RESOLUTION NO. 2019-55

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING THE 2019-2027 HOUSING ELEMENT UPDATE, THE 2019 SAFETY ELEMENT UPDATE, AND THE ADDENDUM TO THE 2014 HOUSING ELEMENT INITIAL STUDY/NEGATIVE DECLARATION (GENERAL PLAN AMENDMENT 19-001)

WHEREAS, California Government Code Section 65588 requires all city and county general plans to include a Housing Element, and further requires that the Housing Element be updated regularly to reflect current conditions and legal requirements; and

WHEREAS, the Draft 2019-2027 Housing Element has been reviewed by the State Department of Housing and Community Development and is found to be in compliance with State Housing Element Law; and

WHEREAS, California Government Code Section 65302(g)3 requires that in coordination with Housing Element Updates, the Safety Element be reviewed and updated to address the risk of fire for land classified as State Responsibility Areas (SRAs) and Very High Fire Hazard Severity Zones (VHFHSZs); and

WHEREAS, California Government Code Section 65302(g)4 requires a jurisdiction to conduct a vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and further requires the Safety Element of General Plans be reviewed and updated to include climate adaptation and resiliency strategies upon the next adoption of the Housing Element; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on July 10, 2019, for a Town initiated amendment to the General Plan, General Plan Amendment (GPA) 19-001, to adopt the 2019-2027 Housing Element Update, the 2019 Safety Element, and the Addendum to the 2014 Housing Element IS/ND, and at which time all those desiring to be heard were heard; and

WHEREAS, at the public hearing on July 10, 2019, the Planning and Economic Development Commission unanimously recommended to the Town Council adoption of the General Plan Amendment 19-001; and

WHEREAS, the Town Council conducted a noticed public hearing on the application request on August 7, 2019, at which time all those desiring to be heard were heard; and

WHEREAS, the Town Council considered, without limitation:

- 1. The Staff Report to the Town Council with exhibits;
- 2. The staff report to the Planning and Economic Development Commission with exhibits;
- 3. The Town of Mammoth Lakes Draft 2019-2027 Housing Element Update dated June, 2019;
- 4. The Town of Mammoth Lakes Draft 2019 Safety Element Update;
- 5. The Town of Mammoth Lakes Addendum to the 2014 Housing Element Initial Study/Negative Declaration dated July, 2019;
- 6. The General Plan and Municipal Code;
- 7. Oral evidence submitted at the hearing; and
- 8. Written evidence submitted at the hearing.

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

SECTION 1. FINDINGS.

1. CEQA.

Addendum to the 2014 Housing Element Initial Study/Negative Declaration

- a. The Town Council has considered the proposed Addendum to the 2014 Housing Element Initial Study/Negative Declaration (collectively the "Addendum") dated July, 2019, and finds that on the basis of the whole record before it, that there is substantial evidence to support the determination that the original IS/ND remains relevant in considering the environmental impacts of the proposed amendment. Furthermore, there is no substantial evidence to suggest that the environmental impacts of the project, as identified in the Addendum, may have a significant effect on the environment beyond what was evaluated in the adopted IS/ND. Therefore, a subsequent Environmental Impact Report (EIR) or new Mitigated Negative Declaration (MND) is not required.
- b. The Addendum was prepared pursuant to Title 14, Sections 15162 and 15164 of the California Code of Regulations.
- c. The Town Council finds that the Addendum reflects the lead agency's independent judgement and analysis.
- d. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the Town Clerk at the Town of Mammoth Lakes Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546.

2. MUNICIPAL CODE FINDINGS.

FINDINGS FOR GENERAL PLAN AMENDMENT

(Municipal Code Section 17.112.060)

a. The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan.

The proposed amendment is internally consistent with all other provisions of the General Plan because the proposed Housing Element update provides for a balanced approach to meeting housing needs that include both owners and renters at all income levels, and emphasizes maintaining and enhancing the quality of existing housing within the Town's residential zones. The proposed Safety Element update provides focused information related to wildfire hazards and incorporates climate change adaptation strategies that uphold the Vision Statement for the Town. These amendments are consistent with each other and existing sections of the General Plan, which were reviewed as part of the amendment drafting process to ensure consistency.

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town because the General Plan 2019-2027 Housing Element update will benefit the community by encouraging the Town's participation in programs that provide home ownership opportunities for individuals and families; facilitating the development of housing for all income levels for the 2019-2027 planning period. The Housing Element update identifies housing goals and policies to address the Town's fair share of the regional housing needs, while encouraging improvement and enhancement of existing residential neighborhoods within the Town. The proposed Safety Element update provides data on wildfire hazards and incorporates climate change adaptation strategies that will provide an additional community benefit by facilitating incorporation of new adaptation policies and providing for better informed planning efforts.

c. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA.).

The proposed amendment is consistent with the provisions of the California Environmental Quality Act (CEQA) pursuant to the findings made in Section 1 of this Resolution. The project is in compliance with the provisions of CEQA because an Addendum to the 2014 Housing Element Initial Study/Negative Declaration was prepared pursuant Title 14, Sections 15162 and 15164 of the California Code of Regulations. None of the program actions included in the proposed General Plan Housing and Safety Element Amendments would result in physical changes to the environment. All development in the Town is

required to comply with the General Plan, Zoning Ordinance, and development standards, and any discretionary actions require independent and project specific environmental review to address potential issues and impacts.

(Municipal Code Section 17.112.080)

d. Consistent with Government Code Section 65358, no mandatory element of the General Plan shall be amended more than four times during any calendar year.

The proposed amendment does not result in a mandatory element of the General Plan being amended more than four times during any calendar year because this would be the first amendment to the Housing and Safety Element of the General Plan in 2019 (Government Code Section 65358 and Municipal Code Section 17.112.080).

SECTION 2. **TOWN COUNCIL ACTIONS.** The Town Council hereby takes the following actions:

- 1. Adopts the required CEQA and Municipal Code findings;
- 2. Approves General Plan Amendment 19-001;
- 3. Directs staff to file a Notice of Determination pursuant to CEQA; and
- 4. The documents and other materials that constitute the record of proceedings upon which the Town Council's decision is based are located in the Town Offices of the Town of Mammoth Lakes, at 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546 and Jamie Gray, Town Clerk, is hereby designated as the custodian of these records.

APPROVED AND ADOPTED this 7th day of August 2019.

BILL SAUSER, Mayor

ATTEST:

AMIE GRAY, Town Clerk

STATE OF CALIFORNIA)	
COUNTY OF MONO)	SS
TOWN OF MAMMOTH LAI	KES)	

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 19-55 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 7th day of August 2019, by the following vote:

AYES:

Councilmembers Hoff, Stapp, Wentworth, Mayor Pro Tem Salcido,

and Mayor Sauser

NOES:

None

ABSENT:

None

ABSTAIN:

None

DISQUALIFICATION:

None

JAMIE GRAY, Town Clerk

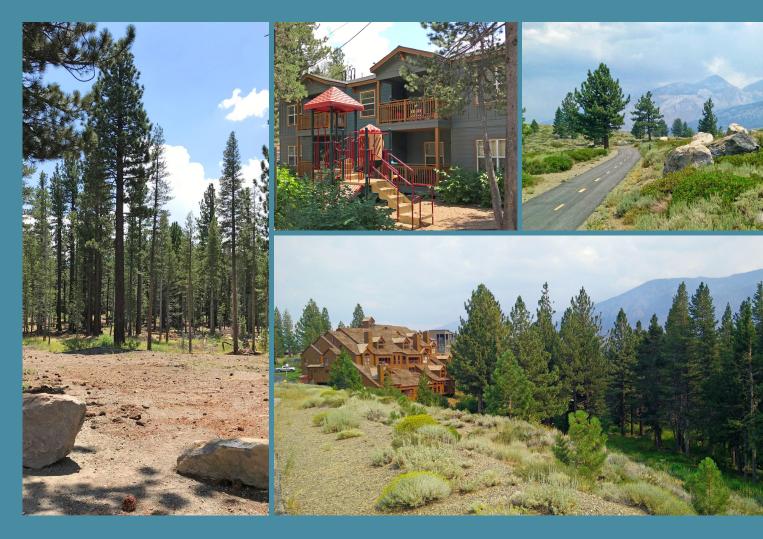




Town of Mammoth Lakes 2019-2027 HOUSING ELEMENT

ADOPTED AUGUST 7, 2019 | RESOLUTION NO. 2019-55







Town of Mammoth Lakes 2019-2027 HOUSING ELEMENT

ADOPTED AUGUST 7, 2019 | RESOLUTION NO. 2019-55

Prepared by:

PlaceWorks

2850 Inland Empire Boulevard, Suite B Ontario, California 91764 909,989,4449



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1 INTRODUCTION

1.1 HOUSING ELEMENT PURPOSE AND CONTENT

The Housing Element of the Town of Mammoth Lakes General Plan establishes the Town's policy relative to the maintenance and development of safe, decent, and affordable housing to meet the needs of existing and future residents. It addresses the planning period 2019-2027, and meets the two purposes identified by State law, including assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies and programs. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family."

The Housing Element has been structured to meet the needs of State Housing Element law, and includes the following major components:

- An analysis of housing needs, including a community and housing profile (demographics, housing characteristics, and affordable housing needs analysis).
- An inventory of resources and constraints that are relevant to meeting the identified housing needs, including analysis of governmental and nongovernmental constraints, units "at risk" of conversion, and an inventory of land zoned for residential uses.
- A statement of the Housing Plan, including goals, policies and a schedule of actions the Town is undertaking or intending to take to implement those goals and policies.

1.2 COMMUNITY CONTEXT

The Town of Mammoth Lakes is a resort community with a permanent population of approximately 8,316, located in Mono County in California's Eastern Sierra region. The Town incorporated in 1984 to become Mono County's only incorporated community. Mammoth Lakes contains over half (approximately 60 percent) of the County's resident population, and is the County's primary employment and service center. The Town's boundaries encompass approximately 24 square miles; of this, all but approximately four square miles, defined by an Urban Growth Boundary, are public lands administered by the US Forest Service. The local economy is driven by recreation-based tourism, with visitors drawn to the area's spectacular natural setting and summer and winter outdoor

Affordable housing is defined in this document as housing for households earning 80 percent or less of Area Median Income. See further description at Table 2-11 in Chapter 2.

recreation opportunities, including Mammoth Mountain Ski Area (MMSA), a major California ski resort and local employer.

Mammoth Lakes has a total housing stock of around 9,700 units. Based on the 2016 American Community Survey (ACS), an estimated 59.4 percent of the entire housing stock is dedicated to seasonal², recreational or occasional use (see Table 2-20), reflecting the popularity of the Town as a location for second-home ownership. This trend also has an impact on housing affordability, since housing prices are driven by relatively affluent second-home buyers; the rental market is also affected by the higher prices commanded for seasonal and nightly rentals of homes and condominiums. Meanwhile, many local residents work in the service sector, creating a considerable gap between housing affordability and housing costs. In addition, Mammoth Lakes has a large seasonal workforce who service the ski area and support businesses (restaurants, lodging, retail, etc.) and associated influx of visitors, and summer construction labor.

This context creates a number of housing issues that must be addressed through the Housing Element period, including:

- Meeting demands for housing by ensuring adequate sites are available.
- Allowing for a range of housing types at a variety of affordability levels, particularly housing for the local workforce and seasonal employees.
- Preserving existing affordable housing units and improving the condition of other units.
- Removing governmental and other constraints to affordable housing.
- Promoting fair and equitable housing opportunities.

1.3 CONSISTENCY WITH STATE PLANNING LAW

The State of California has mandated that all cities and counties prepare a housing element, intended to support the statewide housing goals of "attaining decent housing and a suitable living environment for every California family." The housing element is one of the seven State-mandated elements of the General Plan, with specific direction on its content set forth in Government Code Section 65583.

One of the most specific requirements of the Government Code is the clear responsibility it places on local jurisdictions to accommodate a fair share of the regional housing need, as identified in the Regional Housing Need Allocation (RHNA). The State Department of Housing and Community Development provided the RHNA for Mono County and

² As defined by the U.S. Census, seasonal housing units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas.

Mammoth Lakes; the county's only incorporated community. The RHNA is 155 units for the period December 31, 2018 to August 15, 2027.

1.4 GENERAL PLAN CONSISTENCY

The Town of Mammoth Lakes General Plan, which was last comprehensively updated in 2007, includes eleven elements that guide conservation, growth, and development within the Town. The elements of the General Plan encompass the seven elements required by State law, as well as optional elements adopted by the Town to address issues of local importance and concern. The eleven elements of the Town's General Plan are:

- Economy³
- Arts, Culture, Heritage and Natural History³
- Community Design³
- Neighborhood and District Character³
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Noise
- Housing

As one of these eleven elements, and as required by State law, the Housing Element's goals, policies and programs relate directly to, and are consistent with all other elements of the Town of Mammoth Lakes General Plan. During the Annual Planning Report process, the Town will review the Housing Element to ensure consistency with the other General Plan elements. The provision of an adequate supply of affordable, livable housing within the Town of Mammoth Lakes further supports the community's General Plan Vision Statement by maintaining a local population that patronizes local businesses, promoting family stability and security, and reducing carbon dioxide (CO₂) emissions through reduction of long-distance home to work commutes. At this time, the Housing Element does not propose to modify other elements of the General Plan.

1.5 DATA SOURCES AND AGENCIES CONSULTED

The Town consulted with various agencies during the preparation of this Housing Element, including but not limited to, Mammoth Lakes Housing, Inc., Mono County, and Inyo Mono Advocates for Community Action.

Specific documents are referenced throughout the Housing Element including the Mono County Housing Survey, the Mammoth Lakes Housing Needs Assessment, and the

³ Optional element not required by state law.

Mammoth Lakes Housing Action Plan. A number of data sources were used in preparing this Housing Element including:

- US Census Bureau American Community Survey (ACS) and decennial census
- Zillow.com
- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Department of Finance (DOF)
- California Employment Development Department (EDD)

The Community Housing Action Plan ("CHAP") was the culmination of an intensive ninemonth process involving a 24-member Housing Working Group led by WSW Consulting, Inc. (contracted by Mammoth Lakes Housing). The Plan addresses the roles and responsibilities recommended for a successful and comprehensive housing program in Mammoth Lakes and action strategies to meet the community's housing objectives. The primary objective of the Plan is to provide an additional 200 to 300 housing units within five years, through a combination of new development, redevelopment, housing programs, and policies.

The Housing Element also includes policies and actions, some of which are similar to the CHAP programs and policies. While both documents include similar data and action items, the purpose of each document is different. The Housing Element is intended to respond to the RHNA and address and reduce governmental constraints on the development of housing for all income levels. The CHAP is intended to provide a more granular picture of the housing challenges for the community and provide action items to help respond to those challenges. Both the Housing Element and CHAP actions will be pursued as the Town seeks to move forward with an aggressive, comprehensive housing program.

1.6 PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." (Government Code Section 65583).

In order to satisfy this requirement, the Town circulated a survey and conducted a series of community meetings and public hearings to receive community input concerning Mammoth Lake's housing goals, policies, and programs. (Descriptions of these meetings are included below.) In addition, the Housing Element was posted on the Town's website during the element's 60-day public review period to ensure it was available to all community members. During the public review period the Town conducted targeted outreach to ensure members of the community were aware of the opportunity to review and comment on the draft housing element and encouraging them to do so. On April 19th the Town directly emailed all 400 people who responded to the 2017 housing survey.

The Chamber of Commerce sent an announcement of the opportunity to review and comment to all of their members in their April 29, 2019 email newsletter.

1.6.1 SURVEY

A housing survey was prepared and distributed starting in November 2018. The survey was available through mid-March 2019. The survey questions include basic demographic information, questions about the condition of housing, housing issues, fair housing, vacation rentals, housing programs, community facilities and programs, economic development, and neighborhood improvements. A small response was received to the survey and the responses were reflected in input received during other outreach.

1.6.2 HOUSING SUMMIT

A local citizens group, Mammoth Voices, held a Housing Summit from November 2nd through 4th, 2018. The summit was designed to follow up on the recently accepted Housing Action Plan. It introduced participants to key strategies from the action plan and provided more detail on them through onsite tours, speakers with expertise on certain strategies, and other presentations. The participants were asked to prioritize strategies from the Housing Action Plan to implement in the next year.

The strategies that received top priority in order of priority from first to last were:

- 1. Next steps on The Parcel⁴ design and master planning
- 2. Dedicated local tax (local funding measure)
- 3. Tenant/landlord matching
- 4. Accessory Dwelling Unit program
- 5. Homebuyer assistance
- 6. Renter assistance
- 7. Short-term rental policies
- 8. Data monitoring

1.6.3 PUBLIC WORKSHOP – JANUARY 16, 2019

This first public workshop was held on January 16, 2019 from and invited the community to learn about the Mammoth Lakes Climate Adaptation Resiliency Strategies and General Plan Update, including the update to the Housing Element, and provide key input. The public was notified of the meeting two weeks prior to the workshop via the local newspaper, flyers, email newsletter, announcements in the local media, and postings on the Town website and social media pages. With approximately 13 community

Upon acquisition of this 25-acre site in 2018, the Town Council made a determination to refer to the Shady Rest Parcel as "The Parcel" to avoid confusion with Shady Rest Park. It is referred to as "The Parcel" throughout the Housing Element.

members in attendance, the workshop began with a short presentation of the project including an overview of the Housing Element process and preliminary findings from the administrative draft of the Housing Element. After the presentation there was a group discussion about housing related items and then the group broke into an open house format. Attendees reviewed posted materials about the project at different stations and provided feedback about their housing priorities to staff.

Two stations at the workshop facilitated interaction with the public to obtain feedback related to the Housing Element. The first station presented a map of the preliminary list of sites from the administrative draft housing element that could potentially accommodate lower income units or larger residential projects. Discussion occurred and comments were received about the suitability of those sites for inclusion of the housing element. Post-its were provided for people to provide input on the proposed list of sites.

