



**Town of Mammoth Lakes**

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## **Town News**

### **Town e-News – Week of October 29, 2012**

#### **News from the Town Manager**

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##### **Special Town Council Meeting – Oct. 29**

A special closed session meeting of the Town Council of the Town of Mammoth Lakes was called by the Council to be held on Monday, October 29, 2012 commencing at 5:30 p.m. in the Council Chamber/Suite Z, Minaret Shopping Center, Old Mammoth Road.

##### **Town Council Meeting – Nov. 7**

The next regular meeting of the Town Council will be held on Wednesday, November 7 2012 beginning at 6:00 p.m. Visit the [Streaming Media Archive](#) to review the previous meeting minutes or view the webcast Town Council meeting.

##### **Town Council & Planning Commission Joint Workshop – Nov. 7**

The Town Council and Planning Commission will be hosting a Special Joint Workshop on Wednesday, November 7, from 5:00 p.m. to 6:00 p.m. in Suite Z. The public workshop will be an opportunity for the Council and Commission to discuss and provide early input on two important topics: 1) Nightly Rental in Single-Family Zones, and 2) the Community Benefits/Incentive Zoning Ordinance, which is being developed as part of the Zoning Code Update.

The single-family rental discussion will focus on identifying key issues, and confirming an effective work program and public process to examine the pros and cons of allowing nightly rental in single-family neighborhoods.

The Incentive Zoning discussion will seek direction from the Town Council and Commission on potential program elements for an Ordinance to implement existing General Plan policies that allow for certain development incentives in exchange for community benefits. For more information, please contact Ellen Clark, Principal Planner at (760) 934-8989 ext. 269.

##### **Town Seeks Community Solutions for Proposed Restructuring Plan**

On October 3, 2012 the Town Council presented the proposed restructuring plan to the community of Mammoth Lakes. All documents relating to the plan, including how and when you can provide comments can be viewed online at: <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=498>. See below for public meeting dates, and times:

##### ***Public Input***

The public is invited to comment on the proposed Plan in one of three ways:

- 1) By **attending** one of many public meetings, listed below. (All meetings will take place in the Town Council Chambers.)
- 2) By **calling** the Town Manager's office at (760) 934-8989, extension 223.
- 3) By sending an **email** to [mllasettlement@ci.mammoth-lakes.ca.us](mailto:mllasettlement@ci.mammoth-lakes.ca.us), the Town Clerk, or the Town Council. All emails will be included in the next Town Council agenda packet.

The Town Council will take into consideration any and all comments received from the public through the above means, as well as through other interactions. If questions are asked, responses will be included in the "**Frequently Asked Questions**" document available on the Town's website.

Meetings on Phase 1 of Restructuring: Position Reductions to Finance the Settlement (October 3 – November 30)

**Public Meeting Dates:**

- (Occurred) Wednesday, September 27, 2012.
- (Occurred) Wednesday, October 3, 2012.
- (Occurred) Thursday, October 18, 2012: Continued discussion of all aspects of the Restructuring Plan, and possible alternatives.
- **Wednesday, November 7, 2012:** Town Council will **deliberate** on the proposed Restructuring Plan, based on the comments received to date, including the results of the online survey.
- **Wednesday, December 5, 2012:** Town Council will **vote** on the proposed Restructuring Plan-Phase 1, and move to Phase 2.

**Projected Average Resort Occupancy**

Friday, October 26, 2012 - Saturday, October 27, 2012 = 16%

(20% same weekend in 2011, down 4% in 2012)

Sunday, October 28, 2012 - Thursday, November, 2012 = 9%

(9% same midweek in 2011, same in 2012)

Hotels/Motels/B&B: 17% (Friday-Saturday) 7% (Sunday-Thursday)

Condos: 14% (Friday-Saturday) 11% (Sunday-Thursday)

Follow 'TownofMammoth' daily on Twitter at [www.ci.mammoth-lakes.ca.us](http://www.ci.mammoth-lakes.ca.us).

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**Community News**

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**Haunted Community Center & Treasure Hunt – Oct. 26**

The Town of Mammoth Lakes Recreation Department proudly presents the Haunted Community Center! Due to the early snows, the Halloween Party and Haunted Rink at the Mammoth Roller Rink has been cancelled. All is not lost! Join us this Friday, October 26, from 6:00PM – 8:00PM at the Community Center on Forest Trail for an elementary age appropriate Haunted Community Center and Treasure Hunt. \$2.00 per child buys all the freaky fun and games. Limited food and hot beverages will

also be available. Wear your Halloween costume and we'll see you at the Haunted Community Center this Freaky Friday at 6:00 p.m.

### **Reds Meadow Road and Area Closure**

The Reds Meadow Road is now closed for the season due to the amount of snow received in the most recent storm. Logging operations remain in progress, removing down trees from the wind event of last November 30. Due to the tree removal operations the Reds Meadow Road has been plowed, and will continue to be cleared of snow to facilitate the removal of the trees. However, because of hazards associated with hauling the trees out of the valley on potentially slippery roads, for safety reasons the road will be closed to all public use, including bicycle, skier, snowmobile and pedestrian traffic, and access to Reds Meadow Valley will be prohibited when logging operations are in progress.

