TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2010

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INTRODUCTION AND PURPOSE

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

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Office of Planning and Research, and the Department of Housing and Community Development (HCD) by April 1st of each year:

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

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

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

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2010.

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EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2010 Annual Planning Report was prepared by the Town of Mammoth Lakes Community Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on March 16, 2011.

This report summarizes the measures and actions associated with the implementation of all of the Town's General Plan elements with specific reference to each of the individual elements required by State law. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, Economy, and Housing. The Town's General Plan addresses all of these topics, but the elements differ in how they are titled and organized.

The Town has made significant progress in the implementation of the General Plan through district planning, the Housing Element update, policy development and implementation, facilities planning, and the approval of major planning projects. These achievements are discussed under the appropriate General Plan element section of this report.

The Town adopted the updated Housing Element on June 23, 2010. The Housing Element addresses the planning period 2007-2014. The Town's progress in meeting the Housing Element goals is discussed in depth in this report. The Housing Element Implementation Tables, Attachment 1, provide details of the progress of meeting regional housing needs as well as removing governmental constraints to the development of affordable housing.

This report also includes information on planning applications that were initiated, completed, or underway in 2010. The slow down of California's housing market and economy since 2007 has also affected Mammoth Lakes. This has generally resulted in a decrease in the total number of major planning applications and has delayed the construction of approved major projects. Smaller projects, such remodels, single family homes, exterior upgrades and other minor permits, have also been affected, but not as significantly. However, from 2009 to 2010, the Town saw an increase in the number of building permit applications and code compliance cases. Also, the Town had an increase in certain planning applications, largely as a result of the voters' passage of Measure M for medical marijuana cooperatives.

2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was adopted on August 15, 2007. The Town of Mammoth Lake's 2007 General Plan ("General Plan") was prepared using the State's 2003 General Plan Guidelines (Government Code 65040.2). The General Plan includes the seven mandatory elements: land use, circulation (Mobility Element), conservation (Resource Management and Conservation Element; and Arts, Culture, Heritage, and Natural History Element), housing, noise (Noise Element; and Community Design Element), open space (Parks, Open Space and Recreation Element; and Parks and Recreation Element), and safety (Public Health and Safety Element). The General Plan also includes three optional elements: economy, public arts, and community character.

The 2007 General Plan did not include updates to the existing Housing, Parks and Recreation, and Noise elements. An update of the Housing Element (2003) was completed and adopted in 2010. An updated Parks and Recreation Master Plan (PRMP) will replace the current Parks and Recreation Element (1990) following the environmental review process. The Noise Element (1997) is anticipated to be updated by 2012 as feasible with Town resources. An update to the Mobility (Circulation) Element was underway in 2010.

During 2010, two Town-initiated General Plan amendments were approved: Re-designation of the Town-owned Bell-Shaped Parcel to Open Space, and adoption of the Housing Element Update.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2010 to implement the General Plan:

- Town Council adopted the Housing Element Update.
- Town Council accepted of the Downtown Concept for Main Street.
- Commercial airport service expanded by adding a daily flight to San Francisco.
- A ten percent increase in ridership on the Town operated transit system was achieved.
- Town Council approved a development agreement with Snowcreek Investment Company.

- Town Council approved the Old Mammoth Place project, a mixed-use project utilizing the Community Benefits/Incentive Zoning (CBIZ) policy.

- The Town Council amended the Municipal Code in response to the voters' passage of Measure M to include Chapter 5.38, Medical Marijuana Cooperatives.

- The Town completed 95% of the Lake Mary Bike Path Project.

The Town encountered a number of challenges while furthering the goals of the General Plan:

- Reduced staff has impacted the Town's ability to initiate or complete priorities on schedule.

- Budget cuts have reduced certain services and limited resources for staff training and further education.

- Competing priorities and unanticipated priorities have affected staff time spent on approved work program items.

Even with these challenges, the Town made substantial progress in implementing the 2007 General Plan in 2010.

Land Use Elements

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

Land Use Element

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

During 2010, the Town started work on the Zoning Code Update that will implement the General Plan by aligning the Zoning Code more closely with General Plan goals, policies, and actions and by codifying neighborhood district plans. The Zoning Code Update is a comprehensive update that addresses and revises development standards; parking and loading standards; permit processing requirements; housing; regulations for nonconforming uses, structures and parcels; signs; and many other topics. Numerous public listening sessions, workshops, and methods of outreach were conducted and utilized to address existing issues and improve the Zoning Code. The Zoning Code Update is anticipated to be drafted in 2011 and CEQA completed in 2011-2012.

In 2010, the Town was awarded a $318,245 grant from the Strategic Growth Council to develop sustainability standards and principles, such as mixed use development, form-based zoning, and mobility concepts that will be incorporated in the Zoning Code, Project Impact Evaluation Criteria and an Indicators Reporting Program.

In 2010, the Town Council approved several major projects that further General Plan Land Use goals. The Old Mammoth Place project was approved under the Clearwater Specific Plan, implementing new and progressive development guidelines and standards for a cohesive, mixed-use, pedestrian-oriented project. The Snowcreek Development Agreement (DA) was also approved for the Snowcreek VII and VIII properties. The DA was negotiated between the Town and applicant and resulted in the numerous community benefits such as permanent preservation of Mammoth Creek open space, financial contributions, and securing public egress for backcountry skiers, snowboarders, and snowshoers from the Sherwin Range earlier than would otherwise be required.

Lastly, the Town continues to maintain the Town's Urban Growth Boundary (UGB) to ensure a compact urban form, protect natural and outdoor recreational resources, and prevent sprawl.