The second station asked community members to rank Housing Element programs and services preferences. Programs and services included in the Administrative draft housing element were consolidated into 12 categories on a poster board for participants to provide input on. The 12 categories on the board were:

- 1. Secure land and/or construct affordable and workforce⁵ housing
- 2. Pursue funding for a variety of housing projects and programs
- 3. Mixed-use housing development
- 4. Provide housing through Housing Ordinance mitigation options
- 5. Special needs housing and programs
- 6. Employer sponsored housing
- 7. Dedicated local tax initiative
- 8. Fair housing
- 9. Housing rehabilitation and preservation
- 10. Rental housing programs
- 11. Developer incentives for provision of affordable housing
- 12. Accessory dwelling units

Feedback indicated that the most important program or service was the second item on the list, the pursuit of funding for a variety of housing projects and programs. Other categories that received high priority votes (items with more votes at the top) were:

- Securing land and/or constructing affordable and workforce housing
- Providing housing through Housing Ordinance mitigation options

Per Mammoth Lakes Zoning Ordinance Section 17.148.020 workforce housing is defined as: Housing that is restricted for rent or purchase by individuals and households working in the community of Mammoth Lakes. Workforce Housing is Affordable Housing for workers. Employment criteria, rental rates, and sales prices for workforce housing shall be established administratively by the town.

- A dedicated local tax initiative
- Rental housing programs
- Accessory dwelling units
- Employer sponsored housing
- Fair housing programs and services

In addition to these two stations, people were encouraged to document their biggest housing concerns on a flip chart. In addition to providing comments on the programs and services, attendees provided concerns and recommendations as listed below:

- Increase permanent occupancy units in the town;
- Utilize the information in the Mono County Public Health on their Community Health Assessment or coordinate with them to address the health and housing connection in the housing element;
- Implement a rental housing program that inspects all rental housing for livability, not just short-term rentals;
- Create a threshold or limit on number of short-term rentals allowed;
- Allow duplexes in single-family residential zones;
- Require housing that is fire-safe for conditions in the region;
- Link the potential housing and other Town programs with economic development to increase the Area Median Income; and
- Encourage homeowners in R-1 zones to commit to renting rooms to employees for long-term (more than 30 day) use.

One citizen provided feedback requesting that the next community workshop display the potential sites for the housing inventory on a map with underlying zoning, allowable density, lot size, and existing entitlements disclosed.

1.6.4 TOWN COUNCIL WORKSHOP - APRIL 17, 2019

The Mammoth Lakes Town Council reviewed the draft 2019-2027 Housing Element at their meeting on April 17, 2019. Two members of the public attended. The PlaceWorks led consulting team presented about the draft housing element and draft safety element and responded to questions. The members of the council had the following comments and questions on the draft housing element and other housing issues:

Question: When it says "No Net Loss", what is this referring to?

- Response: If development occurs on sites listed in Appendix A not at income category, density and number of units assigned to those parcels then there must be enough other sites in the income categories with sufficient unit capacity to meet the Town's RHNA numbers or new sites must be zoned to address the RHNA.
- Question: If on a 25 acre property, half of the property was converted to other uses and the density was increased on the other half, would this qualify as No Net Loss?
 - o Response: No, the numbers are based on the parcel level
- Question: The RHNA is a State requirement?
 - o Response: Yes, related to land available for residential development
- Question: Will seasonal residents need to be assessed by the Town?
 - o Response: Yes it has been included, it would fall under the special needs section and there is a policy to support seasonal needs.
- Question: Can you use a dorm-style housing to qualify?
 - Response: Yes. Will check on how those units can be counted against the RHNA.
- Question: In the needs assessment, we identified significant people over 120%-180% of Area Median Income that need housing.
 - Response: The Housing Element RHNA just sets the minimum requirement.
 The Town can approve above and beyond those requirements.
- Question: On SB 2 and CDGB funding, what is the timing? How far do we need to be in the planning process?
 - Response: For SB 2 funds, the availability started at the end of March and goes through November 30th. The funds must be expended by mid-year 2022. Staff intends to submit an application to cover the concept proposal process for The Parcel. It will take about 60 days to approve funding (non-competitive). The funding sources and financing options will be addressed in the concept proposal process.
 - Additional rounds of SB 2 funding will also be available for building housing after this first year.
- Question: In the Huntington Beach case the issue seems to be availability of land to meet their RHNA?

- Response: They relied on a Specific Plan with a cap on units and the Council reduced the cap to just above the developed number and there were no other sites in the City that could be developed. The downzoning of the land that was included in the housing element is what caused the decertification of the housing element and lawsuits.
- Question: With the No-Net Loss requirement, our surplus of housing can cover us in the RHNA?
 - o Response: Correct, there is some surplus in all RHNA categories
- Question: What advantage does completing these documents provide to our community?
 - Response: There is money from the State (SB 2) for Housing Planning related activities
- Question: What type of exposure does this put on the Town?
 - o Response: It's unclear the full extent what type of enforcement the State will require for RHNA (other than no net loss).

1.6.5 PLANNING AND ECONOMIC DEVELOPMENT COMMISSION HEARING - JULY 10, 2019

The Mammoth Lakes Planning and Economic Development Commission reviewed the final draft 2019-2027 Housing Element at their meeting on July 10, 2019. Five members of the public attended. The PlaceWorks led consulting team presented about the final draft housing element and final draft safety element and responded to questions. The members of the PEDC and public had the following comments and questions on the draft housing element and other housing issues:

- Could temporary, seasonal housing or overnight parking of RVs be allowed on Town-owned property?
- Is there a density bonus twice what the state allows allowed in Mammoth Lakes?
- Please point out the actions in the housing element that are new
- Too much affordable housing concentrated in Sierra Valley sites neighborhood
- People in other neighborhoods are NIMBYs
- Parking and maintenance are issues in Sierra Valley sites because of overconcentration of affordable housing there

The PEDC voted to approve forwarding the final draft Housing and Safety Elements and the associated CEQA Addendum to the Town Council for their review and approval.

1.6.6 TOWN COUNCIL HEARING – AUGUST 7, 2019

The Mammoth Lakes Town Council reviewed the final draft 2019-2027 Housing Element at their meeting on August 7, 2019. Approximately 10 members of the public attended. The PlaceWorks led consulting team presented about the final draft housing element and final draft safety element and responded to questions. The members of the Town Council and public had the following comments and questions on the draft housing element and other housing issues:

- Have following comments submitted by Mammoth Lakes Housing been addressed?
 - Adding definitions of affordable housing, workforce housing and community housing?
 - Could an acronyms list be added?
 - Why are seasonal employees and their housing needs called out in the housing element?
- Written comments were submitted by a verbal commenter as follows
 - Suggested revisions to Policy H.4.D to strengthen the policy to incentivize accessory dwelling unit construction
 - Suggested revisions to Action H.4.D.2 to change text about revisions to development standards and adding specificity about those development standards and the zones where they apply.
 - Suggested adding new Action H.4.D.3 to convene a policy level group that includes representatives from various agencies and governing boards in town to work on incentivizing ADUs.
 - o Suggested Section 2.4.6 should mention the unique population of unsheltered homes who live in vehicles in Mammoth.
 - Suggested adding an action to develop an action plan for unsheltered homeless people including some type of safe parking option.

The Town Council voted to adopt the Housing Element and Safety Element and associated CEQA Addendum and authorized Town staff to submit the adopted Housing Element to HCD for their certification review.

1.6.7 HOW PUBLIC COMMENTS WERE ADDRESSED IN THE HOUSING ELEMENT

The Town received eight comment letters from members of the public during the public review period for the housing element. The comments listed below have been addressed by revisions in the housing element.

Add a definition of workforce housing

- Response: Added existing definition from Section 17.148.020 of the Town's
 Zoning Ordinance in Chapter 1
- Add the definition of affordable housing as used in this housing element
 - o Response: Included in Chapters 1 and 2 at Table 2-11.
- Public outreach was not as extensive as it should have been
 - Response: Additional description of public outreach has been added to Chapter 1
- Compare Community Housing Action Plan (CHAP) and Housing Element
 - o Response: Comparison language has been added to Chapter 1
- Add table showing progress towards RHNA for 5th cycle
 - Response: Table 4-43 was added in Chapter 4
- Questions and comments about challenges of obtaining FHA loans for condos in Section 3.1.3
 - Response: Text was added to Section 3.1.3 to provide additional information about FHA loans that have been approved
- Requests for additional market constraints text about mobile homes, accessory dwelling units (ADUs) and outside capital
 - Response: Mobile home rent space Commenter's suggested text was added in Chapter 3
 - Response: ADU financing Text about this issue locally was added in Chapter 3
 - Response: Outside Capital Commenter's suggested text was added in Chapter 3
- Add Town zoning map to element
 - o Response: added to Chapter 3 as new Figure 3-1
- For the Lodestar Housing Site what does housing is recommended mean? Is it required?
 - Response: Text was added to this section to address this question on Page 4-7

- Break out number of vacant acres between RMF-1 and RMF-2 in Table 4-44
 - Response: the acreage has been split out
- Revise Policy H.3.C to mention other local resources
 - o Response: This policy has been revised
- Add action to maintain affordability and improve mobile homes
 - o Response: Action H.2.A.6 was added to Chapter 5
- Add long term rental housing inspection program action and other comments that are related to condition of long-term rentals
 - o Response: Action H.2.D.2 added to Chapter 5
- Recommend that Affordable Housing Overlay Zone be applied to more parcels in Town
 - Response: Policy H.1.G added to Chapter 5 to consider adding the overlay on more parcels
- Suggest adding a policy regarding partnering with Mono County and other regional partners
 - o Response: Policy H.2.1 has been added to Chapter 5
- Comments about making the case for seasonal employee housing needs
 - o Response: Definition of Seasonal Housing has been added in Chapter 2
 - Response: Explanation of why seasonal housing is included in the Special Needs section has been added to Chapter 2
- Wanted to know the justification for the statement on page 2-12 of the HCD Draft Housing Element about Mammoth Lakes' home prices exceeding affordability for above-moderate households
 - Response: Added a reference at that same location to Section 2.6.3
 Housing Affordability and Table 2-28
- Remove statement about female-headed households that are below the poverty level
 - o Response: The statement has been removed from Chapter 2

- Include Mammoth Lakes homeless numbers in Table 2-13
 - Response: the homeless numbers for Mammoth Lakes have been included in Table 2-13
- When discussing Hispanic households being larger don't use the word typically and confirm that this is a recognized trend
 - o Response: The word "typically" was changed to "often" and information about research on this issue was included in Chapter 2.
- In addition, a variety of direct edits were requested that were made.

1.7 SUMMARY OF KEY FINDINGS AND HOUSING PROGRAM

This section summarizes the key issues and findings related to the availability and maintenance of housing adequate to meet the needs of all sectors of the Mammoth Lakes population. The issues listed below are discussed in greater depth in the various chapters of this Housing Element.

- Housing Affordability
- Construction of New Housing Units to Meet Regional Housing Need Allocation
- Create Other Housing Opportunities (e.g. ADUs, landlord/tenant matching, homebuyer assistance, increasing supply of deed restricted housing stock)
- Housing Rehabilitation and Conservation
- Housing Funding
- Governmental Constraints to Affordable Housing
- Energy Conservation

1.7.1 HOUSING AFFORDABILITY

The housing market in Mammoth Lakes is substantially driven by demand for vacation and second homes from Southern California buyers, with 59 percent of the housing stock as seasonal or occasional use units as noted earlier in this chapter. Housing in Mammoth Lakes is typically significantly more expensive than in neighboring communities such as Bishop. Utility costs are also high, related to the need to heat homes in Mammoth's cold winter climate and exacerbated by an increase in the number of older, outdated and less energy efficient housing stock.

Based on 2012-2016 ACS data, approximately 75 percent of Mammoth Lakes' households are in the extremely-low, very-low, low-, and moderate-income categories, and cannot afford most of the market rate rental or owner-occupied housing in the town. Income categories are defined in Table 2-11 in Chapter 2. Sixty-five percent of renters and those owning homes in Mammoth Lakes experience some degree of cost burden related to housing. Unpredictable weather conditions in Mammoth Lakes can also impact seasonal employment contributing to fewer hours and fewer jobs which further exacerbates home affordability. Over the last 10 years, drought and intermittent dry years have impacted Mammoth Mountain Ski Area (MMSA) (Mammoth and June Mountains) visitor levels and revenues. This has also affected other sectors of the local economy like restaurants and lodging. Housing affordability is expected to be an ongoing issue in the Town of Mammoth Lakes through this Housing Element Update period.

To address this issue, the Housing Element Update includes a number of policies and programs to facilitate the production and preservation of affordable housing. In particular, programs include:

- Through updates to the Town's Zoning Code and Housing Ordinance, policies and regulations will be enacted to facilitate the development of housing to serve extremely low-income and special needs populations, including seniors, the disabled, homeless, at-risk youth, seasonal employees, and female-headed households.
- Continuing funding (including allocation of Transient Occupancy Tax monies), partnership, and support for the work of Mammoth Lakes Housing, Inc. who have successfully built, rehabilitated, or preserved numerous income-restricted housing units in the past several years, and other housing organizations (e.g., IMACA).
- Other strategies identified through the recent Housing Action Plan and subsequent implementation of the plan including development of affordable housing on the Parcel.

1.7.2 HOUSING PRODUCTION

The Town's adopted Urban Growth Boundary, reflecting the extensive public lands immediately surrounding its urbanized area, limits Mammoth Lakes' ability to expand geographically. Thus, dedicating sufficient land within the UGB for residential uses at appropriate densities, and encouraging efficient use of land resources will remain critical over the housing element period. In addition, there are some properties in town that are planned for affordable and workforce housing; ensuring that these sites develop appropriately will be important to meeting Mammoth Lakes' fair share of the regional housing need. Programs to ensure that sufficient sites are available for housing include:

 Continuing the use of State and Town density bonuses for affordable housing, as well as studying and implementing ways housing production can be facilitated.

- Ensuring that large new development contributes units or in-lieu fees for more affordable housing along with market rate units, through implementation of the Town's Housing Ordinance.
- Encouraging the renovation and conversion of existing non-workforce units, such as condominiums currently used as second homes, to become part of the workforce housing supply.
- Reducing governmental constraints to housing production and affordability through the periodic review of fees, codes, and ordinances
- Allowing housing development as part of infill and mixed-use development within commercial zoning districts above the ground floor on Primary and Secondary Active Frontages.

1.7.3 HOUSING REHABILITATION AND CONSERVATION

Compared to many California communities, Mammoth Lakes' housing stock is relatively new, with 89 percent of the Town's housing stock having been built since 1970. Because of the impacts of weather and climate in Mammoth Lakes, some structures age faster than in more temperate locations. There are also an increasing number of older units, which will require continued investment, repair and upgrade to remain in good condition. As noted below, improving energy efficiency of older housing units is an important component of reducing housing costs in Mammoth Lakes's climate. Some of the community's most affordable units are older rental apartments, mobile homes, and condominiums, and preserving these units is an important goal of this Housing Element. Policies and programs that support this goal include:

- Investigating opportunities to acquire, rehabilitate, and dedicate existing housing units as affordable housing.
- Monitoring construction and rehabilitation of housing to meet the needs of the extremely low-income (ELI) population.
- Continuing code enforcement efforts, and encouraging local homeowners and owners/managers of rental housing properties to upgrade and improve older units, particularly those that do not meet current standards and codes.
- Continued application of Municipal Code standards that preserve the existing housing supply of non-transient rental housing units.
- Continue to implement updated deed-restriction policies to avoid conversion of existing deed-restricted units to market rate units.

1.7.4 GOVERNMENTAL CONSTRAINTS

The Town's property development standards, fee programs, and other regulations and requirements that regulate new development are intended to ensure it meets standards for public safety and welfare; to uphold neighborhood and community character; and to ensure that development pays its fair share of costs to mitigate demands on infrastructure and services. Although some development standards, such as those for onsite parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the Town's local context, particularly the need to deal with large amounts of winter snowfall.

The analysis of governmental constraints found that the Town's permitting, development review processes and fees represent actual staff costs and time to process applications, and are not unduly restrictive to new residential development. The Zoning Code was comprehensively updated in 2014 and addressed several identified housing constraints and consistency with the General Plan. Programs identified to reduce governmental constraints to housing production include:

- Conducting regular reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.
- Periodically review and update permit and development fees to ensure that they
 appropriately reflect the cost of processing applications and providing services to
 new development, without unduly increasing costs to build housing.
- Updating the Zoning Code related to Accessory Dwelling Units to address recent updates to state law.

1.7.5 ENERGY CONSERVATION

Energy efficiency is a significant contributor to lowering housing costs, particularly in Mammoth Lakes with its extreme winter climate. The Housing Element identifies programs to support additional energy conservation including:

- Working with local non-profits that offer low-cost retrofits including Inyo-Mono Advocates for Community Action (IMACA) to improve program participation among qualified homeowners.
- Reviewing all projects for energy efficiency in site design and planning, and for conformance with State and Town building codes.
- Encouraging residential development that promotes energy-efficient and sustainable building practices, including the use of alternate energy sources such as geothermal and solar. Publicize energy efficient programs such as Property Assessed Clean Energy (PACE) and others.

2 HOUSING NEEDS ASSESSMENT

This housing needs assessment section serves as the foundation for developing the Town of Mammoth Lakes' housing goals, policies, and programs outlined in *Chapter 5*, *Housing Program*, of this Housing Element. This chapter analyzes relevant population and housing aspects to determine the specific housing needs of Mammoth Lakes' residents. Important characteristics include: demographics, household characteristics, special housing need populations, and housing characteristics. Housing includes single family homes, condominiums, townhomes, apartments, and other livable unit types. The information provided in this chapter covers the breadth of analysis suggested by the California Department of Housing and Community Development (HCD) in its Housing Element guidelines; additional information or detail has been provided in some areas to reflect Mammoth Lakes' local characteristics and housing needs.

In order to examine population and housing characteristics, this chapter references the most recently updated official government data and private market data. The U.S. 2010 Decennial Census and the American Community Survey 2012-2016 are the primary sources for the majority of the data collected. Other data sources were cited where appropriate, such as the HCD, California Department of Finance (DOF) for 2017 population household estimates, and the California Employment Development Department (EDD) for local employment trends. Most of the data in this chapter were compiled by PlaceWorks, the consultant firm retained by the Town to assist with preparation of the Housing Element. Where possible, the Town has used data provided by the HCD.

2.1 REGIONAL POPULATION AND ECONOMIC CONTEXT

The Town of Mammoth Lakes is a resort-oriented community and experiences large seasonal fluctuations in population. During the peak ski season, the Town estimates that on any given weekend the influx of visitors to Mammoth Lakes can result in an occupancy including the visitors of up to four times the year-round resident population. This fluctuation in population also results in some seasonal variation in employment and housing demand, leading to unique housing pressures.