Normal road closure procedures state that after October 15, the Reds Meadow Valley Road is closed to the public after the first accumulating snowfall. The most recent storm dropped over a foot of snow at Minaret Vista and on the Reds Meadow Road, thus bringing about the seasonal closure.

The Forest Service will post "Area Closed" signs at the point of closure when restrictions are in place. Generally, the area closure will be in place Monday thru Saturday from pre-dawn to sunset, but may also include some Sundays. The closure will be posted at the gate beyond Minaret Vista or at the road to the Vista just beyond Mammoth Mountain Inn, depending on Ski Area Operations. Access to the Minaret Vista and beyond along the San Joaquin Ridge will not be allowed via Hwy 203 when the closure point is near the Mammoth Mountain Inn.

The Forest Service is continuing its clean-up efforts from the November 30 wind event that toppled thousands of trees in the Reds Meadow Valley, surrounding area and throughout the Inyo National Forest. A logging contractor is in the process of removing 3.5 million board feet of timber from the Reds Meadow Valley to help reduce the risk of wildfire and threat of insect or disease infestation.

The Forest Service is asking that the public cooperate and respect this necessary closure to ensure their safety, as well as the safety of the crews working in the area. Anyone entering the closed area may be issued a citation.

For more information, please call the Mammoth Lakes Welcome Center at (760) 924-5500 or visit the Welcome Center at 2510 Hwy 203 next to the Mammoth Ranger Station.

### **Forest Service Waives Fees for Veterans Day Weekend**

The US Forest Service is waiving fees at hundreds of recreation sites across the country November 10-12, 2012 in recognition of Veterans Day Weekend. The Forest Service is working to ensure as many visitors as possible have the opportunity to experience the great outdoors and take advantage of the many recreational activities America's national forests and grasslands have to offer.

"This is our way of saying thanks to the brave men and women – past and present – who put their lives on the line every day to keep us safe at home," said U.S. Forest Service Chief Tom Tidwell. "We encourage veterans, their families and all visitors to take time out over the holiday weekend to enjoy the benefits that nature provides on public lands throughout the country." The fee waiver days support both the goals of

President Obama's America's Great Outdoors initiative and First Lady Michelle Obama's "Let's Move Outside."

Here locally on the Inyo National Forest, day-use fees will be waived at South Tufa in the Mono Basin National Forest Scenic Area and Schulman Grove in the Ancient Bristlecone Pine Forest. The road to Schulman Grove, as well as the new visitor center are expected to remain open until snowstorms close them for the season. Due to recent storms visitors traveling the White Mtn. Road to Schulman Grove should be prepared for some snow and/or ice on the road. Fees on the Inyo National Forest will remain in effect for overnight camping and wilderness permit reservations.

By waiving fees on Veterans Day Weekend, the Forest Service hopes everyone will have the opportunity to enjoy the wonder and rejuvenation of recreation in the great outdoors. Recreation fees regularly collected at fee sites contribute significantly to improving facilities and visitor services at the specific area where the fees are collected. The Forest Service operates approximately 17,000 developed recreation sites nationwide. Of those, approximately 6,000 require recreation fees, which are used to provide visitor services, repairs and replacements, and facilities maintenance. Traditionally, fees are not charged on 98 percent of national forests and grasslands, and approximately two-thirds of developed recreation sites in national forests and grasslands can be used for free. Many recreation opportunities such as camping, sightseeing and hiking can be enjoyed throughout the year at no cost. For more information please call (760) 873-2427, or visit one of the local Forest Service visitor centers.

### **Inyo National Forest Preparing to Revise 1988 Forest Plan**

The Inyo National Forest has been designated as an "early adopter" forest by the Forest Service, indicating that the Inyo will be in the first tier of eight national forests to revise their Forest Plan under the new National Forest Land Management Planning Rule adopted earlier this year. The Inyo's existing plan was completed in 1988.

Forest Plans provide strategic direction to guide the management of forest resources. They are programmatic in nature and provide a framework that guides site-specific project and activity decision making. The new Planning Rule directs that the Forest Plans will be science-based and developed collaboratively with stakeholders who are interested in the management of national forests. The Inyo National Forest is committed to collaboration, improving transparency in the planning process, and strengthening the role of public involvement in the process through opportunities for dialogue about forest plan issues.

Forest Supervisor Ed Armenta would like to invite anyone interested in learning more about the Forest Plan Revision Process, and specifically about the collaborative process the Inyo is proposing to use, to come to one of two workshops on November 16 or 17. Two identical workshops are being planned to accommodate those who can best attend during the work week and those who can best attend outside of normal working hours. Since Bishop is the most central for those participating from the Eastern Sierra both workshops will be held in Bishop at the Inyo National Forest Supervisor's Office, 351 Pacu Lane, according to the following schedule:

- Friday November 16, 9-12 a.m.
- Saturday November 17, 9-12 a.m.