Community Design Element

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic."

An important policy in this Element is to limit building height to the tree heights on site or to the top of the tree canopy if no trees exist on site (Policy C.2.X). The Town continues to evaluate proposed project against this policy. In 2010, staff utilized a survey of tree heights in the Main Street area to develop recommendations for the Downtown Concept for Main Street.

To implement the policies and actions of this Element, the Town continues to retain an Advisory Design Panel (ADP) that reviews site design, building massing and architecture of proposed development project. In addition, the Town continues to implement and revisit the Town's Design Guidelines and Color Handbook to achieve desired community design through project review and/or the entitlement process.

Neighborhood and District Character Element

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

The district planning process continues to facilitate the overall planning of geographic areas in town. In 2010, the Town Council accepted the Downtown

Concept for Main Street ("Downtown Concept") that encompasses the Main Street and the Shady Rest districts as well as portions of Old Mammoth Road and Gateway districts. The Downtown Concept was developed with the input and consensus of a 15-member Focus Group and through a series of public workshops and was presented to the Tourism and Recreation, Mobility, Public Arts, and Planning Commissions to gather a broad range of feedback. The major concepts include strategies to achieve a thriving, mixed-use, walkable downtown, infill and improvements to vacant and underutilized properties, streetscape improvements, transportation system enhancements, and development of catalyst sites. A major component of the Downtown Concept is the reconfiguration of the current 200 foot Main Street right-of-way to bring active ground floor uses to the street, incorporate a median, and add pedestrian sidewalks, bike lanes, and on-street parking. Short term actions will be implemented in 2011 to build momentum for this concept, including re-striping of Main Street to include bike lanes and a pilot project to temporarily reconfigure the frontage roads to improve pedestrian access.

Three neighborhood district plans remain to be completed: South Districts, Sierra Valley Sites, and Gateway. The South Districts and Sierra Valley Sites neighborhood district plans are underway and will be completed in 2011. The Gateway neighborhood district plan is anticipated to be initiated and completed in fiscal year 2011-2012.

Circulation Element – Mobility Element

The Mobility Element in the 2007 General Plan addresses circulation and states, "Mammoth Lakes will be connected, accessible, uncongested and safe with emphasis on feet first, public transportation second, and car last."

Mobility Plan
The Town continues work on the preparation of the Mobility Plan, which is a comprehensive multimodal transportation plan that will serve as the update to the Circulation Element of the Town's General Plan. The Mobility Plan will implement of number of General Plan goals, policies, and actions, including concepts related to "feet-first," sustainability, and smart-growth. As part of the Mobility Plan process, the Town updated its travel demand model (traffic model) to determine future Level of Service on Town streets and to identify potential impacts related to new development. The Town will utilize the State provided complete streets guidelines in the development of the Mobility Plan. The Mobility Plan is scheduled for completion in June 2011. Required environmental analysis is scheduled to occur in the 2011-2012 fiscal year.

Streets
In 2010, the Town made substantial progress on the Caltrans Community Based Transportation Planning (CBTP) Grant for the Commercial Corridor Management Plan (CCMP), which is scheduled for completion in September 2011. The CCMP study area includes Main Street, Old Mammoth Road, and Minaret Road in the North Village. The CCMP coordinates with and make substantial use of the work effort on the Downtown Concept for Main Street ("Downtown Concept"). In particular, the CCMP tiers off of the Downtown Concept community-driven work to identify key

issues, opportunities and constraints for the study area, develop a set of plan alternatives, and create a preferred plan concept and related policy recommendations. The CCMP enables the Town to further refine and test the Downtown Concept recommendations, input additional technical review and analysis, and develop detailed implementation steps and corridor management strategies.

To improve road safety, the Town will construct a heated street section for Lakeview Road (a.k.a. the voodoo chute) in 2011 to reduce snow and icing issues on this steep connector road that is the site of frequent accidents. This street section will be heated with a ground source heat pump.

The Town continues to hold quarterly meetings with the California Department of Transportation (Caltrans – District 9), and publicly noticed meetings with the Mobility Commission to discuss mobility related topics and issues. In addition, the Town works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC). The Town's primary LTC projects in 2010 were the Mobility Plan/Element and completion of the traffic model update.

Also in 2010, the County received a grant for a corridor management plan for the 395 national scenic corridor. This effort will be jointly staffed between the County and the Town.

Air Service
In 2010, commercial airport service was expanded, adding a daily flight to San Francisco in addition to the daily flights to Los Angeles, San Jose, and Portland. Expanded air service is expected to result in fewer private vehicles in town, thereby supporting transit and "feet-first" goals. Also, the Town completed preliminary design and CEQA review for the southerly airport access road in 2010. Right-of-way acquisition and final design of the southerly access road is anticipated to be complete in 2011-2012.

Transit
With a flat budget, transit service hours remained essentially the same in 2010 as 2009 with some minor route changes to meet user's needs. Even with no change to service hours, transit ridership increased ten percent from 2009 levels on the Town operated transit system. In 2010, uniform transit signage was installed, all bus stops were numbered, and transit maps were included at each stop. Eastern Sierra Transit Authority (ESTA) continues to work towards their goal of operating the entire transit system under contract with both the Town and Mammoth Mountain Ski Area (MMSA). The Town, ESTA, and MMSA continue to work towards the unification of the transit system, which is anticipated in the next few years. Also, the Town continues to require a transit agreement from all transient development projects to de-emphasize automobile use and secure funding for transit.