In 2016, approximately 5,237 people were employed within the town. Services and visitor-oriented businesses related to the Mammoth Mountain Ski Area (MMSA) employ the most persons annually (see Table 2-8), but this employment demand varies seasonally, with the peak occurring during the winter ski season. Furthermore, wages in Mammoth Lakes' primary employment sector, hospitality and leisure, tend to be fairly low. Despite low local wages, many high income persons own homes (often vacation homes) and recreate in Mammoth Lakes. Of the over 9,800 homes in Mammoth,

approximately 59.4 percent are seasonal, vacation, or occasional use homes that are not made available for year-round residents to rent.

2.2 POPULATION CHARACTERISTICS

The town's population characteristics help to inform the nature and extent of its housing needs. These factors include age distribution, population growth, employment and education and can indicate the type and amount of housing needed as well as residents' ability to pay for housing.

2.2.1 POPULATION TRENDS

Mammoth Lakes, a town of 8,316 full-time residents, is the only incorporated area in Mono County and makes up a significant share (roughly 60.1 percent) of the County's population. As previously discussed, the Town of Mammoth Lakes experiences fluctuations in its population, with the peak occurring in the winter ski season.

As shown in Table 2-1, from 2000 to 2018, the Town of Mammoth Lakes grew four times faster than Unincorporated Mono County (Mono County excluding the Town of Mammoth Lakes) annually. In comparison, between 2010 and 2018 the population of Mammoth Lakes increased at approximately only 0.1 percent compared to Unincorporated Mono County, which experienced a decrease of -1.0 percent annually. California Department of Finance projected population growth is not available for the Town of Mammoth Lakes. However, the Department of Finance anticipates Mono County to grow at an average annual growth rate of 0.5 percent, reaching a total population of between 14,360 to 14,663 people by the end of this Housing Element planning period in 2027 (Table 2-2). If Mammoth Lakes grows by its Regional Housing Need Allocation (RHNA) of 155 units, or 388 people (at an average household size of 2.5), its average annual growth rate will be 2.8 percent during the planning period, relatively higher than the growth rate predicted for Mono County by the California Department of Finance.

Population, as defined by the U.S. Census, is all people, male and female, child and adult, living in a given geographic area.

Table 2-1 Population Growth: 2000-2018

	2000	2010	Average Annual Growth Rate, 2000–2010	2013	2018	Average Annual Growth Rate, 2013–2018
Town of Mammoth Lakes	7,093	8,234	1.6%	8,307	8,316	0.1%
Unincorporated Mono County	5,760	5,968	0.4%	6,186	5,506	-1.0%
Total - Mono Countya	12,853	14,202	1.0%	14,493	13,822	-0.3%

^a Includes the Town of Mammoth Lakes and Unincorporated Mono County.

Source: HCD Table 1 (Census 2010); Census 2000; DOF 2013, 2018.

Table 2-2 Projected Population Growth: 2018-2030

	2018	2020	2025	2030	Average Annual Growth Rate
	2010	2020	2023	2030	Glowill Kule
Mono County ^a	13,848	13,986	14,360	14,663	5.9%

^a Includes the Town of Mammoth Lakes.

Source: DOF 2018.

2.2.2 AGE

Housing needs are also impacted by the population's age characteristics since needs and preferences change as people age. Different age groups also have housing needs dependent on a variety of factors, including family type and size, income, and housing preference. Understanding these characteristics is essential in determining Mammoth Lakes' appropriate housing needs.

Based on Mammoth Lakes' median age of 32.6 (Table 2-3), the town has a younger population than the County overall (38.9) and a slightly younger population than California as a whole; the median age of California residents was 36.0 years of age in 2016.

Table 2-3 Median Age: Town of Mammoth Lakes and Mono County, 2016

	2016
Mammoth Lakes	32.6
Mono County ^a	38.9
California	36.0

 $[\]ensuremath{^{\alpha}}$ Includes the Town of Mammoth Lakes.

Source: 2012-2016 ACS.

As shown in Table 2-4, a large proportion of Mammoth Lakes' and Mono County's population are under the age of 19; approximately 23.5 percent of Mammoth Lakes' residents and 22.0 percent of Mono County residents are under the age of 19. The Town's largest age group is 25 to 34, while Mono County's largest age group is slightly older at 45 to 54. The Town's slightly larger percentage of persons aged 25 to 34 is likely influenced by the presence of the Mammoth Mountain Ski Area, which employs younger adults during the ski season. The town's active outdoor environment is also attractive to younger adults. Mono County has a larger proportion (13.2%) of persons age 65 and older than Mammoth Lakes (6.5%), perhaps attributable to the fact that the town's climate, with heavy annual snowfall, is less attractive to seniors than other communities in the county.

As seen in Table 2-5, the most significant population increases in Mono County between 2011 and 2016 occurred in residents aged 65 years and above, rising by 47.0 percent. In comparison, the most significant population increase in Mammoth Lakes was from residents aged 35 to 44 years. In Mammoth Lakes, this age group comprised 12.5 percent of the town's population in 2011, but rose relatively, reaching 14.2 percent in 2016.

Table 2-4 Age Distribution: Town of Mammoth Lakes and Mono County, 2016

	Mammo	oth Lakes	Mono	Countya
Age Group	Number	Percent	Number	Percent
Under 5	519	6.3%	618	4.4%
5-19	1,417	17.2%	2,473	17.6%
20-24	833	10.1%	1,686	12.0%
25-34	1,631	19.8%	1,672	12.0%
35-44	1,202	14.6%	1,616	11.5%
45-54	1,230	14.9%	2,108	15.0%
55-64	870	10.5%	2,051	14.6%
65+	532	6.5%	1,855	13.2%
Total	8,234	100.0%	14,079	100.0%

^aIncludes the Town of Mammoth Lakes.

Source: 2012-2016 ACS.

Table 2-5 Comparative Age Distribution: Town of Mammoth Lakes and Mono County, 2011 to 2016

	201	1	201	16		
	Mammoth Lakes	Mono County∘	Mammoth Lakes	Mono County∘	Mammoth Lakes Percent	Mono County Percent
Age Group	Number	Number	Number	Number	Change	Change
Under 5	536	902	519	618	-3.2%	-31.5%
5-17	1,365	2,061	1,417	2,473	3.8%	20.0%
18-24	1,075	1,487	833	1,686	-22.5%	13.4%
25-34	1,394	2,222	1,631	1,672	17.0%	-24.8%
35-44	1,013	2,025	1,202	1,616	18.7%	-20.2%
45-54	1,150	2,136	1,230	2,108	7.0%	-1.3%
55-64	1,002	1,921	870	2,051	-13.2%	6.8%
65+	546	1,262	532	1,855	-2.6%	47.0%
Total	8,081	14,016	8,234	14,079	1.9%	0.5%

a Includes the Town of Mammoth Lakes.

Source: 2012-2016 ACS.

2.2.3 EMPLOYMENT

According to the American Communities Survey, as of 2016 there are 5,237 Mammoth Lakes' residents in the workforce. However, the size of the total workforce (including non-residents) fluctuates with seasonal demand (seasonal employment is discussed in more detail on page 2-22). As shown in Table 2-6, the "Arts, Recreation, and Hospitality Service" occupations employ the largest proportion of Mammoth Lakes' residents at 37.6 percent, compared to Unincorporated Mono County at 13.6 percent. "Educational, Health Care, and Social Assistance" occupations and "Finance, Insurance, Real Estate, Office and Other Services" are the second and third largest employment sectors in Mammoth Lakes respectively. These sectors likely employ a substantial portion of Mammoth Lakes' and Mono County's college graduates.

Table 2-6 Occupations of Mammoth Lakes Residents and Unincorporated Mono County, 2016

	Mammo	oth Lakes	Unincorporated Mono County ^a	
Occupation	Persons	Percent	Persons	Percent
Agricultural, Forestry, Fishing, Hunting and Mining	277	5.3%	161	6.9%
Arts, Recreation and Hospitality Services	1,969	37.6%	319	13.6%
Construction, Manufacturing and Wholesale	424	8.1%	335	14.3%
Educational, Health Care and Social Assistance	997	19.0%	451	19.3%
Management, Professional, Scientific and Information	265	5.1%	254	10.9%
Public Administration	189	3.6%	391	16.7%
Finance, Insurance, Real Estate Office and Other Services	631	12.1%	76	3.3%
Retail Trade	289	5.5%	253	10.8%
Transportation, Warehousing, and Utilities	196	3.7%	100	4.3%
Total	5,237	100.0%	2,340	100.0%

^a Mono County excluding the Town of Mammoth Lakes.

Source: ACS 2016.

2.2.4 EMPLOYMENT GROWTH

Unlike the above section which discusses the type of employment held by town residents, this section discusses the type of employment available within Mammoth Lakes. The California Employment Development Department (EDD) provides data on labor markets. However, it does not report data for the Town of Mammoth Lakes separately from the rest of Mono County. Therefore, data for the County were used as a proxy for the industrial make-up and employment growth trends for the town. While not all industry groupings are identical to those provided by the U.S. Census for occupations held by residents, it is still a good indicator of employment growth trends within the area within certain types of industry.

Table 2-7 Jobs by Industry in Mono County, 2017

	Mono C	Countya
Occupation	Persons	Percent
Wholesale Trade	10	0.1%
Retail Trade	580	7.7%
Transportation, Warehousing, and Utilities	40	0.5%
Professional and Business Services	340	4.5%
Educational and Health Services	100	1.3%
Financial Activities	360	4.8%
Leisure and Hospitality	3620	48.1%
Private Service Provided -Residual	300	4.0%
Government	1700	22.6%
Mining, Logging, and Construction	380	5.1%
Manufacturing	60	0.8%
Total Farm	40	0.5%
Total	7,520	100.0%

^a Including the Town of Mammoth Lakes.

Source: EDD 2018 Employment by Industry (Historical Annual Average).

As seen in Table 2-7, the majority of jobs in Mono County are found in the Leisure and Hospitality sector, primarily due to the large employment needs generated by the Mammoth Mountain Ski Area and other jobs that service the town and county's recreation and tourism-based economy. According to data from EDD, leisure and hospitality accounts for roughly 48.1 percent of employment in Mono County. This imbalance between leisure and hospitality sector jobs offered versus those filled by local residents indicates that these jobs must be filled by workers who are recruited from

outside of the area annually. Other major employment generators in the County are government (22.6%), retail trade (7.7%), mining, logging, and construction (5.1%), financial activities (4.8%), and professional and business services (4.5%).

Over the last 20 years, the Leisure & Hospitality sector has remained the largest employment sector with a 2.8 percent average annual growth rate. Though much smaller sectors comparatively, Educational & Health Services, Professional & Business Services and Total Farm sectors have seen the greatest amount of growth at 5.0 percent, 5.0 percent and 3.1 percent, respectively. The average annual growth rate in both the Wholesale Trade and Retail Trade sectors, while both seeing job growth between 1997 and 2017, have decreased slightly over the last 20 years.

With the exception of education and health services, all identified industries listed in Table 2-7 have either remained stable or have seen positive annual growth rates between 1997 and 2017. Despite its more modest growth rate, what is significant is that the leisure and hospitality sector added 1,310 jobs to the County between 1997 and 2017; that's double the number of jobs added in all growth-positive sectors combined. Government also added a significant number of jobs (500) during the same period.

Educational & Health Services has expanded the fastest, at an average rate of 5.0 percent per annum, but still makes up less than 2.0 percent of total employment.

As the economy has continued to expand following the recession, employment levels have improved since 2012. Looking at the unemployment rate over the last 10 years, Mono County's annual unemployment rate was 4.8 percent in 2007 but plateaued around 10.0 percent between 2010 and 2012. Since then, it has gradually decreased to 4.4 percent in 2017. In comparison, while Mammoth Lakes' annual unemployment rate was also approximately 5.0 percent in 2002, it hovered around 7.0 percent between 2010 and 2012. Since then, the 2017 annual unemployment rate for the Town of Mammoth Lakes is estimated to have dropped to 2.2 percent.

As seen in Table 2-8, many of the major employers in Mammoth Lakes are leisure- and hospitality-oriented. The employers are listed showing the largest employers at the top of the table with decreasing numbers of employees as you go down the table. Of the 19 largest employers in Mammoth Lakes and June Lakes combined, over two thirds provide amenities for the seasonal tourism industry. Seven of the 13 hospitality-oriented employers are resorts. The other major employers in Mammoth Lakes generally provide public services including schools, a hospital, and the local fire department. The large proportion of service-oriented jobs in Mammoth Lakes indicates the need for housing for limited term employees to support the largest employee bases in the region. The number of seasonal/limited term employees vary during different seasons.

Table 2-8 Major Employers in Mammoth and June Lakes, 2017

Employer Name	Location	Industry	Number of Employees
Mammoth Resorts	Mammoth Lakes	Resorts	1,000 – 4,999
Mammoth Snowmobile Adventures ¹	Mammoth Lakes	Snowmobile-Renting & Leasing	1,000 – 4,999
Mammoth Hospital	Mammoth Lakes	Hospitals	250 – 499
Mammoth Unified School District ²	Mammoth Lakes	School District	250 – 499
Juniper Springs Resort	Mammoth Lakes	Resorts	100 – 249
Mono County Public Works Department	Bridgeport ⁴	Utility Contractors	100 – 249
Village Lodge Mammoth	Mammoth Lakes	Hotels & Motels	100 – 249
Vons	Mammoth Lakes	Grocers-Retail	100 – 249
Westin Monaches Resort Mammoth	Mammoth Lakes	Hotels & Motels	100 – 249
Mammoth Elementary School	Mammoth Lakes	Schools	50 – 99
Mammoth Lakes Fire Department ³	Mammoth Lakes	Fire Departments	50 – 99
Mammoth Mountain Inn	Mammoth Lakes	Resorts	50 – 99
Mammoth Ranger District Center	Mammoth Lakes	Government Offices - US	50 - 99
Mammoth Reservations Inc.	Mammoth Lakes	Vacation Rentals	50 – 99
Mono County Office- Emergency	Bridgeport ⁴	Government Offices- County	50 – 99
Mountainside Grill	Mammoth Lakes Restaurants		50 – 99
Sheriff Office-Finance	Bridgeport ⁴	Sheriff	50 – 99
Sierra Nevada Lodge	Mammoth Lakes	Resorts	50 – 99
Tamarack Lodge & Resort	Mammoth Lakes	Resorts	50 – 99
Mammoth Pacific LP	Mammoth Lakes	Geothermal Exploration	20 – 49
C	:- 11 C		

Source: EDD 2018 Major Employers in Mono County.

¹ Under the industry codes prescribed by the Employment Development Department (EDD), this employer includes all rentals associated with Mammoth Resorts.

² The EDD considers school administration an entity separate from employment at school facilities primarily engaged in furnishing academic courses and associated course work.

³ The EDD requires that any paid work be reported, and therefore this count includes paid volunteers.

⁴ The total number of Mono County employees is shared between Bridgeport and Mammoth Lakes.

2.2.5 JOBS AND EMPLOYED RESIDENTS

Mammoth Lakes' employment dynamics are typical of a tourism driven economy in contrast with cities in California without a large tourism economy, as there is a predominance of leisure and hospitality jobs. There are a large number of seasonal and part-time jobs in the town that can necessitate year-round residents taking multiple jobs over a year. According to the Mammoth Lakes Housing Needs Assessment released in July of 2017, Mammoth Lakes has dominant winter peak employment, with a smaller increase during summer. There are approximately 2,200 seasonal winter jobs, and one third (730) of those jobs transfer to seasonal summer employment in Mammoth Lakes. Based on the most recent data available, the inverse is true for Unincorporated Mono County overall, experiencing a decrease in seasonal employment in winter with more dominant summer peak employment. This ratio implies that the County exports a portion of its employed residents to surrounding communities and neighboring counties during the spring and fall seasons.

2.3 HOUSEHOLD CHARACTERISTICS

Household characteristics, including household type and size, income levels, as well as other characteristics, determine the type of housing needed and desired by Mammoth Lakes' residents. For example, family households, particularly those with children, have less flexibility in their housing needs and typically require larger units. This section describes prevailing household characteristics in Mammoth Lakes and how those characteristics impact housing needs.

2.3.1 JOBS AND EMPLOYED RESIDENTS

According to data from the American Community Survey (ACS 2016), the Town of Mammoth Lakes has an estimated 2,791 households. As shown in Table 2-9, Mammoth Lakes has a slightly lower percentage of family households (53.5%), compared to Unincorporated Mono County (54.7%). In comparison, in California as a whole, family households make up 68.7 percent of all households. Data from the ACS 2016 also indicates the average household size in Mammoth Lakes is 2.77 and in Mono County, 2.82.

2.3.2 HOUSEHOLD INCOME

Income is a critical characteristic in determining residents' housing opportunities and affordability. Income affects a household's decision when it comes to tenure, type, and location of housing. According to data from the U.S. Census and the American Communities Survey (ACS 2016), the town of Mammoth Lakes and California have a higher median household income than Mono County (Table 2-10). Adjusting for inflation, median household incomes have increased since 2010, indicating that incomes have likely kept pace with the cost of living.

Table 2-9 Household Characteristics: Mammoth Lakes and Unincorporated Mono County, 2011

_	Mammoth Lakes		Unincorporated Mono County ^a	
Household Type	Number	Percent of Total	Number	Percent of Total
Family Households				
Married-couples	1,230	82.3%	2,300	46.5%
Male householder, no wife present	125	8.4%	218	4.4%
Female householder, no husband present	139	9.3%	190	3.8%
Total Family households	1,494	53.5%	2,708	54.7%
Non-Family Households		_		
Living Alone	846	65.0%	1,699	34.3%
Other	451	35.0%	543	11.0%
Total Non-Family Households	1,297	46.5%	2,242	45.3%
Total All Households	2,791	100.0%	4,950	100.0%

^a Mono County excluding the Town of Mammoth Lakes.

Source: ACS 2016.

Table 2-10 Median Household Income: 2010 and 2016 (2016 Dollars)

	2010	2016
Mammoth Lakes	\$54,414	\$60,899
Mono County∘	\$55,087	\$58,937
California	\$60,883	\$63,783

^a Includes the Town of Mammoth Lakes.

