



Town of Mammoth Lakes

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Website: www.Townofmammothlakes.ca.gov

Town e-News: April 6, 2018

Town Announcements

Town Completes Purchase of Shady Rest Parcel

On March 30, the Town of Mammoth Lakes finalized the purchase of the Shady Rest Parcel representing a significant step in meeting our community's housing needs. Town Council identified the need for affordable community housing as a critical priority for the Town, and has been exploring options to secure property for a long-term housing solution. The property commonly referred to as the "Shady Rest Parcel" (the Property) includes two parcels (APNs: 035-010-020-000 and 035-100-003-000). The larger parcel is approximately 24.54 acres and the smaller parcel is approximately 0.19 acres. The Property has long been identified as a location for workforce housing. The land use designation is High-Density Residential 1 (HDR-1) and the zoning is RMF-1 (AH), which is an affordable housing overlay zoning designation. The smaller parcel is zoned Commercial (C2). The purchase of the Property is based on the current land use and zoning designations. The Town's interest in the Property is to have site control for the long-term planning and development of community housing. The need for additional housing has been widely expressed by local employers and residents looking for housing, and was confirmed by housing needs studies conducted by the Town and Mono County. The acquisition and future development of the Property will play an important role in implementing the draft Housing Action Plan. Site control of the Property also enhances the Town's ability to have housing projects approved for grant funding to assist with the overall development costs.

Be Prepared for Periods of Heavy Rain, Gusty Winds and Potential Flooding this Weekend

The Town of Mammoth Lakes is notifying all residents and visitors to be prepared for a strong Atmospheric River event bringing heavy rain, gusty winds and potential areas of flooding to Mammoth Lakes beginning Friday, April 6 through Sunday, April 8, 2018.

Special Weather Statement

The National Weather Service has issued a [Special Weather Statement](#), [Wind Advisory](#) and [Flood Watch](#) from Friday afternoon through Sunday morning. Areas of heavy rain will develop Friday evening and continue into Saturday. Rainfall totals between 2 - 4 inches are expected along the Sierra crest. Snow levels may rise as high as 11,000 feet during the storm. A few inches of wet snow is possible for the Sierra late Saturday and Saturday evening as snow levels fall below 7,000 feet.

Rapid rises on creeks and streams, and ponding of water in fields and poorly drained urban areas are likely. If you are driving around the region, reduce speed to prevent

hydroplaning on water-covered roads. Areas that experienced enhanced runoff or flooding during the last storm a couple of weeks ago should see similar or greater impacts due to the heavy rain and the expected contribution of the melting snow pack. Significant impacts are likely for high profile vehicles, boaters, and aviation due to strong winds and turbulence Friday night and Saturday. A burst of wind along the Sierra foothills to Highway 395 is possible during a break in precipitation Friday night. This sudden onset of wind may cause damage to trees where soil has become saturated. Gusts over Sierra ridges will likely exceed 90 mph.

Flooding/Sandbags

Sandbags are available for residential property use at the Town Yard (299 Commerce Drive). The Town asks that you only take what you need and be respectful of others. To report areas of flooding, please call (760) 965-3681 and be prepared to leave a short, concise message. Your call will be returned in a timely manner. In the event of any emergency, please call 911 for assistance.

Be Prepared!

- Prepare for heavy rainfall by clearing drainages and gutters of debris and snow to help mitigate flooding potential. Important - drains blocked by snow in mountain communities are a big source of unexpected flooding problems.
- Prepare for stronger winds by securing outdoor furniture, temporary construction structures and canopies. While "damaging" speeds are not expected, the combination of rain and wind bring an increase risk for downed trees.
- Stock up on water, food, first aid supplies, clothing and bedding, tools and emergency supplies, along with special items for medical conditions. You may also consider an alternative way to heat your home; and if you have to drive, carry chains, make sure your gas tank is full, bring a charged cell phone, emergency food, water and blankets or sleeping bags and a shovel.

Public Information

The Town advises residents and visitors to be prepared by listening to KMMT 106.5 and Sierra Wave 92.5 for any road closures or shelter openings. The Town, as needed will post updated information on the Public Information Line: (760) 965-3612, Town e-News and www.Townofmammothlakes.ca.gov. In the event of any emergency, please call 911 for assistance.

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.

Save the Date: Town Clean Up Day May 12

Take pride in your neighborhood and volunteer to help clean-up Your Town on Saturday, May 12 from 8:00am to 2:00pm. Complimentary orange trash bags are now available for collection (max. 5/person) from the Town Offices located above Giovanni's in the Minaret Village Mall (437 Old Mammoth Road) or at the Mammoth Disposal Transfer Station (59 Commerce Drive).

Beginning at 8:00am on May 12, drop off your trash, recycling, or green waste at the TOWN CLEAN-UP DAY STATIONS conveniently located throughout town. Stations are located at the Community Center (1000 Forest Trail), Sierra Valley Sites (407 Manzanita), and the Mammoth Disposal Transfer Station (59 Commerce Drive).

Please note: large bulky items (refrigerators, mattresses, etc.), metal items, hazardous household items, or e-waste (TV's & electronics) must be taken to the Mammoth Disposal Transfer Station at 59 Commerce Drive. The Mammoth Lakes Fire District will also be chipping tree limbs (less than 12" in diameter) on site at the Transfer Station from 8:00am-2:00pm. Do not leave bags on the side of the road as they will not be collected.

