusiasts can relax. The applicant has stated that the property will not operate as a bar; instead, beer service would be provided through an approachable window or kiosk offering draft beer. The Type 40 license is preferred by the applicant because it allows minors on the premises, does not require food service, and allows the General Store to continue selling beer for off-site consumption.

The State Department of Alcoholic Beverage Control (ABC) Type-40 On-Sale Beer license is issued to bars and taverns. The permit authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS)

requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

The Department of Alcoholic Beverage Control has determined that the applicant is seeking an ABC license for a location where undue concentration exists, meaning the area has more alcohol licenses than recommended and/or a crime rate higher than the state average as defined in Section 23958.4 of the Business and Professions Code. Because of this finding, ABC is required to deny the application unless the local governing body determines within 90 days of receiving notice of a complete application that issuing the license would serve public convenience or necessity.

Evidence of this determination is provided in the form of a signed letter on official letterhead (**Attachment 1**) stating whether the issuance of the license would serve a public convenience and/or necessity.

ANALYSIS:

The Pokonobe Lodge property is located within the Resort (R) zoning district, which is intended to accommodate visitor serving uses and recreational amenities. The Lodge is surrounded by United States Forest Service land, and its existing operations including the General Store, boat rentals, bike rentals, and event space are consistent with the recreational character of the area.

Offering limited on-site beer service is compatible with the visitor serving nature of the Resort district and complements the amenities already provided at the Lodge. The proposed Type 40 ABC license represents a minor modification to current operations as proposed by the applicant. The Community Development Director has determined that the change will not increase the intensity of use and will not result in any expansion of the structure or exterior alterations to the property.

The Lodge serves a remote recreational area where visitor serving amenities are limited, and the public convenience is supported by the services provided at Pokonobe Lodge. The Type 40 license would allow the Lodge to continue selling beer for off-premises consumption through the General Store, which has historically provided this service to visitors. Maintaining this convenience supports the needs of campers and outdoor users who rely on the store for supplies during their stay. Although the Type 40 license would eliminate wine sales, the continued availability of beer for both on-site enjoyment and off-site consumption maintains existing service that has long been part of the lodge operations.

Together, these factors demonstrate that issuance of the Type 40 license would enhance visitor services in a manner consistent with the site's zoning, existing operations, and recreational context. For these reasons, staff finds that the license would serve the public convenience and necessity at this location.

Granting the permit will not be materially detrimental to the public welfare because the proposed alcohol service is limited in scope and remains incidental to the primary visitor serving functions of the Pokonobe Lodge. Employees are required to complete responsible alcohol sales training to ensure safe and lawful service. Mammoth Lakes Police Department has reviewed the application and indicated that they have no issues or concerns with its approval.

OPTIONS ANALYSIS

Option 1: Approve the request for a Public Convenience or Necessity Letter from the Mammoth Lakes Town Council in support of Mammoth Lakes Marina Experiences, Inc. application for a Type-40 Beer License and authorize the Community and Economic Development Director to sign the letter documenting this determination.

Option 2: Do not approve the request for a Public Convenience or Necessity Letter from the Mammoth Lakes Town Council in support of Mammoth Lakes Marina Experiences Inc. application for a Type-40 Beer License.

Option 1 would allow Mammoth Lakes Marina Experiences Inc. to continue with the Type-40 license application process with the Department of Alcoholic Beverage Control (ABC). ABC would review the Town Council's letter and determination prior to granting the Type-40 License.

Option 2 would not allow Mammoth Marina Experiences Inc. to continue with the Type-40 License application process, and the applicant would not be granted a Type-40 License.

FINANCIAL CONSIDERATIONS:

The owner of the Pokonobe Lodge property has provided a deposit to cover staff time to process this request.

ENVIRONMENTAL CONSIDERATIONS:

The Community Development Director has determined that the proposed ABC license represents only a minor change to existing operations and will not increase the intensity of use and will not result in any expansion of the structure or exterior alterations to the property.

LEGAL CONSIDERATIONS:

The enforcement and regulation of ABC licenses is the responsibility of the Department of Alcoholic Beverage Control and, if civil or other penal code violations occur, the responsibility of the Mammoth Lakes Police Department.

Attachments:

1. Draft PCN Letter to the Department of Alcoholic Beverage Control
2. ABC Application – Pokonobe Lodge

TOWN OF MAMMOTH LAKES
Community & Economic Development
PO Box 1609 • Mammoth Lakes, CA 93546
760-965-3630 • townofmammothlakes.ca.gov

April 2, 2026

State of California
Department of Alcoholic Beverage Control
4800 Stockdale Highway, Suite 213
Bakersfield, CA 93309

Re: Pokonobe Lodge, Type-40 License Application

To Whom it May Concern,

The Mammoth Lakes Town Council, at its regular meeting on April 1, 2026, determined that the public convenience and necessity would be served by the issuance of a new Type 40 Alcoholic Beverage Control License to Mammoth Lakes Marina Experiences INC for the property located at 3787 Lake Mary Road in Mammoth Lakes, California 93546. This approval authorizes the business to conduct on site sales of beer under a Type 40 license. The Town Council further authorized the Community and Economic Development Director to sign the letter documenting the Town's determination and approval.

The basis of their decision was that: (1) Offering limited on-site beer service is compatible with the visitor serving nature of the Resort zoning district and complements the amenities already provided at the Pokonobe Lodge; (2) The lodge serves a remote recreational area where visitor serving amenities are limited and the public convenience is supported by the services provided at Pokonobe Lodge; and (3) Granting the license will not be materially detrimental to the public welfare because the proposed alcohol service is limited in scope and remains incidental to the primary visitor serving functions of the Pokonobe Lodge. Employees are required to complete responsible alcohol sales training to ensure safe and lawful service.

Thank you for your assistance in this matter. If you have any additional questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Nolan Bobroff
Community & Economic Development Director
Town of Mammoth Lakes
(760) 965-3631
nbobroff@townofmammothlakes.ca.gov

Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

INFORMATION AND INSTRUCTIONS - SECTION 23958.4 B&P

Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

MAMMOTH LAKES MARINA EXPERIENCES INC

2. PREMISES ADDRESS (Street number and name, city, zip code)

3787 LAKE MARY RD, MAMMOTH LAKES, CA 93546

3. LICENSE TYPE

40

4. TYPE OF BUSINESS

[ ] Full Service Restaurant	[ ] Hofbrau/Cafeteria	[ ] Cocktail Lounge	[ ] Private Club
[ ] Deli or Specialty Restaurant	[ ] Comedy Club	[ ] Night Club	[ ] Veterans Club
[ ] Cafe/Coffee Shop	[ ] Brew Pub	[X] Tavern: Beer	[ ] Fraternal Club
[ ] Bed & Breakfast:	[ ] Theater	[ ] Tavern: Beer & Wine	[ ] Wine Tasting Room
[ ] Wine only [ ] All			
[ ] Supermarket	[ ] Membership Store	[ ] Service Station	[ ] Swap Meet/Flea Market
[ ] Liquor Store	[ ] Department Store	[ ] Convenience Market	[ ] Drive-in Dairy
[ ] Drug/Variety Store	[ ] Florist/Gift Shop	[ ] Convenience Market w/Gasoline	
[ ] Other - describe:			

5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES IN COUNTY	7. RATIO OF LICENSES TO POPULATION IN COUNTY
12,861	[X] On-Sale [ ] Off-Sale	122 [X] On-Sale [ ] Off-Sale
8. CENSUS TRACT NUMBER	**9. NO. OF LICENSES ALLOWED IN CENSUS TRACT**	**10. NO. OF LICENSES EXISTING IN CENSUS TRACT**
2.01	24 [X] On-Sale [ ] Off-Sale	32 [X] On-Sale [ ] Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

[X] Yes, the number of existing licenses exceeds the number allowed

[ ] No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

[ ] Yes (Go to Item #13) [X] No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPORTING DISTRICTS	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
16. AVERAGE NO. OF OFFENSES PER DISTRICT	**17. 120% OF AVERAGE NUMBER OF OFFENSES**	**18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT**

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

[ ] Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

[ ] No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

[ ] a. If "*No*" is checked in both item #11 *and* item #19, *Section 23958.4 B&P does not apply* to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

[ ] b. If "*Yes*" is checked in either item #11 *or* item #19, *and* the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjuction with a beer manufacturer's license, or winegrower's license, advise the *applicant to complete Section 2* and bring the completed form to ABC when filing the application or as soon as possible thereafter.

[X] c. If "*Yes*" is checked in either item #11 *or* item #19, *and* the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the *applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3*. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: [redacted]

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

TERESA VARELA 02/19/2026

ABC-245 (rev. 03-23)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documention, if desired. Do *not* proceed to Part 3.

The ABC 40 license will fill a necessity for the Lakes Basin area. There is no bar for the Lakes Basin consumer for over 2 miles. There is also a safety aspect. There are roughly 200 campsites in the area and consumers would risk driving a couple of miles into town. This license will make it walking distance for all those campers, fishermen, hikers, e Driving back from town to their campsite puts them, pedestria & wild life in danger.

22. APPLICANT SIGNATURE

23. DATE SIGNED 2/24/2026

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

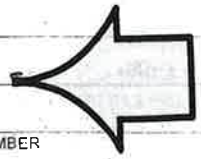
The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐ Yes ☐ No ☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):



26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

ABC-245 REVERSE (rev. 03-23)

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

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
AMERICAN BUSINESS MACHINES								
03/19/2026	31926000	856678	19954	AMERICAN BUSINESS	858-436-46200	DOOR ACCESS PARTS	16,696.37	03/26
03/19/2026	31926000	856729	19954	AMERICAN BUSINESS	300-531-43031	DOOR ACCESS PARTS	25,676.35	03/26
Total AMERICAN BUSINESS MACHINES:							42,372.72	
AMERIGAS								
03/19/2026	114891	3186299268/20	6982	AMERIGAS	100-464-43404	TOML STE 230 T	507.49	03/26
03/19/2026	114891	3186299269/20	6982	AMERIGAS	100-464-43404	TOML STE 230 T	14.32	03/26
03/19/2026	114891	3186299270/20	6982	AMERIGAS	100-464-43404	100 COLLEGE PKWY	14.32	03/26
03/19/2026	114891	3186299273/20	6982	AMERIGAS	100-464-43404	TOML STE 230 MAIN/R	19.63	03/26
03/19/2026	114891	3186299274/20	6982	AMERIGAS	100-464-43404	TOML STE 230 S-1	14.32	03/26
03/19/2026	114891	3186299277/20	6982	AMERIGAS	100-464-43404	TOML STE 230 T-1	436.21	03/26
03/19/2026	114891	3186299280/20	6982	AMERIGAS	100-464-43404	TOML STE 230 U	270.19	03/26
03/19/2026	114891	3186299282/20	6982	AMERIGAS	100-464-43404	TOML STE Z	360.89	03/26
03/19/2026	114891	3186538976/20	6982	AMERIGAS	100-438-43404	1000 FOREST TRAIL	609.75	03/26
03/19/2026	114891	3186543636/20	6982	AMERIGAS	210-456-43404	TOML-DISPENSER 299	938.62	03/26
03/19/2026	114891	3187018552/20	6982	AMERIGAS	220-471-43404	AIRPORT NEW TERMI	1,499.80	03/26
03/19/2026	114891	3187402394/20	6982	AMERIGAS	858-436-43404	ICE RINK	10,560.05	03/26
03/19/2026	114891	3187519324/20	6982	AMERIGAS	220-471-43404	AIRPORT NEW TERMI	1,333.76	03/26
03/19/2026	114891	3187706563/20	6982	AMERIGAS	220-471-43404	AIRPORT TERMINAL N	399.07	03/26
Total AMERIGAS:							16,978.42	
AMG & ASSOCIATES, INC								
03/19/2026	31926001	03162026	19717	AMG & ASSOCIATES, I	300-531-43031	PROGRESS PMNT 18.2	66,605.56	03/26
Total AMG & ASSOCIATES, INC:							66,605.56	
AMS PLANNING & RESEARCH								
03/19/2026	31926002	3425-05	19921	AMS PLANNING & RES	100-436-43031	PROFESSIONAL SERV	2,000.00	03/26
Total AMS PLANNING & RESEARCH:							2,000.00	
AT&T								
03/19/2026	114892	02/26-8983	1447	AT&T	100-420-43404	02/26-TOWN	90.99	03/26
Total AT&T:							90.99	
BG MOUNTAIN ENTERPRISES, INC								
03/19/2026	114893	252601052	19001	BG MOUNTAIN ENTER	100-452-43031	SNOW REMOVAL - LIB	5,002.50	03/26
03/19/2026	114893	252601075	19001	BG MOUNTAIN ENTER	100-452-43031	SNOW REMOVAL - LIB	7,072.50	03/26
Total BG MOUNTAIN ENTERPRISES, INC:							12,075.00	
BISHOP AUTOMOTIVE CENTER								
03/19/2026	31926003	1-82101	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	363.78	03/26
03/19/2026	31926003	1-GS82209	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	955.30	03/26
03/19/2026	31926003	1-GS82342	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	188.11	03/26
Total BISHOP AUTOMOTIVE CENTER:							1,507.19	
BOBCAT OF RENO								
03/19/2026	114894	P49889	6344	BOBCAT OF RENO	910-000-13003	PARTS	963.04	03/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
03/19/2026	114894	P49930	6344	BOBCAT OF RENO	910-000-13003	PARTS	441.31	03/26
Total BOBCAT OF RENO:							1,404.35	
BRANDON T JOHNSON								
03/19/2026	31926004	0028	19821	BRANDON T JOHNSO	100-464-43031	ELECTRICAL WORK	120.00	03/26
03/19/2026	31926004	0036	19821	BRANDON T JOHNSO	210-456-43031	ELECTRICAL WORK	1,160.00	03/26
Total BRANDON T JOHNSON:							1,280.00	
CAJA ENVIRONMENTAL SERVICES, LLC								
03/19/2026	114895	6440	19126	CAJA ENVIRONMENTA	100-440-43031	TTM25-001	15,325.00	03/26
Total CAJA ENVIRONMENTAL SERVICES, LLC:							15,325.00	
CANON FINANCIAL SERVICES, INC								
03/19/2026	31926005	42652446	19353	CANON FINANCIAL SE	100-416-46010	COPIER LEASE (Plotter	331.16	03/26
Total CANON FINANCIAL SERVICES, INC:							331.16	
CONSTRUCTION SPECIALTY, INC.								
03/19/2026	114896	20129	683	CONSTRUCTION SPE	210-452-43031	CINDER DELIVERY	1,200.00	03/26
Total CONSTRUCTION SPECIALTY, INC.:							1,200.00	
DAYSMART SOFTWARE								
03/19/2026	114897	INV01639129	19303	DAYSMART SOFTWAR	858-436-43031	DASH SUBSCRIPTION	1,185.64	03/26
Total DAYSMART SOFTWARE:							1,185.64	
DEPT OF JUSTICE								
03/19/2026	114898	022087	1775	DEPT OF JUSTICE	100-417-43140	FINGERPRINT APPS	96.00	03/26
Total DEPT OF JUSTICE:							96.00	
DIY HOME CENTER								
03/19/2026	114899	182819	5476	DIY HOME CENTER	210-452-42022	PARTS/SUPPLIES	9.68	03/26
03/19/2026	114899	182893	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	118.27	03/26
03/19/2026	114899	182954	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	184.21	03/26
03/19/2026	114899	183085	5476	DIY HOME CENTER	910-000-13003	PARTS/SUPPLIES	271.48	03/26
03/19/2026	114899	183143	5476	DIY HOME CENTER	910-000-13003	PARTS/SUPPLIES	103.67	03/26
03/19/2026	114899	183397	5476	DIY HOME CENTER	210-452-42022	PARTS/SUPPLIES	11.63	03/26
03/19/2026	114899	183696	5476	DIY HOME CENTER	210-450-45224	PARTS/SUPPLIES	4.85	03/26
03/19/2026	114899	183713	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	83.28	03/26
03/19/2026	114899	183863	5476	DIY HOME CENTER	910-000-13003	PARTS/SUPPLIES	7.75	03/26
03/19/2026	114899	183874	5476	DIY HOME CENTER	858-436-42007	PARTS/SUPPLIES	18.79	03/26
03/19/2026	114899	184013	5476	DIY HOME CENTER	100-464-42007	PARTS/SUPPLIES	19.38	03/26
03/19/2026	114899	184108	5476	DIY HOME CENTER	858-436-45080	PARTS/SUPPLIES	51.38	03/26
03/19/2026	114899	184130	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	58.11	03/26
03/19/2026	114899	184135	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	62.20	03/26
03/19/2026	114899	184187	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	29.07	03/26
03/19/2026	114899	184188	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	45.57	03/26
03/19/2026	114899	184270	5476	DIY HOME CENTER	100-467-42007	PARTS/SUPPLIES	18.29	03/26
03/19/2026	114899	184411	5476	DIY HOME CENTER	858-436-42007	PARTS/SUPPLIES	22.29	03/26
Total DIY HOME CENTER:							1,119.90	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
DOG WASTE DEPOT								
03/19/2026	31926006	799251	18465	DOG WASTE DEPOT	100-438-45080	DOG WASTE SUPPLIE	311.50	03/26
Total DOG WASTE DEPOT:							311.50	
ELBERT DISTRIBUTING								
03/19/2026	31926007	PI0060076	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	317.26	03/26
03/19/2026	31926007	PI0060156	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	571.40	03/26
Total ELBERT DISTRIBUTING:							888.66	
GARCIA, CHRISTOPHER								
03/19/2026	114900	02152026	19963	GARCIA, CHRISTOPHE	210-452-42030	OT MEAL ALLOWANCE	40.00	03/26
03/19/2026	114900	02282026	19963	GARCIA, CHRISTOPHE	210-452-42030	OT MEAL ALLOWANCE	80.00	03/26
Total GARCIA, CHRISTOPHER:							120.00	
HALFERTY, DERRICK								
03/19/2026	114901	02152026	10324	HALFERTY, DERRICK	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114901	02282026	10324	HALFERTY, DERRICK	210-452-42030	OT MEAL ALLOWANCE	115.00	03/26
Total HALFERTY, DERRICK:							161.00	
HIGHLAND PLUMBING								
03/19/2026	114902	3747	19976	HIGHLAND PLUMBING	100-464-43031	PLUMBING SERIVCES	6,325.00	03/26
Total HIGHLAND PLUMBING:							6,325.00	
HMC GROUP								
03/19/2026	31926008	183724	10804	HMC ARCHITECTS	300-531-43031	01/26-TOML CRC INTE	1,147.50	03/26
03/19/2026	31926008	183866	10804	HMC ARCHITECTS	300-531-43031	01/26 TOML NEW CIVI	42,330.16	03/26
03/19/2026	31926008	184037	10804	HMC ARCHITECTS	300-531-43031	02/26-TOML Mammoth	4,126.98	03/26
03/19/2026	31926008	184038	10804	HMC ARCHITECTS	300-531-43031	02/26-TOML Mammoth	1,575.00	03/26
Total HMC GROUP:							49,179.64	
HOMETOWN MANUFACTURING INC.								
03/19/2026	114903	INV970	19426	HOMETOWN MANUFA	910-000-13003	PARTS	109.20	03/26
03/19/2026	114903	INV994 REV	19426	HOMETOWN MANUFA	910-000-13003	PARTS	2,631.60	03/26
Total HOMETOWN MANUFACTURING INC.:							2,740.80	
INTERNATIONAL CODE COUNCIL INC								
03/19/2026	114904	1002200196	19164	INTERNATIONAL COD	100-442-43150	CODE REFERENCE M	945.79	03/26
Total INTERNATIONAL CODE COUNCIL INC:							945.79	
L.A. PERKS PLUMBING & HEATING, INC.								
03/19/2026	114905	896473	19441	L.A. PERKS PLUMBING	831-599-48300	WASTE OIL INSTALL	49,961.17	03/26
Total L.A. PERKS PLUMBING & HEATING, INC.:							49,961.17	
LEMUS, ARTURO								
03/19/2026	114906	02152026	19438	LEMUS, ARTURO	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114906	02282026	19438	LEMUS, ARTURO	210-452-42030	OT MEAL ALLOWANCE	115.00	03/26
Total LEMUS, ARTURO:							161.00	