The first half of each workshop will consist of presentations and opportunities for questions and answers regarding the Forest Plan Revision process, including an

orientation to what a Forest Plan is and what it is not; and a presentation on a Draft Collaboration and Communication Plan for the Plan Revision effort. The second half of the workshop will be an interactive format where participants will have an opportunity to work together on helping to finalize the Collaboration and Communication Plan. Discussions will be on such topics as prioritizing communication tools and techniques for involving a diverse array of stakeholders, collaborative opportunities for the three year Plan Revision process, and how to monitor the progress of the communication and collaboration effort. The workshops will be facilitated by Center for Collaborative Policy facilitator Laura Kaplan.

An opportunity to participate in the workshop via conference call and webinar will be available for the first half of the workshop, with those participating in this way having the ability to provide feedback on the workshop topics in a written format.

For more information about the workshops or the Forest Plan Revision process, or if you have special needs in order to participate, or to find out how to participate remotely, please call Public Affairs Officer Nancy Upham at 760-873-2427, or email her at [nupham@fs.fed.us](mailto:nupham@fs.fed.us).

### **Mammoth Moves – Oct. 31**

**What:** Join Stacey Adler, Superintendent for Mono County Office of Education, and the Nutrition & Physical Activity Taskforce for a 30 walk. Let's get outside and MOVE!

**Where:** Meet at Mono County Office of Education

**When:** Arrive at 12:10 p.m. Walk from 12:15-12:45 p.m.

**Contact:** Sandra Pearce at (760) 924-1818 or [spearce@mono.ca.gov](mailto:spearce@mono.ca.gov). Also check out Mono County Health Department's Facebook page for the latest Mammoth Moves updates or schedule changes.

### **The Friends of Education Dinner Celebrates with Fun & Surprises – Dec. 15**

The 2012 Mammoth Lakes Foundation has special festivities planned as it announces its Friends of Education Celebration on Saturday evening, December 15, 2012. This annual event pays tribute to a Founder of the Year for their unprecedented support and dedication to education, the arts and the community, and to the Volunteer of the Year for selfless service to the mission of the Foundation. This year the event takes place in the Edison Theatre and features a performance of "A Dickens' Christmas Carol: A Traveling Travesty in Two Tumultuous Acts," with some sparkling additions to the festivities.

The evening begins with a devastatingly delightful display of hot and cold hors d'oeuvres and wines, followed by a presentation of the Mammoth Lakes Repertory Theatre's December production of a fun-filled holiday farce based on "A Christmas Carol"--with apologies to Mr. Dickens. During intermission tasty desserts and dessert wines accompany a presentation of awards to the Founder of the Year and the Volunteer of the year.

A special added feature of this year's event is a special Diamond giveaway! Each attendee has the opportunity to purchase a Diamond Raffle ticket and one lucky winner will walk away with a certified diamond. Diamond Raffle tickets will be available at a price of \$100, limited to one ticket per attendee. The evening will also include a "Holiday" raffle for which unlimited raffle tickets may be purchased. Prizes include two VIP tickets to the July 5-7 Mammoth Food & Wine Experience with other prizes soon to be announced.

Tickets for the event go on sale October 15, so plan your holiday celebration with us now. Seating is limited and the festivities and the setting are sure to be entertaining with a rib-tickling live theatre experience, honoring of some very special people, and awarding a Diamond of a prize!

To purchase tickets to the Friends of Education annual celebration, call (760) 934-3781, or visit the website at [www.mammothlakesfoundation.org/theatre.html](http://www.mammothlakesfoundation.org/theatre.html)

### **Afterschool Youth Theatre At Edison Theatre**

"The Suessification of Romeo and Juliet" Directed by Allison McDonell Page will run from Sept. 27 - Nov. 1 at the Edison Theatre. Sign-ups / Auditions for Grades 3-8 is scheduled on Wednesday, Sept. 26th from 2:40pm - 5:00pm at the Edison Theatre, 100 College Parkway. If you can't make this date, please contact Allison at [almcdon@earthlink.net](mailto:almcdon@earthlink.net) or call (323) 646-5055. Program runs: Tues. Wed. Thurs. 2:40 to 4:40 pm. Tuition: \$200/ child - checks/ cash only.

The Play - A hysterical, whimsical modern day reinvention of Shakespeare's love story told entirely in rhyme as if Dr. Seuss had come up with the story himself. A comedy for all ages with fantastical machines, a crazy cast of characters, and no death and dying.

## **Recreation Highlights**

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### **Gymnastics/Tumbling Program**

**NEW SCHEDULE:** Beginning October 19, 2012, the Wednesday session will now take place on Friday. No class on October 26 – join us at the Halloween Party at the Mammoth Roller Rink!