Pedestrian Facilities and Trails
To promote non-motorized transportation to the Lakes Basin, the Town completed 95% of the Lake Mary Bike Path project, consisting of a five mile multi-use Class I bike path from Minaret Road to Horseshoe Lake, reconstructing the trailhead parking lot at the Lower Twin Lakes Bridge, completing gaps in the off street portions of the

bike path, bus stops, and signage and wayfinding. Completion of all the Lake Mary Bike Path project components is anticipated for summer 2011.

The Lakes Basin Special Study (LABSS) is a two-year grant funded transportation and recreation study of the Mammoth Lakes Basin area. The Town of Mammoth Lakes (Town), Inyo National Forest (INF), and Mammoth Lakes Trails and Public Access (MLTPA) have partnered to study mobility and outdoor recreation patterns in the Mammoth Lakes Basin. The project is funded by a grant from the Sierra Nevada Conservancy and will assist the U.S. Forest Service to establish a comprehensive plan for the area. In September and October of 2010, the Town, INF, and MLTPA completed extensive field work and held a series of public workshops to gather community input. Preliminary Alternatives are currently being identified and analyzed and a draft report is scheduled to be presented in March/April of 2011.

In 2008, the Town was also awarded an $185,000 grant by the Sierra Nevada Conservancy to complete the environmental review for the Trails System Master Plan (TSMP), which is part of the town wide circulation system. The TSMP is a comprehensive trails and public access plan that updates the Town's 1991 Trails System Plan for the area within the Town's Municipal Boundary. In addition to new trails, paved pathways, soft-surface trails, signage and wayfinding, and associated amenities, the TSMP recommends actions to improve sidewalks, crosswalks, bus stops, bike lanes, bicycle parking, summer maintenance, and snow removal. The TSMP will also integrate and adopt the Sherwins Area Recreation Plan (SHARP) as a component of the TSMP. The SHARP includes proposals for trails, public access, and recreation facilities for winter and summer use within the Sherwins area. In 2010, a consultant, PCR Services Corporation, was hired to prepare the TSMP environmental impact report (EIR). The TSMP EIR will be completed and certified in 2011, allowing for adoption of the TSMP at the same time.

The Town's Planning Commission adopted a Negative Declaration for a path connecting Manzanita Road to the Shady Rest Tract. The path will provide public access to the northwest portion of the Shady Rest Tract and is intended to be used as a multimodal recreational trail for pedestrians, cyclists, and cross country skiers. The project commenced in 2010 and construction will be finished in 2011.

The Town designed and completed construction of the Sherwin Street bridge connector bike path in 2010, which also included the installation of three parking spaces. This project was funded by an Environmental Enhancement and Mitigation Program (EEM) grant. Supplemental CEQA work was also initiated in 2010 for the Waterford Street trail connection over Mammoth Creek, allowing for construction in 2012-2013.

The Town has been awarded a Safe Routes to School Program grant to construct sidewalks on Tavern Road between Sierra Park Road and Laurel Mountain Road. The project will also add signage and construct an enhanced crosswalk on Old Mammoth Road. The project also includes and educational component to work with the schools program to promote the benefits of walking, biking, and alternative modes of transportation. It is anticipated that this project will be designed and constructed in 2011. In 2011 the Town will also began construction of a sidewalk along Sierra Park Road and Sierra Manor Road with another Safe Routes to School

Program grant that was awarded in 2008.

In 2010, the Town was awarded a Bicycle Transportation Account (BTA) grant for the construction of a Class I bike path from the Mammoth Lakes Library to the College. Design for this path is anticipated in 2011, and construction in 2012.

Signage and Wayfinding
The Town continues to work on town wide signage and wayfinding. The Town and the U.S. Forest Service obtained American Recovery and Reinvestment Act (ARRA) funding to implement a Trail System Signage Program that will be installed on U.S. Forest Service property in 2011. A uniform trail signage package was developed in 2010. The Town is applying for grants to install these signs in Town right-of-ways, trails, and multi-use-paths. The Town anticipates completing a townwide vehicular and pedestrian signage and wayfinding plan (i.e., Municipal Wayfinding) in fiscal year 2011-2012. Also during 2010, 19 trail and wayfinding signs were installed along the Lake Mary Bike Path.

Conservation Elements

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

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

This Element supports the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation. The Snowcreek Development Agreement (DA), approved by Town Council in 2010, included a requirement for permanent preservation of the Mammoth Creek open space within the project boundary within two years of execution of the DA.

The Town continues to implement Water-Efficient Landscape Regulations (Municipal Code 17.38) during the permit review process to encourage appropriate landscaping while conserving water. Also, the Town continues to require tree removal permits for the removal of hazardous trees and to reduce wildfire danger, which helps to maintain and preserve trees within the community in a healthy and safe condition.

The Town continues to work with the Mammoth Community Water District (MCWD) on the Urban Water Management Plan. The Urban Water Management Plan relates to the Town's land use and development projections, including population at one time (PAOT).

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (APCD). This monitoring effort focuses on particulate matter (PM-10), which is caused by wood burning and cinders placed on the roads to increase traction during icy conditions. When PM-10 reaches certain levels in town, "no-burn" days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period. During the 2009-2010 monitoring season, federal PM-10 standards were not exceeded; however, more stringent State PM-10 standards were exceeded on 25 days. These 25 days exhibited inversion conditions, large visitor influx, and calm weather. For comparison, there were 20 days in that exceeded State standards in 2008-2009. The air quality monitoring season is November 15th to March 15th.