Town Clean Up Day information, maps and complimentary bags will also be available for collection from Mammoth Creek Park on May 12 between 8:00am and noon. The Town encourages property owners, renters, community groups, local non-profit organizations, and homeowner associations to engage their constituents and pitch in to clean-up their neighborhood on Saturday, May 12. A bag a person really helps!

For additional information about Town Clean-Up Day, or to arrange for collection of abandoned vehicles, please contact Sherine Sanders at (760) 965-3636. The Town thanks you in advance for taking pride in Your community and we will see you on Saturday, May 12 for Town Clean-Up Day.

Town Meetings & Events

Town Council

The next regular meeting of the Mammoth Lakes Town Council has been scheduled for **Wednesday, April 18, 2018** beginning at 4:00 p.m. in Suite Z with a FY2018/19 budget workshop. Visit the [Streaming Media Archive](#) to review the previous meeting minutes or view the webcast Town Council meeting.

Commission/Committee Meetings

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| April 11 | Planning and Economic Development Commission Meeting, Suite Z, 2:00PM |
| May 1 | Recreation Commission Meeting, Suite Z, 9:00AM |
| May 2 | Town Council Meeting, Suite Z, 5:30PM |

Notice of Public Hearing – April 26

NOTICE IS HEREBY GIVEN THAT MAMMOTH LAKES RECREATION will hold a PUBLIC HEARING on Thursday, April 26, 2018 6:00 p.m. at the Mammoth Lakes Town Council Chamber, Minaret Village Shopping Center, Suite Z, to consider the following:

The tourism and recreation commission, or such other commission or committee as is hereafter designated by the town council, shall annually conduct at least one public hearing where it takes public testimony as to how tax revenues collected under the Mammoth Lakes Mobility, Recreation, and Arts and Culture Utility Users Tax Ordinance (Measure U) should be expended.

All persons having an interest in the proposed application request may appear before The Mammoth Lakes Recreation Board either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Director of Mammoth Lakes Recreation written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in

court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, please contact Matt McClain, Executive Director, by telephone at 760/660-4948 ext. 101 or by email at matt@mammothlakesrecreation.org.

BY ORDER OF THE MAMMOTH LAKES RECREATION BOARD OF DIRECTORS

Wildfire Community Preparedness Day – May 5

The MLFD and the Fire Safe Council are hosting a Wildfire Community Preparedness Day at Fire Station 1 from 9:00am-12:00pm on Saturday, May 5. It will be an open house format, with tables set up with information about how to create defensible space, how to prepare to evacuate, insurance info, community impacts of wildfire, etc., plus some exciting fire demonstrations outside. For additional information about Wildfire Community Preparedness Day, visit www.nfpa.org.

Department Updates

Parks and Recreation News...

- It's baseball season! Time to register your 2-5 year old for [Little Sluggers T-Ball!](#) This introductory program teaches your young child the basics of baseball. Practices and games will take place on Wednesday evenings from 5:15 to 6:00pm at the Mammoth Elementary School fields beginning May 2 through June 6. Parent involvement is required. [Register today!](#)
- Adult Coed Volleyball League finals are Wednesday, April 11 at the Mammoth Middle School Gym. Come by and cheer on your local adult coed volleyball champions!
- Volunteers needed! We will be installing a new inclusive playground at Mammoth Creek Park in June 2018. Final dates are still TBD but the installation will be over two weeks (hoping to start June 4 or June 11). We are seeking volunteers to help us with the installation and if you have experience in construction even better. If you would like more information, please add yourself to the [interest list](#) or give call (760) 965-3699.
- Registration is now online and available for [Mono Arts Council's Summer Art Camp](#) and Valentine Eastern Sierra Reserves' [Outdoor Science Education Program](#). Check out their amazing programs and make the most of your child's summer!
- [Toddler Time](#) meets on Tuesdays from 9:30-11:00am. Each 4-week session is \$48 with a 50% sibling discount. Drop-in rates are available.
- [Peapod Playgroups](#) continue in Mammoth in Spanish on Wednesdays from 1:00-2:00pm and on Thursdays in English from 10:00 to 11:00am and in Crowley Lake on Fridays from 10:30 to 11:30am. Sessions meet at the community center and all families with children birth through age five are welcome.

Community and Economic Development News...

Community and Economic Development staff continue to work on the CPAW Grant. The Community Planning Assistance for Wildfire (CPAW) is a grant-funded program which provides communities with professional assistance to integrate wildfire mitigation into the development planning process. The CPAW consulting team consists of foresters, land use planners, economists, and wildfire risk modelers who collaborate closely with community leaders and city officials to reduce wildfire risk. CPAW is funded by the U.S. Forest Service, the LOR Foundation, and other private foundations. All services provided through CPAW come at no cost to the community.

The Town of Mammoth Lakes hosted the CPAW team during the week of April 2. The group conducted a site visit of the Town of Mammoth Lakes and surrounding wildfire sites in Mono County. The site visit allowed the team to assess local conditions and meet with community stakeholders about wildfire risks. The CPAW team will put together draft recommendations and will conduct a second site visit this summer to present the recommendations to the Town and local stakeholders. If you have any questions about the CPAW grant please contact Kim Cooke, Assistant Planner at (760) 965-3638.

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.