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LEMUS, BRIAN								
03/19/2026	114907	02152026	19130	LEMUS, BRIAN	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114907	02282026	19130	LEMUS, BRIAN	210-452-42030	OT MEAL ALLOWANCE	115.00	03/26
Total LEMUS, BRIAN:							161.00	
LOS ANGELES KINGS HOCKEY CLUB								
03/19/2026	31926009	381136	19459	LOS ANGELES KINGS	858-436-42030	ASEC ICE INSTALL AS	322.53	03/26
Total LOS ANGELES KINGS HOCKEY CLUB:							322.53	
MACCHI II, JOSEPH F.								
03/19/2026	114908	02112026	19973	MACCHI II, JOSEPH F.	001-000-10760	TOT OVERPAYMENT R	1,154.36	03/26
Total MACCHI II, JOSEPH F.:							1,154.36	
MALDONADO, FERNANDO								
03/19/2026	114909	02152026	7688	MALDONADO, FERNA	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114909	02282026	7688	MALDONADO, FERNA	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total MALDONADO, FERNANDO:							184.00	
MARTINEZ, FEDERICO								
03/19/2026	114910	02152026	18775	MARTINEZ, FEDERICO	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114910	02282026	18775	MARTINEZ, FEDERICO	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total MARTINEZ, FEDERICO:							184.00	
MINARET VILLAGE SHOPPING CENTER								
03/19/2026	31926010	APR-2026	1	MINARET VILLAGE SH	100-416-45010	APRIL RENT & CAM	35,862.64	03/26
Total MINARET VILLAGE SHOPPING CENTER:							35,862.64	
MISSION LINEN SUPPLY, INC								
03/19/2026	114911	525365862	6482	MISSION LINEN SUPPL	858-436-42007	SUPPLIES	188.56	03/26
Total MISSION LINEN SUPPLY, INC:							188.56	
OCAMPOS, ISIDRO								
03/19/2026	114912	02152026	19263	OCAMPOS, ISIDRO	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114912	02282026	19263	OCAMPOS, ISIDRO	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total OCAMPOS, ISIDRO:							184.00	
PARTIDA, JANITH								
03/19/2026	114913	02272026	19978	PARTIDA, JANITH	100-432-44330	TONY COLASARDO 90	225.00	03/26
Total PARTIDA, JANITH:							225.00	
PITNEY BOWES-LEASE								
03/19/2026	31926011	3107745952	122	PITNEY BOWES-LEAS	100-416-42005	LEASE PROPERTY TA	46.12	03/26
Total PITNEY BOWES-LEASE:							46.12	
PLACEMATE, INC.								
03/19/2026	31926012	1952	19701	PLACEMATE, INC.	245-445-43035	LEASE TO LOCALS SU	2,200.00	03/26

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Total PLACEMATE, INC.:							2,200.00	
PRICE PAIGE & CO.								
03/19/2026	114914	37795	19277	PRICE PAIGE & CO.	100-415-43100	PROFESSIONAL SERI	6,127.00	03/26
Total PRICE PAIGE & CO.:							6,127.00	
QUILL CORPORATION								
03/19/2026	31926013	46745728	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	322.17	03/26
Total QUILL CORPORATION:							322.17	
RAMSEYER, NANCY								
03/19/2026	114915	02042026	19977	RAMSEYER, NANCY	001-000-10760	REFUND FOR OVERPA	250.00	03/26
Total RAMSEYER, NANCY:							250.00	
SHELDON, PETER								
03/19/2026	114916	02042026	19974	SHELDON, PETER	100-000-31624	REIMBURSEMENT OF	969.56	03/26
Total SHELDON, PETER:							969.56	
STEVE'S AUTO & TRUCK PARTS								
03/19/2026	114917	161448	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	145.93	03/26
Total STEVE'S AUTO & TRUCK PARTS:							145.93	
TAPIA, ALEXIS								
03/19/2026	114918	02162026	19752	TAPIA, ALEXIS	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/19/2026	114918	02282026	19752	TAPIA, ALEXIS	210-452-42030	OT MEAL ALLOWACE	92.00	03/26
Total TAPIA, ALEXIS:							138.00	
THOMAS PETROLEUM, LLC								
03/19/2026	31926014	1496600-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	18,572.56	03/26
03/19/2026	31926014	1502440-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	12,370.36	03/26
03/19/2026	31926014	1498513-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	1,400.75	03/26
03/19/2026	31926014	1502572-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	12,834.34	03/26
03/19/2026	31926014	1502574-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	7,989.96	03/26
03/19/2026	31926014	1510878-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	14,751.54	03/26
Total THOMAS PETROLEUM, LLC:							67,919.51	
VARGAS, ISIDRO								
03/19/2026	114919	02282026	19751	VARGAS, ISIDRO	210-452-42030	OT MEAL ALLOWANCE	92.00	03/26
Total VARGAS, ISIDRO:							92.00	
Grand Totals:							391,042.87	

Signature: Jamie Gray Date 3/19/26

Signature: Nolan Bobroff Date 3-19-2026

Signature: Haislip Hayes Date 3.19.26

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

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

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AMS PLANNING & RESEARCH								
03/26/2026	32626000	3425-06	19921	AMS PLANNING & RES	100-436-43031	MACC CONSULTING S	2,000.00	03/26
Total AMS PLANNING & RESEARCH:							2,000.00	
ANDREW J. MORRIS,ATTORNEYAT LAW								
03/26/2026	32626001	FEBRUARY 20	10439	ANDREW J. MORRIS,A	100-420-43031	PD	7,560.18	03/26
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							7,560.18	
BEST BEST & KRIEGER								
03/26/2026	32626002	1048121	33	BEST BEST & KRIEGE	100-412-43031	PUBLIC WORKS CLAI	712.80	03/26
03/26/2026	32626002	1048122	33	BEST BEST & KRIEGE	100-412-43031	PERSONNEL	40.50	03/26
03/26/2026	32626002	1053061	33	BEST BEST & KRIEGE	100-412-43031	PUBLIC WORKS CLAI	2,551.00	03/26
03/26/2026	32626002	1053368	33	BEST BEST & KRIEGE	100-412-43031	TOML Matter # 65438.0	132.45	03/26
03/26/2026	32626002	1055748	33	BEST BEST & KRIEGE	100-412-43031	PUBLIC WORKS CLAI	202.50	03/26
Total BEST BEST & KRIEGER:							3,639.25	
BISHOP AUTOMOTIVE CENTER								
03/26/2026	32626003	1-82642	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	740.27	03/26
Total BISHOP AUTOMOTIVE CENTER:							740.27	
BISHOP GLASS, INC.								
03/26/2026	114920	68927	4543	BISHOP GLASS, INC.	910-000-13047	AUTO GLASS	625.03	03/26
03/26/2026	114920	69090	4543	BISHOP GLASS, INC.	910-000-13047	AUTO GLASS	375.02	03/26
Total BISHOP GLASS, INC.:							1,000.05	
BPR CONSULTING GROUP								
03/26/2026	32626004	3958	19259	BPR CONSULTING GR	100-442-43031	01/26-BP24-00009 (TM	405.00	03/26
Total BPR CONSULTING GROUP:							405.00	
BRANDLEY ENGINEERING, INC.								
03/26/2026	32626005	11695	3443	BRANDLEY ENGINEER	220-531-43031	PROFESSIONAL ENGI	1,731.60	03/26
03/26/2026	32626005	11709	3443	BRANDLEY ENGINEER	220-531-43031	PROFESSIONAL ENGI	4,175.00	03/26
Total BRANDLEY ENGINEERING, INC.:							5,906.60	
CAMARGO-AGUILOR, SERGIO								
03/26/2026	114921	02152026	19466	CAMARGO-AGUILOR,	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/26/2026	114921	03012026	19466	CAMARGO-AGUILOR,	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total CAMARGO-AGUILOR, SERGIO:							184.00	
CEPEDA, LUIS								
03/26/2026	114922	02152026	6911	CEPEDA, LUIS	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/26/2026	114922	03012026	6911	CEPEDA, LUIS	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total CEPEDA, LUIS:							184.00	

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COLORADO ASSOCIATION OF SKI TOWNS								
03/26/2026	114923	2245	19172	COLORADO ASSOCIAT	100-413-43110	ANNUAL MEMBERSHI	800.00	03/26
Total COLORADO ASSOCIATION OF SKI TOWNS:							800.00	
DEPT OF JUSTICE								
03/26/2026	114924	022087	1775	DEPT OF JUSTICE	100-420-43156	FINGERPRINT-FBI	17.00	03/26
Total DEPT OF JUSTICE:							17.00	
DESIGNS UNLIMITED SCREEN PRINTS								
03/26/2026	114925	919968	63	DESIGNS UNLIMITED	100-467-42006	HOST UNIFORM SCRE	64.00	03/26
Total DESIGNS UNLIMITED SCREEN PRINTS:							64.00	
DIY HOME CENTER								
03/26/2026	114926	183869	5476	DIY HOME CENTER	100-434-45080	PARTS/SUPPLIES	27.14	03/26
03/26/2026	114926	183871	5476	DIY HOME CENTER	100-420-42002	PARTS/SUPPLIES	37.76	03/26
Total DIY HOME CENTER:							64.90	
DJWESTIN402								
03/26/2026	114927	03262026	19980	DJWESTIN402	001-000-10760	BUSINESS TAX OVERP	2,516.08	03/26
Total DJWESTIN402:							2,516.08	
EL DORADO NATIONAL, INC								
03/26/2026	114928	90895803	19983	EL DORADO NATIONA	910-000-13003	PARTS	64.40	03/26
03/26/2026	114928	90896241	19983	EL DORADO NATIONA	910-000-13003	PARTS	146.57	03/26
Total EL DORADO NATIONAL, INC:							210.97	
EMANUELS JONES AND ASSOCIATES LLC								
03/26/2026	32626006	F26 03 07	19350	EMANUELS JONES AN	100-416-43031	LOBBYING FEES	3,450.00	03/26
Total EMANUELS JONES AND ASSOCIATES LLC:							3,450.00	
EMPIRE SOUTHWEST								
03/26/2026	114929	EMPS7308629	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	25.75	03/26
03/26/2026	114929	EMPS7311319	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	441.96	03/26
03/26/2026	114929	EMPS7313336	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	662.93	03/26
03/26/2026	114929	EMWK422343	19724	EMPIRE SOUTHWEST	910-000-13047	SERVICE INVOICE	1,503.91	03/26
03/26/2026	114929	EMPS7319208	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	12,842.22	03/26
03/26/2026	114929	EMPS7347310	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	1,168.25	03/26
Total EMPIRE SOUTHWEST:							16,645.02	
ENNIS-FLINT, INC								
03/26/2026	114930	489849	19019	ENNIS-FLINT, INC	220-471-42007	SUPPLIES	5,947.56	03/26
Total ENNIS-FLINT, INC:							5,947.56	
EVEREST COMMUNICATIONS								
03/26/2026	114931	2026015	19953	EVEREST COMMUNIC	220-471-42007	AWOS TRI-ANNUAL IN	1,875.00	03/26
Total EVEREST COMMUNICATIONS:							1,875.00	

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FIGUEROA ALVARADO, SALVADOR								
03/26/2026	114932	02152026	18759	FIGUEROA ALVARADO,	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/26/2026	114932	03012026	18759	FIGUEROA ALVARADO,	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total FIGUEROA ALVARADO, SALVADOR:							184.00	
FLIGHT LIGHT, INC.								
03/26/2026	114933	0104627-IN	4572	FLIGHT LIGHT, INC.	220-471-42007	PARTS	2,458.21	03/26
03/26/2026	114933	0104646-IN	4572	FLIGHT LIGHT, INC.	220-471-42007	PARTS	8,025.50	03/26
Total FLIGHT LIGHT, INC.:							10,483.71	
GALVAN, JOSE								
03/26/2026	114934	02152026	19439	GALVAN, JOSE	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/26/2026	114934	02282026	19439	GALVAN, JOSE	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total GALVAN, JOSE:							184.00	
GARNICA, VICTOR								
03/26/2026	114935	02152026	18535	GARNICA, VICTOR	210-452-42030	OT MEAL ALLOWANCE	161.00	03/26
03/26/2026	114935	03012026	18535	GARNICA, VICTOR	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
03/26/2026	114935	03092026	18535	GARNICA, VICTOR	210-454-43031	PER DIEM	55.00	03/26
03/26/2026	114935	03092026.2	18535	GARNICA, VICTOR	210-452-43031	HAZMAT FINGERPRIN	85.25	03/26
Total GARNICA, VICTOR:							439.25	
HERNANDEZ-LOPEZ, JONATHAN								
03/26/2026	114936	02152026	19273	HERNANDEZ-LOPEZ, J	210-452-42030	OT MEAL ALLOWANCE	69.00	03/26
03/26/2026	114936	02282026	19273	HERNANDEZ-LOPEZ, J	210-452-42030	OT MEAL ALLOWANCE	92.00	03/26
Total HERNANDEZ-LOPEZ, JONATHAN:							161.00	
HERNANDEZ-PEREZ, JONATHAN								
03/26/2026	114937	02152026	19274	HERNANDEZ-PEREZ, J	210-452-42030	OT MEAL ALLOWANCE	69.00	03/26
03/26/2026	114937	02282026	19274	HERNANDEZ-PEREZ, J	210-452-42030	OT MEAL ALLOWANCE	92.00	03/26
Total HERNANDEZ-PEREZ, JONATHAN:							161.00	
HIGH COUNTRY LUMBER								
03/26/2026	114938	18232	830	HIGH COUNTRY LUMB	100-438-45080	PARTS/SUPPLIES	55.75	03/26
03/26/2026	114938	19173	830	HIGH COUNTRY LUMB	100-438-45080	PARTS/SUPPLIES	306.32	03/26
03/26/2026	114938	19374	830	HIGH COUNTRY LUMB	100-438-45080	PARTS/SUPPLIES	770.64	03/26
03/26/2026	114938	19418	830	HIGH COUNTRY LUMB	858-436-45080	PARTS/SUPPLIES	33.98	03/26
Total HIGH COUNTRY LUMBER:							1,166.69	
HOT CREEK AVIATION, LLC CAR RENTAL								
03/26/2026	114939	03262026	6622	HOT CREEK AVIATION,	220-471-43031	FEB 2026-CAR RENTA	1,767.51	03/26
Total HOT CREEK AVIATION, LLC CAR RENTAL:							1,767.51	
JIM CHARLON FORD, INC.								
03/26/2026	114940	69278FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	88.49	03/26
03/26/2026	114940	69445FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	1,092.77	03/26
Total JIM CHARLON FORD, INC.:							1,181.26	