The Town continues to be supportive of renewal energy resources such as geothermal. In 2010, Mammoth Pacific, LP, a subsidiary of Ormat Technologies, Inc., initiated the permitting process to expand its current geothermal operations in the Mammoth Lakes area. Approval of multiple agencies is required for the project, and the Town will be involved related to possible annexation of the development into the Town's Municipal Boundary if appropriate. In addition, the Town approved a grading permit on the Mammoth View project site for a water test well for the purpose of determining the suitability of low temperature geothermal resources.

Another valuable resource is Mammoth's dark night skies. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance that requires down directed and shielded light fixtures for all existing and proposed outdoor lights. The Town continues to require all development projects to be consistent with these lighting requirements, and continue code compliance efforts to bring non-conforming fixtures into compliance with the Town's Lighting Ordinance.

In addition, the California Environmental Quality Act (CEQA) requires analysis of aesthetic, air quality, biological resources, and water quality for all projects. Mitigation measures are identified to reduce impacts to these resources. The Town includes these mitigation measures as conditions of approval for development projects to protect Mammoth Lakes' environmental resources.

Lastly, the Town continues to financially support and cooperate with the High Sierra Energy Foundation (HSEF) to develop energy efficiency and renewable resources in Mammoth Lakes.

Arts, Culture, Heritage and Natural History Element

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

The Public Arts Commission (PAC) is active in carrying out the duties of the Public Arts Fee Fund and Program (Municipal Code 15.18). The purpose of the Public Arts Fee Fund and Program is to develop and maintain a visual arts program and provide for the acquisition and maintenance of quality works of public art. In 2010, the PAC was involved with various public art projects including kinetic art, street banners, and the design approval of a town entrance marker. In addition, the PAC drafted a Public Arts Plan to provide more effective and efficient use of arts-related resources.

CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 regarding Native American Tribal Consultation.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation and the Parks and Recreation Element (1990). The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

The Town has a complete final draft of a new Parks and Recreation Master Plan that outlines the vision for developing parks and recreation within Mammoth Lakes for the next 18 years. The new Parks and Recreation Master Plan will update the two parks and recreation related elements of the General Plan and is anticipated to be adopted by the Town in 2011, following an environmental review process (i.e., CEQA). In 2010, a contract was executed for the completion of the PRMP CEQA. The environmental review process for the Trails System Master Plan (TSMP), described under the Circulation Element, was also underway in 2010.

Adopted in 2008, Measure R created a secured revenue stream (sales tax) that may be used for funding planning, construction, operations, maintenance, programming, and administration of all trails, parks, and recreation facilities managed by the Town without supplanting existing parks and recreation funds. Measure R is a financing vehicle for the creation of additional and/or the improvement of existing recreation opportunities for residents and visitors of Mammoth Lakes. It provides the means to prioritize parks, trails, and recreation needs and to allocate funds accordingly with the goal to improve the visitor experience, enhance quality of life for local residents, and to achieve a sustainable year-round economy. In 2010, the Town Council and Recreation Commission approved Measure R funding recommendations in the spring and fall funding cycles. Some of the 2010 Measure R funding recipients were Mammoth Lakes Trails and Public Access (MLTPA), High Sierra Striders (Whitmore Track and Field Facility), Eastern Sierra Nordic Ski Association, Mammoth Trails, Mammoth Nordic Foundation, and the Town of Mammoth Lakes.

In 2010, the Town and High Sierra Striders continued working on the Whitmore Track and Field Project. This project will bring a high performance track and field facility to the Eastern Sierra. The track and field will be located within the Whitmore Regional Park in Mono County on land leased by the Town from Los Angeles Department of Water and Power (LADWP). It is anticipated that all permits necessary for construction, including Mono County use permit, LADWP lease amendment and approval, and CEQA clearance, will be obtained in 2011. Installation of the track and field is scheduled to occur in summer 2012.

The Town also made improvements at the Community Center Park, including resurfacing the tennis courts and upgrading the playground equipment.

The Town continued to operate and maintain all Town parks and recreation facilities in 2010, including Mammoth Creek Park, Community Center Park, Shady Rest Park, Whitmore Regional Park and Pool, and Trails End Park. The Town's ice rink was not operated this winter to prevent ice build up under the slab to enable construction to begin in early summer. A private property owner installed and operated a temporary ice rink at the Sierra Nevada Lodge property on Old Mammoth Road with limited success.

Noise Elements

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

Noise Element

A goal of the Noise Element is: "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise." The Town continues to enforce the noise limits stated in Municipal Code 8.16 Noise Regulation. The Town anticipates updating the Noise Element by 2012, as feasible with Town resources.

Community Design Element

A goal of the Community Design Element is: "Enhance community character by minimizing noise."

In summer of 2010, the Town conducted noise readings for the Jazz Jubilee event and reported the information to the Planning Commission. The event incorporated a "big top" tent and implemented a music ending time to minimize noise impacts to surrounding neighborhoods. Nuisance complaints related to noise are handled by continued enforcement through the Mammoth Lakes Police Department.

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts.

Safety Element – Public Health and Safety Element

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

A new Police Station was approved in 2007, which is needed to provide adequate polices services and resources for the growing community. Due to funding constraints that will delay the construction of the new Police Station, the Town extended the lease for the existing facility for an additional five years with two 2-year extensions. The Town Council extended this lease because the relatively low cost of maintaining the police department at the current location continues to allow

the Town's goal of ultimately locating the new Police Station at the approved future location. A request to extend the Police Station approvals for five years was filed with the Community Development Department in December 2010.