This year-round program is designed to introduce children from 3-18 years old the wonderful and exciting sport of gymnastics. Offered by Michelle DeJong, a level 8 competitive gymnast and Level 1-5 gymnastics coach, participants will learn to tumble and more in a safe and structured environment. This program is also a recipient of Measure R funding with \$7,000 of gymnastic equipment. Three age programs are available:

- 3-5 yr. olds – Saturday: 9:00 a.m. – 10:00 a.m.
- 5-8 yr. olds – Saturday: 10:15 a.m. – 11:15 a.m.
- 8-12+ yr. olds – **Friday:** 4:30 p.m. – 6:00 p.m. & Saturday: 11:15 a.m. – 12:30 p.m.
- 8-12+ yr. olds – Tuesday: 6:00 – 8:00 p.m. – Invitation only.

Five session Punch Cards are available for \$60 for the first family member and \$55 for each additional family member. Private lessons are available upon request, please inquire with the instructor. Drop-ins cost \$15 per session are welcome and encouraged - First one is FREE! Please call (760) 934-8989 ext. 222 for more information or to register your aspiring Gymnast!

### **Zumba Fitness**

Party yourself into shape with Zumba® Fitness offered by Kaysie Williams from 5:30 p.m. to 6:30 p.m. at the Mammoth Lakes Community Center, 1000 Forest Trail.

Cost: 10 punch-\$77.50; 5 punch-\$42.50; Drop-In rate \$10 per class and your first class is only \$5!

## **Sports & Recreation Calendar**

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- CLOSED Reds Meadow, Tioga, Sonora and the Lakes Basin
- Sept. 3 – Nov. 15 Ambush at the Lake – Convict Lake Fall Trout Derby
- Sept. 27-Nov.1 Afterschool Youth Theatre at Edison Theatre
- Oct 26 Haunted Community Center
- Oct 26 Morrison's Bonus Fishing Derby Weekend
- Oct.27/28 Final Weekend of Mammoth AYSO soccer
- Nov. 8 Mammoth Mountain Opening Day!

## **Public Service Announcements**

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### **Town And Partners Begin Construction On The Mammoth Gateway Community Project!**

The Town and its partners have begun construction on the Mammoth Gateway Community Project, which is a citizen-initiated, public-private partnership, to construct a gateway entry on Main Street. The Project, which was spearheaded by local citizen Mrs. Elizabeth Tenney, involves a number of partners that have contributed many hours and resources, including Snowcreek (Chadmar), Mammoth Mountain Ski Area (MMSA), Mammoth Community Foundation (MCF), Mono County, Mammoth Community Water District (MCWD), the Administrative Office of the Courts (AOC), the United States Forest Service (USFS), and the Town of Mammoth Lakes, as well as a number of local citizens.

The Project, which was designed by local artist Larry Walker, (architectural services were provided by architect Bruce Woodward), is intended to reflect the unique environment, culture, and heritage of Mammoth Lakes, and serve as a welcome to visitors and residents. Construction is expected to be completed in mid-November.

For additional information below on the gateway project, please visit the dedicated webpage: [http://mammothgateway.org/Construction\\_Updates.html](http://mammothgateway.org/Construction_Updates.html).

### **2012 Measure U Fall Award Postponed**

Due to insufficient Measure U funds available for award in December, on September 19, 2012, Town Council directed staff to convene the Measure U Application Committee to draft a new timeline for a spring award, and determine an award amount (cap) for appropriation. This item will be added to the October 16, 2012 meeting of the Measure U Application Committee, and be returned to Town Council on November 7, 2012 for consideration.

### **Wardlaw Appointed As New County Of San Diego Director Of Planning And Development Services**

Community Development Director Mark Wardlaw will be leaving the Town of Mammoth Lakes to lead the new revamped County of San Diego Department of Planning and Development Services.

Prior to becoming the Community Development Director for the Town of Mammoth Lakes in 2005, Wardlaw served as the Deputy Community Development Director and Planning Manager in Culver City, and prior to that was the Principal Planner for the Centre City Development Corporation in San Diego. He will assume his new duties with the County of San Diego on September 21, 2012.

"The Town of Mammoth Lakes congratulates Mark on his new appointment with the County of San Diego, and wishes him all the very best in his new endeavor," stated Town Manager Dave Wilbrecht. "Mark was instrumental in shaping the future character of this community, and more recently, leading efforts on economic recovery and achieving long-term economic sustainability."

Mark's leadership, initiative and resourcefulness have been integral to the successful completion of many major projects and strategic planning efforts during his time with the Town of Mammoth Lakes. Many of these achievements relied on building strong relationships and partnerships with the community, with Town Commissions, especially the Planning Commission, and the Town Council.

Just a few highlights, among the long list of his achievements:

- Development of an inclusive, community-based, process that led to the adoption of the 2007 General Plan
- Adoption of the 2009 Housing Element
- Adoption of the Trail System Master Plan, and Parks and Recreation Master Plan
- Development of the Draft Mobility Plan
- Approval of the Destination Resort Community and Economic Development Strategy (DRCEDS)
- Completion of Neighborhood District Planning for key areas of town including Main Street, Old Mammoth Road, the North Village and Sierra Valley.
- Initiation and execution of the highly successful TOT enforcement program.
- Approval of major development projects such as Old Mammoth Place/Clearwater, Snowcreek VIII, Mammoth Crossing, Mammoth Hillside, Mammoth View, and Vista Point.