Source: ACS 2016.

2.3.3 HOUSEHOLD INCOME DISTRIBUTION BY INCOME CATEGORY

The State requires each jurisdiction to address its housing needs by the income categories, defined by Area Median Income (AMI), shown in Table 2-11 below. The extremely low, very low and low-income categories make up what is defined as "affordable housing" or housing for those making 80 percent or less of area median income.

Table 2-11 Income Categories by AMI

Income Category	Area Median Income (AMI)
Extremely Low-Income	Less than 30% AMI
Very Low-Income	Between 31-50% AMI
Low-Income	Between 51-80% AMI
Moderate-Income	Between 81-120% AMI
Above Moderate-Income	Greater than 120% AMI

Source: HCD Income Limits 2018

Certain housing subsidies and housing policies use these categories to set income limits or to qualify certain segments of the population, adjusting for household size. It is also used by the State to allocate housing needs to local jurisdictions as part of the housing element update process.

As Mammoth Lakes' home prices tend to exceed the affordability of above moderate-income households, which are classified above, this chapter's Needs Assessment also evaluates subsets of above moderate-income households: middle and upper income categories, which are defined specifically for evaluating their ability to afford housing in Mammoth Lakes (see Section 2.6.3 Housing Affordability, Table 2-28). For the purposes of this Housing Element, "middle" income households are those households with incomes between 121 and 150 percent of AMI, and "upper" income households are those households with incomes greater than 150 percent of AMI. These additional categories provide the larger context of affordability across a wider range of incomes than defined by just the State-defined categories.

Table 2-12 displays the household income distribution for the Town of Mammoth Lakes and Mono County. Mammoth Lakes has a slightly lower proportion of households in the lower income categories; 18.3 percent of Mammoth Lakes households and 21.9 percent of Mono County households have incomes below \$35,000. Households in Mammoth Lakes and Mono County with incomes ranging from \$35,000 to \$49,999 comprise 14.3 percent and 16.3 percent of total households, respectively. In addition, many households in Mammoth Lakes are categorized in the middle of the income range, with 44.2 percent of households earning between \$50,000 to \$99,999, in contrast to 38.5 percent in Mono County. Comparatively, 23.2 percent of Mammoth Lakes residents and 23.4 percent of Mono County households have incomes in, at, or above \$100,000, an almost equal percentage of higher income households. As will be

discussed later in the chapter, lower-income households often have difficulty finding decent and affordable housing within Mammoth Lakes.

Table 2-12 Household Income Distribution by Income Category, 2016 Data

	Mammoth Lakes		Mono C	ounty
Income Group a	Households	Percent	Households	Percent
Less than \$10,000	18	0.6%	94	1.9%
\$10,000 to \$14,999	132	4.7%	168	3.4%
\$15,000 to \$24,999	49	1.8%	312	6.3%
\$25,000 to \$34,999	311	11.1%	510	10.3%
\$35,000 to \$49,999	400	14.3%	807	16.3%
\$50,000 to \$74,999	856	30.7%	1193	24.1%
\$75,000 to \$99,999	378	13.5%	713	14.4%
\$100,000 to \$149,999	440	15.8%	767	15.5%
\$150,000 or more	207	7.4%	391	7.9%
Total	2,791	100.0%	4,950	100.0%

^a The ACS does not break down income ranges by the income limits defined by HCD. Therefore, income groups differ from those discussed in the paragraph above. Source: ACS 2016.

2.4 SPECIAL NEEDS GROUPS

Special need populations often have unique housing needs beyond affordability. Their specific condition can require on-site services, specific housing design, or both to meet their day-to-day household needs. For example, disabled persons often require accessible ground floor units, and seniors sometimes need on-site care. Homeless persons often require transitional housing and may require treatment services before placement in more stable permanent housing.

State Housing Element Law defines "special needs" groups to include the following: senior households, female-headed households, large households, persons with disabilities (including developmental disabilities), homeless persons, and agricultural workers. This section describes the housing needs of each of these groups in Mammoth Lakes. Table 2-13 and Chart 2-1 summarizes the estimated number of special needs households in Mammoth Lakes.

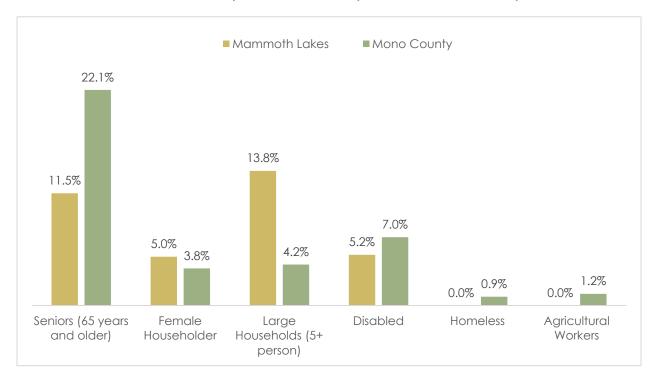
Table 2-13 State-identified Special Needs Groups, 2016

	Mammoth L	akes	Mono County ^a		
Special Needs Groups	Number	Percent	Number	Percent	
Seniors (65 years and older) ^b	321 households	11.5%	1,095 households	22.1%	
Female Householder	139 households	5.0%	190 households	3.8%	
Large Households (5+ person)	115 households	13.8%	207 households	4.2%	
Disabled ^b	303 residents	5.2%	972 residents	7.0%	
Homelessc	51 residents	0.6%	73 residents	0.5%	
Agricultural Workersd	0 residents	0.0%	165 residents	1.2%	

a Includes the Town of Mammoth Lakes.

Source: California EDD 2018; ACS 2016; HCD Housing Element data packet Tables 7, 8, 11 (Census 2010; ACS 2016).

Chart 2-1 State-Identified Special Needs Groups as Percent of the Population



Source: California EDD 2018; ACS 2016; HCD Housing Element data packet Tables 7, 8, 11 (Census 2010; ACS 2016).

^b ACS 2016.

^c Numbers are provided for by the Eastern Sierra Continuum of Care for which Mono County is a participating member based on the 2019 Homeless Point in Time Count.

d California Ag Census, 2012.

The number of households indicated in the 2016 ACS is notably smaller than the 2011 ACS data. This may be due to refinement in data collection techniques by the ACS over time.

2.4.1 SENIOR HOUSEHOLDS

Senior households are defined as households with one or more persons over the age of 65 years. The special needs of senior households are due to three primary concerns: seniors generally live on a fixed income, have higher health care costs, and are more likely to have some form of disability. According to the American Community Survey (ACS 2016), 6.7 percent of Mammoth Lake's residents were seniors. Approximately 71.0 percent of Mono County's senior residents live within Mammoth Lakes. Mammoth Lakes contains a lower proportion of seniors compared to the State overall, which had approximately 6.7 percent of its population 65 years and older. This is likely due to the harsher weather conditions in Mammoth Lakes.

The "frail elderly," defined as persons over age 75, are a particularly important group of seniors to assess, as older seniors are more likely to face mobility issues and higher medical costs than their younger counterparts. Mammoth Lakes has no frail elderly in this dataset, in contrast with Mono County which has a small percentage (4.6%) of frail elderly and the state of California (5.6%). The ACS data is based only on a sample of the Town population so it is unlikely that no frail elderly residents are present in the entire population of Mammoth Lakes.

There are special concerns for senior citizens that need to be considered during project design review. The most significant concerns include:

- Senior citizens are less mobile than younger age groups; consideration for accessibility should be given a high priority.
- Senior citizens generally prefer to be autonomous and maintain independent living lifestyles. In order to support this lifestyle choice, seniors need convenient and close access to services, including shopping and health care facilities, social service and activity centers, and public transportation.
- Senior citizens generally prefer to be a part of a community.
- Senior citizens are concerned about physical and psychological security, more so than younger age groups.
- Senior citizens are often on fixed incomes and require stable housing arrangements without the risk of significant increases in rent.

Of the 321 households with a householder 65 years of age or older, approximately 33 (10.3%) of these are low income (between \$25,000 and \$44,999 per year). Severely cost-burdened senior households are most at risk of being displaced from their housing and often have to make difficult decisions about whether to pay for rent and utilities or essential needs like food and medical care.

2.4.2 FEMALE-HEADED HOUSEHOLDS

Female-headed households need special consideration and assistance to accommodate their housing needs. Female-headed households are those households with no male adult present and contain multiple related persons. National statistics indicate that female-headed households are significantly more likely than the population overall to be in poverty. These households often struggle with balancing full-time employment while providing quality care for their children. As such, their needs often include affordable housing and accessible day care.

Based on the American Community Survey (ACS 2016) data, there are 139 female-headed households in Mammoth Lakes, 9.3 percent of all households. Of those female-headed households, more than three-quarters (107) were households with children. These families with children are most likely to require on-site affordable child care, thereby reducing barriers to full-time employment.

2.4.3 LARGE HOUSEHOLDS

Large households are family households with five or more people. Large households are considered a special needs group for housing because there is typically a limited supply of adequate and appropriately sized housing for them that is also affordable. Large households on a limited budget may be more at risk of overcrowding in the home. These households may choose a smaller home in an effort to save money to pay for other necessities including transportation, food, and clothing. According to the American Community Survey (ACS 2016), there are 115 large households in Mammoth Lakes, approximately 4.3 percent of all households (Table 2-14). This is slightly less than in Unincorporated Mono County' with 4.6 percent of all households considered large.

Table 2-14 Household Size, 2016

	Mammoth Lakes		Unincorporat	ed Mono Countya
Household	Number	Percent of Total	Number	Percent of Total
1-Person Household	846	31.5%	854	40.3%
2-4 Person Households	1,729	64.3%	1,171	55.3%
5+ Person Household	115	4.3%	92	4.4%
Total Households	2,690	100.0%	2,117	100.0%

^a Mono County excluding the Town of Mammoth Lakes.

Source: ACS 2016.

Again, Mammoth Lakes' has fewer family households proportionally than Unincorporated Mono County but also has a larger average household size. Mammoth Lakes' large number of younger recreation employees likely contributes to a higher percentage of non-family members living in shared housing. HUD and the U.S. Census define overcrowding as having more than one person per room, excluding kitchens, bathrooms, garages, and hallways. Thus, a large five-person household would require at least a three-bedroom unit if it also had a dining room and a living room. According to the American Community Survey (ACS 2016), approximately 43.6 percent of Mammoth Lakes' total housing units (both owned and rental) have three or more bedrooms, significantly less than Unincorporated Mono County's portion of large units (58.1%) (Table 2-14). Of this 43.6 percent, less than one third of these larger units (31.8% or 387 units) were rental, indicating that some large families that rent may have difficulty finding an appropriately sized unit. Furthermore, single family homes offered for rent can be sold, and the new owner may choose to no longer rent the unit. As singlefamily homes typically have more bedrooms than apartment units and other multifamily housing options, the number of large rental units has the potential to be reduced even further.

2.4.4 DISABLED PERSONS

Disabled persons may have special housing needs for several reasons, such as living on a fixed income, lack of housing choices that are both affordable and accessible, and higher health care costs. There are primarily five different types of disability:

- **Sensory and Physical Limitation**: Difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- Mental Disability: Difficulty in learning, remembering, or concentrating
- Going Outside Home Limitation: Difficulty going outside the home alone to shop or visit a doctor's office
- **Employment Limitation**: Difficulty working at a job or a business
- **Self-Care Limitation**: Difficulty dressing, bathing, or getting around inside the home

According to the 2000 U.S. Census, approximately 6.5 percent (433 residents) of the population of Mammoth Lakes and 12.0 percent (624 residents) of the population of Unincorporated Mono County (1057 residents or 8.9% in Mono County overall) classified themselves as disabled. Examining both Mammoth Lakes' and Unincorporated Mono County's disabled persons by age group and employment status reveals there is a higher percentage of disabled persons who are employed in Mammoth Lakes than in Unincorporated Mono County, while the percentage of working aged disabled persons who are not employed or 65 years of age or older in Unincorporated Mono County is greater than in Mammoth Lakes (Table 2-15).

Table 2-15 Disabled Persons by Age Group and Employment Status, 2000^a

	Mammoth Lakes		•	rated Mono Inty ^b
Age Group	Number	Percent	Number	Percent
Age 16-64, Employed Person with a Disability	330	76.2%	385	61.7%
Age 16-64, Not Employed Persons with a Disability	68	15.7%	113	18.1%
People 65 years and over with a Disability	35	8.1%	126	20.2%
Total Person with a Disability	433	100.0%	624	100.0%
% of Total Population (Civilian Non- institutional)		6.5%		12.0%

^a The 2010 Census does not provide updated information on persons with disabilities, beyond the data provided in 2000.

There is a broad range of conditions that are considered a disability, and housing needs can vary by disability type. According to the 2016 ACS, 303 persons in Mammoth Lakes had a disability. The ACS classifies the disability as, hearing difficulty, vision difficulty, cognitive difficulty, or ambulatory difficulty. The ACS also tracks if the person had a disability that could limit self-care (dressing, bathing, getting around the home), going outside the home (shop or doctor visits), independent living, and employment. Table 2-16 shows information derived from the 2016 ACS for the Town of Mammoth Lakes with regard to age group, disability status and type of disability. Note that individuals may have indicated more than one type of disability.

The Inyo-Mono Association for the Handicapped (IMAH) operates an adult daycare in Bishop and provides other services for the handicapped including independent living assistance. Additionally, IMACA has a senior housing complex, Valley Apartments located in Bishop, which also services those with disabilities. This 19-unit senior housing facility was upgraded in 2018 to fully modernize the electrical system, and an array of solar panels was also installed to improve the facility quality and resiliency. Additionally, as of 2018, the City of Bishop is working with an affordable housing developer to construct 70 units targeted to seniors, persons of disabilities, and workingfamilies. As of November 27, 2018, Mammoth Lakes Housing, Inc. has at least one permanently developmentally disabled person and multiple physically disabled people on its waitlist and has had conversations with parents who would like to find housing for their disabled children as well. Otherwise, neither this agency nor the Mono County Department of Social Services is aware of any other handicapped persons in Mammoth Lakes currently

b Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 11 (Census 2000).

in need of housing assistance. The Mono County Behavioral Health (MCBH) Innovation Plan is an additional resource that helps to identify the health conditions of Mammoth Lakes residents. Supported by the MCBH Innovation Plan, MCBH staff is trained to better assist people with disabilities to regain strength and transform their lives in a community-oriented setting.

Table 2-16 Disabilities by Age Group, Status and Type, 2016

	5 to 64	Years	65 Years and Over		Total	
Disability	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	0	0.0%	57	18.8%	57	18.8%
Vision Difficulty	136	44.9%	38	12.5%	174	57.4%
Cognitive Difficulty	113	37.3%	0	0.0%	113	37.3%
Ambulatory Difficulty	48	15.8%	0	0.0%	48	15.8%
Self-Care Difficulty	0	0.0%	0	0.0%	0	0.0%
Independent Living Difficulty	101	33.3%	0	0.0%	101	33.3%
Total Disabilities Tallied ¹	208	68.7%	95	31.4%	303	100.0%

^aThe total may not reflect the sum of disabilities due to concurrent disabilities for some individuals. Source: HCD Housing Element data packet Table 12 (ACS 2016).

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. The Town Planning Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. In order to ensure accessibility by all persons, the Town of Mammoth Lakes requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). The most recent comprehensive Zoning Code Update, codified in 2014, allows large residential care and assisted living facilities in the Old Mammoth Road and Mixed Lodging/Residential districts with a ministerial or administrative permit. The Zoning Code Update also permits small (six or fewer residents) residential care facilities as it would any similar residential use.

2.4.5 DEVELOPMENTAL DISABILITIES

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to persons with developmental disabilities (cognitive disability, cerebral palsy, epilepsy, autism, etc.) and their families through a statewide system of 21 regional centers. The Kern Regional Center (KRC) is one of those 21 regional centers in the State of California that provides a point of entry to services. A private, non-profit community agency, the KRC contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. KRC serves about 6,300 people in the Kern, Inyo, and Mono Counties. In the zip code serving Mammoth Lakes (93546), KRC provides services for at least 44 residents (Table 2-17). Table 2-18 provides information about the type of residence lived in by people with developmental disabilities in Mammoth Lakes.

The number of people with developmental disabilities is increasing in California, the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-17 Developmentally Disabled by Age Group, Mammoth Lakes

	0 to 17 Years	18+ Years	Total
Zip Code	Number	Number	Number
93546	44	<11	>44

Source: HCD Housing Element Data Packet Table 13 (Department of Developmental Services).

Table 2-18 Developmentally Disabled by Residence Type, Mammoth Lakes

		Home of Parent/Guardian	Other	Total
	Zip Code	Number	Number	Number
93546		53	<11	>53

Source: HCD Housing Element Data Packet Table 14 (Department of Developmental Services).

In order to assist in the housing needs for persons with disabilities, the Town will implement programs to coordinate housing activities and outreach with the Kern Regional Center and continue providing disabled individuals reasonable accommodations pursuant to Chapter 17.80 (Reasonable Accommodation) of the Municipal Code. (See Actions H.1.E.3 in Chapter 5).

2.4.6 HOMELESS

The 2018 Homelessness Task Force Report released by the League of California Cities and California State Association of Counties Joint Homelessness Task Force reported approximately 134,278 homeless individuals living in California (0.3 percent of the population) in 2017 - meaning one out of every 290 people in California is homeless. Approximately one-third of the homeless are families. In the 2016-2017 school year, nearly 110,000 school-aged children in California experienced homelessness. The Eastern Sierra Continuum of Care performed point-in-time counts for Mono County in January 2018 and January 2019. Forty-seven unsheltered homeless people were counted in January 2018 and 72 unsheltered people and 1 sheltered homeless person were counted in January 2019 in the county. Of these 73 people counted in the County, the one sheltered homeless person and 50 unsheltered homeless people were counted in the Town of Mammoth Lakes. Due to the harsh winter conditions, fewer homeless persons stay in Mammoth Lakes year-round, but homeless individuals do live in Mammoth Lakes year round. It can be assumed that the number of homeless in the town is greater in other seasons besides winter. The Mammoth Lakes Police Department and Fire Protection District have reported instances of individuals illegally occupying vacant buildings. Because camping is popular, even within Mammoth Lakes, it is sometimes difficult to determine who is in need of emergency shelter and who is camping for recreation.