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KAPLAN, MATTHEW								
03/26/2026	114941	02132026	19979	KAPLAN, MATTHEW	100-420-43150	PER DIEM	354.00	03/26
03/26/2026	114941	02132026.1	19979	KAPLAN, MATTHEW	100-420-43150	PER DIEM WEEK 1	354.00	03/26
03/26/2026	114941	02132026.2	19979	KAPLAN, MATTHEW	100-420-43150	PER DIEM WEEK 2	354.00	03/26
03/26/2026	114941	02132026.3	19979	KAPLAN, MATTHEW	100-420-43150	PER DIEM WEEK 3	354.00	03/26
03/26/2026	114941	02132026.4	19979	KAPLAN, MATTHEW	100-420-43150	PER DIEM WEEK 4	354.00	03/26
Total KAPLAN, MATTHEW:							1,770.00	
KTU&A								
03/26/2026	114942	38090	19923	KTU&A	100-432-43031	02/26-P&R MASTER PL	11,929.50	03/26
Total KTU&A:							11,929.50	
LEAGUE OF CALIFORNIA CITIES, PUBLICATION								
03/26/2026	114943	2123	90	LEAGUE OF CALIFOR	100-413-43110	MEMBERSHIP DUES F	600.00	03/26
Total LEAGUE OF CALIFORNIA CITIES, PUBLICATION:							600.00	
LEMUS, RIGOBERTO								
03/26/2026	114944	02152026	18461	LEMUS, RIGOBERTO	210-452-42030	OT MEAL ALLOWANCE	69.00	03/26
03/26/2026	114944	03012026	18461	LEMUS, RIGOBERTO	210-452-42030	OT MEAL ALLOWANCE	138.00	03/26
Total LEMUS, RIGOBERTO:							207.00	
LIEBERT CASSIDY WHITMORE								
03/26/2026	114945	318123	19919	LIEBERT CASSIDY WH	100-412-43031	Client/Matter No.: MA05	339.50	03/26
03/26/2026	114945	318124	19919	LIEBERT CASSIDY WH	100-412-43031	Client/Matter No.: MA05	1,746.00	03/26
03/26/2026	114945	318125	19919	LIEBERT CASSIDY WH	100-412-43031	Client/Matter No.: MA05	48.50	03/26
Total LIEBERT CASSIDY WHITMORE:							2,134.00	
MAMMOTH LAKES CHAMBER OF COMMERCE								
03/26/2026	32626007	1086	2279	MAMMOTH LAKES CH	100-480-44810	Mammoth Lakes Chamb	81,000.00	03/26
Total MAMMOTH LAKES CHAMBER OF COMMERCE:							81,000.00	
MAMMOTH LAKES CREATIVE								
03/26/2026	32626008	1651	18437	MAMMOTH LAKES CR	100-415-42002	WINDOW ENVELOPES	686.45	03/26
03/26/2026	32626008	1652	18437	MAMMOTH LAKES CR	220-471-43031	BUSINESS CARDS - D	151.15	03/26
Total MAMMOTH LAKES CREATIVE:							837.60	
MAMMOTH LAKES FIRE PROTECTION DISTRICT								
03/26/2026	114946	26030999500	1696	MAMMOTH LAKES FIR	300-531-43031	FIRE SPRINKLER INSP	1,339.75	03/26
Total MAMMOTH LAKES FIRE PROTECTION DISTRICT:							1,339.75	
MAMMOTH LAKES HOUSING,INC								
03/26/2026	32626009	ARINV-00013	6441	MAMMOTH LAKES HO	100-445-43031	Q3-FY25/26	84,000.00	03/26
Total MAMMOTH LAKES HOUSING,INC:							84,000.00	
MAMMOTH LAKES RECREATION								
03/26/2026	32626010	1202	10529	MAMMOTH LAKES RE	216-438-43031	Quarterly Payment to M	27,000.00	03/26
Total MAMMOTH LAKES RECREATION:							27,000.00	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
MAMMOTH LAKES TOURISM-TOT								
03/26/2026	32626011	2608	19320	MAMMOTH LAKES TO	100-480-44810	TOT PAYMENT TO MLT	431,250.00	03/26
Total MAMMOTH LAKES TOURISM-TOT:							431,250.00	
MEISEL, ANDREAS								
03/26/2026	114947	02122026	19975	MEISEL, ANDREAS	001-000-10765	OVERPAYMENT ON PE	1,942.93	03/26
Total MEISEL, ANDREAS:							1,942.93	
MICHAEL HOHL MOTOR CO.								
03/26/2026	114948	6626968	19696	MICHAEL HOHL MOTO	910-000-13047	PARTS	1,007.03	03/26
03/26/2026	114948	6627193	19696	MICHAEL HOHL MOTO	910-000-13047	PARTS	748.59	03/26
03/26/2026	114948	6627274	19696	MICHAEL HOHL MOTO	910-000-13047	PARTS	266.31	03/26
03/26/2026	114948	6627275	19696	MICHAEL HOHL MOTO	910-000-13047	PARTS	515.52	03/26
Total MICHAEL HOHL MOTOR CO.:							2,537.45	
MOLINA JANITORIAL SERVICE								
03/26/2026	114949	7433	8617	MOLINA JANITORIAL S	220-471-43031	JANITORIAL SERVICE	2,080.00	03/26
Total MOLINA JANITORIAL SERVICE:							2,080.00	
MULFORD, ANDREW								
03/26/2026	114950	03202026	18764	MULFORD, ANDREW	100-467-42006	EQUIPMENT REIMBUR	232.22	03/26
Total MULFORD, ANDREW:							232.22	
MURPHY, LUCAS								
03/26/2026	114951	02152026	19292	MURPHY, LUCAS	210-452-42030	OT MEAL ALLOWANCE	46.00	03/26
03/26/2026	114951	02282026	19292	MURPHY, LUCAS	210-452-42030	OT MEAL ALLOWANCE	115.00	03/26
Total MURPHY, LUCAS:							161.00	
PACIFIC STATES COMMUNICATION INC.								
03/26/2026	114952	510953	18108	PACIFIC STATES COM	100-418-45050	TELECOM SERVICING	185.50	03/26
Total PACIFIC STATES COMMUNICATION INC.:							185.50	
PITNEY BOWES-RESERVE ACCT.								
03/26/2026	32626012	03252026	127	PITNEY BOWES-RESE	100-416-42005	MARCH 2026 POSTAG	3,997.80	03/26
Total PITNEY BOWES-RESERVE ACCT.:							3,997.80	
RICH ENVIRONMENTAL SERVICE STATION SVCS								
03/26/2026	114953	113894	10132	RICH ENVIRONMENTA	910-000-13047	MONTHLY INSPECTIO	150.00	03/26
Total RICH ENVIRONMENTAL SERVICE STATION SVCS:							150.00	
RISENHOOVER, JERRY								
03/26/2026	114954	03172026	19984	RISENHOOVER, JERR	100-000-31610	MARCH 2026 PRORAT	1,581.00	03/26
Total RISENHOOVER, JERRY:							1,581.00	
SANDRA VILLALPANDO								
03/26/2026	114955	7MML-2	19824	SANDRA VILLALPAND	245-445-43035	FINAL LEASE TO LOCA	9,000.00	03/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total SANDRA VILLALPANDO:							9,000.00	
SAWTOOTH INDUSTRIAL LLC								
03/26/2026	114956	351	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	1,776.65	03/26
Total SAWTOOTH INDUSTRIAL LLC:							1,776.65	
SIERRA AUTO BODY WORKS								
03/26/2026	114957	11414	19324	SIERRA AUTO BODY W	910-000-13047	REPAIR SERVICES	4,915.90	03/26
Total SIERRA AUTO BODY WORKS:							4,915.90	
SIERRA BUSINESS COUNCIL								
03/26/2026	114958	LOTS 36 & 37-	19389	SIERRA BUSINESS CO	205-490-43404	04/26-LOTS 36 & 37	1,520.18	03/26
Total SIERRA BUSINESS COUNCIL:							1,520.18	
SIERRA ELECTRONICS								
03/26/2026	114959	AR54079	5369	SIERRA ELECTRONIC	910-000-13047	PARTS	2,500.00	03/26
Total SIERRA ELECTRONICS:							2,500.00	
SIERRA ESCROW								
03/26/2026	114960	03252026	6712	SIERRA ESCROW	245-449-43031	22-PLHA-17807 LOAN -	70,000.00	03/26
Total SIERRA ESCROW:							70,000.00	
SNOQUIP INC.								
03/26/2026	114961	55493	2082	SNOQUIP INC.	910-000-13047	PARTS	2,465.41	03/26
03/26/2026	114961	55585	2082	SNOQUIP INC.	910-000-13003	PARTS	240.64	03/26
Total SNOQUIP INC.:							2,706.05	
STATE WATER RESOURCES CONTROL BOARD								
03/26/2026	114962	SW-0326772	7621	STATE WATER RESOU	100-460-43031	ANNUAL PERMIT FEE -	889.00	03/26
03/26/2026	114962	SW-0326774	7621	STATE WATER RESOU	300-531-43031	ANNUAL PERMIT FEE -	565.00	03/26
03/26/2026	114963	SC-154254	8949	STATE WATER RESOU	220-471-43031	REPORT REVIEW AND	1,632.94	03/26
Total STATE WATER RESOURCES CONTROL BOARD:							3,086.94	
STEVE'S AUTO & TRUCK PARTS								
03/26/2026	114964	163833	1221	STEVE'S AUTO & TRU	220-471-42007	PARTS	438.28	03/26
03/26/2026	114964	165203	1221	STEVE'S AUTO & TRU	220-471-42007	PARTS	9.00	03/26
03/26/2026	114964	051651	1221	STEVE'S AUTO & TRU	910-456-46200	PARTS	14,567.80	03/26
03/26/2026	114964	166753	1221	STEVE'S AUTO & TRU	220-471-42007	PARTS	37.56	03/26
Total STEVE'S AUTO & TRUCK PARTS:							15,052.64	
TAVERN BUSINESS PARK ASSOC								
03/26/2026	114965	20449	19325	TAVERN BUSINESS PA	100-464-43404	HOA DUES UNIT A3	7,120.00	03/26
Total TAVERN BUSINESS PARK ASSOC:							7,120.00	
TIMOTHY MANAKA								
03/26/2026	114966	26MML	19986	TIMOTHY MANAKA	245-445-43035	LEASE TO LOCALS INI	4,500.00	03/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total TIMOTHY MANAKA:							4,500.00	
TRINITY INTEGRATED SOLUTIONS, INC								
03/26/2026	32626013	12591	19706	TRINITY INTEGRATED	100-415-43031	Update Parcels sync wit	1,680.00	03/26
Total TRINITY INTEGRATED SOLUTIONS, INC:							1,680.00	
USDA FOREST SERVICE								
03/26/2026	114967	BF050452AG1	9079	USDA FOREST SERVI	100-467-45081	PERMIT FEES	239.31	03/26
Total USDA FOREST SERVICE:							239.31	
WEST, QWINA								
03/26/2026	114968	02152026	18760	WEST, QWINA	210-452-42030	OT MEAL ALLOWANCE	69.00	03/26
03/26/2026	114968	03012026	18760	WEST, QWINA	210-452-42030	OT MEAL ALLOWANCE	115.00	03/26
Total WEST, QWINA:							184.00	
Grand Totals:							848,155.72	

Signature: Jamie Gray Date 3/27/26

Signature: Nolan Bobroff Date 3-26-2026

Signature: Haislip Hayes Date 3.27.26

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

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Appoint three applicants to serve as members of the Building Advisory Committee/Board of Appeals, with terms expiring on April 1, 2030.

Council Meeting Date: 4/1/2026

Prepared by: Jamie Gray, Town Clerk

Recommended Motion: Appoint three applicants to serve as members of the Building Advisory Committee/Board of Appeals, with terms expiring on April 1, 2030.

Summary: Three terms of office will become vacant on the Building Advisory Committee/Board of Appeals on April 1, 2026. The terms are held by Michael Britton, Joshua Graef, and William Harder.

Four applications were received for the vacancies. The applicants are Michael Britton, Joshua Graef, William Harder, and Genevieve Liang. The applications are attached. The applicants were interviewed earlier in the meeting today.

The Town Municipal Code states that all appointments to commissions and committees shall be made by the Town Council. It does not state the manner in which this is to be accomplished.

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
A separate application is required for each appointive position for which you apply. Applications should be filled out completely so that the Town Council may fully evaluate your qualifications. Once submitted, this application is a public document and is open for inspection and copying.

Return your completed application to: Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD BOA/BAC			DATE 3/2/2026
NAME FIRST LAST MICHAEL BRITTON			EMAIL ADDRESS MIKE@BRITTONARCHITECTURE.COM
RESIDENCE ADDRESS 721 FOREST TRAIL			HOME PHONE 760-709-5325
MAILING ADDRESS PO BOX 7749			CELL PHONE 760-709-6567
CITY MAMMOTH LAKES	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
BUSINESS ADDRESS 721 FOREST TRAIL			BUSINESS POSITION ARCHITECT/OWNER
CITY MAMMOTH LAKES	STATE CA	ZIP 93546	BUSINESS PHONE 760-709-6567

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
BOA/BAC	2018	CURRENT	
TOML ADVISORY DESIGN PANEL	2023	CURRENT	

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
Jay Bretton	760-238-0080
Kevin Smith	760-709-1339

OTHER RELEVANT EXPERIENCE/EXPERTISE

Owner of Britton Architecture, located in Mammoth Lakes

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

The role in the Board of Appeals is to review building projects that may have been denied by the local agency. The role in the Building Advisory Committee is to discuss local building related topics with the building official, representatives from other local agencies and other professionals in the field of building.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Yes, I am currently on the committee, since 2018.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No conflicts of interest

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

We have yet to have an appeal during my time on the BOA, so that would be an interesting opportunity if it ever presented itself. Regarding the BAC, it is nice to stay current with building official updates as well as updates from other agencies (MLFD, MCWD). Input from other committee members on the various topics helps me understand the full picture and all sides of some of the topics.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

Topics that lead to more regulation.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

For many years the building permitting process was extremely smooth. Up until the past several months this was the case.

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

It would be good to have further discussions at our meetings about getting back on track. While this is discussed at our meetings I think now it is especially needed.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

X DAYTIME _____ EVENING _____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Michael Britton

SIGNATURE

3/3/2026

DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

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Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD	DATE
Building Advisory Committee, Board of Appeals	3/5/26
NAME FIRST: Joshua LAST: Graef	EMAIL ADDRESS Alltempmammoth@yahoo.com
RESIDENCE ADDRESS 325 Joaquin Rd. #4	HOME PHONE N/A
MAILING ADDRESS Po Box 100 PMB 169	CELL PHONE 760) 709-0323
CITY: Mammoth Lakes STATE: CA ZIP: 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 37 yrs
BUSINESS ADDRESS 123 Commerce Dr, Unit B5	BUSINESS POSITION Owner
CITY: Mammoth Lakes STATE: CA ZIP: 93546	BUSINESS PHONE 760) 709-0323

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)

NAME OF ORGANIZATION	DATES SERVED START	DATES SERVED END	OFFICE HELD (if any)
BOA/BAC	2018	Present	Board member

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
Derrick Johnson	(760) 914-2446
Ed Hurley	(760) 709-1096

OTHER RELEVANT EXPERIENCE/EXPERTISE

Over 20 years of HVAC experience & 12 years of owning a local small business in the construction industry!

