



Town of Mammoth Lakes

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Town e-News: December 1, 2017

Town Announcements

Town Of Mammoth Lakes Announces Tentative Agreement To Purchase Shady Rest Parcel

The Town of Mammoth Lakes announced on November 1, 2017 that it has reached a tentative agreement with All California Funding of Studio City, California to purchase 25 +/- acres of land in Mammoth Lakes commonly known as the Shady Rest Parcel (APN #s 035-010-020 & 035-100-003).

Acquisition of the property represents the most significant action currently available to the Town to secure land as part of a series of solutions to address the increasing challenges of community housing. The property will be purchased under existing zoning and conditions of use. The transaction is subject to completion of both a Phase I Environmental report and a Preliminary Title Report. The agreed-upon purchase price for the 25-acre Shady Rest Parcel is \$6.5 million. Specific details related to planning and any future project for the site have yet to be determined.

The property has been zoned and long identified as a prime location for community housing. The first step in making this long-term goal a reality is for the Town to obtain ownership of the land. The Town recognizes a substantial amount of work will need to be completed in order to plan, design, fund, and build community housing on the property. We expect this will also serve as an important catalyst for revitalization of Downtown.

The proposed purchase of the property represents a "win-win-win" opportunity: the Town will have site control of an important piece of community property in the heart of Mammoth Lakes; we can all look forward with renewed focus to new housing opportunities for the community; and All California Funding will have the opportunity to sell the property – at a significant financial loss, but with more certainty and without any litigation, and with the knowledge that a critical community need will be addressed.

The escrow process will take an estimated 120 days from the execution by both parties of a purchase and sale agreement. Combined with the "Mammoth Lakes Community Housing Action Plan", due for public review and comment by the Town Council in November and December, the Town and the community are poised to take a series of important and forward looking actions to address the ongoing needs and challenges of community housing in Mammoth Lakes.

Mammoth Ice Rink Scheduled To Open December 1

The Mammoth Ice Rink will open for the annual Mammoth Lakes Winter Classic Hockey Tournament on Friday, December 1, 2017. Open skate will be available when conditions allow - please check mammothicerink.com for the updated schedule of call (760) 965-3695.

The Mammoth Ice Rink is a professionally maintained and refrigerated outdoor facility located in the Town of Mammoth Lakes. The facility offers public skating sessions, adult and youth hockey programs, and Friday Night 1st Timer Skate Assist sessions. NEW this winter, an enhanced skating program will commence on Monday, December 4, and our inaugural CURLING program will debut with both league play and drop-in sessions. Amenities include skate sharpening, skate and Bobby ® Seal rentals, FREE wifi and concessions.

Special promotions in 2017/18 include the NEW Loyalty Card Program, \$2.00 MUSD/MCOE Special Student Rate, and the popular Mid-week Lunchtime Skate for only \$7.00.

Join us for the annual Mammoth Lakes Winter Classic from December 1-3, 2017 hosted by Mammoth Youth Hockey. The 4th Annual Winter Classic will feature teams from Reno, Tahoe, San Diego, Las Vegas and San Francisco competing on the only NHL regulation outdoor ice rink in California.

The Mammoth Ice Rink is open seven days a week, typically from 12:00pm to 10:00pm, with public skating sessions everyday. Updated schedules and session times are published daily on www.mammothicerink.com or available by calling (760) 965-3695. Get your skates on Mammoth Lakes!

Mammoth Lakes Selected for Program to Help Reduce Future Wildfire Risks and Costs

The Town of Mammoth Lakes announced on November 8, 2017 that it has been selected as one of eight new communities from across the country to receive technical assistance in 2018 under a national program that helps reduce the impacts from wildfires.

As more cities and counties across the country experience devastating wildfires, the Community Planning Assistance for Wildfire (CPAW) program offers much-needed support at the local level. Through CPAW, Mammoth Lakes will collaborate with a team of consultants, including land use planners, foresters, and risk mapping experts, to help communities identify and implement local planning measures, such as improved policies to reduce wildfire risk to future development.