Wardlaw attributes these accomplishments to the hard work of his dedicated staff in the Community Development Department. He notes that this motivated team was always willing to take on any assignment or challenge to provide the highest level of service to the community. There are no immediate plans by The Town of Mammoth Lakes to advertise or fill the position.

### **PLEASE DON'T FEED OUR BEARS!**

Welcome to Mammoth Lakes. **We hope you enjoy are beautiful scenery, friendly people, and abundant wildlife.** Among the wildlife that you are likely to see during Spring, Summer and Fall are black bears. Mammoth Lakes has a resident population of black bears and later in the Summer and into the Fall, additional bears find their way into town to forage and get ready for their winter hibernation.

It is not unusual to see bears wandering through town. Enjoy them, but keep your distance. Bears are shy and generally afraid of people. Some bears will "bluff charge" if you don't give them distance. If you feel threatened by a bear, yell or bang on something to scare the bear away. If by chance a bear enters a structure while you are inside, make a lot of noise and go into another room, close the door, and call 911. The bear will most likely be frightened more than you and leave.



Bears have excellent noses and they like human food. They recognize ice chests as food containers and will break into a car to get food or anything that resembles or smells like food. A bear can do a significant amount of damage to a vehicle.

It is everyone's responsibility to KEEP WILDLIFE WILD. The best way of doing this, and preventing bears from becoming dependent on humans for food is to follow these common sense rules:

- Never feed any wildlife, or leave food out for bears or other wild animals.
- Securely store food and fragrant items such as shampoo and deodorant in an airtight container. When camping, use a bear proof box.
- Don't leave food or fragrant items, even in a cooler, in a vehicle.
- Don't leave pet food out doors or use a bird feeders. Bears love bird seed!
- Always deposit trash in a bear proof trash can or dumpster. Do not ever leave trash unsecured outdoors. Make sure to secure the lock on a dumpster.
- Keep your car locked and your garage door closed and locked.
- Close and lock ground floor windows when no one is home.

The Town of Mammoth Lakes has a world renowned Wildlife Specialist named Steve Searles. You may have seen him on the popular TV show "The Bear Whisperer" on Animal Planet. If you see a bear that is misbehaving, such as trying to get into a trash dumpster, vehicle, or building you can call Steve at (760) 937-BEAR or dial 911. If Steve is not available, all MLPD officers are trained and equipped to handle bear problems.

Daniel B. Watson  
Chief of Police

Steve Searles  
Wildlife Specialist

### **Protect Your Home!**

Now that winter seems to have faded, the Mammoth Lakes Fire Protection District (MLFD) wants to remind residents of your responsibility to keep your property fire safe. Long term residents are aware of the wildland fire incidence that can occur around town and especially after dry winters and with windy, hot, dry summers. From just about anywhere in town one can see the results of previous fire activity and the scars that have been left behind.

Establishing and maintaining defensible space around our property is all of our responsibilities. A well-maintained landscape enhances the beauty and value of any property— it can also serve as a fuel break. The goal is to keep your landscape lean, clean and green. The following steps can reduce your home's vulnerability from the threat of wildfire and reduce your use of irrigation.

**ZONE 1:** 30 feet or more adjacent to the home and beyond attachments such as wooden decks.

- Within the first 10 feet of the home, use nonflammable landscaping materials (rock, pavers), or low level annuals or perennials less than 18 inches in height. There should be nothing flammable within 10 feet of the home.
- Keep this area irrigated and free from dead or dry vegetation, combustible debris, and accumulations of leaf and needle litter. Plants should be carefully spaced, low growing and free of vegetation high in resins, oils, and waxes that burn easily. Mow lawns regularly.
- Prune all trees up 1/3 the height of the tree or so the lowest limbs are 10-15 feet from the ground. If adjacent to a structure, prune up to the eave level.

Clearance shall be a minimum of 10 feet from chimneys/stovepipes. Keep roof surfaces clear.

- Thin out living vegetation 30 to 50% within this zone to decrease fire intensity and continuous path of travel.
- Allow space between tops of trees to reduce the risk of crown fire.
- Keep firewood stacks/piles at least 30 feet from the home. If this is not possible, from June 1 to September 30, cover entire woodpile with properly secured, fire resistive, California State Fire Marshal tagged tarp. MLFD will have an inspector issuing citations this summer for improper wood storage.
- Water plants and trees regularly to ensure they are healthy. Do not use finely shredded mulch and mulch should be wetted periodically.
- Areas around and above propane tanks need to be kept clear of vegetation for 10 feet.

**ZONE 2:** Approximately 30 to 100 feet from the home (if your property size permits).

- Leave approximately 30 feet between clusters of two to three trees, or approximately 20 feet between individual trees. Do not remove more than 1/3 of the crown density.
- Limit vegetation that serves as a link between low level vegetation and tree tops (ladder fuels).
- Prune trees so branches and leaves are at least 10-15 feet above the ground.
- Give yourself added protection with "fuel breaks," such as gravel walkways, and lawns.
- Remove any dead or dying material from yard and break up continuous patches of brush species to slow fire advance and decrease heat productivity.