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

Review current Toml code standards as well as implement new codes. Also, advise on current Toml building practices!

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Yes, roughly two dozen!

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Speaking/conversing w/ Toml Building Dept. staff & other Board members of whom are closely tied to the building community!

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

N/A TO THIS POINT!

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

N/A TO THIS POINT!

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

N/A

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING __X__ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

SIGNATURE _____ DATE 3/5/26

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
A separate application is required for each appointive position for which you apply. Applications should be filled out completely so that the Town Council may fully evaluate your qualifications. Once submitted, this application is a public document and is open for inspection and copying.

Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Building Advisory Committee/Board of Appeals			DATE 3/1/2026
NAME FIRST William	LAST Harder		EMAIL ADDRESS william@wlharderinc.com
RESIDENCE ADDRESS 25 Innsbruck pl			HOME PHONE (760) 937 0838
MAILING ADDRESS 25			CELL PHONE 760 937 0838
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 45 years
BUSINESS ADDRESS 181 Sierra Manor Rd.			BUSINESS POSITION Owner of Construction Co.
CITY Mammoth Lakes CA	STATE CA	ZIP 93546	BUSINESS PHONE 760 934 1869

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)

NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
Building Advisory Committee	4/1/2022	4/1/2026	Advisor

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
~~Valyrie Ice~~	~~760 914 0876~~
~~Damon Conover.~~	~~760 914 0911~~

OTHER RELEVANT EXPERIENCE/EXPERTISE

Current Board Member

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

To suport our town Building Department with input on current codes and conditions

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

yes, in the time that I have served I belive that I have missed 1 Meeting

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

I like being up to date on current ordenices and codes concerning our building enviroment.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

I am interested in all facets of our meetings.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

no opinion

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

no opinion

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

x DAYTIME _____ EVENING _____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

William Harder  3/1/2026

SIGNATURE DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
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Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD			DATE
Board of Appeals/Building Advisory Committee			3/8/2026
NAME FIRST Genevieve	LAST Liang		EMAIL ADDRESS genevieve.liang@gmail.com
RESIDENCE ADDRESS 384 Joaquin Rd			HOME PHONE n/a
MAILING ADDRESS PO Box 2272			CELL PHONE 310.266.3350
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 1 yr
BUSINESS ADDRESS (I work remotely)			BUSINESS POSITION Sr. Director, Project Development
CITY Houston	STATE TX	ZIP 77024	BUSINESS PHONE (323) 527-9841

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
US Green Building Council - CA	2016	current	
Women of Renewable Industries & Sustainable Energy	2021	current	
Echo Park Neighborhood Council H&H Committee	2018	2021	Co-Chair

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
~~Monica Emmerson~~	~~(626) 675-7500~~
~~John Funnel~~	~~(310) 503-7750~~

OTHER RELEVANT EXPERIENCE/EXPERTISE

I have 17+ yrs of experience with large-scale infrastructure development in the renewable energy industry, including engineering-procurement-construction management and full project-lifecycle planning to operations. I have also done energy efficiency benchmarking in CA, and have background in construction law.

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

The BOA/BAC hears and decides appeals of decisions that are issued by the TOML building official relative to the application of UBC and/or ordinances, plus appeals under the Uniform Housing Code. The committee also provides advice regarding localized code interpretations to the Town Council and Building Dept.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Not yet

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

All of them; I could see my breadth of knowledge about sustainability practices in the built environment offering meaningful value when serving in the advisory capacity.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

None; they are all interesting to me

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

1) To the extent that the town's development of a Climate Action and Adaptation Plan will include green building practices for both existing and future structures, the BOA/BAC should serve as a resource to help guide staff and consultants.
2) Timely and public posted information about committee meetings

HOW WOULD APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/ PROJECTS LISTED ABOVE?

1) Support stakeholder engagement sessions; review Plan drafts; connect responsible parties with available resources that they may not yet have come across. Would like to hear what needs / gaps exist as preparing for drafting gets underway.
2) Facilitate the Building Official in performing their role as the committee's Secretary ex-officio with publishing meeting agendas on the town website.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

*in pm DAYTIME X EVENING _____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

SIGNATURE  3/9/2026
DATE

TOWN COUNCIL STAFF REPORT

Title: Consider the request to conduct a financial analysis of the Mammoth Crossing Development to evaluate the extent of the feasibility gap of the project

Meeting Date: April 1, 2026

Prepared by: Nolan Bobroff, Community & Economic Development Director
Rob Patterson, Town Manager

RECOMMENDATION:

Authorize staff to begin working with the applicant team and qualified financial consultants on an analysis to determine the extent of the feasibility gap of the Mammoth Crossing project, provided that the applicant bear 100% of the costs of the financial review and that the results of the analysis do not represent a formal decision of any kind or a commitment by the Town Council to enter into negotiations for a development agreement.

BACKGROUND:

A Concept Review Application for the North Village Mammoth Crossing sites was submitted to the Town Planning Division in September 2025, and the Town Council received a presentation on the Project in March 2026.[1] Concept review is typically used to provide applicants with feedback on preliminary project plans and designs; however, in this case due to the complexity of the project and the significant investment to develop the project, the applicant is also requesting feedback on a potential development agreement that includes a revenue sharing component. Revenue sharing is where through a development agreement, or a separate hotel development incentive agreement, a tax collecting entity (e.g., the Town) agrees to allow the developer of a hotel project to retain an established percentage of taxes owed (e.g., TOT) for a specified period of time in order to reduce or eliminate a financing gap.

The preliminary project description includes the following components:

- Development of a mixed-use project on the NW, SW, and SE corners of Minaret Road and Main Street that provides a branded hotel, conference center, retail plaza, branded residences, and public parking.
- Site 1 (NW corner) is proposed to be a JW Marriott hotel with up to 196 "keys" and an approximately 28,000 sf conference center.
- Site 2 (SW corner) is proposed to include a retail plaza (potential home of Mammoth Brewing, neighborhood general store, etc.) and approximately 85 branded residences.

[1] Meeting materials from the March 4, 2026 Town Council presentation: https://pub-townofmammothlakes.escribemeetings.com/Meeting.aspx?Id=6556d6ca-94c6-4182-a106-44f3accd6d09&Agenda=Agenda&lang=English&Item=34&Tab=attachments

- Site 3 (SE corner) is proposed to be developed with approximately 100 branded residences and public parking.

Development Agreements

Development agreements (DA) are contracts entered into by a local government and a property owner or developer to expressly define a development project's rules, regulations, commitments, and policies for a specified period of time. These agreements can specify various elements of the development process including, but not limited to, phasing of a larger master-planned community, tax-sharing for commercial development, or critical infrastructure commitments.

Chapter 17.104 of the Town's Municipal Code establishes procedures and requirements for the review and consideration of DAs, in compliance with Government Code Section 65864 et seq. An application for a DA requires a public hearing and recommendation by the Planning and Economic Development Commission (PEDC) followed by a public hearing before the Town Council after which the Town Council must vote to approve, conditionally approve, or deny the DA.

Pursuant to Municipal Code Chapter 17.104, the Town Council may approve a DA only if the following findings can be made:

1. That the agreement is consistent with the goals, policies, general land uses and programs specified in the Town's general plan and any applicable specific plan;
2. That the agreement and accompanying development plan are compatible with the uses authorized in, and the performance and development standards prescribed for, the zone classification in which the subject property is located;
3. That the agreement is in conformity with and will promote public convenience, general welfare, and good land use and development practices;
4. The development agreement shall be shown to be of greater benefit to the community than development under present zoning; and
5. The term or duration of the agreement has a commensurate relationship to the benefits provided.

The Town Council is never under an obligation to approve a DA, even if the findings set forth above can be made. The Council has the authority to decide whether or not to enter into a DA, and to decide what terms it wishes to insist upon or reject as part of DA negotiations.

Revenue Sharing

The Town has been approached several times by hotel project developers to consider a DA with tax sharing components as a part of the proposal. To become better educated on the elements of a tax sharing deal, the Town previously contracted with Kosmont Companies, Inc in 2019 to provide a presentation to the Town Council, the PEDC, and the public. The presentation was held on November 20, 2019, at which Kosmont gave a detailed presentation on structuring hospitality tax sharing agreements and answered questions.[2]

[2] The November 20, 2019 Kosmont presentation slide deck on tax sharing agreements is available here: https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?documentid=6377

A summary of the key points from the presentation are included below:

- Early revenue is important for hotel projects due to higher financial risk than other project types.
    - Revenue sharing agreements can provide hotels a significant boost to Debt Coverage Service Ratio (DCSR), cashflow, and initial equity returns.
    - Early TOT sharing can drive financial feasibility, help a hotel obtain superior financing terms, and enhance leveraged return on equity.
- Tax sharing agreements may be appropriate to bridge financial feasibility gaps for:
    - Projects that are expected to be significant revenue generators.
    - Catalyst projects that may drive additional private investment.
    - Projects that further public policy goals.
- A revenue sharing pledge <u>should</u>:
    - Facilitate the operation of a project that would not occur but for the pledge.
    - Be a measured response to established financial need.
    - Benefit the Town.
- A revenue sharing pledge <u>should not</u>:
    - Facilitate ongoing operation of a project that is not sustainable over the long-term without support.
    - Make up for a bad deal.
    - Unnecessarily expose the Town to excessive risk.
- There are steps the Town can take to protect itself from risks associated with tax sharing agreements:
    - Limit revenue pledge until commencement of hotel operations.
    - Make amount of pledge a function of hotel performance.
    - Condition pledge with protective financial covenants.
- Many ways to measure and limit a tax sharing pledge
    - Measure by percentage of revenue, a stated amount, or a "waterfall"
    - Limit by using "floor" or "ceiling," fixed number of years, termination clauses, prescribed values
    - TOT funded debt service reserves
- Other considerations:
    - Public benefits of the project
    - Existing hotel performance / market projections
    - Setting a precedent, equity considerations
    - Minimum project thresholds / guidelines
    - Leveraging net incremental revenue through a special district (TIF) to facilitate other public policy goals

ANALYSIS:

The proposed financial analysis is intended to provide the Town Council, staff, and the applicant team with adequate information on the extent of the feasibility gap of the Mammoth Crossing project, which would then be used to inform decision makers and the applicant team on whether to proceed with negotiating a development agreement on the project, and the project as a whole. The feasibility gap is the delta between the value of the hotel project at the commencement of operations and the cost to build the hotel project, with the cost to build often exceeding the value of the hotel on day 1. The financial analysis will determine what the estimated gap is, provide potential revenue sharing structures that outline the term and financial return on the project, and provide general financial estimates of the project (average daily rate, estimated occupancy, TOT revenue, etc.). **Preparation of the financial analysis is not binding and does not commit the Town to moving forward with a development agreement and/or other tax sharing agreement. It is simply meant to be informative.**

If the Council does direct staff to work with the applicant team on the financial analysis, staff would then solicit proposals from qualified financial consultants to assist staff with the work. The selected consultant would then work directly with the applicant's financial consultant to prepare the study. The Town would be reimbursed for the cost of the analysis by the applicant team regardless of the outcome of the analysis.

Following the conclusion of the financial analysis work, the results of the study would then be brought back to the Town Council for a discussion related to what the feasibility gap is and whether there was interest from the Town Council in considering a revenue sharing agreement. At that point, and dependent on what the extent of the gap is and whether Town Council is interested in negotiating and pursuing a revenue sharing agreement, the Town Council would be tasked with deciding whether to formally enter into negotiations on a development agreement with the developer. As noted above, negotiating a development agreement in no way commits the Town Council to approving the agreement.

OPTIONS ANALYSIS

Option 1: Authorize staff to begin working with the applicant team and qualified financial consultants on an analysis to determine the extent of the feasibility gap of the Mammoth Crossing project, provided that the applicant bear 100% of the costs of the financial review and that the results of the analysis do not represent a formal decision of any kind or a commitment by the Town Council to enter into negotiations for a development agreement.

Option 2: Not authorize the financial analysis.

Under this scenario, the applicant would need to determine whether they would still proceed with an entitlement application and development agreement application.

FINANCIAL CONSIDERATIONS:

Staff time dedicated to this application is funded through the Concept Review application deposit, which must be replenished on an ongoing basis as costs related to staff time and attorney review expenses are incurred.

ENVIRONMENTAL CONSIDERATIONS:

There are no environmental considerations related to the discussion of whether to proceed with a financial analysis to determine the feasibility gap of the Project.

For the larger overall project, an Environmental Impact Report was prepared for the Mammoth Crossing Project and was adopted and certified in 2009. As part of the project approval, the Town Council adopted a Statement of Overriding Considerations because the project would result in significant and unavoidable impacts related to aesthetics, air quality, and noise. Any future project at the Mammoth Crossing sites will be reviewed against the 2009 certified EIR. If a new proposal omits or substantially changes features that were part of the certified project description, particularly those the Town relied on as community benefits to justify approving the project despite significant unavoidable impacts, the legal approvals associated with the EIR may no longer be valid, and preparation of a new CEQA document would be required

LEGAL CONSIDERATIONS:

The Town Attorney has provided initial input on the framework for a development agreement that includes a revenue sharing component. In the event that the applicant submits a development agreement application, extensive consultation with the Town Attorney will be required throughout the negotiation process to ensure that the development agreement furthers the Town's interests and that the Town is legally protected.

Attachments:

1. Letter from the applicant's legal counsel requesting the financial analysis.

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March 13, 2026

By Email: nbobroff@townofmammothlakes.ca.gov

Nolan Bobroff
Community & Economic Development Director
Town of Mammoth Lakes

Dear Nolan,

This letter communicates New Course Enterprise's formal request that the Town staff agendize a Policy Matter for the Town Council's consideration on April 1, 2026. Specifically, New Course requests the Council to authorize the staff to enter into a negotiation for a Development Agreement with a revenue sharing component (or a separate Hotel Development Incentive Agreement) in connection with the proposed Mammoth Crossing development, which the Council previewed on March 4, 2026. As we have discussed, if the Council authorizes the Town staff to enter into a negotiation for a Development Agreement with a revenue sharing component (or a separate Hotel Development Incentive Agreement), then: (1) the Town would be under no obligation whatsoever to enter into any such agreement at any time; and (2) New Course will agree to reimburse the Town for all of its costs incurred in connection with the negotiation, including all staff time, attorneys' fees, and costs incurred for the Town to engage a financial consulting firm to participate in the negotiation and advise the Council accordingly.

Please let me know if this request prompts any questions or concerns. Thank you.

Sincerely,

REICKER, PFAU, PYLE & McROY LLP

R. Mark Carney

cc: Rob Patterson (*by email*)

TOWN COUNCIL STAFF REPORT

Title: Presentation on budget performance through the second quarter FY25-26 and approval of Budget Amendments.

Meeting Date: April 1, 2026

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

Receive the second quarter Fiscal Year 25-26 Budget Report and adopt the proposed resolution amending the Fiscal Year 25-26 budget as recommended in Attachment A – Budget Adjustments.

BACKGROUND:

Proper administration of the budget requires regular review of performance against budget expectations. While staff reviews performance on a monthly basis, staff provides Town Council with the opportunity to review our financial performance at the close of each quarter. This report reflects the second quarter performance and provides updates on general operating budget. The analysis primarily focuses on the General Fund and Gas Tax as it is early enough in the year not to see significant shortfall to budget aside from the significant snow impacts, both of which are covered in these two funds. The first review of current year's performance typically does not see significant changes to adopted budget unless we have a major project update or other item of significance not captured during the normal budget process. All funds have been reviewed in detail in preparation for this Town Council update. All funds not discussed are operating within the planned budget limits for both revenue and expenditure. The third quarter update, set for late May, will likely have more items to cover as we discuss closing out our winter operations and the completion of a number of capital projects.

ANALYSIS/DISCUSSION:

The budget process for FY25-26 was a continued strategic growth for key revenue elements like Transient Occupancy Tax (TOT), property tax, sales tax, and other elements tied to visitation. The Town has experienced solid growth in TOT since COVID-19 and we continue to see a new plateau for baseline TOT collections, in the mid to high $20 million range. The TOT collected is a factor of both visitation and the nightly rates charged. Operators were reporting a shift in strategy with the declined consumer activity, with a true shoulder period between summer and winter. This winter did produce some anomalous results, produced mainly by wild fluctuations in snowfall and the lack of snowfall in many ski regions of the western United States. Outlook for the remainder of the year is difficult to determine based on rapidly changing weather conditions and general global economic challenges. Due to those key factors, staff has taken a bit more caution in projecting revenue for the remainder of the year.