At this time, development of an Emergency Shelter is not a priority and alternate resources can be accessed in the community if a family or an individual needs help with temporary shelter. Wild Iris, a community-based non-profit agency, runs an Emergency Shelter for individuals who are leaving an abusive situation. Inyo Mono Advocates for Community Action (IMACA), located in Bishop, also provides emergency food and shelter services for Mono and Inyo Counties. IMACA's hotel/motel voucher program, created in partnership with the Salvation Army, pays for individuals without shelter to stay in a local hotel or motel for a few nights. IMACA also implements a low-income Rapid Re-Housing and Homelessness Prevention program which provides assistance ranging from motel vouchers or camping equipment to rental assistance or security deposit assistance. For the 2017-2018 fiscal year, approximately 268 individuals in 169 very low-income families facing homelessness were served through a combination of IMACA's rapid re-housing, emergency shelter, homeless prevention, and permanent housing services.

2.4.7 FARM LABOR

Farm workers are considered by the State to have special housing needs due to their limited income, restricted housing choices, seasonal nature of employment, and an increased likelihood of housing problems such as overcrowding and substandard housing conditions. The Town of Mammoth Lakes has no farm employment, though farm workers may reside in Mammoth Lakes and work elsewhere in the region. With that said, farm employment for the mountain region is also negligible. According to the California Employment Development Department (EDD), Mono County had approximately 40 persons working in the industry in 2017, or less than one percent of the County's labor force.

2.4.8 SEASONAL WORKERS

Due to the unique fluctuations in employment needs within Mammoth Lakes, seasonal workers are included in the Special Needs section of this chapter, though they do not qualify a state-identified special needs group. They are included because they are a group that often has more challenges finding housing due to the seasonal nature of their time in Town. The California Employment Development Department (EDD) provides data on labor markets. However, it does not report data for the Town of Mammoth Lakes separately from the rest of Mono County. Instead, results from the 2017 Mammoth Lakes Housing Needs Assessment Update inform employment trends for Town of Mammoth Lakes. As seen in Table 2-7, Mono County employment is concentrated in the leisure and hospitality industries. According to the Mammoth Lakes Housing Needs Assessment, employment in the county peaked in December 2015 at more than 5,500 workers and dropped below 3,800 employees in May. The difference is more than 1,700

jobs from peak employment to low employment months. Assuming 2.0 jobs per household, housing need fluctuates by approximately 850 housing units, representing approximately 8.8 percent of the total housing stock. Qualitative information from the assessment indicates that many workers live in overcrowded conditions during the peak employment season due to the high costs and lack of available housing. Compounding the seasonal housing need is that the peak months of employment coincide with higher vacation rental occupancy, which means vacation homes are normally not available for seasonal workers.

According to a survey via employer interviews carried out on behalf of Mammoth Lakes Housing, Inc. as a part of the Housing Needs Assessment, seasonal employment fluctuations in Mammoth Lakes have direct implications on housing needs². The survey indicated that an extremely tight rental market, meaning few units are vacant, is offering little choice or availability for households trying to rent in town, and has resulted in employees residing in inadequate housing conditions and/or has forced employees to seek housing options located at a significantly farther distance from their place of work in Mammoth Lakes. Employers also report unfilled jobs, high turnover, and unqualified applicants as frequent problems, which may be partially attributed to the lack of affordable housing and, therefore, employee inability to maintain a stable living situation.

In 2016, the median annual income for the Accommodation and Food services in Mammoth Lakes was approximately \$27,648, which places most of those workers in the very low-income household income category. Consequently, seasonal employees are often heavily burdened by housing costs and must either seek more affordable accommodations outside of Mammoth Lakes or are forced to over-crowd local housing units. According to the Mammoth Lakes Housing Needs Assessment, 2017, significantly more low income households are cost-burdened by their rent payment than higher income earners. With an extremely low vacancy rate, persons with lower incomes must compete with higher income households for available rentals, forcing them into payments they cannot afford or overcrowded conditions to make their payments. Between 13 - 35% of renter households are cost burdened according to the American Community Survey, but it should be noted that this estimate has an 11% margin of error. This data also indicates that cost-burden among owners has increased, ranging from 23% to 57% of ownership households suffering from a lack of home affordability.

As of the 2016/2017 ski season, the Mammoth Mountain Ski Area (MMSA) provides approximately 460 beds for its workforce within 139 units³. Housing options range from hotel-type rooms to apartments and condominiums, with rental rates (including utilities)

² Mammoth Lakes Housing Needs Assessment, 2017

³ The Town of Mammoth Lakes; Mammoth Lakes Housing Needs Assessment, 2017

that vary from \$14 to \$22 per night. Employees request housing from their hiring manager and rent is deducted from the employee's paycheck. All housing is shared accommodations and most units have twin beds. The majority of units provided are dorm-style, suitable for the typically younger and single seasonal workforce. All housing units are furnished, have cable TV, and units with kitchens are supplied with pots, pans, dishes and silverware. Sheets, blankets and pillows are available upon request for a \$35 rental fee. MMSA owns at least three condominiums that they will rent to older seasonal workers and couples. While most of the units serve seasonal employees, 28 apartments have been occupied by year-round employees and many were converted from seasonal to year-round units since 2011. MMSA reported that their seasonal employee units were only 80% occupied at their peak in 2011. In the more recent 2015-2016 winter season, those units filled before the season started, and they did not begin turning over until March 2016.

2.5 HOUSING STOCK CHARACTERISTICS

Mammoth Lakes' housing stock contains a large number of vacation or second-home units that reduce housing opportunities for the local workforce, who often have incomes significantly lower than second-home owners. The result is inflated home prices that are not affordable to those working many jobs in Mammoth Lakes and the region. At the same time, the large share of vacation homeowners is a main economic driver for the town, injecting external dollars into the community. Given that about one third all housing units are occupied by residents, the rest being occupied by visitors, and the typical occupancy of vacation units is four persons per unit, the town receives 1.3 million visitors in the winter alone, more than doubling the population and likely having a greater proportional impact on local retail and recreation spending.⁵ Furthermore, the Town estimates the typical winter weekend population to be approximately 35,000 to 40,000 people, almost five times the year-round resident population.

A recreation-oriented community has to balance the demands of visitors with the needs of its workforce. Ideally, a town's housing stock should align with the needs of its local and visitor population, be able to supply both small and large units, and offer housing affordable to its workforce and special needs populations, while allowing for second home purchasing opportunities. Market and political realities often result in housing supply outcomes that do not meet the needs of the local population or the part-time tourist population. This section describes housing stock characteristics in Mammoth Lakes and Unincorporated Mono County.

https://www.mammothresorts.com/jobs/employee-housing

Occupancy information from the Town of Mammoth Lakes Department of Finance and the 2016 General Plan FFIR

2.5.1 HOUSING TYPE

The Town of Mammoth Lakes has a greater percentage of multifamily housing than Unincorporated Mono County (Table 2-19), primarily because of the large number of vacation condominiums present in Mammoth Lakes. The majority (70.4%) of the housing stock in Mammoth Lakes is comprised of multifamily housing, whereas Unincorporated Mono County's proportion of this housing type is 6.4 percent. Single family units make up 28.1 percent of the housing stock in Mammoth Lakes and 70.0 percent of the stock of Unincorporated Mono County.

The number of people with developmental disabilities is increasing in California (see earlier Section 2.4.5 for local information on those with developmental disabilities), the population is getting younger, and the number of people desiring to live in their own home in the community is increasing. According to the Regional Center Agencies, housing needs for persons with developmental disabilities include universal design concepts; individual rooms for each tenant in community care homes; a range of housing types, size, and locations; and the open opportunity for tenants of a residential facility to obtain services from other, unrelated providers.

Table 2-19 Housing Stock, 2016

	Town of Mammoth Lakes		Unincorporated Mono County		
Housing Type	Units	Percent of Total	Units	Percent of Total	
Single-Family					
Detacheda	2,439	25.1%	2,929	67.3%	
Attached ^b	290	3.0%	120	2.8%	
Single-Family Total	2,729	28.1%	3,049	70.0%	
Multi-Family					
Units within 2-4 Unit Buildings	2,408	24.8%	278	6.4%	
Units within 5+ Unit Buildings	4,424	45.6%	123	2.8%	
Multi-Family Total	6,832	70.4%	401	9.2%	
Mobile Homes	147	1.5%	903	20.7%	
Total	9,708	100.0%	4,353	100.0%	

^a Single Family Detached - 1-unit structure detached from any other house, with open space on all four sides.

^b Single Family Attached - 1-unit structure that has one or more walls separating it from adjoining structures. Source: HCD Packet Table 10 (ACS 2012-2016).

2.5.2 OCCUPANCY

Due to Mammoth Lakes' resort-oriented economy, approximately 59.4 percent of all housing units in Mammoth Lakes were categorized as being for seasonal, recreational, or occasional use in 2018 (Table 2-20). Additionally, these units accounted for nearly 83.0 percent of the town's vacant housing units. Accounting for approximately 5,841 units of Mammoth Lakes' total housing supply, vacation homes exceed those occupied by full-time residents. Mammoth Lakes also had a larger share of vacation units compared to the Unincorporated County, accounting for 59.4 percent of Mammoth Lakes' housing supply versus 34.1 percent for the Unincorporated County overall. This demonstrates an increase of approximately 860 seasonal units in Mammoth Lakes since 2010. As mentioned earlier, the disproportionate number of second homes for non-residents and vacation rentals has a large impact on Mammoth Lakes' home affordability, as vacationers increase the demand for housing in Mammoth Lakes beyond what would be typical for a non-resort-oriented town of its size and income levels.

Table 2-20 Total Vacant Housing Units, 2016

	Town of Mam	nmoth Lakes	Unincorporated Mono Countya		
Туре	Number	Percent	Number	Percent	
Occupied	2,791	28.4%	2,159	51.8%	
Vacant	7038	71.6%	2,012	48.2%	
For Rent	1,009	10.3%	191	4.6%	
For Sale	112	1.1%	125	3.0%	
Unoccupied (Rented or Sold)	26	0.3%	67	1.6%	
Seasonal, Recreational, Occasional Use	5,841	59.4%	1,424	34.1%	
Other Vacant	50	0.5%	205	4.9%	
Total	9,829	100.0%	4,171	100.0%	

^a Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 10 (ACS 2012-2016).

2.5.3 TENURE

As shown in Table 2-21, approximately 39.6 percent of full-time Mammoth Lakes' households own their property while 60.4 percent rent. The proportion of owner-occupied homes is significantly higher among Unincorporated Mono County full-time households, representing 75.5 percent of total occupied dwellings. The higher proportion of renter households in Mammoth Lakes is likely a reflection of its seasonal

workforce, which may not desire to or cannot afford to purchase a home in the town, and the high proportion of second homeowner units, whose owners may choose to rent to longer-term tenants.

Table 2-21 Tenure, 2016 (Occupied Housing Units)

	Mammo	th Lakes	Unincorporated Mono County ^a		
Housing Units	Number	Percent	Number	Percent	
Owner-Occupied Housing Units	1,104	39.6%	1,629	75.5%	
Renter-Occupied Housing Units	1,687	60.4%	530	24.6%	
Total	2,791	100.0%	2,159	100.0%	

^a Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 6 (ACS 2012-2016).

2.5.4 HOUSING GROWTH

According to data provided by the Department of Finance, there were approximately 149 additional housing units added in Mono County from 2010 to 2018. Approximately 55.0 percent of these units (82 units) were in Mammoth Lakes. These units consist mostly of single-family homes. This is an average of approximately 10 units per year and increased Mammoth Lakes' total housing supply by 0.01 percent annually. While data is not available for the proportion of additional homes that were occupied by permanent residents, based on the population increase between 2010 to 2018 (Table 2-1) and an average household size of 2.77, approximately 29 new homes (35.4 percent of all new units) are occupied by full-time residents. This reinforces the trend of second homes constructed from 2010 to 2018; housing constructed was predominantly in second homes during this time period, according to the 2017 Mono County Housing Needs Assessment, considering that the vast majority of newly-constructed units are not affordable for most residents of Mammoth Lakes.

Overall, there has been a relative lack of housing growth in the past eight years in Mono County, as apparent from the nearly stagnant unit count both in the Town of Mammoth Lakes and Mono County. In Mono County, all new multi-family units built were in Mammoth Lakes, adding approximately eight multi-family units to the county's housing stock. In contrast, Unincorporated Mono County decreased by 4 total multi-family housing units since 2010. The source of this decrease is unclear, but units may have been demolished or converted to an alternative use. Therefore, Mono County

The numbers in this sentence are estimated based on identified population trends using a ratio and are not hard data.

experienced a net increase of just four multi-family housing units due to Mammoth Lakes' 0.12 percent increase in the multi-family housing stock. This lack of change overall, increasing Mammoth Lakes' housing count by only 0.9 percent, is likely more an indication of the availability and price of land, as there are few single-family parcels available in Mammoth Lakes and land prices remain high both in the Town and the County. Table 2-22 compares housing production for the Town of Mammoth Lakes and Unincorporated Mono County.

Table 2-22 Housing Counts, 2010 and 2018

	Date	Total	Single	Multiple	Mobile Homes
	4/1/2010	9,626	2,655	6,824	147
Town of Mammoth Lakes	1/1/2018	9,708	2,729	6,832	147
-	8-Year Change	0.9%	2.8%	0.1%	0.0%
	4/1/2010	4,286	2,969	405	912
Unincorporated County	1/1/2018	4,353	3,049	401	903
-	8-Year Change	1.6%	2.7%	-1.0%	-1.0%
	4/1/2010	13,912	5,624	7,229	1,059
County Total	4/1/2018	14,061	5,778	7,233	1,050
	8-Year Change	1.1%	2.7%	0.1%	-0.9%

Source: HCD Housing Element data packet Table 1.a (DOF, 2018).

2.5.5 HOUSING AGE AND CONDITIONS

Housing age is often an indicator of housing conditions in a given community, particularly in communities with a high percentage of lower-income households and/or older rental housing. As units age, they require maintenance and modernization. Without proper maintenance, homes will deteriorate and in certain cases, negatively impact the values of surrounding properties. A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the initial quality. Homes older than 50 years often require major renovations to keep the home in good working order unless they have been properly maintained. Further compounding housing conditions are severe weather conditions, which help to speed the need for housing rehabilitation.

As shown in Table 2-23 and Chart 2-2, approximately 11.1 percent of the housing stock in Mammoth Lakes was built before 1970 (and now almost 51 years of age or older) and over three quarters (79.9%) was built before 1990 (and now almost 31 years of age or older). Unincorporated Mono County's housing stock is similar to Mammoth Lakes', with approximately 77.6 percent of its housing stock built before 1990, but with a significantly higher concentration of units built prior to 1970 (18.9%).

Table 2-23 Housing Units by Tenure and Age, 2016

	Mammo	oth Lakes	Unincorporated Mono Countya	
	Number	Percent	Number	Percent
Built 2010 or Later	98	1.0%	6	0.0%
Built 2000 to 2009	967	9.7%	1,593	11.4%
Built 1990 to 1999	931	9.4%	1,534	11.0%
Built 1980 to 1989	2,288	23.0%	3,020	21.6%
Built 1970 to 1979	4,556	46.0%	5,197	37.1%
Built 1960 to 1969	588	5.9%	1,082	7.7%
Built 1950 to 1959	226	2.3%	575	4.1%
Built 1940 to 1949	54	0.5%	509	3.6%
Built 1939 or Earlier	219	2.2%	484	3.5%
Total	9,927	100.0%	14,000	100.0%

^a Mono County excluding the Town of Mammoth Lakes.

Source: ACS 2016.

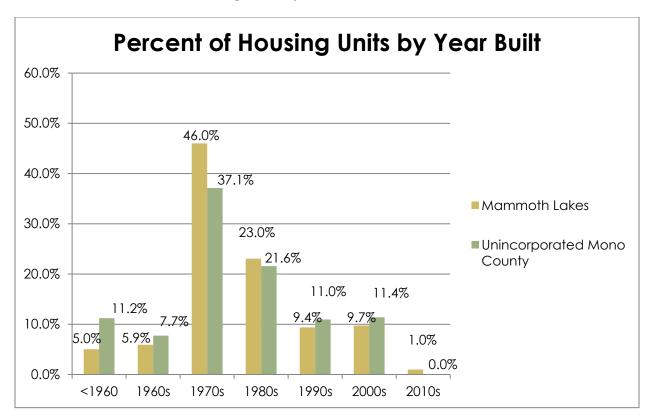


Chart 2-2 Percent of Housing Units by Year Built, 2016

Source: American Community Survey, 2018.

Those homes constructed prior to 1990 represent the maximum potential housing population in need of rehabilitation.

The Mono County Housing Needs Assessment and Residential Survey noted that the County's overall population growth has not been matched by a proportional growth in housing in Mammoth Lakes, shifting demand into the unincorporated County instead. Housing conditions were measured using survey data that asked residents about the condition of their units. According to the survey, low income residents and residents with larger households are more likely to live outside Mammoth Lakes, partially due to this rise in housing prices. About 74 percent of Mammoth Lakes residents rate their home condition as either excellent or good, with homeowners being much more likely to report excellent condition than renters. The remaining residents rated their homes has either being in fair condition (21.0%) or poor condition (5.0%). Of Mono County residents in homes in fair or poor condition, 88 percent report the need for repairs have not yet been made, with nearly half of those repairs being either weatherization or window repairs/replacement. In addition, nearly one in 10 residents in Mono County living in condominiums or apartment homes consider their housing to be in poor condition.

Considering that approximately 70.4% of the housing stock in Mammoth Lakes is multifamily housing, the incidence of poor housing conditions is likely higher in the Town than the County overall. The Town received 12 substandard housing complaints on residential structures, accounting for approximately 0.12 percent of housing units in Mammoth Lakes, in 2017 and 8 complaints, comprising approximately 0.08 percent of the housing units, in 2018.⁷ It should also be noted that the majority of complaints are generated from rental units, as opposed to ownership units, due to the nature of landlord responsibilities to maintain rental units.