"We are honored and pleased to have been selected for this program. We recognize that wildfire is the most devastating hazard that our community faces that we have the ability to alter the outcome" said Fire Chief Frank Frievalt. "The community and our partners have come a long way, but we have more that needs to be done to prevent an occurrence that could be devastating to our residents, property, and economy."

CPAW was founded by [Wildfire Planning International](#) and [Headwaters Economics](#), and is funded through a cooperative agreement with the U.S. Forest Service and private foundations.

"We believe the community is in an excellent position to benefit from CPAW due to the communities wildfire risk, anticipated planning updates, and strong leadership support for this opportunity," said Molly Mowery, President of Wildfire Planning

International. "Many communities have an interest in reducing wildfire risk through land use planning mechanisms, but may lack the capacity or expertise. CPAW provides the assistance needed to help achieve a positive outcome."

"Good land use planning is not about telling people where to build. It's about respecting private property while making safer, smarter community development decisions to avoid future wildfire disasters," adds Ray Rasker, Ph.D., Executive Director of Headwaters Economics. "Through examining and sharing best practices from other cities and counties, communities can also learn about what successful land use planning for wildfire looks like in practice."

As wildfires in the U.S. increasingly burn more acres, last longer, and cause damage to communities, CPAW is an opportunity to help communities reverse these trends through better land use planning. More information is available at: planningforwildfire.org.

Winter Parking Restrictions In Effect

The Mammoth Lakes Police Department is reminding citizens that there is no street parking from November 1 through April 30. Vehicles found parked in violation of these ordinances are subject to receiving a parking citation and/or in some cases, vehicles may be impounded at the owner's expense.

Official Town of Mammoth Lakes Tree Lighting Ceremony in The Village

What a spectacular night! Thank you to The Village at Mammoth, Woolly, Mayor Pro-Tem Cleland Hoff, the Chamber of Commerce and Robert Richards for welcoming in the holiday season at the annual tree lighting ceremony.



Town Meetings & Events

Town Council

The next regular meeting of the Mammoth Lakes Town Council has been scheduled for Wednesday, December 6, 2017 beginning at 4:00 p.m. in Suite Z with a joint workshop with the Planning and Economic Development Commission. Visit the [Streaming Media Archive](#) to review the previous meeting minutes or view the webcast Town Council meeting.

Commission/Committee Meetings

- Dec. 5 Recreation Commission Meeting, Suite Z, 9:00AM

- Dec. 13 Planning and Economic Development Commission Meeting, Suite Z,
2:00PM

- Dec. 20 Town Council, Suite Z, 6:00PM

Town Office Holiday Schedule

Town offices will be closed to the public on Monday, December 25 and Tuesday, December 26, then again on Monday, January 1 and Tuesday, January 2, 2018. Happy holidays from the Town of Mammoth Lakes!

Department Updates

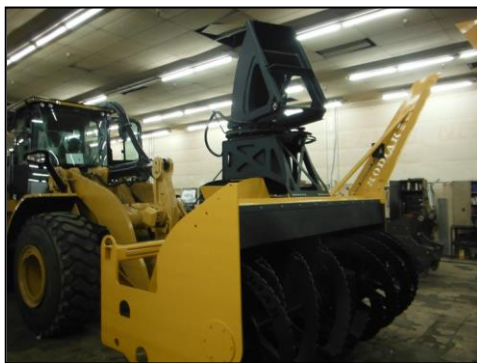
Mammoth Yosemite Airport Receives FAA Grant

The Town recently accepted a Federal Aviation Administration (FAA) Airport Improvement Program Grant in the amount of \$635,708 to further the development of a new commercial terminal building, commercial ramp, and associated terminal infrastructure at Mammoth Yosemite Airport. This grant is for conceptual design and environmental documentation.

Town staff has recently made significant progress on the consultant selection process for both the Architect and Engineering (A & E) consultant and the Environmental Consultant. We are currently negotiating the scope of work and fee with our selected A & E consultant, Mead & Hunt as well as our Environmental Consultant for both the NEPA and CEQA process, Wallace Environmental Consulting. We expect recommendations for agreements for both consultant teams will be presented to Town Council on January 17, 2018.