Transient Occupancy Tax

The primary revenue driver for the General Fund is TOT. The typical seasonal changes from winter to spring and summer produced a more traditional shoulder season and more defined seasonal visitation. We did set a record for TOT revenue in August, followed by strong but consistent numbers, on par with the average of the last four years, through the fall and early winter. In late December, powerful storms

hit the area delivering significant snowfall and setting up for a very strong winter. This snowfall, combined with conditions across the rest of the western United States, produced visitation on a weekly basis that is typically seen only during peak holiday weekends. As a result, we set records in the two highest TOT months of the year, January and February, with January eclipsing $5M as the first month ever to produce such results. As a reminder, 10+ years ago, $5M would be almost half the annual TOT revenue for the year. These are terrific numbers, and this is baseline TOT, not including the incremental rates added by Measure L. While we had success early in the winter, we managed to encounter dynamic shifts, delivering rain and unseasonably warm temperatures, that wreaked havoc on the snowpack in late February and early March. This left the length of winter in serious question and with some potential storms on the forecast, the ability to return to winter conditions seem unlikely. However, with the removal of the snow, there is the potential to jump start key seasonal changes and get the pass into Yosemite open far earlier than normal, which should produce an early and strong summer lift in visitation. In addition to the winter impacts, the cost of travel has been greatly impacted by the war in the middle east, driving up cost of fuel and affecting all modes of transportation. These factors make the determination of TOT for the remainder of the year very uncertain. To date, our TOT collection is $844,547 or 4.1% ahead of last year with an estimate of $4M in unallocated TOT revenue year to date. The chart below shows how the adopted budget of $19.5M was distributed across each month, using a three-year average performance per month. Staff distribute the budgeted revenue to easily assess the current year's performance in a volatile revenue stream. The distribution of budgeted TOT revenue is as follows:

Transient Occupancy Tax

Revenue Budget Distribution

Month	Budget Distribution		Actual	Variance	Estimate
July	9.2%	$ 1,796,000	$ 2,201,356	$ 405,356	
August	7.6%	$ 1,488,000	$ 2,113,141	$ 625,141	
September	3.8%	$ 732,000	$ 1,190,633	$ 458,633	
October	3.4%	$ 657,000	$ 985,329	$ 328,329	
November	5.1%	$ 992,000	$ 1,221,696	$ 229,696	
December	12.0%	$ 2,345,000	$ 3,928,424	$ 1,583,424	
January	13.7%	$ 2,677,000	$ 5,009,056	$ 2,332,056	
February	14.5%	$ 2,819,000	$ 4,408,003	$ 1,589,003	
March	12.2%	$ 2,381,000			$ 3,300,000
April	8.5%	$ 1,658,000			$ 1,800,000
May	4.2%	$ 815,000			$ 800,000
June	5.8%	$ 1,140,000			$ 1,100,000
		$ 19,500,000	$ 21,057,638	$ 7,551,638	$ 7,000,000
			Remaining Budget	$ 5,994,000	
			Total TOT - Actual and Estimated		$ 28,057,638
			Estimated variance to Budget		$ 8,557,638
			Quarter 2 Recommend TOT Increase		**$ 4,000,000**

Note: Shading denotes a record for that month.

The budget of $19.5M did represent a measured growth in this revenue item, with enough return to normal visitation without closures or other pandemic effects. As stated earlier, staff did expect to exceed this budget during the fiscal year. One important element of our conservative budgeting is the willingness to make adjustments throughout the year, realizing the additional revenue and putting it to work on special projects within the Town. Staff are using the estimate above to recommend $4.0M in additional TOT revenue for the second quarter review. Staff believes there will be additional TOT revenue, estimated at $7.0 – $7.5M for budget review in the remainder of FY25-26.

The recommended increase to Transient Occupancy Tax revenue will result in additional contributions to reserve accounts for Tourism, Housing, and Transit based on Council direction and political commitments. Based on the second quarter recommendation of $4.0M, the following adjustments will be made to reserve accounts rounded to the nearest $100.

Reserve Components		Amount
Tourism Reserve - 2.35 Points or 18.0769% of TOT	$	723,100
Transit Reserve - .85 Points or 6.5385% of TOT	$	261,500
Housing Reserve - .85 Points or 6.5385% of TOT	$	261,500
	$	1,246,100

The second quarter budget presentation usually has very few adjustments to revenue outside of TOT in stronger years. This year is no different and we have only one other revenue increase to address. With continued strong interest rates, our interest revenue has exceeded budget so far this year. With some of the construction projects, we have reduced the amount on deposit, but we continue to see interest rates in the 3.75% range. We do expect the interest to produce more than $1.0M on an annual basis and we recommend $500,000 additional revenue in the second quarter. In total, staff is recommending a net increase in budgeted revenue of $4,500,000 for the 2nd quarter FY25-26. The political commitments outlined above will be removed from this increased revenue leaving $3,253,900 for distribution to Town Council strategic priorities, operational needs, and the Capital Improvement Plan needs for FY26-27.

General Fund

Item		Amount	Notes
Revenue			
Transient Occupancy Tax	$	4,000,000	Mid-year increment, expect up to another $7.5M in TOT to be realized by June.
Interest	$	500,000	CAMP and LAIF performance against limited budget expectations
	$	4,500,000	
Political Commitments			
Tourism Reserve- 2.35 Points or 18.0769% of TOT	$	723,100	Based on $4M additional TOT realized above
Transit Reserve - .85 Points or 6.5385% of TOT	$	261,500	
Housing Reserve - .85 Points or 6.5385% of TOT	$	261,500	
	$	1,246,100	
Funds Available for allocation	$	3,253,900	

General Fund - Expenditures

The second quarter's update is early enough in the year, so that there are very few expenditure items that have exceeded their expected budgets, usually due to some extenuating circumstance or unanticipated needs. Staff have reviewed the expenditures within the General Fund and while there are a few that have exceeded budget, they do not need to be addressed at this time. It is possible that savings within other line items of the department may provide adequate funds to cover needs within the department level. All in all, this year has not produced very many extenuating circumstances requiring funds beyond budgets.

Other Funds

In preparation for this review, staff have reviewed Fund 210 – Gas Tax and Fund 220 – Airport Operations to determine if there are revenue or expenditure modifications necessary. Neither require any additional consideration at this time. The main factor in both is the significance of our winter maintenance and snow removal. As we plan for a standard level of snowfall, this year has fallen into that level of effort and is therefore covered within the existing allocated expenses. We will review these funds again during the 3rd quarter in May to determine if anything has changed.

Staff Recommendations

The recommendations outlined below are one-time capital investments that do add to the annual operating budget for the Town. They are focused on both the Town Council Strategic Priority documents and identified functional needs of the organization. In some instances, they are capital project investments, often across several years, to accomplish a large-scale improvement into the future. The list below allocates the majority of available unallocated resources identified above with only $38,900 remaining for future allocation. Each request is discussed in more detail below the chart.

Staff Recommendations			
Fund 245 - Housing Now! - Programs	$	1,500,000	Missing Middle Project
Capital Project - CRC - Phase III Enhancement	$	350,000	Interior structures, visitor and staff accommodations and contingency total project $500k, using carry over of $150k from Phase II
Capital Project - Shady Rest - Restroom Construction	$	300,000	Set aside building to full construction costs of $900,000
Airport - Equipment - Larue Snowblower Attachment	$	285,000	New equipment for airport, transfer split mount blower back to Town for roads.
Airport - Facilities - Water system improvements	$	220,000	Update end of life firepump system for entire airport. Includes 10% contingency
Capital Project - Roads - Asphault and Concrete Maintenance	$	150,000	Estimate for winter storm damage
Capital Project - Bicycle Park - Pump Track	$	100,000	Purchase ramps and build features. Location TBD, possible behind Child Care Facility.
Project Managerment - Contract with NCE	$	100,000	NVSP - Develop the scope of work for plan amendment.
Airport - Facilities - Construction trailer purchase	$	75,000	To house our airport crew and facilitate CalFire use of current facilities.
Capital Project - Shady Rest - Fencing Project	$	60,000	Remove old logs and extend fencing to keep children out of parking lot.
OOR - Equipment - Mini excavator with trailer	$	45,000	Trail construction, 12" digging bucket, amulet thumb, and 12" auger bit and trailer for transportation
Airport - Facilities - Updates to CalFire crew quarters	$	15,000	Outfit Airport office for 24/7 firefighting crew quarters on the airfield.
Partner Contribution - Golden Mussel defense	$	15,000	Joint partnership with County.
Total Staff Recommendations	$	3,215,000	
Undesignated General Fund Balance	$	38,900	

Housing Now! Missing Middle - $1,500,000

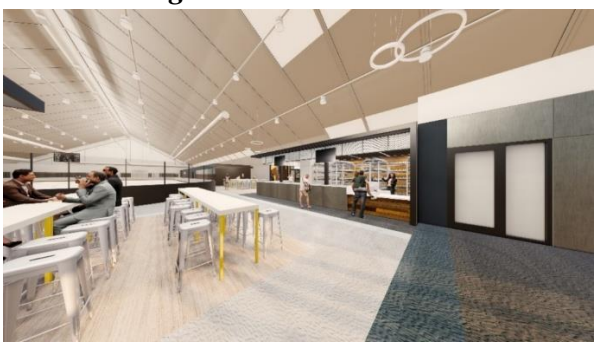
Staff are focused on delivering the Town Council Strategic Priority for housing investment in the missing middle. This year, staff are executing a work plan that will define the core tenants of a missing middle solution, through a series of presentations to Town Council seeking input and guidance for program development. In addition, staff are working with contractors who can deliver on a project that will deliver a large-scale facility with for rent product, targeting the Area Median Income (AMI) levels between 80% and 150%. This underserved segment of our workforce is defined as the Missing Middle. Staff anticipate any solution, whether bonded construction or another yet unidentified solution, would need a large infusion of cash to make the equation balance and the project come to fruition. The work to determine the funds needed and our ultimate goal has not been completed but the set aside of these funds is a step in the process of accumulating funds across time to achieve this goal.

Capital Projects – CRC Phase III – Rental and Concession Space Build Out – $350,000

This project has evolved significantly from the Phase II design and allocated funds ($150,000) in 2025 to design a fully integrated work space with a ceiling (heat) and sufficient space to accommodate year-round operations (summer camps, Mammoth RecZone and Ice Rink) at an estimated cost of $400,000.

The original design was removed from Phase I to bring the project within budget based on the funds allocated by the Town Council for the construction of the facility. The Phase II design illustrated below was superseded by the Dirtt/Pivot modular design (Phase III) as it maintains a consistent look and feel in the building, integrates with the existing office that has been well received by staff and most importantly, provides a more welcoming space for our patrons, and an accommodating (warm) space for staff to work and deliver exceptional customer service.

Phase I Design





Phase II Design



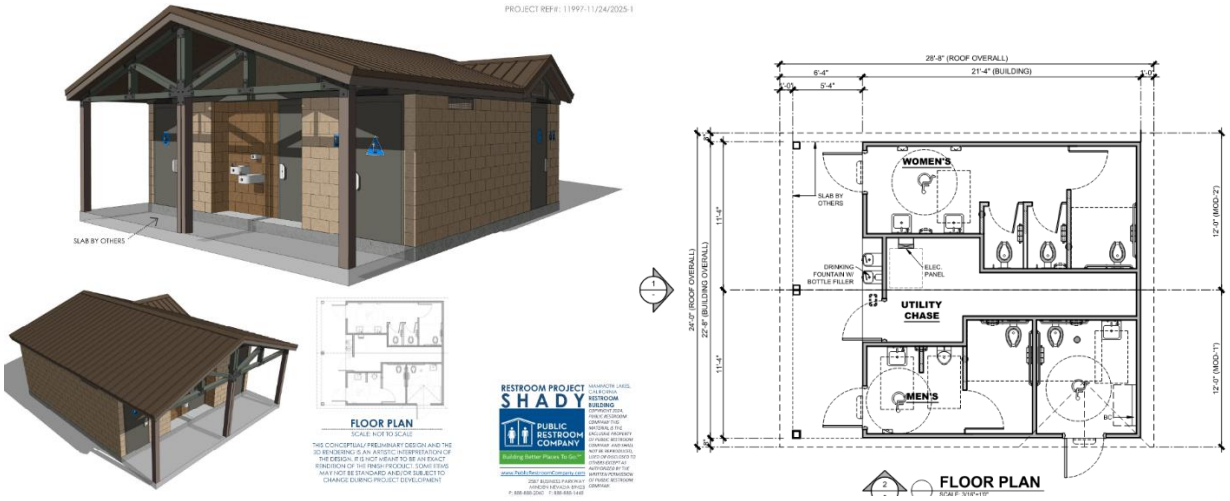
Phase III Design



Capital Project – Shady Rest Restroom Construction - $300,000

In fall of 2023 the Parks and Recreation Commission recommended replacing the existing bathroom at Shady Rest Park. The existing facility is inadequate for our needs and is past its useful life. The existing structure may be repurposed for storage. Staff are working with Triad Engineering on the site plan and based on the planned usage, may have to replace or upsize the septic tank. The planned location of the restroom is adjacent to the existing playground but closer to the parking lot for year-round access for Nordic skiers, OSV use and disc golf enthusiasts.

Funding for the design has been set aside. The allocation of $300,000 will begin the accumulation of funds for construction. The project will require another $400,000 identified to complete funding for construction. In total the project will cost $900,000 between design and construction phases.
The installation of the restroom is scheduled for the summer of 2027 or 2028.



Equipment – Larue Snowblower Attachment - $285,000
This winter, with the mechanical breakdowns we experienced with the blowers, the Town leased a piece of equipment to provide coverage and maintain capacity. The new equipment was employed at the Airport and existing split mount blower was moved into Town for roads department coverage. The new equipment is a different design that houses the motor and drive system directly on the front loader, using the same quick attachments as a blade or bucket. This makes the same loader capable of running a blade or bucket system and quickly switching to a blower attachment. The blower is driven directly off the motor so there is no complex hydraulic system for added complexity. The new equipment is fast and efficient and takes less skill and finesse to operate. The purchase will augment the blower fleet, ensuring we have backup capacity in either roads or airport.



Facilities – Airport Water System Improvements - $220,000
The Airport has a large water system comprised of two wells, a large above ground storage tank, several demand pumps and a full fire suppression pump that can run hydrants across the Airport facility. The system is nearly 20 years in age, and the fire system pump is at end of life and poses a risk. The funding recommended would provide for the replacement of the pump system and required improvements within the pump house facility. The funding allocated includes a contingency of 10% for unknown issues.

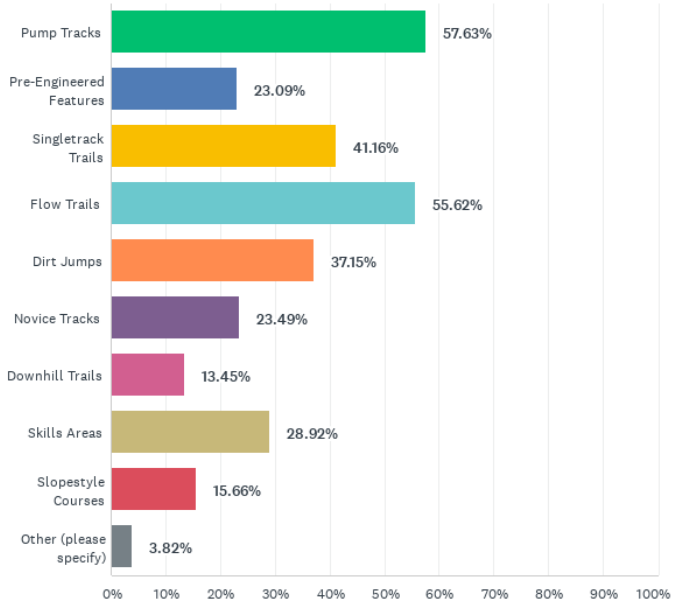
Capital Project – Roads, Asphalt and Concrete Maintenance- $150,000
The Engineering team completed a lot of updates to asphalt and concrete last year. This set aside is for any small periapical items and repairs that might be necessary post winter. To date, nothing has been identified, but if not needed, the funds can be moved to general maintenance.

Capital Project – Bicycle Park / Pump Track - $100,000
Approved by the Parks and Recreation Commission on February 3, 2026 as a strategic priority, staff are recommending the allocation of $100,000 towards the design and construction of a Community Bike Park/Pump Track in FY2026/27 subject to the identification of an appropriate site.