Property owners who are unable to do this work themselves are encouraged to hire a licensed professional who both understand this information and can apply it to the property. MLFD maintains a list of qualified contractors that can perform this work.

**1st Inspection:**

The first inspection is done by MLFD, beginning shortly after the snow melts and continues until the first snow in the fall. Parcels found to be non-compliant are issued an inspection form detailing the problems. The homeowner is given a year to correct the identified issues.

**2nd Inspection:**

If the property is then found to be in compliance, the owner will receive a maintenance letter. Thereafter, routine inspections will be conducted periodically by MLFD.

If the property is not in compliance, the owner will be notified in person or via certified mail and the property owner will be given a citation notice. The citation will provide the owner with a time period to correct the identified problems or the individual will be assessed the fine amount. If the problems are left unaddressed, the owner will be subject to a misdemeanor.

Failure to clear your property in accordance with regulations in a timely fashion is not only expensive, but endangers the lives and homes of your neighbors, the community, and the firefighters who protect them.

**Free, Real-Time Property Information Now Available!**

The Town of Mammoth Lakes and Mono County are proud to present ParcelViewer, the Town and County's official web-based property information system. This free, public, on-line service can be relied upon to provide convenient, accurate and up-to-date information, based on the official Assessor's data-base. Use ParcelViewer to view and print customized parcel information and maps, including:

- Zoning Information
- Property Addresses
- Complex Names/ Condo Unit Numbers
- Parcel Lines\*
- Valuation Data
- Acreage
- Aerial imagery of surrounding properties and more!

Visit Parcel Viewer today at <http://gis.mono.ca.gov/parcelviewer/>

### **California Mandates Recycling for Business and Multi-Family Residential Locations**

A new State of California Bill (AB 341) directed by CalRecycle mandating commercial recycling in California goes into effect July 1, 2012. The Town of Mammoth Lakes will be providing education and outreach to help the community comply with the new regulations.

The goal of AB 341 is to increase the statewide recycling rates to 75% by 2020. Starting July 1 2012, businesses and public entities that generate four cubic yards or more of waste per week, including multi-family units of five or more will be required to recycle. The purpose of this new law is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts while expanding opportunities for additional recycling services and recycling manufacturing facilities in California.

Please use the following link for additional information provided by CalRecycle that addresses the "Frequently Asked Questions:" <http://www.calrecycle.ca.gov/climate/Recycling/FAQ.htm>.

The Town of Mammoth Lakes (TOML), Sierra Conservation Project (SCP) and Mammoth Disposal (MD) are taking active steps to assist businesses and multi-family residences to comply with the new regulations.

Brian Robinette, owner of Sierra Conservation Project commented, "This is a big step in the right direction for recycling and diverting recyclables from our local landfills. The new regulation will give the extra incentive needed to make recycling programs a reality at all Mammoth Lakes business and residential locations."

The TOML, SCP and MD have been working together for several years to develop and grow recycling programs here in the Town of Mammoth Lakes.

Johnny Goetz, Town of Mammoth Lakes Senior Building Inspector states, "Now is a great time for local businesses to take advantage of the numerous recycling opportunities we have available in Town. Condominium complexes can also take advantage of the TOML and SCP's recycling programs which are currently providing start-up infrastructure to the complex at no cost - while supplies last."

The TOML and SCP have applied for additional grant money to continue to offset the start-up cost for multi-family and businesses here in town. Bear proof recycling containers are provided to participating condo complexes, and are serviced by SCP.

Pat Fenton, General Manager of Mammoth Disposal added, "Recycling is at the core of the company's goal of sustainability, and it's the core of our commitment to business owners and the Town of Mammoth Lakes to meet this mandate."

The following recycling programs are currently available within the Town of Mammoth Lakes:

- Commercial cardboard recycling
- Restaurant and bar programs
- Lodging and hospitality programs
- Business recycling
- Office recycling
- Residential recycling
- Aluminum, plastic, and glass
- E-Waste
- Used oil and batteries

Some of the benefits of recycling identified by CalRecycle are creating jobs in California, reducing greenhouse gas emissions, keeping valuable materials out of landfills, and creating a healthy environment for the community and future generations by recovering natural resources.

For more information regarding recycling programs and opportunities within the Town of Mammoth Lakes, contact Johnny Goetz at (760) 934-8989 ext. 244 or [jgoetz@ci.mammoth-lakes.ca.us](mailto:jgoetz@ci.mammoth-lakes.ca.us).