2.6 HOUSING COSTS AND AFFORDABILITY

The cost of housing relative to the income of residents in a given area serves as an indicator of the extent of housing problems in a given community. For example, if housing costs are high relative to median household income, there tends to be a prevalence of excessive cost burden and overcrowding. As mentioned earlier, the town struggles to find a balance with accommodating second homeowners and vacation homeowners while meeting the needs of its workforce. Natural market forces have placed significant cost burdens on local residents, limiting opportunities to both rent and own in Mammoth Lakes. This section summarizes the costs and affordability of the housing stock to Mammoth Lakes' residents.

2.6.1 HOME SALES TRENDS

Table 2-24 indicates home sales price in Mammoth Lakes in December 2018 and Table 2-25 compares the median home sales price in Mammoth Lakes to Bishop at that same point in time. Median home sales prices were determined from sales data available on www.zillow.com. The median price for homes sold within Mammoth Lakes containing 1-, 2-, 3- and 4-bedrooms was \$329,375, \$539,000, \$824,500, and \$999,000, respectively. The median price for all homes sold in Mammoth Lakes in December 2018 was \$682,000. To compare the median price of all homes in Mammoth Lakes to Bishop, Table 2-25 shows the median price for a home in Bishop, 42 miles southeast of Mammoth Lakes, was \$417,000. This is \$265,000 (or 38.9%) less than in the town of Mammoth Lakes. With home prices rebounding from the recession in most locations throughout California, the cost difference is significant in comparison to previous years. The improved economic conditions since the economy has recovered are reflected in recent home sales prices, having stabilized and continuously increased as indicated with an increased median home price in Mammoth Lakes (increased by 19.6 percent over the past year). The difference in price will continue to steer some employees to live in Bishop, which historically has seen significantly lower median home prices. In 2013, the median home price in Bishop was approximately 6.3 percent less than the median price for a home in

⁷ Sanders, Sherine. Code Compliance Officer, Town of Mammoth Lakes. Personal communication with Lindsey Klein, PlaceWorks, December 26, 2018.

the town of Mammoth Lakes, indicating that that gap in affordability has widened in recent years to further reinforce this trend. However, people may choose to live outside of Mammoth Lakes for other reasons and lifestyle choices. Many residents also commute from other nearby communities such as Crowley Lake (approximately 15 miles east of Mammoth Lakes) and June Lake (21 miles north of Mammoth Lakes), for similar reasons.

Table 2-24 Town of Mammoth Lakes Sale Prices, December 2018 Point-In-Time

	Number on		Average			
Bedrooms	Market	Median Price	Price	Pric	e Ran	ge
1	24	\$329,375	\$337,797	\$225,000	to	\$440,000
2	44	\$539,000	\$546,129	\$319,000	to	\$1,099,000
3	31	\$824,500	\$807,458	\$429,000	to	\$1,189,000
4	20	\$999,000	\$1,289,495	\$498,000	to	\$3,900,000
5 +	8	\$1,837,000	\$1,864,750	\$1,249,000	to	\$1,864,750
Homes Total	127	\$682,000	\$765,580	\$225,000	to	\$3,900,000

Source: Zillow, 2018.

Table 2-25 Median Home Sale Prices December 2018 Point-In-Time

Location	Number on Market	Median Price
Mammoth Lakes	127	\$682,000
Bishop	44	\$417,000

Source: Zillow, 2018.

2.6.2 RENTAL HOUSING COST

Rental housing in Mammoth Lakes is relatively more expensive than the neighboring City of Bishop. Bishop is the closest city of significant size to provide a sufficient supply of available homes advertised for rent to conduct a survey. It is also known as a nearby place where people who work in Mammoth Lakes live. As shown in Table 2-26 and Table 2-27 rents for average 1, 2, and 3-bedroom units in Mammoth Lakes are significantly higher than in Bishop. It should be noted that there were few listings posted at the time of this study, and therefore results may be less accurate than if there was a larger pool of listings to analyze.

Table 2-26 Town of Mammoth Lakes Rental Prices, November 2018

Category	Average Monthly Rent	Median Monthly Rent	Rei	ntal Pric	e Range
Loft/Studio	no data	no data		no dat	a
1 Bedroom	\$1,750	\$1,750	\$1,750	to	\$1,750
2 Bedrooms	\$2,642	\$2,000	\$1,925	to	\$4,000
3 Bedrooms	\$2,790	\$2,700	\$2,500	to	\$3,250
4+ Bedrooms	\$6,050	\$6,000	\$5,500	to	\$6,850

Source: Zillow (accessed November 15, 2018).

Table 2-27 City of Bishop Rental Prices, November 2018

Category	Average Monthly Rent
Loft/Studio	\$1,695
1 Bedroom	\$1,450
2 Bedrooms	\$1,200
3 Bedrooms	no data
4+ Bedrooms	\$2,650

Source: Zillow (accessed November 15, 2018).

A large portion of Mammoth Lakes' rental stock are furnished homes intended for visitors, significantly increasing the average rents in town for units of all sizes. Mammoth Lakes' rents also tend to vary throughout the year; rents tend to be higher in the winter months due to increased demand from seasonal employees and visitors.

2.6.3 HOUSING AFFORDABILITY

A community's housing affordability can be measured by evaluating market rate prices for homes compared to the home price residents are able to afford based on their income level. For purposes of the Housing Element and HCD, a home is affordable if it is suitably sized and costs the household 30 percent or less of its gross monthly income. In other words, suitable affordable housing should not result in a cost burden, requiring more than 30 percent of a household's gross monthly income, nor overcrowding (more

than one person per room). Housing affordability typically varies by income group, with extremely low-income households having greater challenges in accessing housing versus above moderate-income households who are able to spend significantly more on housing. This analysis evaluates housing affordability by HCD income group (extremely low-, very low-, low-, moderate-income).

Family median household income levels are estimated annually by HCD, based on HUD updates to its Section 8 Housing Choice Voucher Program, to provide updated income limits which are then used to set rents and qualify households for income-restricted housing. From the median household income estimates, HCD calculates income limits for very low-, low-, and moderate-income households. These income limits form the basis for evaluating housing affordability by income group.

To evaluate the affordability of the housing stock in Mammoth Lakes, housing costs information collected in December 2018 (described in the previous section) was compared to household income limits in 2018. Table 2-28 presents the maximum amount that a household can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent income-housing cost threshold.⁹

This amount can be compared to average market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford. As previously discussed, in December 2018, the median prices of 1-, 2-, 3- and 4-bedrooms were \$329,375, \$539,000, \$824,500, and \$999,000, respectively, and average rents ranged from \$1,750 for a loft/studio to \$5,500 and up for a 4-or-more bedroom.

Table 2-28 Mammoth Lakes Affordable Home Prices and Rental Rates, 2018

Household Size	1	2	3	4
Extremely Low-Income (Households at 0-	30% of Median In	come)		
Annual Income Limit	\$17,050	\$19,500	\$21,950	\$25,100
Monthly Income	\$1,421	\$1,625	\$1,829	\$2,092
Max. Monthly Gross Renta	\$426	\$488	\$549	\$628
Max. Purchase Price ^b	\$36,074	\$49,702	\$63,316	\$82,815

Rooms include living rooms, dining rooms, bedrooms, study, and other rooms, but does not include kitchens, hallways, or bathrooms.

HCD and HUD defines cost burdened as paying more than 30 percent of a household's gross monthly income towards housing. The 30 percent standard is also applied to set affordable rents for income-restricted units.

Table 2-28 Mammoth Lakes Affordable Home Prices and Rental Rates, 2018

1	2	3	4
f Median Incom	ie)		
\$28,450	\$32,500	\$36,550	\$40,600
\$2,371	\$2,708	\$3,046	\$3,383
\$711	\$813	\$914	\$1,015
\$99,436	\$121,941	\$144,446	\$166,951
lian Income)			
\$44,750	\$51,150	\$57,550	\$63,900
\$3,729	\$4,263	\$4,796	\$5,325
\$1,119	\$1,279	\$1,439	\$1,598
\$190,012	\$225,575	\$261,138	\$296,425
of Median Inco	me)		
\$68,200	\$77,950	\$87,700	\$97,450
\$5,683	\$6,496	\$7,308	\$8,121
\$1,705	\$1,949	\$2,193	\$2,436
\$320,318	\$374,497	\$428,676	\$482,855
f Median Incom	ne)		
\$85,275	\$97,425	\$109,650	\$121,800
\$7,106	\$8,119	\$9,138	\$10,150
\$2,132	\$2,436	\$2,741	\$3,045
\$445,455	\$482,716	\$550,650	\$618,163
Median Income			
\$113,700	\$129,900	\$146,200	\$162,400
\$9,475	\$10,825	\$12,183	\$13,533
\$2,843	\$3,248	\$3,655	\$4,060
\$614,915	\$663,175	\$753,750	\$843,770
	\$28,450 \$2,371 \$711 \$99,436 lian Income) \$44,750 \$3,729 \$1,119 \$190,012 of Median Income \$68,200 \$5,683 \$1,705 \$320,318 f Median Income \$85,275 \$7,106 \$2,132 \$445,455 Median Income \$113,700 \$9,475 \$2,843	\$28,450 \$32,500 \$2,371 \$2,708 \$711 \$813 \$99,436 \$121,941 lian Income) \$44,750 \$51,150 \$3,729 \$4,263 \$1,119 \$1,279 \$190,012 \$225,575 of Median Income) \$68,200 \$77,950 \$5,683 \$6,496 \$1,705 \$1,949 \$320,318 \$374,497 f Median Income) \$85,275 \$97,425 \$7,106 \$8,119 \$2,132 \$2,436 \$445,455 \$482,716 Median Income) \$113,700 \$129,900 \$9,475 \$10,825 \$2,843 \$3,248	\$28,450 \$32,500 \$36,550 \$2,371 \$2,708 \$3,046 \$711 \$813 \$914 \$99,436 \$121,941 \$144,446 lian Income) \$44,750 \$51,150 \$57,550 \$3,729 \$4,263 \$4,796 \$1,119 \$1,279 \$1,439 \$190,012 \$225,575 \$261,138 of Median Income) \$68,200 \$77,950 \$87,700 \$5,683 \$6,496 \$7,308 \$1,705 \$1,949 \$2,193 \$320,318 \$374,497 \$428,676 f Median Income) \$85,275 \$97,425 \$109,650 \$7,106 \$8,119 \$9,138 \$2,132 \$2,436 \$2,741 \$445,455 \$482,716 \$550,650 Median Income) \$113,700 \$129,900 \$146,200 \$9,475 \$10,825 \$12,183 \$2,843 \$3,248 \$3,655

^a Affordable housing cost for renter-occupied households assumes 30% of gross household income including monthly rent and including utility costs.

Source: 2018 Income Limits, HCD. Monthly mortgage calculation, https://www.zillow.com/mortgage-calculator/house-affordability/.

^b Affordable housing sales prices are based on the following assumed variables: approximately 20% down payment, 30-year fixed-rate mortgage at 4.46% annual interest rate (Zillow affordable payment calculator). This estimate includes mortgage payment, taxes, mortgage insurance, or homeowners insurance. This doesn't include monthly HOA costs, if applicable.

In general, extremely low-, very low-, and low-income households cannot afford market rental or owner-occupied housing in Mammoth Lakes. The current market prices for 1-bedroom rentals and properties for sale are slightly higher than the affordable costs for moderate-income households so those households are likely to add housemates or pay more than 30 percent of their income to afford market-rate housing. Moderate-income households can afford some 2-bedroom rentals surveyed but none of the 3- or 4-bedroom rentals. Moderate-income households cannot afford to purchase 2-, 3-, or 4-bedroom homes at current prices. Only the upper income category can afford 2-bedroom homes at the prices surveyed. None of the income categories listed in Table 2-28 can afford the 3- and 4- bedroom for-sale unit surveyed. In Mammoth Lakes, both the median home price and incomes have increased over the past few years. However, the median home price has increased at a dramatically high rate, while median incomes have increased slightly in comparison, making homes relatively less affordable to residents as shown in Chart 2-3.10 Table 2-28 summarizes affordable rents and home prices by income category.

After adjusting for inflation, household median income increased from \$60,208 to \$62,308 (by 3.5 percent) between 2013 and 2017 (American Community Survey 2013-2017) while median home prices have increased from \$300,000 in 2013 to \$682,000 (by 127.3 percent) between 2013 and 2017 (Zillow.com).



Chart 2-3 Comparison of Change in Median Income and Median Home Price from 2013 to 2017

Source: 2013-2017 ACS; 2012-2016 ACS.

2.6.4 OVERCROWDING

A limited supply of affordable housing affects lower-income households as they attempt to double-up or find smaller units to reduce their housing costs. Overcrowding can result in unhealthy living conditions, accelerated housing deterioration, and greater pressures placed on infrastructure sized for smaller households. Overcrowding varies with income, size and type of household, but large families and lower-income households usually have the highest incidence of overcrowding.

The California Department of Housing and Community Development defines overcrowding as more than 1.01 occupants per room, and severe overcrowding as more than 1.5 occupants per room. Perhaps due to the fact that there are fewer rental housing units available for large households, overcrowding does not appear to be a problem in owner-occupied households in Mammoth Lakes, as 100.0 percent of those households had at most one occupant per room. In renter-occupied households, 94.3 percent had at most one occupant per room and 2.4 percent of households had 1.01

to 1.5 occupants per room (Table 2-29). There is also a small incidence of severe overcrowding among renter-occupied households in Mammoth Lakes and Unincorporated Mono County, as 3.3 percent and 2.5 percent of all renter households had more than 1.51 occupants per room, respectively.

The Town expects higher rates of overcrowding than reported here because the Hispanic population often does not provide survey data. In addition, the National Research Council Panel on Hispanics in the United States indicates that Hispanic family households are larger with a significantly greater prevalence of extended families relative to non-Hispanic whites, and therefore often have larger families in one unit. The incidence of overcrowding in Mammoth Lakes is likely more prevalent than presented in Table 2-29.

Table 2-29 Tenure by Occupants Per Room, 2016

	Mammoth Lakes		Unincorporated Mono County	
	Number	Percent	Number	Percent
Owner Occupied	1,104	39.6%	2,733	55.2%
1.00 or Less Occupants per Room	1,104	100.0%	2,726	99.7%
1.01 to 1.50 Occupants per Room	0	0.0%	7	0.3%
> 1.51 Occupants per Room	0	0.0%	0	0.0%
Renter Occupied	1,687	60.4%	2217	44.8%
1.00 or Less Occupants per Room	1,591	94.3%	2121	95.7%
1.01 to 1.50 Occupants per Room	40	2.4%	40	1.8%
> 1.51 Occupants per Room	56	3.3%	56	2.5%

 $^{{}^{\}mbox{\tiny α}}$ Mono County excluding the Town of Mammoth Lakes.

Source: HCD Housing Element data packet Table 3(ACS 2016).

Landale NS, Oropesa RS, Bradatan C. Hispanic Families in the United States: Family Structure and Process in an Era of Family Change. In: National Research Council (US) Panel on Hispanics in the United States; Tienda M, Mitchell F, editors. Hispanics and the Future of America. Washington (DC): National Academies Press (US); 2006. 5. Available from: https://www.ncbi.nlm.nih.gov/books/NBK19902/

2.6.5 COST BURDEN

Another way to evaluate housing needs in Mammoth Lakes is reviewing the incidence of cost burden. Housing cost burden is defined as a household paying more than 30 percent of their gross monthly income towards housing, including utilities. Further, severely cost burdened is defined as a household spending more than 50 percent of their gross monthly income on housing.

According to the HCD, renters and owners in the Town of Mammoth Lakes were cost burdened, with 72.3 percent of renters and 57.2 percent of owners paying more than 30 percent of their income on housing (Table 2-30). For comparison, 33.6 percent of renters and 51.9 percent of owners in California pay more than 30 percent of their income on housing, indicating that these are both very high numbers in Mammoth Lakes with the number for renters being quite severe. As demonstrated below, those in the lower income categories experience overpayment at an even more dramatic rate. According to HCD, all ownership households and renter households in the extremely low-income group overpay for housing, and 85.3 percent of lower income owners are similarly cost burdened. In comparison, 39.4 percent of lower income renters overpay for housing, indicating that, once above the extremely low-income income category, owners often experience a greater cost burden than renters with the same income.

Table 2-30 Overpayment by Income Classification and Household Type for Mammoth Lakes

Household	Extremely Low	Lower Income	Total
Ownership Households	95	475	1,250
Overpaying owner households	95	405	715
Percentage of overpaying owners	100.0%	85.3%	57.2%
Renter Households	105	660	1,445
Overpaying renter households	105	260	1045
Percentage of overpaying renters	100.0%	39.4%	72.3%
Total Households	200	1,135	2,695
Overpaying households	200	665	1,760
Percentage of overpaying households	100.0%	58.6%	65.3%

Source: HCD Housing Element data packet Table 4 (2006-2015 CHAS Data Sets).

These percentages are higher than in Unincorporated Mono County where the percentage of renters housing cost burned is 67.6 percent and the percentage of owners housing cost burdened is 34.4 percent.

2.7 ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK

The Housing Element is required to provide an analysis of existing multifamily rental housing that receives governmental assistance, since the loss of such units reduces the availability of housing to lower income households. At risk units are those whose funding programs would expire or be discontinued, allowing the units to convert to market-rate rents. As shown in Table 2-31, none of the assisted rental projects in town have periods of affordability that would expire within the 10-year period following the beginning of the housing element planning period (from August 15, 2019 to August 15, 2029), or even before 2038. Therefore, none are currently considered at risk of conversion, and no analysis of the cost of maintaining the affordability of, or replacing, these housing units is needed. Additionally, Mammoth Lakes Housing, Inc. (MLH) monitors 38 homeownership deed restrictions each year for compliance. The MLH Board of Directors has formally adopted the goal of maintaining all deed restrictions in Mammoth Lakes, and the Town's Revolving Loan Fund assists with the retention of these deed restrictions.

Table 2-31 Assisted Affordable Housing Developments

Project Name Bristlecone Apo	artments	Year Constructed	Assisted Units	Period of Affordability Expires	At Risk Status Not at Risk
Glass	Mountain	1999	25	2034	Not at Risk
Apartments Jeffreys Apartr	ments	2006	30	2062	Not at Risk
Manzanita Apo	artments	2008	14	2061	Not at Risk
Aspen Village	Apartments	2007	47	2061	Not at Risk
Star Apartmen	ts	2012	4	2066	Not at Risk

Source: Town of Mammoth Lakes, 2018, California Housing Partnership Corporation, 2018, Mammoth Lakes Housing, 2018, HCD Housing Element data packet Table 20.