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

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

In 2010, the Town Council amended the Municipal Code in response to the voters' passage of Measure M to include Chapter 5.38, Medical Marijuana Cooperatives. Also in 2010, the Planning Commission approved two use permits allowing two separate medical marijuana cooperatives in Mammoth Lakes, consistent with Chapter 5.38.

Lastly, the Town's Municipal Code continues to allow day care facilities in residential zones to encourage adequate and high quality child care in Mammoth Lakes.

Economy Element

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

In 2010, performance and follow up work continues to implement the Destination Resort Community Economic Development Strategy (DRCEDS). DRCEDS includes a three year plan, integrating ideas of partnership, people, place, and positioning. The DRCEDS plan is intended to improve the town's overall quality of life: increase opportunity, spur investment, encourage local enterprise, serve the needs of local residents, workers and business, promote stable employment, reduce poverty, offer family and neighborhood life, maintain the natural environment, conserve natural resources, and be both inclusive and sustainable.

The Town progressed with the Resort Investment and Public Facilities Element (RIPFE), which will result in a new General Plan Element that establishes goals, policies, and actions for growth forecasting and monitoring; strengthened land use and facility planning; project identification, design, programming, and construction;

project funding and financing; and capital program and asset management. The RIPFE implements one of the Town Council adopted Capital Facilities Funding Committee recommendations that the Town establish a more comprehensive and rational investment strategy to guide both public and private investment in the community.

The continued expansion of commercial air service is anticipated to have a significant economic benefit for the town, by reducing midweek and seasonal drops in tourism and visitation.

Lastly, the Town continued to implement the work and recommendations of the Capital Facilities Funding Committee (CFFC) that resulted in development impact fee adjustments to encourage construction during the current economic downturn.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community[1]. All Housing Elements must meet the requirements of the California Government Code 65583 and 65584.

The Town adopted the updated Housing Element on June 23, 2010, which was certified as compliant with State Law in September 2010. The Housing Element addresses the planning period 2007-2014, and meets the two purposes identified by State law, including assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies, and programs. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family."

In 2010, the Town started work on updating the existing Housing Ordinance (Municipal Code 17.36) to reflect the Housing Element Update and the interim housing mitigation policy adopted by Town Council in 2009. The interim policy sets revised (reduced) requirements for housing mitigation, including reliance on an inclusionary housing requirement for residential and lodging projects, revision of the in-lieu fee schedule for housing, and exemptions for certain project types from housing mitigation. This update would also ensure compliance with recent legal mandates (the "Palmer and Patterson" cases) regarding inclusionary housing programs.

Mammoth Lakes Housing, Inc. (MLH) was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes and to manage and facilitate the ownership and rental of such housing. Town staff continues to work with MLH on achieving the goals of the Housing Element. Attachment 1 identifies the Town's actions towards completion of the programs and status of the Town's compliance with the deadlines in the updated Housing Element.

[1] Housing and Community Development website, http://www.hcd.ca.gov/

In 2010, MLH acquired a multi-tenant property at 1829 Old Mammoth Road through a Community Development Block Grant (CDBG) Program. The CDBG provided funds for MLH to purchase and convert the market rate four-plex into permanent affordable housing, as well as upgrade the units to a high level of energy efficiency. These upgrades are scheduled to be completed in 2011.

The Town and MLH continue to work with a consultant on long term development projections (i.e., development forecast) that will help to refine estimates of workforce housing needs and more efficiently calibrate housing programs and fees.

The December 31, 2010 balance within the Affordable Housing Mitigation fund totaled $421,857.21 (prior to a $100,000 transfer to fund the Town's 465 Housing Fund). The Town Council allocated $689,794 in Fiscal Year 2010-2011 from general fund revenues and $100,000 of the housing in-lieu fund for housing.

A summary of grant applications submitted by the Town in conjunction with MLH is outlined in Table 1:

Table 1: Housing Related Grant Applications

Grant Funding Source	Amount	Program	Status
HOME	$800,000	Down Payment Assistance	Awarded
CDBG	$800,000	Acquisition/Rehabilitation	Not Funded

REGIONAL HOUSING NEEDS

Table 2 summarizes the Town's progress towards meeting the Regional Housing Needs Allocation (RHNA), for the 2007-2014 Housing Element period.

Table 2: 2007-2010 Progress to Meeting RHNA

Year Constructed/Restricted	Very Low	Low	Moderate	Above-Moderate (Deed Restricted)
2007	9	57	2	2
2008	3	15	10	24
2009	0	0	5	19
2010	0	4	0	0
Total	12	76	17	45
RHNA 2007-2014	**55**	**56**	**58**	**110**
Net Remaining	*43*	*(20)*	*41*	*65*

As shown in the Table 2, the Town continued to make progress to meet the RHNA allocation in 2010, with the acquisition of four units that will become deed-restricted. These units will be upgraded to a higher level of energy efficiency in 2011. Ongoing efforts will need to be focused on the production of housing, particularly for very-low, moderate, and above-moderate income residents, in order to achieve the Town's fair share of the regional housing need.

The Town continued to direct resources to housing in 2010, particularly the allocation of in-lieu housing funds, and a one point share of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's affordable housing non-profit. MLH has used these funds to leverage additional State and Federal grant funds to construct and acquire affordable housing units, to provide down payment assistance to qualifying households, and to provide assistance to qualified families to find and move into affordable housing units.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

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

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

The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and tome to process applications, and are not unduly restrictive to new residential development. Recently, the Town undertook a review of its development impact fees, including housing mitigation in lieu fees, and, as a result, lowered fees substantially in 2009. One area identified for improvement is the Zoning Code, which has not been updated since adoption of the General Plan update in 2007; this may add potential complexity to the interpretation of policies and standards.