Town to Take Delivery of New Snow Removal Equipment

In early December, the Town of Mammoth Lakes Public Works Department will take delivery of a new Kodiak snow blower to be mounted on a new 2017 Caterpillar 966M loader. The purchase of this new loader and blower will replace a 34-year-old loader and a 20-year-old blower. Both the loader and blower will meet the latest C.A.R.B. regulations and was funded through the Town's vehicle and equipment replacement program. The new \$750,000 addition to the fleet will greatly enhance snow removal operations for the Town.



Glass Mountain Apartments Electrical Rehabilitation

We are pleased to report significant progress on a project with direct community benefit for local residents. The Town received a Community Development Block Grant (CDBG) of a total of \$558,000 through the U.S. Department of Housing and Urban Development (HUD) to assist Inyo Mono Advocates for Community Action (IMACA) with funding electrical improvements for the Glass Mountain Apartments, located at 25 Mountain Boulevard in Mammoth Lakes. The grant provided funds for assessment, design, administration and construction of the facility. Glass Mountain Apartments is a 25-unit low-income apartment complex owned and managed by IMACA. The work to complete an electrical remediation of the apartments began on September 5, 2017 and is expected to be complete by December 14, 2017. Eldridge Electric and Sons, Inc. is the electrical contractor on the job.

Road Rehabilitation Projects Completed this Summer

Due to a very successful TOT year, Town Council was able to allocate funds above and beyond the 2016/17 Road Rehabilitation budget towards this work. In the summer of 2017, the Town, through a contract of about \$1.3 million with Spiess Construction was able to complete a number of maintenance projects throughout Town.

A complete rehabilitation of the full pavement section of the Hillside Drive loop north of Forest Trail, including Hillside Place and Hillside Court was completed. Concrete valley gutters were replaced at each intersection with Forest Trail. Upper Chateau from Azimuth Drive to Minaret was pulverized and repaved with new asphalt. The corner was softened and the cross-grades were reworked. The entrance north to the Snow Pit on SR 203 east of the visitor center was removed and replaced with 6" of asphalt after a hard winter of many large trucks hauling many loads of snow at all hours of the day and night. There was also a significant amount of micro-surfacing in a few areas of Town, including Meridian Boulevard from Sierra Park to SR 203. The Knolls area and Chateau East from Old Mammoth Road to its east end. This treatment is a combination of liquid asphalt oils and graded clean sand (like a sandy slurry seal with some larger rock and Portland cement added. This treatment can extend the life of existing surfaces by several years. Approximately six miles of the Lakes Basin Multi-Use Path received a fog seal and restriping from Minaret Road up to and throughout the Lakes Basin to the Horseshoe Lake parking lot. The lower loop of the Town Loop multi use path from lower Wagon Wheel to Sierra Park Road near the Courthouse received deep crack repairs and a slurry seal.

Related Work:

Southern California Edison was very busy in the right-of-way this year. They received 42 Encroachment Permits in Town. They also made significant progress in the Lakes Basin, finishing work just as the gates were being closed for the winter. They were able to trench and bury approximately 3,000 feet of conduit and vaults to mitigate power problems encountered last season. Final repaving work will be addressed next spring.

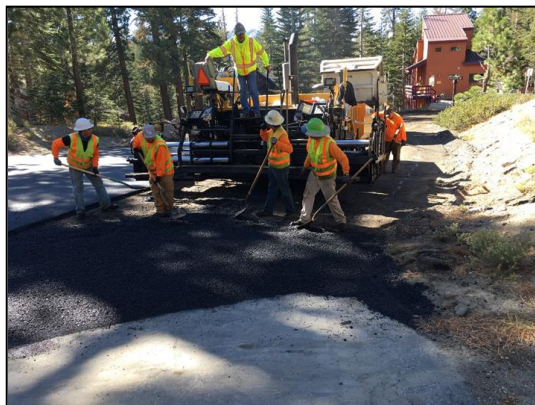
The Bluffs:



Chateau Road at Minaret:



Hillside Drive:



Lakes Basin:



Upper Main Street Retaining Wall and Pedestrian improvements

The Town completed retaining wall improvements along SR-203 from Mountain Blvd to Viewpoint Road. Temporary asphalt was placed for the winter of 2017/2018. A new bus shelter will be complete in early December. From April through June of 2018, work will resume, with construction of the concrete sidewalk, bus turnout and minor drainage improvements.