### **Town & MLFD Identify Potential Safety Issue**

The Town of Mammoth Lakes Community Development Department (Town) and Mammoth Lakes Fire Department (Fire District) have identified an issue with inserted wood burning fireplace installations in town. If you have either a pellet/gas insert installation or a masonry flue/chase, these types of appliances or installations are not an issue. The issue is that wood burning inserts placed into zero clearance fireplace boxes (fireplace) with factory built metal flue pipes and wooden chases may not have adequate clearance to combustible materials (wood, plywood, and/or sheetrock behind the rock, brick, metal and/or wooden material that doesn't allow you to see on the interior surface of the fireplace façade). This issue can exist in all types of residential occupancies, from single family to multi-family projects. As a result of the clearances that may not have been met, combustible materials are igniting and several fires have resulted around town. Thus far there have been no injuries, but both the Town and Fire District feel that we cannot wait until something tragic occurs before we take necessary action. At this point both agencies are hoping to educate the town population to the concern.

The original fireplace contained fires that never obtained very high burning temperatures, due to the amount of heat that went up the flue. Once the insert was installed, the appliance burned much more efficiently causing the combustibles surrounding the original installation to be exposed to significantly greater heat levels. Another factor is the amount of use the insert is experiencing. The issue is occurring throughout town; no certain complex, no certain installer, no certain type of product, nor any other common characteristic that allows the agencies to narrow down the likely installations of concern. One complex in town had 23 of 60 units show some sign of heat damage to combustibles.

Permitted installations during the last 18 to 24 months that followed the manufacturer's installation instructions have been installed correctly. The Town and

Fire District do not mean to alarm anyone, but strongly believe that this situation is serious enough to inform the public on the use and installation of these types of wood burning installations. If you need any further assistance or have any questions, please contact the Fire District at (760) 934-2300 or Town at (760) 934-8989, ex 244. For more information: <http://mammothlakesfd.intuitwebsites.com>

## **Transient Occupancy Tax (TOT) Frequently Asked Questions**

Some of the most frequently asked questions about legal rentals and Transient Occupancy Tax (TOT) are:

### **1. What is a transient rental?**

A transient rental is any unit that is occupied for the purpose of sleeping, lodging, or similar reasons for a period of 30 consecutive days or less in exchange for a fee or similar consideration.

### **2. Can I rent my unit as a transient rental?**

Only some zones within the Town of Mammoth Lakes permit transient rentals. The following zones permit transient rentals:

- RMF-2 (Residential Multi-family 2)
- CL (Commercial Lodging)
- CG Commercial General)
- R (Resort, including master plan areas)
- SP (Specific Plan, including North Village and Clearwater)

This list is intended as a guide only. Although the above zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval may prohibit transient rental within a particular development. Generally, transient rental of single family homes is prohibited. A zoning map can be found on the Town's website.

### **3. What is transient occupancy tax (TOT)?**

Transient occupancy tax, or TOT, is a 13% tax that is charged "for the privilege of occupancy of any transient occupancy facility." The tax is required to be paid to the operator of the transient occupancy facility at the time the rent is paid. It is the operator's responsibility to remit the TOT to the Town.

### **4. Do I need to pay TOT?**

If you are renting your unit as a transient rental, even if it is only for one weekend a year, you need to pay TOT. This includes single family homes and other units that are not permitted to rent nightly, but may be doing so illegally. TOT shall be remitted for each night the unit is rented.

### **5. Do I need a business tax certificate?**

Yes, if you are renting your unit on a transient basis.

### **6. Do I need a transient occupancy tax certificate?**

Yes. You are required to purchase a transient occupancy certificate for each rental unit to post in your transient rental property. This is included as part of Schedule E or F in the business tax certificate application.

**7. What is the difference between a business tax certificate and a transient occupancy tax certificate?**

Business tax is an annual tax and is required for all business activity. The transient occupancy tax certificate is a one-time purchase that is non-transferable. This certificate is required to be posted in your transient rental unit.

**8. Do I need a business tax certificate if all of my rentals are handled through a reservation company?**

If all of your rentals are handled through a reservation company, most reservation companies will purchase the transient occupancy tax certificate and collect and remit the TOT to the Town. You may wish to check with your reservation company to confirm that this is being taken care of. If you rent your unit by owner in addition to renting with a property management company, you are also required to obtain a separate business tax certificate and transient occupancy tax certificate.

**9. How do I apply for a business tax certificate?**

The Town's website contains information regarding business tax certificates, including an application for a business tax certificate: <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=182>. Transient Rentals fall under schedule F for condominium rentals and schedule E for hotels, motels, lodges, and campgrounds. This application can be mailed back to the Town, or submitted in person. The total cost for one unit is \$118.00 (\$65.00 application fee, \$5.00 planning review fee, \$25.00 fee to rent one unit, \$23.00 TOT certificate fee). Additional costs apply for additional units. Business tax certificates are required on or before the first day business commences; penalties will apply for late filings. If you have additional questions regarding this process please contact the Finance Department at (760) 934-8989 x245.

**10. Do I have a business tax certificate?**

To find out if you have a valid business tax certificate on file, please contact the Finance Department at (760) 934-8989 x245 or your property management company.

**11. What is illegal rental activity?**

Illegal rental activity is any rental activity that is not consistent with the Town's Zoning Ordinance, or any rental activity that is not compliant with the Transient Occupancy Tax Ordinance. This can include transient rental of units located in zones that prohibit transient rentals. It can also include transient rentals in a zone where it is permitted, but when the TOT is not remitted to the Town.