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

- Modify the Municipal Code (MC) to incorporate General Plan Policy L.2.D, allowing additional density bonuses for deed-restricted housing projects, and SB 2 pertaining to emergency shelters and transitional housing (H.1.D.1 and H.1.F.2).

- Adopt a resolution waiving application processing fees for developments that include affordable to extremely low-income households (H.4.B.1).

- Amend the MC to allow residential care and assisted living facilities, licensed group homes, and small residential care facilities (H.4.C.1 and H.4.C.2).

- Amend the MC to clarify that manufactured housing is permitted in all residential zones (H.4.C.3).

- Allow additional types of secondary housing units within single family residential zones (H.4.D.1).

- Amend the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA (H.4.E.2).

- Amend the Town's parking standards to allow reduced parking standards for affordable, infill, and mixed use housing (H.4.E.3).

In addition, the Housing Element identifies completion of the comprehensive Zoning Code Update as a key action. The Zoning Code Update will help to reduce regulatory constraints to housing development by ensuring that the Zoning Code is consistent with the General Plan, reducing ambiguity and making for a more efficient review process. It will also look at opportunities for streamlining and simplification of development review procedures, such as design review. The Zoning Code Update is underway and anticipated to be completed in fiscal year 2011-2012, following completion of the required environmental review.

The Housing Element also includes an action, H.2.B.1, to amend the Zoning Ordinance in keeping with the interim housing mitigation policy, which was adopted in November 2009. The analysis leading to adoption of the interim policy concluded that existing development impact and housing fees were set at a relatively high level, and were likely to suppress development, including new housing production. The interim policy simplifies the current requirements for housing mitigation, generally reduces the cost burden associated with housing mitigation, and requires periodic review of housing fees to ensure they are in line with actual community needs and costs to develop affordable housing. In addition, the Town and MLH are working with a consultant on long term development projections (i.e., development forecast) that will help to refine estimates of workforce housing needs and more efficiently calibrate housing programs and fees. A complete summary of the Town's progress to achieving the programs identified in the Housing Element is included as Attachment 1.

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2010. A detailed list of application requests is attached (Attachment 2).

Table 3: 2010 Planning Applications

Application Types	New Requests	Approved	Denied	In Process
General Plan Amendments	2	2	0	0
District Zoning Amendments	2	3	0	0
Zoning Code Amendments	3	3	0	0
Tentative Tract Maps	1	1	0	1
Tentative Parcel Maps	1	1	0	1
Use Permit Applications	5	3	1	2
Development Agreements	0	1	0	0
Design Reviews	1	2	0	0
Administrative Design Reviews	8	8	0	0
Variances	0	0	0	0
Lot Line Adjustments	1	1	0	2
Concept Reviews	1	N/A	N/A	0
Zoning Adjustments	2	2	0	1
Administrative Permits	4	5	1 (withdrawn)	1
Time Extension Requests	3	3	1 (withdrawn)	1
Sign Permits	13	12	0	1
Tree Permits	88	85	2	1
Building Permits	479	486-issued 358-finaled	0	16
Code Compliance Cases	293	278 (closed)	N/A	25
Business License Registrations	234	Not available	Not available	Not available

LOOK AHEAD - MAJOR PROJECTS IN 2011

The Town of Mammoth Lakes anticipates a busy 2011 completing significant work programs and processing major projects that will further implement the 2007 General Plan:

- Zoning Code Update
- South Districts Neighborhood District Plan
- Sierra Valley Sites Neighborhood District Plan
- Gateway Neighborhood District Plan
- Strategic implementation of the Downtown Concept for Main Street
- Complete CEQA and obtain permits for construction of the Whitmore Track Facility
- Complete CEQA and adopt the Trails System Master Plan
- Complete CEQA and adopt the Parks and Recreation Master Plan
- Trails Signage and Wayfinding
- Lakes Basin Special Study (LABSS)
- Completion of the Mobility Plan
- Municipal Wayfinding
- Streetscape Design Standards
- Process the Mammoth View development project
- Process the Plum Tentative Parcel Map
- Process the Eagle Lodge development
- Coordinate processing of the Ormat geothermal expansion project
- Increase code compliance efforts
- Implement the Public Arts Plan actions
- Urban Water Management Plan

ATTACHMENTS

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Attachment 2: Detailed List of Planning Application Requests