2.8 REGIONAL HOUSING NEEDS

HCD is responsible for determining the Town of Mammoth Lakes' Regional Housing Need Allocation (RHNA). This section presents the RHNA for the Town of Mammoth Lakes for the current housing element period (2019 – 2027).

As shown in Table 2-32, the Town of Mammoth Lakes should plan for 155 new housing units between 2019 and 2027. Approximately 16.8 percent of these units should be for very low-income households (including extremely low-income households), 19.4

percent for low-income households, 21.9 percent for moderate-income households, and 41.3 percent for above moderate-income households. The extremely low-income percentage of 6.9% included in the Mono County RHNA Plan from HCD was applied to the Town of Mammoth Lakes' overall RHNA of 155 and rounded down to the nearest whole number. In comparison to the 2014-2019, the RHNA for 2019-2027 projects an increased need of 47.7 percent.

Table 2-32 Mammoth Lakes Regional Housing Need Allocation by Income Group

	Current Allocation	on 2018 to 2027ª	Past Allocation 2014 to 2019	
Income Group	Number	Percent	Number	Percent
Extremely Low ^a	10	6.5%	8	10.8%
Very Low ^a	16	10.3%	9	12.2%
Low	30	19.4%	12	16.2%
Moderate	34	21.9%	14	18.9%
Above Moderate	65	41.3%	31	41.9%
Total	155	100.0%	74	100.0%

^a Mammoth Lakes estimate presumes 50 percent of the 26 (13) very low-income households qualify as extremely low-income households.

Source: HCD Housing Element data packet Table 21 (5th Cycle RHNA, 2019-2024).

HOUSING ELEMENT
CHAPTER 2: HOUSING NEEDS ASSESSMENT

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3 HOUSING CONSTRAINTS

The provision of adequate and affordable housing is an important goal of the Town of Mammoth Lakes. As a result, the Town has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. Even so, a variety of factors, including environmental, market mechanisms, and government regulations, influence or constrain the development of housing. This section identifies existing constraints that inhibit the production of affordable housing in the community.

3.1 MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints.

3.1.1 LAND COST

A key component of residential development costs is the price of raw land. Land costs in Mammoth Lakes can vary considerably, depending on the location of the parcel. Using Zillow land and lot listings in 2018, the value of residential land in Mammoth Lakes also varied by zoning designation, as shown in Table 3-33 below. It should be noted that there were no Residential Multi-Family 2 (RMF-2) lots for sale at the time the inventory was taken, and there was only one Residential Multi-Family 1 (RMF-1) lot listed for sale. However, as additional land cost comparisons, parcels zoned RMF-1 sold for an average of \$10.31 per square foot and parcels zoned for RMF-2 sold for an average of \$38.12 per square foot in 2014. There have been very few lots sold within the last couple of years, which may be partially attributed to increasing lot prices in the past few years. The average cost of RR residential lots has more than doubled (from \$10.31 to \$24.81 per square foot), and RSF lots have almost doubled (from \$18.05 to \$32.82 per square foot).

Table 3-33 Land Costs by Zoning Designation

	201	14	2018		
	Cost per Acre	Cost per Square Feet	Cost per Acre	Cost per Square Feet	
Zoning Designation					
Residential Multi-Family 1 (RMF-1)	\$510,523	\$11.72	\$756,000	\$17.36	
Residential Multi-Family 2 (RMF-2)	\$1,660,507	\$38.12			
Rural Residential (RR)	\$449,104	\$10.31	\$1,080,801	\$24.81	
Residential Single Family (RSF)	\$786,258	\$18.05	\$1,429,453	\$32.82	
Resort	\$1,263,240	\$29.00	\$3,004,825	\$68.98	
Average	\$933,926	\$21.44	\$1,529,393	\$35.11	

Sources: Zillow, 2014; Zillow, 2018.

3.1.2 SITE DEVELOPMENT COSTS

The costs to develop new housing involve both land improvement costs, expenses to prepare the site for housing construction, and the actual construction cost. A portion of the total cost to develop new housing is associated with governmental fees that mitigate the impact of new development on local infrastructure and services. In Mammoth Lakes, a portion of those development costs are those associated with required mitigations for affordable and workforce housing.

As may be expected, residential development costs vary greatly depending on location, land costs, construction type, amenities, and other variables. Costs associated with developer fees and other local government imposed costs are discussed in detail later in this chapter.

As shown in Table 3-34, based on the listed assumptions, a single-family unit on a 7,500 square foot lot would cost approximately \$480,000 to build (excluding land and fees)¹ and over \$740,000 in total — (see Table 3-38 discussion below). An 8-unit multiple-family apartment complex on a 0.66-acre lot would cost approximately \$2.9 million to build, with each 1,200 square foot unit costing approximately \$366,343.²

¹ Mammoth Lakes Housing Needs Assessment, 2017.

This analysis assumes that a single developer would purchase raw land, provide the necessary infrastructure and improvements for home construction, and build the homes. In many cases, the development process is performed by two separate entities: the land developer, who purchases, entitles, and makes site improvements, and the homebuilder who purchases the lots and builds the homes. In this scenario, overall costs may increase, as both the land developer and the homebuilder expect to achieve profits.

While developer profit is a cost to the home purchaser, development profit is not included in Table 3-34 because of its variability and volatility. Normally, developers attempt to determine the potential profit that could be generated from a project before moving forward. In general, developers target projects that can earn profit of between 10 and 20 percent above total development costs but can move forward with lower projected profit depending on the strength of market, project financing, and a developer's willingness to take on higher risk. Profit also varies depending on whether the developer is for-profit or non-profit.

Table 3-34 Residential Development Costs Summary for Typical Home

	Single Family Home	Multiple-Family (8 Units)
Development Program Assumptions		
Lot Area (sq. ft.)	7,500	28,750
Unit Size (sq. ft.)	2,000	1,100
Building Area (sq. ft.)	2,000	8,800
Costs		
Improved Land Costs ¹	\$246,075	\$499,100
Government Fees	\$40,311	\$247,640
Building Costs ²	\$350,000	\$1,680,000
Soft Costs ³	\$105,000	\$504,000
Total Development Costs	\$741,386	\$2,930,740
Total Development Costs (Per Unit)	\$741,386	\$366,343

¹ Assumes the single-family home would be built in zone RSF (\$32.81 per square foot), townhome and multiple-family in zone RMF-1 (\$17.36 per square foot). Source: Zillow, 2018.

3.1.3 MORTGAGE AND REHABILITATION FINANCING

The availability of financing impacts a person's ability to purchase or improve a home. As a result of more lenient lending practices during the early to mid-2000s, changing economic conditions in the late 2000s, and falling home prices, many homeowners faced difficulties in making their mortgage payments and have been unable to refinance their home loans or sell their homes to pay off their mortgages. In response, lenders tightened their loan standards, returning to practices that prevailed prior to

² Assumes cost of construction product with medium end finishes ranging from \$150 to \$200 per square foot, which includes materials and labor only (i.e. land costs, soft costs, site work, and development management are excluded), as reported by local developers. A higher-end finish increases the construction cost up to \$240 per square foot. For the sake of calculation, an average of medium end finishes was used to estimate building costs.

³ Assumes soft costs are 30 percent of hard construction costs. Soft costs include architecture and engineering costs, financing costs, developer overhead, legal and accounting, and contingencies.

Sources: Town of Mammoth Lakes, 2018; Mammoth Lakes Housing Needs Assessment, 2017.

2000. This has led to an increase in loan denials as lenders more closely scrutinize household income, credit history, and the overall risk of the loan. Thus, while interest rates have not climbed dramatically, access to home financing has reduced the pool of buyers able to purchase a home. Furthermore, the lack of credit not only affects homebuyers and homeowners but also developers and property owners who want to improve their properties. In particular, financing for projects perceived as "higher risk" by financial institutions, including housing projects, has become harder to obtain since 2008.

In 2006, the average 30-year fixed mortgage was approximately 6.4 percent, before declining to historic lows due to the housing crisis in 2008 and subsequent economic recession. In 2013, the average rate for a 30-year fixed rate was 4 percent. Since 2013, interest rates have remained relatively low, with an average of 4.6 percent for a 30-year fixed mortgage in 2018. While interest rates have remained low, tighter loan standards and availability of financing continues to affect a potential homebuyer's ability to purchase a home.

Home loan mortgages backed by the Federal Housing Administration (FHA) have increased as a result of the shoring up of available credit and more stringent loan requirements. Currently, many lending institutions require a 20 percent down payment, in addition to meeting income and credit history requirements. Lenders' stricter adherence to mortgage qualifications has decreased the opportunity for people to take out loans on those terms, and FHA-backed loans have become a popular alternative. In fiscal year 2016-2017, the California FHA funded 7,259 loans totaling \$1.86 billion for the California Homebuyer's Downpayment Assistance Program, marking the largest-ever number of loans and assistance in the program's history.⁵ FHA-backed mortgages typically require a lower down payment (recent figures cite as little as 3.5 percent) and a good credit score is not essential.⁶ However, the approval process for FHA-backed mortgages is longer, costly, and more intensive than conventional home loans, causing most condominiums to bypass the process of gaining FHA approval. Therefore, most condominiums do not qualify for FHA financing unless the complex or building is FHA-approved. Four multi-family developments in Mammoth Lakes have been FHA-approved in the past but have since expired without renewal between 2011 and 2017. With the Mammoth Lakes' Housing stock consisting largely of condominiums (70.4%), this may present a problem for many buyers, limiting FHA program use primarily to single family home purchases.

http://www.freddiemac.com. Retrieved: February 18, 2014

⁴ http://www.freddiemac.com. Retrieved: December 13, 2018.

⁵ https://www.calhfa.ca.gov/about/financials/reports/2016-2017-cafr.pdf

http://www.hud.gov/buying/loans.cfm. Housing & Communities, U.S. Department of Housing and Urban Development.

3.1.4 OUTSIDE CAPITAL

Independent investors impact the local housing market in Mammoth Lakes and locals' ability to purchase homes by driving up the value of homes due to higher out-of-area incomes and more resources not available via local jobs. Many homes are purchased in all cash sales, further driving the local real estate market out of reach to those working and living within Mammoth Lakes. This is especially prevalent in zones that permit short-term rentals. Many condominiums that might otherwise be long-term rentals are consistently purchased by outside investors for short-term uses, decreasing the availability of rental units for long-term use by residents.

3.2 GOVERNMENTAL OPPORTUNITIES AND CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing. However, other governmental policies or actions can also facilitate or encourage opportunities for the development of housing that meets the diversity of the community's needs. This section discusses potential governmental constraints, as well as policies that encourage housing development in Mammoth Lakes.

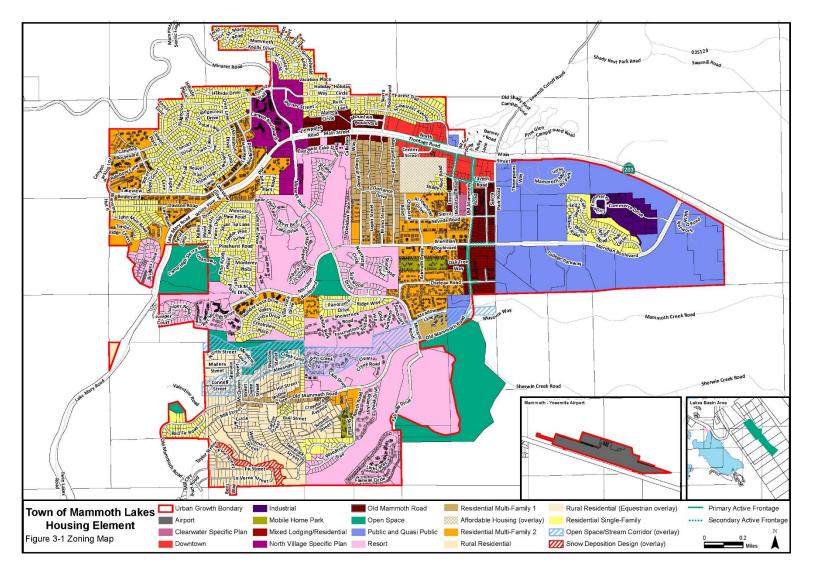
3.2.1 LAND USE CONTROLS

Land use controls can have a direct impact on the affordability of housing. The zoning regulations of the Town are designed to allow flexibility in design and permit a wide variety of residential uses and structures.

Zoning

The Town of Mammoth Lakes has 11 zones, shown in Figure 3-1, that permit residential uses, and which are intended to accommodate existing and future housing development. They include four residential zones, a mobile home park zone, three commercial zones (in which residential uses are also permitted), a resort zone intended for larger scale master planned residential and commercial development, as well as two areas designed as Specific Plans, principally intended for mixed lodging, commercial and residential development. Beyond these eleven zones, the Town includes land zoned for non-residential uses including public facilities, industrial development, and open space.

Figure 3-1 Mammoth Lakes Zoning Map



Rural Residential (RR). This zone is intended as an area for single-family rural residential development with larger lots and lower density than the residential single-family zone. Uses permitted are those that are complementary to and can exist in harmony with a rural residential neighborhood. This zone permits a maximum density of two units per acre.

Residential Single-Family (RSF). This zone is intended as an area for single-family residential development. Only those uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood. This zone permits a maximum density of four units per acre.

Residential Multiple-Family 1 (RMF-1). This zone is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family developments). Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments. This zone permits a maximum density of 12 units per acre.

Residential Multiple-Family 2 (RMF-2). This zone is intended as an area for the development of primarily multiple-family developments. Transient occupancy, such as motels or hotels, shall be permissible in this zone, subject to the issuance of a use permit. Only those uses are permitted that are complementary to, and can exist in harmony with, such residential developments. This zone permits a maximum density of 12 units per acre.

Mobile Home Park (MHP). The mobile home park zone is intended for the exclusive development of mobile home parks. Mobile homes parks are intended to offer an alternative mode of housing to the residents of the community. The Town currently has two developed mobile home parks.

Downtown (D). This district is intended to provide a mix of multi-family residential, non-residential (e.g. office, retail, live/work units), and lodging uses, with a focus on ground-level commercial uses and active frontages. The development standards are intended to concentrate development along Main Street with a focus on shop front buildings. The maximum floor area ratio (FAR) is 2.0. The D zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Old Mammoth Road (OMR). This zone is intended as an arts and culture pedestrian-scaled district oriented toward medium scale commercial development along Old Mammoth Road, with a mix and intensity of uses (e.g. office, retail, live/work units) appropriate to its neighborhood context and adjacent residential uses. The maximum FAR is 2.0. The OMR zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Mixed Lodging/Residential (MLR). This district is intended to allow one or more of a variety of lodging, multiple-family residential, and non-residential (e.g. office, retail,

live/work units) uses, a mix emphasizing transient occupancy. The maximum FAR is 2.0. The MLR zoning district is consistent with the Commercial 1 (C-1) land use designation of the General Plan.

Multiple-family residential units are allowed in all three commercial districts by right, and single room occupancy units are allowed in the OMR and MLR districts with a use permit. The OMR zone permits emergency housing by right. Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Resort (R). The Resort zone is intended to allow for large-scale coordinated planning of properties, accommodating a range of different uses including single-family residential developments, multiple housing projects, professional and administrative office uses, hotels including attendant support commercial activities, recreational facilities, and public or quasi-public uses, or combination of such uses.

A development plan (which has typically been in the form of a Master Plan) is required for all Resort zoned properties, allowing for greater flexibility and creativity in their planning. However, the Resort zone limits maximum density to eight units per acre, and requires the application of similar performance and environmental standards as similar uses in other zones. A number of master plans have been adopted for Resort-zoned properties. These include the Lodestar Master Plan, Greyhawk Master Plan, Altis Master Plan, Snowcreek Master Plan, and the Juniper Ridge Master Plan, which have variously included visitor-oriented lodging and housing associated with major recreational facilities such as golf course (Snowcreek and Lodestar Master Plans), or base lodges for Mammoth Mountain. In compliance with the Town's Housing Ordinance at the time of approval, development of these Master Plans has required mitigation of workforce housing demand, which has occurred through designation of sites within the Master Plan area, donation of land, and direct construction of housing units.

North Village Specific Plan (NVSP). The objective of the NVSP is to create a set of land use designations and development standards that will facilitate the development (or renovation) of "North Village" a 64-acre area in the northwest part of the town. The NVSP focuses on the creation of visitor services and attractions, while emphasizing pedestrian access and mobility; the Specific Plan designates a "pedestrian core" and series of land use zones of varying intensity, focused around a mixed use village and gondola station.

Clearwater Specific Plan (CSP). The Clearwater Specific Plan zone was created with the adoption of a Specific Plan for a 6-acre site on Old Mammoth Road in early 2009. The Specific Plan allows for a mixed-use development including a major hotel, with ground floor commercial uses.

Affordable Housing Overlay Zone

The Town of Mammoth Lakes Municipal Code includes an Affordable Housing Overlay Zone. The Affordable Housing Overlay is intended to facilitate the development of lower income units. In this zone, all units must be affordable to households with incomes ranging from very low-income up to moderate-income. The underlying zone sets density, but increases are allowed with a density bonus (as is the case in other zones where density bonuses are allowed throughout town). Additionally, the Town Council may waive any or all fees normally imposed by the Town on development projects. Development standards for covered off-street parking are relaxed in this zone and additional zoning concessions may be requested, consistent with the State Density Bonus Law. The Town's density bonus regulations in Chapter 17.140 of the Zoning Code allow twice the level of density bonus as is allowed under State Density Bonus Law for projects that include certain types of affordable units. Examples of incentives or concession include reduction in development standards like setbacks, lot coverage, or parking requirements or approval of mixed-use zoning not otherwise allowed in Town zoning.

Currently, this code provision has only been applied to one approximately 25-acre parcel known as The Parcel site. The underlying zone of this property is zoned RMF-1, with a maximum density of 12 units per acre. The land exchange of this parcel with the US Forest Service and its designation as an Affordable Housing Overlay zone was a mitigation requirement for the development of the Trails subdivision. A Master Plan was adopted for the site in 1991, designating the property for 172 units of housing limited to very-low, low- and moderate-income households. The Town purchased The Parcel site in 2018 and is working with the community on plans to develop the site.