The goal of the Mammoth Lakes Bike Park/Pump Track project is to create a free-to-use public access bike skills and learning center, "bike park", for the community of Mammoth Lakes and its thousands of summer visitors and bike enthusiasts. The proposed Town-managed bike park aims to create an inclusive, inviting and accessible state-of-the-art bike skills and learning center directed towards all ages and user groups. Ideally, it would be a 3-5 acre site integrated into an existing Town park area and designed for all recreationalists from first time bikers to life-long veterans.

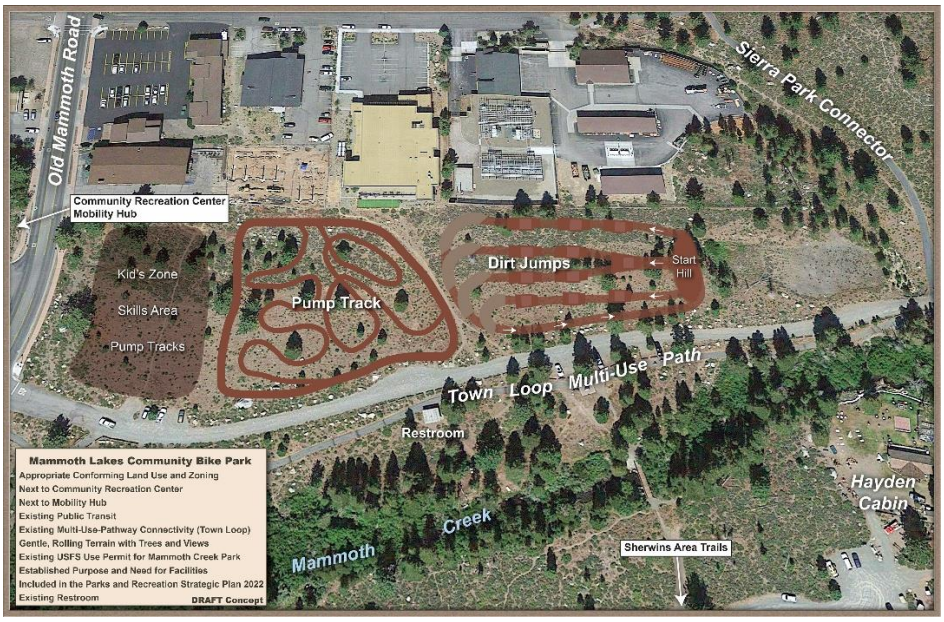
Last fall, Town Staff in partnership with the Parks and Recreation Master Plan (PRMP) consultants hosted a bike park outreach event at the Winter Expo to gather input from the community on what features and amenities they would like to experience in a developed bike park. In addition, staff distributed an online survey that received 498 respondents with a summary of the results illustrated below.

Q1 Please select your TOP THREE (3) bike park features by clicking on the choices below.



The ideal location of a Community Bike Park/Pump Track is near existing Town infrastructure, such as public parking, bathrooms, trash bins, a source of water and in close proximity to public transit and/or close to the Multi-Use Paths (MUPs). The preferred site is flat with a mild pitch in a relatively open area. The bike park aims to be a low-impact, sustainable resource with low cost of upkeep to create a high benefit to cost ratio.

No site has been identified for the Community Bike Park/Pump Track, but staff drafted a site plan for Mammoth Creek Park East that was denied by the District Ranger. Below is a draft concept design of the Mammoth Lakes Community Bike Park on roughly 3 acres of terrain at Mammoth Creek Park East.



Staff have reviewed several municipal bike parks, including the Auburn Bike Park, located in Auburn, California, (Managed by Auburn Recreation District. 9 acres. Est. 2020), the Sapwi Bike Park located in Thousand Oaks, California, (Managed by Conejo Recreation and Parks District. 2 acres. Est. 2013) and the Bijou Community Park, located in South Lake Tahoe, California (Managed by City of South Lake Tahoe Parks and Rec. 5 acres. Est. 2015).

Below is the Bijou Community Bike Park map, located in South Lakes Tahoe.



Staff continue to explore appropriate sites and will present the Commission and Town Council with site options, conceptual plans and funding estimates when available.

Project Management – Contract for Scoping of NVSP Plan Amendments - $100,000
The Town has an On-Call Civil Engineering Services Agreement with NCE to perform specialized engineering and project management work. In this task, NCE will assist and advise the Town in identifying proposed revisions and updates to the North Village Specific Plan (NVSP) as it relates to Town owned or managed land within the specific plan. The revisions and updates are needed to meet community, transportation, and infrastructure needs including parking deficiencies, multi-modal circulation, pedestrian and roadway safety, and housing. The work will include identifying, discussing and documenting proposed changes to the NVSP to address each of those critical elements. The work is expected to begin in late March and conclude with final deliverables scheduled for July 2026. The goal will be achieved through a series of meetings including Town leadership, elected officials, agency partners, and members of the community.

Facilities – Airport Construction Trailer Purchase - $75,000
The Town recently reached an agreement with Cal Fire to house an engine crew at the Airport, providing 24/7 coverage to the region between Tom's Place and north of Mammoth Lakes. This team will serve to augment existing firefighting resources in the area and will include a dedicated air resource (CH47 Chinook) stationed on the airfield for the fire season, starting June 1st of each year. In order to facilitate this agreement, the Town provided the airport offices as temporary crew quarters for the engine company. The long-term solution for airport offices will be within the multi-purpose maintenance facility that is scheduled for construction in the coming years. In the meantime, Airport staff will need a place to house offices and support staff needs. This type of a solution can provide some level of mobility to the work spaces but is not considered ideal but manageable for the short term. The funding will provide for the acquisition of a mobile facility for this purpose and some ancillary components to make it livable for a couple of years.

Capital Project – Shady Rest Fencing Updates - $60,000
This project is connected to the Whitebark's Forest Health Work program planned this summer at Shady Rest Park. Work is scheduled to occur from mid-June to mid-August (subject to change) with the park split into east and west closures to allow planned programming and softball leagues to occur with minimal disruption. Below is a map of the prescribed work area.



Work on the west closure will require the removal of several large trees adjacent to the road and soccer fields 1 and 2. To prepare for this work, staff will remove the treated lumber railings and any other park

assets. This project will extend the chain link fence from the existing playground restroom area all the way to the recently rehabilitated skatepark to provide safety for our many park users. Staff have estimated a cost of $60,000 for this project in FY 2026/27.

Equipment – Mini Excavator and Trail for Trails Construction - $45,000
Each year, Town staff within the Office of Outdoor Recreation work to build and improve trail system projects. This crew has been working to improve their processes and identify a specific piece of equipment that would have the greatest benefit to those efforts. The mini excavator is small and nimble enough to get into position while packing power and providing unmatched functionality. The specified unit includes a thumb feature for picking up heavy objects and an auger for installation of signposts. The price includes a dedicated trailer to move the unit around to various jobs. As this is not a unit currently in our vehicle program, the addition of it to the fleet will require one-time funding. We will determine the expected life span and include those details in the vehicle replacement program moving forward.

Partner Contribution – Golden Mussel Defense - $15,000
There is regional concern of the potential for infestation of invasive mussels species into waters within Mono Couty, which would likely result in devastating consequence for regional ecosystems and economies. The chosen strategy, based on industry standards, has been for certain jurisdictions to create an ordinance that mandates trailered watercraft inspection and stickering, alongside continued outreach, education, and field support efforts. Mono County is seeking partnership from the Town in operational costs of the annual inspection program. The County has identified $15,000 annually as the appropriate amount in the partnership. This set aside would be the Town contribution for 2026. The program is not yet fully developed and collaborative work continues to refine the approach.

The mandated watercraft inspection and stickering program is proposed as follows:

- Implementation of 2 – 3 new inspection stations (Bishop, Lee Vining, and possibly Bridgeport), and expected acceptance of inspections / stickers from select existing inspection stations (Ex. Crowley Lake, Klondike Lake, Lake Diaz).
- Inspection stations are expected to be open through fishing opener (~end of April) through fishing close (~mid November) and will hopefully operate 7 days per week for most of the day. Exact days and operating hours for each station are still being determined.
- Inspection stations are expected to be staffed with two employees, employed by Sierra Forever, who will be Authorized Inspectors (trained for inspection).
- Inspection process involves screening to determine risk, potential decontamination of watercraft, and sticker issuance. Those not willing to comply with the inspection and decontamination protocol are subject to watercraft quarantine, impoundment, and / or punitive measures as listed in the ordinance.
- The entire inspection program for year one is estimated to cost approximately $70,000, of which most of the cost is for staffing. It is anticipated that CDFW will coordinate acquisition of decontamination stations, and therefore that the bulk of the cost will go towards inspection station staffing and outreach efforts.

Facilities – Airport Updates to Cal Fire Crew Quarters - $15,000
As mentioned above, the Town is leasing our current airport offices to Cal Fire to provide crew quarters for an engine company stationed on airport grounds. There will be a number of updates necessary to provide secondary access to the office space from the land side, providing quick access to emergency apparatus for quick response. This set aside is to fund some of these improvements in preparation for the lease. The lease will begin as soon as possible with all improvements completed and the crew stationed by June 1, 2026. The Town will receive a nominal lease of $4,150 per month for this space from Cal Fire.

Tourism Reserve
The tourism reserve was established to provide funding for tourism expenditures and is based on the normal allocation of TOT for tourism which is 2.35 points or 18.08% of TOT collected. This is considered a political commitment established by the Town Council to ensure tourism-related activities, and more recently housing activities, have a stable funding source. The distribution from the unallocated TOT was $723,100 for the second quarter. Staff are recommending $200,000 be allocated to special event funding and $200,000 for commercial air service.

Tourism Reserve

Item		Amount	Notes
Revenue			
Allocated Reserve Elements - 2nd Qtr.	$	723,100	
	$	723,100	
Staff Recommendations			
Special Event - Summer Series	$	200,000	Additional funding for Events
Air Subsidy - Commercial (BIH) Service MOU	$	200,000	Town Contribution to Winter ($200k)
Remaining Reserves from 2nd quarter allocation	$	323,100	

Special Event Funding – Summer Series Enhancement - $200,000
The Town has been working on a replacement event site since Sam's Woodsite sold last year. That site is no longer available for events and the Town has been working with Mammoth Lakes Tourism to identify a suitable and long-term replacement. Mammoth Mountain has stepped up with the potential to have Canyon Lodge represent that space, working on a solution that would make the facility affordable while augmenting the experience for our visitors. As Bluesapalooza has been postponed for 2026, there is an opportunity to work on the success of this site. To date, there are no identified events to add in that space, but these funds are designated for incremental events for this coming summer and our ability to test this concept.

Air Subsidy – Commercial Service BIH (United) - $200,000
Staff have been working for a few years with the Eastern Sierra Air Alliance in the development of air service. The focus for the Town has been to assist in funding a recovery of charter air service into Mammoth Yosemite Airport. In partnership with Mammoth Lakes Tourism (MLT) and Inyo County,

the Town entered into a memorandum of understanding on commercial air service in 2025 that established a member contribution of $200,000 for winter air service in Bishop.

Transit Reserve
The transit reserve was established to provide funding for transit related services and is based on the normal allocation of TOT for transit which is .85 points or 6.54% of TOT collected. This is considered a political commitment established by the Town Council to ensure transit services have a stable funding source. The allocation from the excess TOT was $261,500 for the second quarter. Staff have recommended $80,000 be allocated to real-time transit information systems at Town stops.

Transit Reserve

Item	Amount	Notes
Revenue		
Allocated Reserve Elements - 2nd Qtr.	$ 261,500	
	$ 261,500	
Staff Recommendations		
Intelligent Transit System Improvements	$ 80,000	Real-time transit information at stops.
Remaining Reserves from 2nd quarter allocation	$ 181,500	

Transit System Improvements – Real-time information - $80,000
Staff have been working on a program that will share transit information in real time at the bus shelters within the Town. The Engineering team has identified a solution that is best suited for this effort and is seeking funding to implement the program.

OPTIONS ANALYSIS

Option 1: Receive the second quarter Fiscal Year 25-26 Budget Report and adopt the proposed resolution amending the Fiscal Year 25-26 budget as recommended in Attachment A – Budget Adjustments.

Option 2: Provide staff with alternate direction on the proposed budget amendments.

FY25-26 Budget Presentation

Second Quarter Update

Rob Patterson

Town Manager

April 1, 2026

Mammoth Lakes™
CALIFORNIA

Transient Occupancy Tax

Transient Occupancy Tax

Revenue Budget Distribution

Month	Budget Distribution		Actual	Variance	Estimate
July	9.2%	$ 1,796,000	$ 2,201,356	$ 405,356	
August	7.6%	$ 1,488,000	$ 2,113,141	$ 625,141	
September	3.8%	$ 732,000	$ 1,190,633	$ 458,633	
October	3.4%	$ 657,000	$ 985,329	$ 328,329	
November	5.1%	$ 992,000	$ 1,221,696	$ 229,696	
December	12.0%	$ 2,345,000	$ 3,928,424	$ 1,583,424	
January	13.7%	$ 2,677,000	$ 5,009,056	$ 2,332,056	
February	14.5%	$ 2,819,000	$ 4,408,003	$ 1,589,003	
March	12.2%	$ 2,381,000			$ 3,300,000
April	8.5%	$ 1,658,000			$ 1,800,000
May	4.2%	$ 815,000			$ 800,000
June	5.8%	$ 1,140,000			$ 1,100,000
		$ 19,500,000	$ 21,057,638	$ 7,551,638	$ 7,000,000
			Remaining Budget	$ 5,994,000	
			Total TOT - Actual and Estimated		$ 28,057,638
			Estimated variance to Budget		$ 8,557,638
			Quarter 2 Recommend TOT Increase		**$ 4,000,000**

Note: Shading denotes a record for that month.

General Fund - Revenue

Through February 28, 2026

Transient Occupancy Tax

Through February 28, 2026

Item		Amount
Adopted Budget FY25-26	$	19,500,000
Budget Adjustment - Quarter 1	$	-
Modified Budget	$	19,500,000
Actual Through February 28, 2026	$	21,057,639
Recommended Budget Increase 2nd Qtr. FY25-26	$	4,000,000
Total Amended TOT Budget	$	23,500,000
Estimated revenue for March - June 2026		$7.0 - 7.5M

Reserve Components		Amount
Tourism Reserve - 2.35 Points or 18.0769% of TOT	$	723,100
Transit Reserve - .85 Points or 6.5385% of TOT	$	261,500
Housing Reserve - .85 Points or 6.5385% of TOT	$	261,500
	$	1,246,100

General Fund Revenue

Other Revenue

Through December 31, 2025

Item	Current Budget	Requested Change	Amended Budget
Interest	$ 100,000	$ 500,000	$ 600,000
Total Other Revenue adjustments		$ 500,000	

Summary General Fund Revenues

Item	Amount
Transient Occupancy Tax	$ 4,000,000
Other Revenue	$ 500,000
General Fund Adjustments - Revenue	$ 4,500,000

General Fund Summary

General Fund

Item	Amount	Notes
Revenue		
Transient Occupancy Tax	$ 4,000,000	Mid-year increment, expect up to another $7.5M in TOT to be realized by CAMP and LAIF performance against limited budget expectations
Interest	$ 500,000	
	$ 4,500,000	
Political Commitments		
Tourism Reserve- 2.35 Points or 18.0769% of TOT	$ 723,100	Based on $4M additional TOT realized above
Transit Reserve - .85 Points or 6.5385% of TOT	$ 261,500	
Housing Reserve - .85 Points or 6.5385% of TOT	$ 261,500	
	$ 1,246,100	
Funds Available for allocation	$ 3,253,900	

Staff Recommendations

Staff Recommendations			
Fund 245 - Housing Now! - Programs	$	1,500,000	Missing Middle Project
Capital Project - CRC - Phase III Enhancement	$	350,000	Interior structures, visitor and staff accommodations and contingency total project $500k, using carry over of $150k from Phase II
Capital Project - Shady Rest - Restroom Construction	$	300,000	Set aside building to full construction costs of $900,000
Airport - Equipment - Larue Snowblower Attachment	$	285,000	New equipment for airport, transfer split mount blower back to Town for roads.
Airport - Facilities - Water system improvements	$	220,000	Update end of life fire pump system for entire airport. Includes 10% contingency
Capital Project - Roads - Asphalt and Concrete Maintenance	$	150,000	Estimate for winter storm damage
Capital Project - Bicycle Park - Pump Track	$	100,000	Purchase ramps and build features. Location TBD, possible behind Child Care
Project Management - Contract with NCE	$	100,000	NVSP - Develop the scope of work for plan amendment.
Airport - Facilities - Construction trailer purchase	$	75,000	To house our airport crew and facilitate CalFire use of current facilities.
Capital Project - Shady Rest - Fencing Project	$	60,000	Remove old logs and extend fencing to keep children out of parking lot.
OOR - Equipment - Mini excavator with trailer	$	45,000	Trail construction, 12" digging bucket, amulet thumb, and 12" auger bit and trailer for transportation
Airport - Facilities - Updates to Cal Fire crew quarters	$	15,000	Outfit Airport office for 24/7 firefighting crew quarters on the airfield.
Partner Contribution - Golden Mussel defense	$	15,000	Joint partnership with County.
Total Staff Recommendations	$	3,215,000	
Undesignated General Fund Balance	$	38,900	