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	5					
(10) Total by income Table A/A3 ► ►						5	0				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			4	4	Star Apartments (1829 Old Mammoth Road); Housing Element Program H.2.D.1.
(5) Total Units by Income	0	0	4	4	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	5					5	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	55	9	3	0	0						12	43
	Non-deed restricted												
Low	Deed Restricted	56	57	15	0	4						76	-20
	Non-deed restricted												
Moderate	Deed Restricted	58	2	10	5	0						17	41
	Non-deed restricted												
Above Moderate		110	2	24	19	0						45	65
Total RHNA by COG. Enter allocation number:		279	70	52	24	4						150	129
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H.1.A.1	Maintain an up-to-date GIS database.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	Provide annual reporting on the Town's progress to meeting the Housing Element.	On-going	This table, included with the annual planning report provided to the State Department of Housing and Community Development, is how the Town will report and track progress.
H.1.A.3	Ensure Master Plan/Specific Plan updates provide development capacity and policy to meet housing needs.	On-going	As master plans and specific plans are processed, the Community Development Department, Planning Commission, and Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1	Study exemption from density calculations for required on-site affordable and workforce housing.	31-Dec-10	The Town is studying a density exemption for on-site affordable and workforce housing as part of the Zoning Code Update, which is underway and anticipated to be adopted in fiscal year 2011-2012.
H.1.C.1	Prepare and codify District Plans that address livability and workforce housing and incentives for infill, mixed-use development.	31-Dec-11	The South Districts and Sierra Valley Sites district plans are being completed in 2011. The Gateway district plan will be completed in 2012. Codification will be through the Zoning Code Update after completion of CEQA review in fiscal year 2011-2012.
H.1.D.1	Amend the Housing Ordinance to incorporate General Plan Policy L.2.D. allowing additional density bonuses for deed-restricted housing projects.	31-Dec-10	The Housing Ordinance is being amended as part of the comprehensive Zoning Code Update. The Zoning Code Update will be codified in fiscal year 2011-2012 after CEQA review is complete.
H.1.E.1	Develop criteria, standards, and thresholds for assessment and approval for Alternative Housing Mitigation Plans.	31-Dec-10	These criteria, standards, and thresholds will be included in the Housing Ordinance update. See H.1.D.1.
H.1.F.1	Continue to apply zoning standards that allow for special needs housing.	On-going	The Town is continuing to apply these zoning standards.
H.1.F.2	Modify the Municipal Code pursuant to SB 2.	23-Jun-11	The Zoning Code Update is underway and will include this amendment and the updated Housing Ordinance. The Zoning Code Update will be codified in fiscal year 2011-2012 after CEQA review is complete.

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H.2.A.1	Dedicate TOT revenues to fund housing programs, loans, and grants.	On-going	The Town Council annually dedicates TOT revenues to fund housing programs, loans, and grants.
H.2.A.2	Pursue grant funds to support housing programs.	On-going	The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. A CDBG grant for the acquisition of and energy efficient upgrades to an existing multi-family structure for affordable housing is underway.
H.2.A.3	Develop and adopt a Community Housing Strategy.	31-Dec-10	The Town and MLH are working with a consultant on long term development projections and a Housing Needs Assessment, which will be used to develop a Community Housing Strategy.
H.2.A.4	Conduct an analysis of ELI household housing needs and develop a local policy target percentage of affordable housing funds for housing the ELI population.	31-Dec-11	In addition to the work that is being done on long term development projections, MLH is preparing an updated Housing Needs Assessment that will look at current needs including ELI.
H.2.B.1	Develop and adopt an amended Housing Ordinance.	31-Dec-10	See H.1.D.1.
H.2.D.1	Work with Mammoth Lakes Housing to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	31-Dec-12	The Town and Mammoth Lakes Housing acquired an existing 4 unit structure for affordable housing in 2010 and will conduct rehabilitation and energy efficient upgrades to this structure in 2011 (i.e., Star Apartments).
H.2.E.1	Study potential strategies to encourage upgrades of existing multi-family rental properties.	31-Dec-12	This study has not be started; expected start date is by the end of fiscal year 2011-2012.
H.2.G.1	Work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units.	31-Dec-11	A new deed restriction has been implemented that helps to alleviate some of the problem caused by the previous versions. MLH is also talking with RCAC about a loan fund to help to buy back existing units in an effort to maintain deed restrictions.
H.2.H.1	Update the 2006 Employee Housing study and use the results of the update to target efforts to facilitate development of employee housing units.	31-Dec-12	This study has not be started; expected start date is by the end of fiscal year 2011-2012.

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H.3.A.1	Work with Mammoth Lakes Housing, Inc. to develop and adopt minimum design and livability standards for affordable and workforce housing units.	31-Dec-10	There were livability standards that were adopted as part of the Interim Housing Mitigation Policy. These should be included in the soon to be revised Housing Ordinance that is part of the Zoning Code Update (See H.1.D.1).
H.3.C.1	Complete a District Plan for the Sierra Valley Sites.	31-Dec-10	The District Plan for the Sierra Valley Sites is underway and is scheduled to be completed in 2011.
H.4.B.1	Adopt a resolution waiving 100% of the application processing fees for developments in which at least 5% of units are affordable to extremely low-income households.	31-Dec-11	The Town anticipates amending the Municipal Code fee waiver section to include this program concurrently with the Housing Ordinance update. See H.1.D.1.
H.4.C.1	Amend the Municipal Code to allow residential care and assisted living facilities.	31-Dec-11	See H.1.F.2
H.4.C.2	Amend the Municipal Code to permit licensed group homes and small residential care facilities.	31-Dec-11	See H.1.F.2
H.4.C.3	Amend the Municipal Code to clarify that manufactured housing is permitted in all residential zones.	31-Dec-11	See H.1.F.2
H.4.D.1	Allow additional types of secondary housing units within the Rural Residential and Residential Single Family Zones.	31-Dec-12	See H.1.F.2.
H.4.E.1	Complete the update of the Municipal Code to bring it into conformance with the 2007 General Plan and the Housing Element Update.	31-Dec-11	See H.1.F.2
H.4.E.2	Amend the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA.	31-Dec-10	The Interim Housing Mitigation Policy and DIF modifications adjusted housing fees, and exempted additional residential uses from payment of housing fees. Additional modifications may be made as a result of the long term development forcast underway.
H.4.E.3	Amend the Town's parking standards to allow reduced parking standards for affordable housing and infill and mixed use housing.	31-Dec-11	See H.1.F.2