**12. How can I report illegal rental activity?**

If you suspect illegal rental activity, you may submit an anonymous tip via the Town's TOT hotline at (760) 934-8989 x275 or on the Town's website via

the Transient Occupancy Tax information page. Please include any information that you have that would substantiate the claim, along with the property address and owner's name if you have it. You may also email [tot@ci.mammoth-lakes.ca.us](mailto:tot@ci.mammoth-lakes.ca.us). Note that emails are not anonymous, however, staff will do its best to keep your information private.

### **13. Questions & Anonymous TOT Hotline**

If you have questions about TOT enforcement, or if you would like to report suspicious activity or rental advertisements please contact our anonymous hotline. The Town will follow-up on any reports submitted. The Hot Line Number is (760) 934-8989 ext. 275 or email your information to: [TOT@ci.mammoth-lakes.ca.us](mailto:TOT@ci.mammoth-lakes.ca.us).

### **Register for CodeRED**

Residents of Mono County can register their cell phones to receive emergency CodeRED (reverse 911) alerts from Mono County. This is a county public service available to all Mono County residents so please tell your friends and neighbors in Mono County that they can register for this service. CodeRED announcements are for personal notification and will not replace CERT CAHAN notification. Here is how to sign register/sign up using the INTERNET:

1. Go to [monosheriff.org](http://monosheriff.org)
2. scroll down left side panel to CodeRED community notification system;
3. click on it and follow directions.

### **Leash Law Reminder**

Mammoth residents and visitors are reminded that the Town has a leash law, and it is a violation of the ordinance to allow your dog to run loose off of your property. While budget cuts eliminated the Animal Control Officer position, the laws pertaining to controlling your pets did not change, and you can still be cited by Mammoth Lakes Police Department officers if your dog is at large. The PD is currently receiving a large number of complaints from several neighborhoods, and will be targeting patrol time in those areas when possible to apprehend loose dogs and to cite their owners. In addition to the citation fine, you could also be charged boarding fees by Mono County Animal Control if we choose to impound your dog at the Whitmore Shelter.

At-large dogs are a traffic hazard, and even the most well behaved dog can bite if provoked. If your loose animal causes a traffic collision or injures/bites someone, you would likely be liable for damages, which could add up to thousands of dollars. Please respect your neighbors, AND your pet and obey the leash law.

### **Carbon Monoxide Detectors Save Lives**

The Town of Mammoth Lakes has launched a community outreach effort to inform community residents that on July 1, 2011 many homes will be required to install carbon monoxide detectors.

The Federal Centers for Disease Control and Prevention estimate that carbon monoxide kills approximately 500 people each year and injures another 20,000 people nationwide. In an effort to prevent these accidental deaths and injuries, the California legislature enacted SB 183 (Lowenthal) which mandates owners of dwelling intended for human occupancy to install carbon monoxide devices in

existing dwelling units having a fossil fuel burning heater or appliance, fireplace, or attached garage.

CO devices must be installed in all specified single-family dwellings by July 1, 2011. All other specified dwelling units must have CO devices installed by January 1, 2013.

The Office of the State Fire Marshal (SFM) has developed a list of certified CO devices that meet the requirement specified within the Carbon Monoxide Poisoning Prevention Act of 2010.

For a complete list of currently approved devices please visit the SFM's website at [http://osfm.fire.ca.gov/licensinglistings/licenselisting\\_bml\\_searchcotest.php](http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.php). Under the search categories provided select Carbon Monoxide Alarms and Carbon Monoxide Detectors for a complete list of devices.

Further details contained within the Carbon Monoxide Poisoning Prevention Act of 2010:

- Owners shall install CO devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy if it is technically feasible. See the 2010 California Building Code, Section 420.4, and the 2010 California Residential Code, Section R315.
- CO devices shall produce a distinct audible alarm.
- CO devices may be combined with a smoke detector, if the combination device meets all specified SFM listing and approval requirements.
- Violation of Health & Safety Code Section 17926 is an infraction punishable by a maximum fine of two-hundred dollars for each offense.
- A local enforcement agency shall provide the property owner a 30-day notice to correct.
- Local jurisdictions are authorized to adopt ordinances requiring CO devices if the ordinance is consistent with the requirement of this bill.

For a full list of this legislation's stipulations please review the Department of Housing and Community Development's Information Bulletin 2011-01 at <http://www.hcd.ca.gov/codes/shl/infobulls/IB2011-01.pdf>.

### **Town Outdoor Lighting Ordinance**

In 2003, the Town implemented an outdoor lighting ordinance to eliminate light pollution and preserve views of our starry skies. The outdoor lighting ordinance was adopted to encourage residents to administer a lighting system that not only promotes public safety and night-time ambiance but to maximize energy conservation. To eliminate glare and light trespass into neighboring properties and roadways, the outdoor lighting fixtures on your property should be shielded and re-directed to shine downward or changed out to a lower wattage. More information about responsible lighting can be found at [www.crlaction.org](http://www.crlaction.org).