Tourism & Transit Reserve

Tourism Reserve

Item	Amount	Notes
Revenue		
Allocated Reserve Elements - 2nd Qtr.	$ 723,100	
	$ 723,100	
Staff Recommendations		
Special Event - Summer Series	$ 200,000	Additional funding for Events
Air Subsidy - Commercial (BIH) Service MOU	$ 200,000	Town Contribution to Winter ($200k)
Remaining Reserves from 2nd quarter allocation	$ 323,100	

Transit Reserve

Item	Amount	Notes
Revenue		
Allocated Reserve Elements - 2nd Qtr.	$ 261,500	
	$ 261,500	
Staff Recommendations		
Intelligent Transit System Improvements	$ 80,000	Real-time transit information at stops.
Remaining Reserves from 2nd quarter allocation	$ 181,500	

Attachment A

BUDGET TRANSFER

Date of Request: 4/1/2026

Requested By: Rob Patterson
Department: Administration

	Account Name	Fund-Dept-Account	Activity	CR Revenue Increase	DR Revenue Decrease	DR Expense Increase	CR Expense Decrease
1	Transient Occupancy Tax	100-000-30604		(4,000,000)			
2	Interest	100-000-37002		(500,000)			
3	Staff Recommendations - General Fund	100-599-49999				3,100,000	
4	Fund 245 - Housing Now! - Missing Middle	245-000-39999		(1,500,000)			
5	Capital Project - CRC - Phase III Enhancement	300-000-39999		(350,000)			
6	Capital Project - CRC - Phase III Enhancement	300-531-43031				350,000	
7	Capital Project - Shady Rest Restrooms	300-000-39999		(300,000)			
8	Capital Project - Shady Rest Restrooms	300-531-43031	43667			300,000	
9	Capital Project - Shady Rest Fence	300-000-39999		(60,000)			
10	Capital Project - Shady Rest Fence	300-531-43031				60,000	
11	Capital Project - Bike Park / Pump Track	300-000-39999		(100,000)			
12	Capital Project - Bike Park / Pump Track	300-531-43031				100,000	
13	Capital Project - Roads, Asphalt and Concrete	210-000-39999		(150,000)			
14	Roads, Curbs, Gutter Rehap	210-450-45228				150,000	
15	Equipment - Larue Snowblower Attachment	915-000-39999		(285,000)			
16	Vehicle Replacement - Addition to the fleet Larue snowblower	915-570-48300				285,000	
17	Equipment - Mini Excavator and trailer	915-000-39999		(45,000)			
18	Vehicle Replacement - Addition to the fleet mini excavator	915-570-48300				45,000	
19	Airport Facilities - Water System Improvements	220-000-39999		(220,000)			
20	Airport Facilities - Water System Improvements	220-531-43031				220,000	
21	Airport Facilities - Construction Trailer Purchase	220-000-39999		(75,000)			
22	Airport Facilities - Construction Trailer Purchase	220-471-48200				75,000	
23	Airport Facilities - Crew Quarter Improvements	220-000-39999		(15,000)			
24	Airport Facilities - Crew Quarter Improvements	220-471-43031				15,000	
25	Partner Contribution - Golden Mussel defense	100-413-43031				15,000	
26	Project Management - NCE NVSP amendments	100-460-43031				100,000	
27	Intelligent Transit System Improvements	100-475-43031				80,000	
28	Tourism - Speical Event Funding	100-480-43031				200,000	
29	Air Subsidy - Commercial (BIH) Service MOU	100-480-43031				200,000	

Political Commitments (Not Captured Above)

Account Name		Fund-Dept-Account	Activity	CR Revenue Increase	DR Revenue Decrease	DR Expense Increase	CR Expense Decrease
Remaining Tourism Revenue	$	323,100.00					
Housing Revenue	$	261,500.00					
Remaining Transit Reserve	$	181,500.00					

Reason for Transfer:

Reason Budget Available:

Increase in Revenue sources

Funding Source

Department Head Signature:

Town Manager or Administrative Services/Finance Director Signature:

Town Council Approval Date (if required) : Date, Item # -

Reviewed By:

Keyed By: _____ _____ **Journal #:** _____

RESOLUTION NO. 26-

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
ACCEPTING THE MID-YEAR UPDATE AND AMENDING THE
FISCAL YEAR 2025-26 BUDGET

WHEREAS, the Town Council has adopted a Fiscal Year 2025-26 Budget; and

WHEREAS, the Town Council wishes to make modifications to that Budget as necessary to the efficient administration of the Town; and

WHEREAS, the Town Council received an update from the Town Manager at the April 1st Town Council meeting regarding the financial performance though January 31, 2026; and

WHEREAS, the Town Council provided directions to modify revenues and expenses in various funds and departments.

NOW, THEREFORE, BE IT RESOLVED that the Town Manager is hereby directed to make the following modifications to the FY2025-26 budget, as provided for in Attachment A.

APPROVED AND ADOPTED THIS 1st day of April 2026.

_____
AMANDA RICE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Authorize the Town Manager to execute an agreement with Systems Source, Inc. to purchase furniture for the Civic Center / Town Hall

Meeting Date: April 1, 2026

Prepared by: Amy Callanan, PE Engineering Manager

RECOMMENDATION:

Staff recommend that the Town Council:

- Authorize the Town Manager to finalize terms and execute an agreement with Systems Source, Inc. to purchase furniture for the Civic Center / Town Hall in a not-to-exceed amount of $1,500,000.
- Authorize the Public Works Director to review and execute minor amendments to the agreement, up to an additional 10% of the agreement amount.
- Allocate funds to the project from FD 980 Future Capital in the total amount of about $2.5M.

BACKGROUND:

On June 1, 2022, Town Council authorized a design contract with HMC for the New Civic Center project, using $1.9M in ARPA funds. The project progressed through design and the Town received bids on May 30, 2024. On July 3, 2024, the Town Council authorized the construction contract with the low bidder AMG and Associates, Inc. to construct the project. At the time of award, an additional $29.5M in funding was set aside from a variety of sources to cover the construction contract plus contingency and other expenses. It was previously reported at the June 19, 2024 Council meeting that the funding plan did not include soft costs for interior improvements such as furniture and the modular office wall system. Funds for these soft costs were expected to be allocated as needed while construction occurred, either from one-time revenues or from about $2.5M in additional funds that were identified in FD 980 Future Capital.

On December 17, 2025, Town Council authorized the Town Manager to finalize a contract for the DIRTT modular office wall system. This action was consistent with the design team's intent to incorporate flexible work spaces that could potentially evolve as the Town's needs grew and changed and was also expected be similar in cost and faster to construct than traditional permanent wall framing. The contract was funded using the project's existing funding including a majority of the contingency, reserving the previously identified funds in FD 980 Future Capital for future needs.

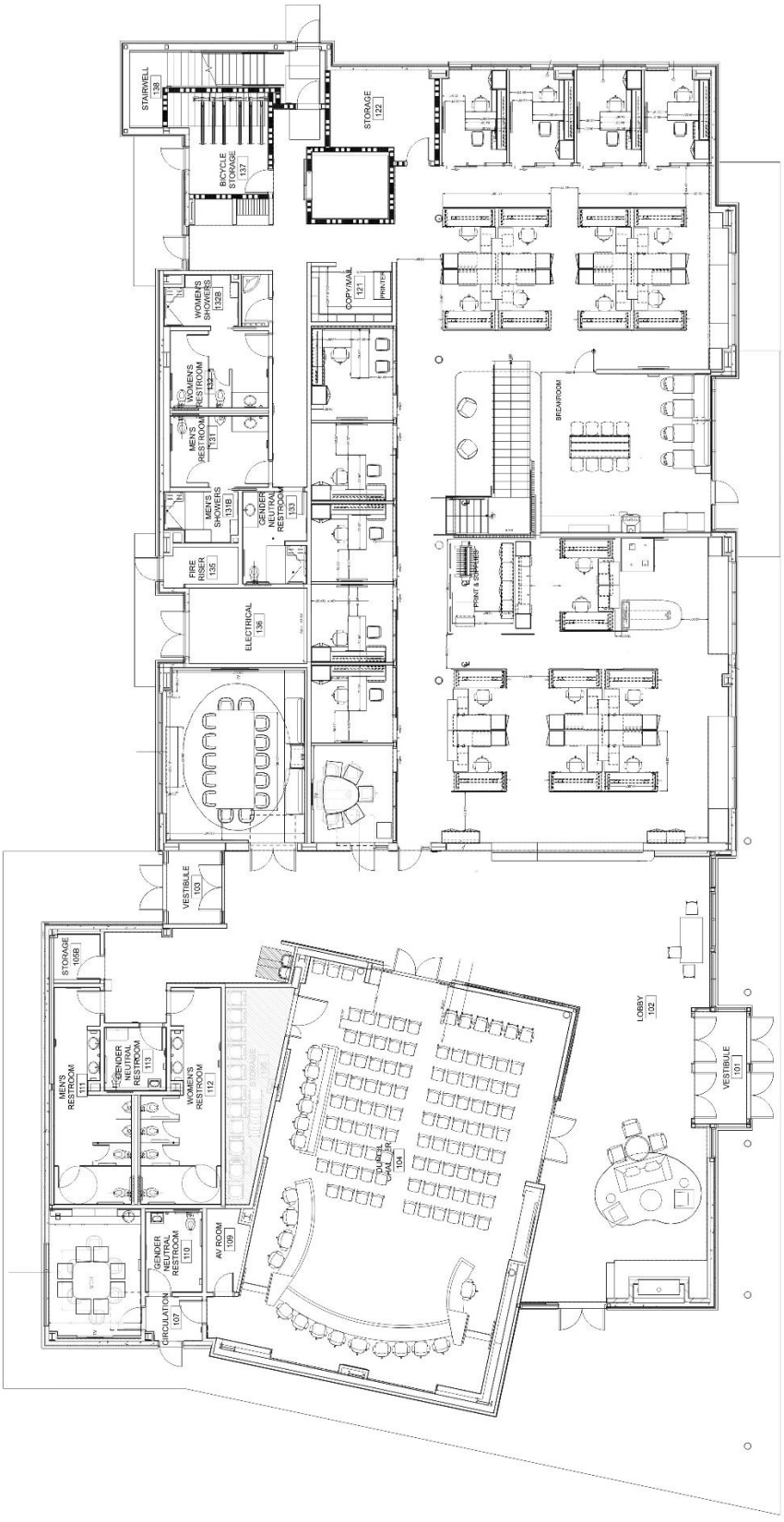
Now, the project has further progressed to a point where a contract for furniture needs to be executed in order to deliver in a timely fashion for seamless installation.



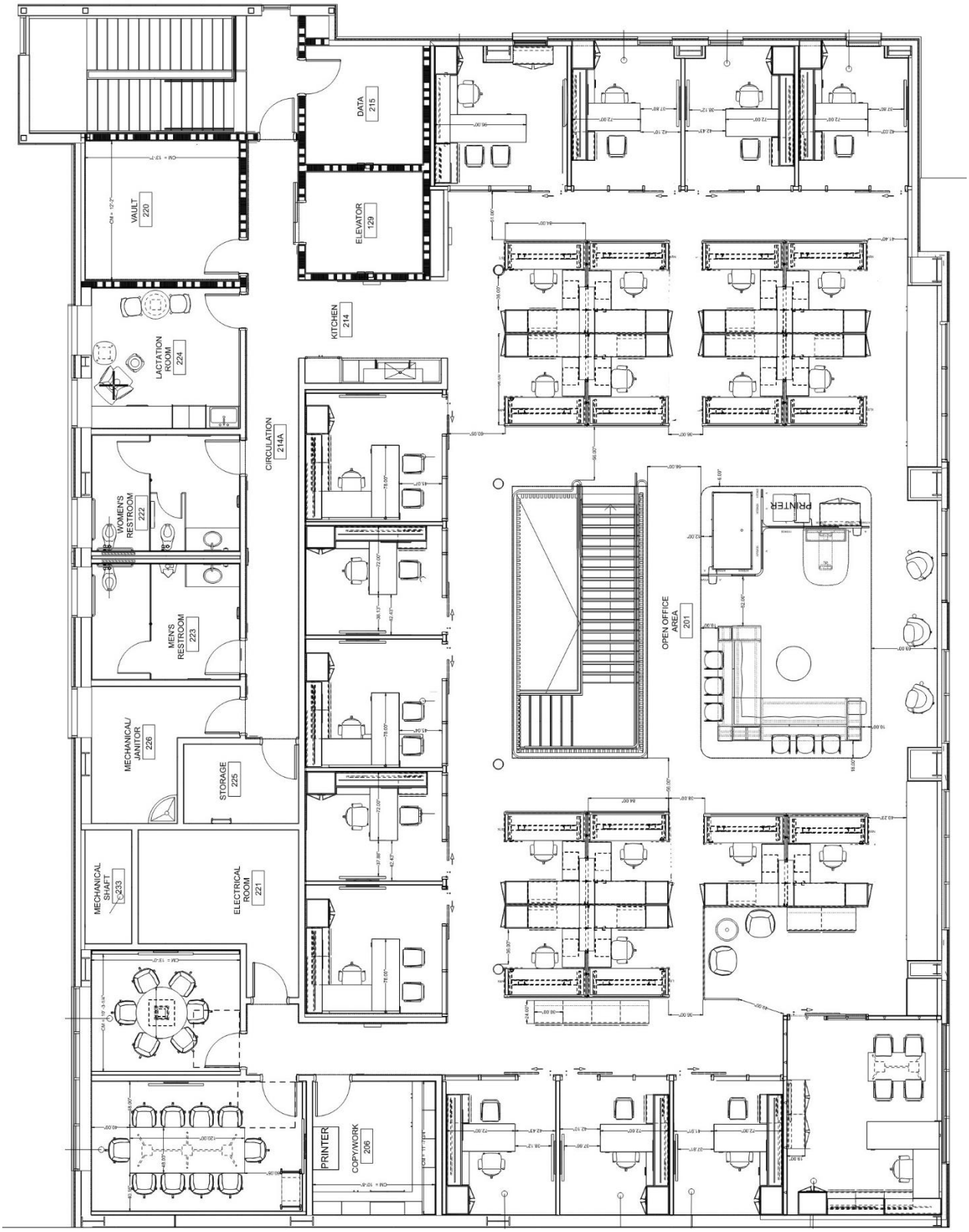
Exterior Rendering (South)



Interior Rendering - 1st Floor



1st Floor Plan



2nd Floor Plan



View from SW



View from SE



DIRTT Modular Wall Rendering - 1st Floor



DIRTT Modular Wall Rendering - 1st Floor



DIRTT Modular Wall Rendering - 2nd Floor



DIRTT Modular Wall Rendering - 2nd floor

ANALYSIS:

Staff have been working with the design consultants to identify a variety of furniture systems from various vendors to incorporate into the new building, in order to create efficient but modern work spaces that are also comfortable and inviting to both staff and the public. The components and configurations of both the closed and open office workspaces have been thoughtfully selected to maintain a consistent look while offering some degree of individual personalization. All workstations incorporate adjustable-height desks and a variety of storage options including locking drawers and coat closets, and guest seating. Materials are high quality and durable, and within budget.



Open Office Workstation Rendering



Closed Office Standard Workstation Rendering



Closed Office Director Workstation Rendering

Selection of ancillary furniture, such as conference room tables and chairs, additional storage components, and lounge seating for the public lobby as well as staff area is in progress and is expected to be finalized by the end of April. These furniture pieces are envisioned to blend the new Town Hall's clean and modern look with a more traditional and comfortable mountain aesthetic that will stand the test of time.

Staff are recommending contracting with Systems Source, Inc. to use a combination of standard governmental contracts, including the California Multiple Award Schedules (CMAS), Omnia Partners, and Sourcewell programs, for the purchase, delivery and installation of the various furniture components. The use of standard governmental contracts is available to state and local government agencies and is different than competitive procurement processes. The contracts offer a wide variety of products and services at prices which have been assessed to be fair, reasonable and competitive. Using a governmental contract is an efficient delivery method that eliminates time-consuming bidding procedures that would otherwise be required under Public Contract Code. The Town has used this contractual process to deliver many projects throughout Town, including the DIRTT modular wall systems at the CRC and Civic Center and the Playground at the Parcel.