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H.5.B.1	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	31-Dec-10 and on-going	Information regarding fair housing practices is expected to be completed in the first quarter of fiscal year 2011-2012.
H.5.C.1	Establish a process to address fair housing complaints and inquiries.	31-Dec-11 and on-going	The Town anticipates establishing a process to address fair housing complaints and inquiries in the first quarter of fiscal year 2011-2012.
H.6.A.1	Update and revise local building codes in accordance with State Green Building requirements, and consider adoption of an ordinance that includes incentives for use of green building technologies that exceed building code requirements.	31-Dec-10 and on-going	The Town is enforcing the 2010 California Building Code. The Town will consider the adoption of incentives for use of green building technologies that exceed the 2010 Code's requirements.
H.6.B.1	Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes.	31-Dec-10 and on-going	The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing.

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Jurisdiction	Town of Mammoth Lakes
Reporting Period	1/1/2010 - 12/31/2010

General Comments:

Attachment 2

Detailed List of Planning Application Requests
January 1 to December 31, 2010

A. General Plan Amendments

i. GPA 10-001: Amendment to designate the Bell-Shaped Parcel from Resort to Open Space; approved.

ii. GPA 10-002: Housing Element Update; approved.

B. District Zoning Amendment

i. DZA 10-001: Amendment to re-zone the Bell-Shaped Parcel from Resort to Open Space (also GPA 10-001); approved.

ii. DZA 10-002: Clearwater Specific Plan Amendment and granting fee waivers pursuant to the Community Benefits/Incentive Zoning (CBIZ) Policy; approved.

C. Zoning Code Amendments

i. ZCA 10-01: Amendment to the Municipal Code to include medical marijuana cooperatives not prohibited by state law; approved.

ii. ZCA 10-02: Amendment to the Municipal Code to include Chapter 5.38, Medical Marijuana Cooperatives; approved.

iii. ZCA 10-03: Amendment to the Municipal Code to allow time extension requests of up to six years for use permits, design reviews, and variances; approved.

D. Tentative Tract Maps

i. TTM 10-001: Mammoth View – Mixed-use project consisting of a 54-room hotel with 52 for-sale condominium cabins and townhouses; on-going.

E. Tentative Parcel Maps

i. TPM 10-001: Plum – Subdivision of one parcel into four parcels; on-going.

F. Use Permit Applications

i. UPA 10-001: Plum (see TPM 10-001).

ii. UPA 10-002: Klassen – Medical marijuana cooperative; approved.

iii. UPA 10-003: Calvert – Medical marijuana cooperative; approved.

iv. UPA 10-004: Zila – Medical marijuana cooperative; denied.

v. UPA 10-005: Mono County Search and Rescue Facility; on-going.

G. Design Review

i. DR 10-001: Mammoth Fireside Condominiums; approved.

H. Administrative Design Review

i. ADR 10-001: Snowbird Condominiums; approved.

ii. ADR 10-002: Ski Back Bridge; approved.

iii. ADR 10-003: Mammoth Point Condominiums; approved.

iv. ADR 10-004: 272 Sierra Manor Road; approved.

v. ADR 10-005: Lutheran Church; approved.

vi. ADR 10-006: Kurland, single-family home in the Bluffs; approved.

vii. ADR 10-007: Carl's Jr; approved.

viii. ADR 10-008: Podosin, single-family home in the Bluffs; approved.

I. Lot Line Adjustments

i. LLA 10-001: Combine two parcels in Snowcreek Crest (Frerichs); on-going.

J. Concept Review

i. CR 10-001: Mammoth View (see TTM 10-001).

K. Zoning Adjustments

i. ADJ 10-001: Decrease of 20% of the required front yard setback and 5% increase in lot coverage; approved.

ii. ADJ 10-002: Decrease of 20% of the required front yard setback; on-going.

L. Administrative Permits

i. AP 10-001: Courthouse construction trailer; approved.

ii. AP 10-002: Temporary ice rink at Sierra Nevada Lodge; approved.

iii. AP 10-003: The Good Life Café operating hours; approved.

iv. AP 09-004: Apres Pooch; on-going.

M. Time Extension Requests

i. TER 10-001: Tanavista (TTM 36-240 and UPA 2006-08); withdrawn.

ii. TER 10-002: Old Mammoth Place (TTM 09-003, UPA 09-003, Design Review 09-005, and Adjustment 09-004); approved.

iii. TER 10-003: Police Station (DR 2007-02); on-going.

N. Sign Permits: 13 sign permit applications were submitted; 12 were approved and one is on-going.

O. Tree Removal Permits: 88 tree permit applications were submitted; 85 approved, two denied, and one on-going. Some tree permits included multiple trees and approximately 175 trees were approved for removal. The majority of trees removed were for fuel reduction purposes to provide defensible space around residences and other structures. Other trees were removed because they were dead/dying or hazardous.

P. Building Permits & Certificates of Occupancy: A total of 479 building permits were submitted in 2010. 486 building permits were issued, and 358 were finaled. In 2010, five certificates of occupancy were issued for new detached units (i.e. single-family homes).

Q. Code Compliance: During 2010, 293 code compliance cases were initiated; 278 of those cases were closed and 25 are pending. Cases included trash, lighting, and sign complaints. Only two health and safety complaints were filed and resolved.

R. Business License Registrations: A total of 234 business licenses were applied for in 2010. This was an increase of 52 business licenses from the 182 business licenses processed in 2009.