Public Service Announcements

Be Snowsmart This Winter!

Mammoth Lakes receives some of the heaviest snowfall in California. To make your stay that much more enjoyable throughout the winter season, we ask that you slow down, keep a safe distance when following snow removal equipment, adhere to chain restrictions and park your vehicle on your driveway or lodging property well inside the orange snow stakes. Parking on all streets and roads within the Town of Mammoth Lakes is prohibited from November 1 thru April 30. For updated road conditions and chain restrictions call (800) 427-ROAD or simply dial 511. During severe winter storms, listen to KMMT 106.5FM or Sierra Wave 92.5FM and call 911 in case of emergency.

Beware of Deer on the Roads

The California Department of Transportation (Caltrans) would like to notify motorists that deer are out and about in the Eastern Sierra. Due to the snowy conditions, deer are venturing out onto the roadways to escape from the snow. Motorists should watch for deer as they are commuting especially during the dawn and dusk times of the day. Slow down and be vigilant!

Ways to Prevent a Collision with a Deer:

1. Slow Down. Motorists should take it slow especially with the low temperatures and icy conditions.
2. Watch for the rest of the gang. Deer are pack animals, and rarely travel alone. If a deer crosses in front of you, chances are there are more nearby. Slow down and keep an eye out for more deer darting across the road.
3. Timing is everything. Deer are most active at dusk and dawn: periods when your vision is most compromised. Slow down and stay alert, especially after dark.
4. Wear your seatbelt. It may not prevent a collision, but if the inevitable happens a seatbelt can reduce injuries.
5. Look. First, look for the road signs. The yellow diamond shaped signs with the deer on it are placed in high-traffic areas for deer. You may also spot a deer because their eyes will brightly reflect a car's headlights, making them easier to spot.
6. Stay Center. On a multi-lane road, the center lane is your safest bet for avoiding a deer collision, as long as your local traffic laws permit it. This gives deer plenty of space; and in case your vehicle does startle them, it gives you more time to react if one darts onto the road.
7. Stay the course. If you see a deer, brake firmly and calmly, and stay in your lane. Swerving could make you lose control of your vehicle and turn a bad situation much worse. Not to mention, deer are unpredictable, and you could swerve directly into their changed path.
8. Honk! Some experts recommend that one long blast of the horn will scare deer out of the road. Do not rely on hood whistles or other devices designed to scare off deer — studies have shown them to be largely ineffective at minimizing traffic incidents.

What to do if you hit a deer.

1. Pull to the side of the road as soon as it is safe to do so.

2. Turn on your hazard lights and remain in the vehicle until you are sure it is safe.
3. Call emergency services if injuries are involved or the local police for property damage.
4. Stay away from the deer. If it is still alive, it could be confused, injured and dangerous if approached. When contacting the authorities, let them know if the deer is in a dangerous spot on the road so that it can be removed.

For more deer migration information visit the Caltrans District 9 webpage: <http://www.dot.ca.gov/d9/deer.html>

Transient Occupancy Tax (TOT) Frequently Asked Questions

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

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.

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.

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.

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.

Do I need a business tax certificate?

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

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.

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.

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.

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 ext. 273.

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 ext. 273 or your property management company.

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.

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 ext. 275 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. Note that emails are not anonymous, however, staff will do its best to keep your information private.

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.

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:

- Go to monosheriff.org
- Scroll down left side panel to CodeRED community notification system;
- Click on it and follow directions.

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.