FINANCIAL CONSIDERATIONS:

The Civic Center project is currently funded in the amount of $31.3M. Existing contractual obligations, including the construction contract, design team support, the DIRTT modular walls among a few other items, fall within budget at $31.1M, leaving very little contingency. About $2.5M in additional funding is being held in FD 980 Future Capital and was previously identified as being available for use to cover additional expenses including modular walls and furniture. Furniture is estimated to cost approximately $1.5M. Other estimated future expenses, including generator and other equipment, access control, additional contingency and miscellaneous other costs are projected to total an additional $1M. At this time, staff recommend formally allocating the previously identified $2.5M from FD 980 Future Capital to the project, therefore fully funding all contractual obligations as well as currently-projected costs.

TOWN COUNCIL STAFF REPORT

Title: Award Contract for Annual Linear Striping Maintenance of Town Roads MAINT 26-001

Meeting Date: April 1, 2026

Prepared by: Trace Calvin, Engineering Assistant
Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff Recommends Town Council:

- Approve the Plans and Specifications.
- Award the contract for Annual Linear Striping Maintenance of Town Roads, to the contractor and in the amount recommended by staff.
- Authorize the Town Manager to execute the contract.
- Authorize the Public Works Director to review and approve minor revisions to the contract to complete the project, up to an additional 10% of the annual award amount.
- Authorize the Public Works Director to accept the work performed upon completion.
- Allocate funds to the project, in the amount recommended by staff, from the Town's road rehab fund.

BACKGROUND:

The Town of Mammoth Lakes traditionally performs annual maintenance on the linear striping of roads due to excessive wear from snow removal operations during our winter season. Typically, all linear striping within the Town of Mammoth Lakes has been re-painted by Public Works staff each year in the spring. This work requires both hours of labor and specialized equipment to complete and takes time away from our crew performing other duties and maintenance tasks around the Town. Furthermore, linear striping layouts have varied slightly year after year since the Town has never had a detailed set of plans showing exact layout and dimensioning. Over time, this has created the appearance of multiple layers of linear striping on the road which can lead to confusion about where exactly the lanes are supposed to be.

By developing a plan set for the linear striping and contracting externally for this work, the Town can coordinate to have all of its linear striping completed annually in a timely manner once spring weather permits, while freeing up Public Works staff to complete other needed maintenance projects throughout Town. The proposed work also involves having the old linear striping removed where it conflicts with the official plan set to reduce any confusion.

ANALYSIS:

The proposed work is considered street maintenance, which is excepted from the formal bidding requirements for public projects under Public Contract Code Section 20161**.** However, in the interest of finding a contractor who could provide both a reasonable price and complete the work within the desired timeframe, staff solicited bids for the project via the Town's Online Bid Portal at the beginning of March. At the time of writing this staff report, bids have not yet been publicly opened but are scheduled to be opened at 4:00 PM on March 27, 2026.

Provided the Town receives a responsive bid from a contractor who is readily available to perform the work, staff will provide a recommendation for Town Council to award a contract to a specific contractor at the April 1, 2026 Town Council meeting. Staff are seeking to accelerate the contracting of this work. Winter quickly turned to summer, and Staff would like to see this work completed sooner than later.

FINANCIAL CONSIDERATIONS:

The striping project is estimated to cost approximately $300,000 annually. The Town budgets $580,000 annually for various road rehabilitation and maintenance purposes. Staff proposes to allocate funding, in the amount of the recommended bid plus 10% contingency, from the Town's annual road rehab balance.

ENVIRONMENTAL CONSIDERATIONS:

The Annual Linear Striping Maintenance of Town Roads project is exempt per California Environmental Quality Act (CEQA), Section 15301 (c), since the proposed project involves "operation, repair, maintenance, permitting, leasing , licensing, or minor alteration of "Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes)." National Environmental Policy Act (NEPA) was not required for this project.

TOWN COUNCIL STAFF REPORT

Title: Award contract for Minaret MUP project CAP 22-004 to Spiess Construction Co., Inc.

Meeting Date: April 1, 2026

Prepared by: Matthew Freedman, PE, Associate Engineer
Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff Recommend Town Council:

- Approve the Plans and Specifications.
- Award a contract for the Minaret MUP base bid to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $2,584,499.55.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to the total funding amount.

BACKGROUND:

The Minaret multi-use path (MUP) project involves the construction of an approximately 6,800-LF path along the west side of Minaret Road. The MUP will close the gap between the Town Loop trail along Old Mammoth and Minaret Roads and the Lakes Basin MUP, North Village, and mountain resort facilities near the intersection of Main Street and Minaret Road. The need for this path has long been identified within the Town's Mobility Element. Separated bicycle and pedestrian facilities will provide for a more legitimate option for people to change their mode of travel from motorized vehicles to other self-propelled modes, increasing health and reducing environmental impacts. The MUP will also incorporate Americans with Disabilities Act (ADA)-compliant ramps and will connect residential and multi-family housing to other MUPs and sidewalks that access school facilities at the east end of the Town.

The design for this project was performed by consultant Kimley-Horn in 2022 using State Transportation Improvement Program (STIP) funding. $3M in STIP construction funds were also programmed for FY 25/26 and were successfully allocated by the California Transportation Commission in December 2025. Following the STIP funding allocation, the project was released for bid, with the goal of starting construction this spring.

ANALYSIS:

Staff solicited bids for the construction of the project beginning February 13, 2026. Bids were publicly opened on March 20, 2026, at 3:30 PM. Two (2) bids were received with base bid pricing as follows:

- Spiess Construction Co., Inc.: $2,584,499.55
- Qualcon Contractors, Inc.: $3,108,736.75

A bid review was completed, and no irregularities were identified.

Staff is recommending the award of the base bid to the lowest responsive bidder, Spiess Construction Co., Inc., in the amount of $2,584,499.55.

FINANCIAL CONSIDERATIONS:

On January 30, 2026, the California Transportation Commission (CTC) allocated STIP construction funding in the amount of $3,000,000 in response to the Town's letter dated November 10, 2025 requesting a fund allocation from the Regional Transportation Improvement Program (RTIP) for the installation of a Class I shared-use bicycle and pedestrian path with shoulders. The funding source requires the Town to award a contract within 6 months of allocation (by July 30, 2026). After award of the contract, the Town has up to 36 months to complete the construction. Staff expect construction to start early in the season because of current mild weather conditions and be completed before end of 2026.

In addition, the cost to construct portions of the MUP adjacent to the vacant "Woods Site" and "Mammoth Crossings" sites located at 5699, 5781, 5857 and 5901 Minaret Road are expected to be reimbursed to the Town on a per-linear-foot basis by the prospective developers. This provision would be included as a condition of approval for the proposed development projects. Should the projects be approved, and once the Town receives reimbursement from the developer(s), Staff will return to Town Council with a recommendation for allocation of those funds to other projects, as needed.

The cost of the proposed project is therefore well within the funds available, as described below:

Funding Source	
State Transportation Improvement Program (STIP)	$ 3,000,000.00
Project Cost	**Amount**
Base Bid	$ 2,584,499.55
Contingency (~16%)	$ 415,500.45
Total	$ 3,000,000.00

ENVIRONMENTAL CONSIDERATIONS:

The Minaret MUP project is categorically exempt per California Environmental Quality Act (CEQA), Section 15301 (c), since the proposed project involves "Existing highways and streets, sidewalks, gutters, bicycle and trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes)." A Notice of Exemption (NOE) was posted on August 12, 2021. Conformance with National Environmental Policy Act (NEPA) was not required for this project.

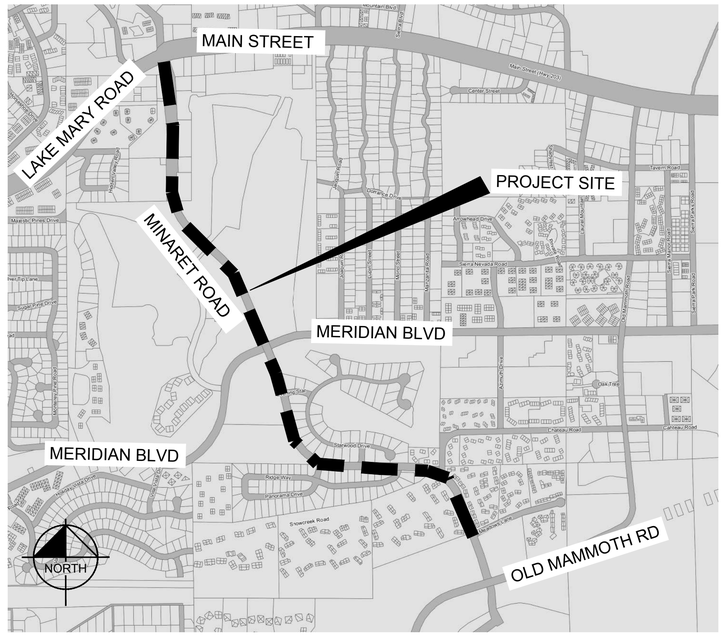
ATTACHMENTS:

Cover Sheet of Minaret MUP Plans

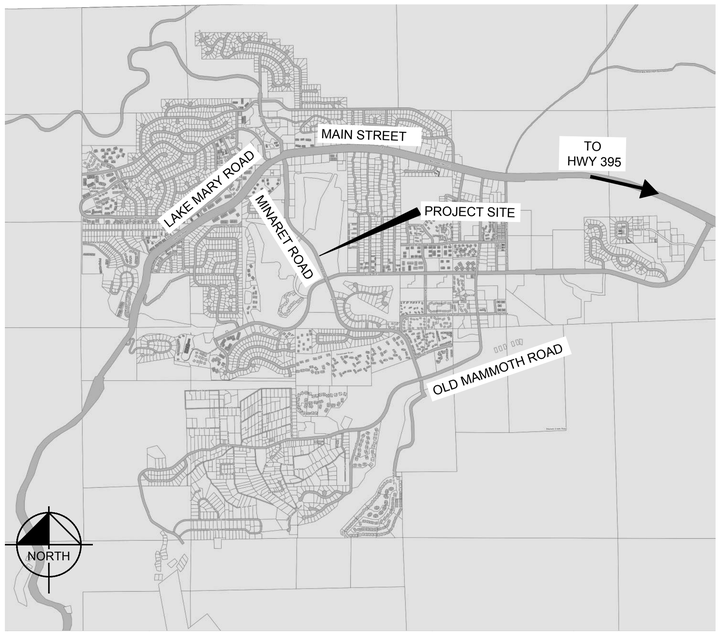
TOWN OF MAMMOTH LAKES
MINARET ROAD MULTI-USE PATH PROJECT

MAMMOTH LAKES, CALIFORNIA

TOWN OF MAMMOTH LAKES PROJECT NO. CAP 22-004



SITE MAP – N.T.S.



VICINITY MAP – N.T.S.

SHEET LIST	
SHEET NUMBER	SHEET TITLE
G-1	COVER SHEET
G-2	NOTES, LEGEND, AND ABBREVIATIONS (1 OF 2)
G-3	NOTES, LEGEND, AND ABBREVIATIONS (2 OF 2)
C-1	HORIZONTAL CONTROL AND SURVEY INFORMATION
C-2	PLAN & PROFILE STA 10+00' - 15+25'
C-3	PLAN & PROFILE STA 15+25' -19+50'
C-4	PLAN & PROFILE STA 19+50' - 24+75'
C-5	PLAN & PROFILE STA 24+75' - 29+75'
C-6	PLAN & PROFILE STA 29+75' - 35+00'
C-7	PLAN & PROFILE STA 35+00' - 39+00'
C-8	PLAN & PROFILE STA 39+00' - 43+00'
C-9	PLAN & PROFILE STA 43+00' - 48+25'
C-10	PLAN & PROFILE STA 48+25' - 53+25'
C-11	PLAN & PROFILE STA 53+25' - 58+25'
C-12	PLAN & PROFILE STA 58+25' - 63+50'
C-13	PLAN & PROFILE STA 63+50' - 68+00'
C-14	PLAN & PROFILE STA 68+00' - 73+75'
C-15	PLAN & PROFILE STA 73+75' - 78+28'
C-16	SECTION VIEW
C-17	SECTION VIEW
D-1	DETAIL (1 OF 6)
D-2	DETAIL (2 OF 6)
D-3	DETAIL (3 OF 6)
D-4	DETAIL (4 OF 5)
D-5	DETAIL (5 OF 6)
D-6	DETAIL (6 OF 6)

BID ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
1	MOBILIZATION	LS	1
2	QUALITY CONTROL PROGRAM	LS	1
3	TRAFFIC CONTROL	LS	1
4	EXISTING FACILITIES	LS	1
5	EARTHWORK	LS	1
6	EROSION CONTROL	LS	1
7	AGGREGATE BASE - 4 INCH	SF	90,691
8	AGGREGATE BASE - 6 INCH	SF	7,087
9	HOT MIX ASPHALT - 2.5 INCH	SF	75,713
10	HOT MIX ASPHALT - 5.5 INCH	SF	7,087
11	TYPE I CURB AND GUTTER	LF	2,273
12	PCC DRIVEWAY	SF	746
13	PCC SIDEWALK	SF	761
14	PCC VALLEY GUTTER	SF	345
15	CMP STORM DRAINPIPE - 12 INCH	LF	24
16	RIP RAP CHANNEL ~~- CLASS 150~~ CLASS I ROCK SLOPE PROTECTION	SF	21,575
17	INTERSECTION RAMP	SF	2,185
18	DRAINAGE INLET	EA	3
19	DRYWELL	EA	3
20	WOOD FENCE GUARDRAIL	LF	160
21	WHITE CROSSWALK PAINT - 24 INCH	LF	350
22	DASHED YELLOW STRIPE - 4 INCH	LF	6,350
23	SOLID WHITE STRIPE - 4 INCH	LF	12,093
24	SOLID DOUBLE YELLOW STRIPE - 4 INCH	LF	3,735
25	SOLID WHITE STRIPE - 6 INCH	LF	7,157
26	DASHED WHITE STRIPE - 6 INCH	LF	180
27	SOLID WHITE STRIPE - 12 INCH	LF	40
28	PVC CONDUIT - 4 INCH	LF	6,449
29	ELECTRICAL PULL BOX	EA	12
30	MULTI-USE PATH BOLLARDS	EA	9
31	ROCKERY WALL	SF	113
	ALTERNATES		
ITEM NO.	**DESCRIPTION**	**UNIT**	**QTY**
A1	RELOCATE EXISTING FIRE HYDRANT WITH EXTENSION	EA	3

PROJECT CONTACTS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7900 RANCHARRAH PARKWAY, RENO, NV 89511 SUITE 100
CONTACT: CHRISTIAN HEINBAUGH, PE
PHONE: (775) 200-1967

TOWN OF MAMMOTH LAKES – PUBLIC WORKS DEPARTMENT
299 COMMERCE DRIVE, P.O. BOX 1609
MAMMOTH LAKES, CA 93546
PHONE: (760) 965-3680

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600

No.	REVISIONS	DATE	BY
1	IFB ADDENDUM 1 - NO CHANGES	2026.03.02	CNH
2	IFB ADDENDUM 2		

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7900 RANCHARRAH PARKWAY, SUITE 100, RENO, NV 89511
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN NORTH HEINBAUGH
NO. 76117
EXP. 06/30/26
CIVIL
STATE OF CALIFORNIA
02/04/2026

KHA PROJECT 192105003
DATE 02/04/2026
SCALE: AS SHOWN
DESIGNED BY: DAD
DRAWN BY: HASP
CHECKED BY: CNH

COVER SHEET

TOWN OF MAMMOTH LAKES
MINARET ROAD MULTI-USE PATH PROJECT

SHEET NUMBER
G-1

Plotted By:Silva, Hector Date:February 04, 2026 03:31:56pm File Path:K:\REN_Civil\192105 – Town of Mammoth Lakes\002 003 – Minaret MUP Phase 1 and Phase 2\07 CAD\Plansheets\24X36Plans\C-Covr.dwg
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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) – Sauser, Truax, and Bubser as alternate
Airport Land Use Commission – Rice, Truax, and Bubser as the alternate
Mono County Collaborative Planning Team (CPT) – Community and Economic Development Director Nolan Bobroff and Bubser and Truax as alternates

Intergovernmental Relations:
Town and County Liaison Committee – Sauser, Rice, and Town Manager and Truax 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 – Truax and Assistant to the Town Manager as alternate

Transportation:
Local Transportation Commission (LTC) – Sauser, Truax, and Town Manager Rob Patterson; Community and Economic Development Director Nolan Bobroff as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Truax
Eastern Sierra Community Housing Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate
Parks and Recreation Master Plan Advisory Committee – Rice; Bubser as the alternate

LEGAL CONSIDERATIONS:
According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):
This agenda bill is submitted for information only.