Planned Residential Development Zone

The Town's Municipal Code allows for planned residential development regulations, which are intended to facilitate development of areas designated for residential use on the General Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than generally is possible under conventional zoning or subdivision regulations. Historically, the Town has not utilized this section of code, instead utilizing Master Plans or Specific Plans to provide coordinated planning of larger residential and resort areas.

Residential Development Standards

As shown in Table 3-35, minimum lot sizes in residential zones range from 7,500 square feet in the RSF zone to 40,000 square feet in the RMF-2 zone. The relatively large minimum lot size in the RMF-2 zones is due to the fact that this zone is primarily used to build larger scale projects including transient rental and multiple-family residential units. The RMF-1 zone also has a relatively large minimum lot size of 10,000 square feet. Lot coverage limits range from 30% in the RR zone to 60% in the RMF-2 zone. While these

minimums may increase land costs, they result from constraints imposed by an alpine climate, and encourage development of multiple units on each lot. The minimum lot size requirements, coupled with relatively restrictive lot coverage requirements are necessary to maintain setbacks, accommodate snow storage on-site, and to minimize impermeable surfaces. The Town's minimum lot coverage requirements are sufficient to achieve the allowable densities in each zone and do not constrain development.

For projects historically built above maximum density, some obtained density bonuses by providing affordable housing units pursuant to State law and Town code; a number of other projects took advantage of a provision then in place in the Town's zoning code (since repealed), that allowed small residential units (one bedroom or studio units) to count as a half, rather than a full unit of density. Table 3-36 summarizes the average density of all existing multiple-family projects by zone. As shown in the table, existing multiple-family projects have, on average, been built at densities that meet or exceed the zoning standard of 12 units per acre in these zones.

Table 3-35 Residential Development Standards

	RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Density Range per/acre	1-2	1-4	6-12	6-12	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A	N/A	2.0	2.0	2.0
Setbacks (front/side/str eet side/rear)	25/10/20/20	20/10/20/10	20/10/20/10	25/10/20/20	of curb for act streets, 0 feet si	eet frontage, 15 ive frontages, 10 de/rear except 1 residential distric	feet from other 5 feet adjacent
Lot Coverage	30%	40%	50%	60%	2.0 FAR	2.0 FAR	2.0 FAR
Minimum Lot Size	15,000	7,500	10,000	40,000	10,000	10,000	10,000
Minimum Building Site Area	2,000	2,000	5,000	24,000	5,000	5,000	5,000
Minimum Parking Requirements (in spaces)	3	3	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+	1/studio or 1 bdr; 2/2-3bdr; 3/4 bdr+
Height Maximum (measured from finished grade)	(underground from the top o	I parking), the bu of the parking po s not increase by	sits atop a parkin vilding height shal dium provided th more than seven hes.	I be measured at the building	55 feet	45 feet	45 to 55 feet

Parking standards for multiple-family housing also include guest parking requirements of up to ½ space per unit. Affordable and senior housing projects may use standards from Government Code Section 95915 upon request.

Source: Mammoth Lakes Municipal Code, 2018.

Table 3-36 Existing Residential Development Density by Zone

<u>Zone</u>	Multiple- family Units	Acres	Average Existing Multiple- family Project Density (Units/Acre)	Single Family Units	Acres	Average Existing Single-Family Residential Density (Units/Acre)	Average Residential Density (Units/Acre)
RMF-1	469	34.73	13.5	100	26.87	3.72	9.24
RMF-2	3,854	232.66	16.66	25	7.31	3.4	16.16
MLR	195	11.01	17.71	8	2.45	3.2	15.08
D & OMR	463	17.78	26.04	1	0.36	2.7	25.58

¹Includes apartments, condominiums and townhomes.

Source: Town of Mammoth Lakes, 2019

Density bonuses are provided in accordance with the provisions of the State Density Bonus law. The Town also provides an additional density bonus that allows up to twice the permitted density where a project provides a higher percentage of qualifying affordable housing units, subject to use permit approval. As permitted by State Density Bonus law, the Town also grants concessions in the form of reduced development standards for projects that include affordable housing units. Please see Chapter 4 for an additional discussion of the Town's Housing Ordinance, which incorporates these and other provisions that are intended to facilitate the production of affordable housing units.

Parking Requirements

Single-family residences must have a minimum of three spaces for each residence, at least 50 percent of required parking shall be enclosed and one of which must be unenclosed, unless otherwise approved by the review authority. One additional space is required for residences with a floor area of more than 2,999 square feet and up to 4,999 square feet (exclusive of garages and decks), two additional spaces for residences with a floor area of 5,000-6,999 square feet and 3 additional spaces for residences 7,000 square feet or greater. The requirement of three parking spaces for single-family residences within the RR and RSF zone, in addition to snow storage requirements discussed next, may be a constraint to development on substandard sized or shaped lots.

Multiple-family residential projects must provide a minimum of one parking space for each studio or one-bedroom unit, two spaces for each two- or three-bedroom unit, and three spaces per unit with four or more bedrooms. At least 50 percent of the required parking is required to be enclosed. The requirement for this amount of enclosed parking is related to impacts related to snow. In addition to the spaces required per unit, each multiple family project must provide a minimum of two guest parking spaces for each four units up to 12 units, one space for each four units for the 13th to the 48th unit, and one space for each additional six units above 48.

Notwithstanding this potential constraint, the Town's parking requirements are intended to ensure that adequate on-site parking is provided such that cars will not park on the street and interfere with winter snow removal operations. The parking requirements also reflect the resort-oriented nature of the community, where many of the housing units in town are rented to several vacationing individuals or families who travel to Mammoth Lakes in multiple vehicles. The guest parking requirements ensure there is adequate parking for Mammoth Lakes' ample number of visitors and decreases the tendency for visitors to park in areas designated for snow storage.

Mammoth Lakes has excellent transit service and all residential lots are within one half mile of a transit stop which could result in reductions in parking requirements for certain types of residential development per state law. Recognizing the high cost associated with the provision of parking, the Town has routinely granted concessions in the form of

reduced parking requirements for projects that incorporate affordable housing units, including application of the State-mandated ratio of parking spaces per unit. Parking concessions have been made in almost all of the recently constructed affordable and workforce housing projects constructed by Mammoth Lakes Housing, Inc. and other private developers.

The Zoning Code allows for reduced parking standards for the areas of town with mixed-use development and multi-modal⁷ accessibility. Three parking zones have been established for non-residential use classifications. Parking zone 1 includes the Downtown and Old Mammoth Road Commercial Zoning Districts, which represent the areas of town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest. Parking zone 2 includes the Mixed Lodging Residential Zoning District and portions of the Lodestar Master Plan area and Juniper Ridge Master Plan area, which represents areas of town with some mixed-use and/or multiple-family development that is served by transit, thereby reducing parking demand moderately. Therefore, parking requirements in this zone are the second lowest. Parking zone 3 represents all other areas within town, except where parking standards have been established through a Master Plan or Specific Plan.

Snow Storage

Given Mammoth Lakes winter conditions, with an average of over 300 inches of snowfall annually, providing adequate space for snow storage is an important development requirement. The Town requires an area equal to a minimum of 75 percent of all uncovered required parking and driveway areas to be provided for storage of snow in residential zones, 40 percent in industrial zones, and 60 percent in commercial zones. Furthermore, all designated snow storage areas must be at least 10 feet in any direction, be located near the sides or rear of parking areas and driveways, readily accessible and substantially free and clear of all obstructions, as well as meet all other requirements outlined in Municipal Code Section 17.36.110. The review authority may reduce or waive commercial zone snow storage area(s) under certain conditions (Municipal Code Section 17.36.110.B.3.a). Alternative methods of compliance may help reduce the potential cost impact and constraint of having to set aside land for snow storage, but may also increase maintenance costs. As noted in the above discussion, similar to the parking requirements, snow storage requirements may be a constraint to development on substandard sized or shaped lots.

⁷ Multi-modal transportation refers to transportation infrastructure that provides diverse options for mobility, typically including automobiles, public transit, walking, and bicycling.

3.2.2 ZONING CODE UPDATES AND AMENDMENTS

Comprehensive Zoning Code Update

The Town adopted its General Plan update in 2007. The General Plan includes a number of new policy directives and concepts that were not reflected in the Municipal Code, which had not been comprehensively updated in many years. As a result, some areas of conflict and ambiguity existed between the General Plan and Zoning Ordinance in particular, which added additional complexity to some permit applications. To address this, the Town completed a comprehensive Zoning Code Update in 2014. The Zoning Code Update incorporates the goals and policies of the 2007 General Plan, modernizes the Town's zoning regulations, and creates a more user-friendly code that supports the community vision expressed in the General Plan. The new Code includes regulations that promote sustainability, development quality and design, and encourage feet-first mobility. Objectives of the Zoning Code Update include:

Implement the General Plan. Encourage the land use goals, policies, and actions designated the General Plan to create a comprehensive and stable use pattern upon which to plan transportation, water supply, and other public facilities and utilities.

Promote Sustainability. Incorporate standards that promote sustainable development and incorporate the goals, policies, and actions outlined in the General Plan.

Promote Quality and Design. Incorporate standards that improve development quality and design, enhance visual character, avoid conflicts between land uses, and preserve the scenic qualities of the town by maintaining adequate open space.

Improve Readability and Usability. Use charts, graphics, and illustrations to make the Code easier to read and to reorganize the material to group similar and related regulations together.

The Zoning Code Update also included review of administrative procedures, as well as development standards, and incorporated ways in which the Code could be made more user-friendly and processes more streamlined.

As part of the 2014 Comprehensive Zoning Code Update the decision was made to regulate density on the commercial zoning districts using floor area ratio (FAR) in place of dwelling units per acre. The Town's 2007 General Plan used dwelling units per acre and hotel rooms per acre. These metrics were not included in the Zoning Code Update resulting in inconsistencies between the General Plan and Zoning Code. The 2016 General Plan and Zoning Code Update resolved the inconsistencies and implemented an FAR calculation for the commercial zoning districts.

Original Affordable Housing Mitigation Ordinance (2000-2009)

Mammoth Lakes adopted its first Affordable Housing Mitigation Ordinance in 2000, with updates and amendments made in 2004 and 2006. This Affordable Housing Mitigation Ordinance was instrumental in facilitating the production of housing at various prices in Mammoth Lakes from 2000 to 2009, by placing strict requirements on new development to mitigate its demand for affordable and workforce housing units. The Housing Ordinance was updated in 2015 (see Updated Housing Mitigation Ordinance 2015, below).

The driving principle of the original Ordinance was that development must provide housing for the workforce it generates. Formulas were applied in the Ordinance to match the type of development with its characteristic job generation to determine the number of Full Time Employee Equivalent (FTEE)⁸ housing units that must be provided. Table 3-37 shows the FTEE generation table by project type, which was then used to calculate the total number of FTEEs generated by new development. This number was then used either to determine the number of units to be constructed or the in-lieu fee a developer owed the Town for the project.

The Full Time Equivalent Employee (FTEE) is a full time employee or combination of part time employees. When the employee generation calculation results in seasonal or part time employees, those employees are grouped together to form FTEEs. Full time year round employees equal one FTEE, part time year round employees and full time seasonal employees equal one-half FTEE, and part time seasonal employees equal one quarter FTEE.

Table 3-37 Employee Generation by Type

Use	Employee Generation
Multi-unit ¹ and single-family ² transient	.0005 Full-time equivalent employee (FTEE) per square foot
Commercial/office uses: includes all nonresidential except industrial	.00042 FTEE per square foot
Industrial uses: includes all uses involving manufacturing , distribution and warehousing	.00011 FTEE per square foot
Multi-unit nontransient: This category includes all attached dwelling units including deed restricted and market rate apartments and multifamily condominiums which prohibit transient rentals. This also includes all multi-unit developments located within the Residential Multifamily 1 zone and affordable housing zone and any other multi-unit development in town that prohibits transient rentals	Market rate units .00012 FTEE per square Rental apartments foot and deed 0 FTEE restricted units
Single-family nontransient. This category of land use encompasses all detached dwelling units located in the town's low density residential (LFR) land use designation and includes both the rural residential and residential single-family zones	For that portion of the building area from: 0-2,000 square feet, .00006 FTEE per square foot 2,001-4,000 square feet, .00009 FTEE per square foot 4,001-6,000 square feet, .00012 FTEE per square foot 6,001-8,000 square feet, .00015 FTEE per square foot 8,001 square feet and up, .00018 FTEE per square foot * Calculate the building square footage between 0 and 2,000 square feet at rate as shown. Then for square footage exceeding 2,000 square feet calculate at rates as shown. Continue until all square footage has been calculated. Add all lines for total.
Uses not listed	To be determined by Community and Economic Development Director based upon comparisons with like businesses.

¹ This category includes all attached dwelling units within the resort, specific plan, commercial general, commercial lodging and Residential Multifamily 2 zones which are either intended for transient occupancy or can be rented out on a nightly basis. These include all hotel, motel, fractional and resort condominium lodging as well as condominium units which are privately owned and can be rented out on a nightly basis.

² This category of land use encompasses all detached dwelling units located within the resort and specific plan zones which are permitted by master plan and/or specific plan conditions to be rented out on a nightly basis.

Certain projects including small residential developments of less than five units, small lodging and commercial developments, and all developments in the industrial zone were permitted to pay an in-lieu fee. When units were built the Ordinance included a formula by which those units of different sizes (number of bedrooms and living area) could satisfy FTEEs. When in-lieu fees were paid, they were calculated by multiplying the total FTEE by the in-lieu fee, which is established by ordinance and periodically updated. The Ordinance stated that on-site housing units were preferred and should be developed on-site unless it can be demonstrated that the location is undesirable for the community or infeasible, or there is an alternative that would better achieve community affordable workforce housing goals. In such cases, the Ordinance allowed for Alternate Housing Mitigation Plans (AHMPs) that can include construction on a different location, land dedications, and housing acquisition and rehabilitation within town boundaries, or when the Planning and Economic Development Commission can conclude, based upon substantial evidence, that an on-site or off-site alternative is undesirable for the community or infeasible as determined by the Commission or Community and Economic Development Director, may the Town then approve payment of in-lieu fees. An AHMP required approval by the Planning and Economic Development Commission.

Because many of the development projects in Mammoth in recent years have less frequently included on-site housing (lodging, luxury condominiums, etc.), it had not been unusual for the Town to negotiate with developers and propose win-win alternatives instead of requiring on-site construction. The Town had been able to reach agreements on AHMPs that include measures such as land dedications or in-lieu fees that result in more flexibility regarding the types and location of housing being produced. For these alternative proposals to work, it is essential that a local developer be in place to utilize the resources (e.g., fees and land) provided. For this reason, Mammoth Lakes Housing, Inc. (MLH), a non-profit housing development agency, was established in 2003, and has since been pivotal in facilitating the production of new affordable housing units in Mammoth Lakes. MLH and its accomplishments are described in additional detail in Chapter 4.

Additionally, the Town's Housing Ordinance is not a constraint to market rate housing development. As discussed in Table 2-28 in Chapter 2 the median priced home or condominium is affordable to some moderate-income households and most middle or upper-income households in Mammoth Lakes. Despite its obvious merits and importance, the Town also recognizes that the Housing Mitigation Ordinance, alongside other development fees, contributes to increased costs for developers of future homes. In light of this, and economic conditions during the recession, the Town completed a review of the Ordinance in 2015 as part of a broader review of development fees. This review resulted in a recommendation that the Ordinance be significantly revised, including a restructuring and reduction of the housing mitigation requirements. These revisions are discussed further in the following sections.

Interim Affordable Housing Mitigation Policy

In late 2008 and 2009, the national economy entered a serious downturn. In 2008, the Town Council approved a temporary reduction in development fees, including Development Impact Fees (DIF) and housing in-lieu fees, as a "stimulus package" to continue investment in residential and other construction.

In mid-2009, as the recession continued, the Town began a process to thoroughly review development costs, including the DIF program, Housing Ordinance and associated in-lieu fees. A Town-commissioned study⁹ completed by an independent economic consultant found that the existing DIF and housing fees were a significant impediment to new development, and reflected a disproportionate burden to new development in the funding of new facilities and infrastructure. Overall, the report concluded that fees appeared to be set at levels which are likely to impede new investment, and result in reduced development activity, associated fee revenues, and workforce and market-rate housing production.

Based on the study, the Town adopted interim policies for development impact fees and for housing mitigation and in-lieu fees in November 2009, which reduced fees for most development types by around 50 percent from previous levels. To help stimulate the local economy, the Town Council extended a temporary reduction to housing fees and DIF for one to four unit residential projects, commercial projects, and remodel projects to July 31, 2015.

The Town and Mammoth Lakes Housing, Inc. developed the Interim Affordable Housing Mitigation Policy cooperatively, to include the following provisions:

- An inclusionary housing requirement of 10 percent for all new residential and lodging developments larger than nine residential units or 19 lodging units, at a target income level of 120% of AMI or less.
- An in-lieu fee requirement for small residential and lodging projects, commercial and industrial development.
- Exemptions from housing mitigation requirements for small single-family residences (under 2,500 square feet), rental apartments and deed-restricted units, and retail and restaurant development in certain zones.
- Projects required to provide on-site units may propose an Alternate Housing Mitigation Plan, if findings can be made that providing units on-site would be undesirable for the community or infeasible, and that substantial additional housing

-

Town of Mammoth Lakes, 2010 Development Impact Fee and Housing Program Update, https://www.townofmammothlakes.ca.gov/DocumentCenter/View/1961/Draft-DIF_Update_Report-3-19-10?bidld=.

benefit would result in terms of providing a greater number of units, earlier provision of units, or providing units that better meet priorities established by the Town or Mammoth Lakes Housing, Inc.

The Town amended the Housing Ordinance in 2015 to reflect feedback regarding the Interim Affordable Housing Mitigation Policy and the 2015 Housing Element Update and the Interim Affordable Housing Mitigation Policy is no longer in effect.

Updated Housing Mitigation Ordinance 2015

The Town adopted a comprehensive update to the Housing Ordinance in 2015. The updated Chapter 17.136 includes a menu-based format that allows developers to choose a desired method for housing mitigation (i.e., fee, on-site housing, off-site housing, conveyance of land, or other). On-site workforce housing is no longer a mandatory requirement for certain projects. A housing fee was established following a nexus study for such fee, as approved by Town Council. The nexus study established a housing mitigation fee applicable to new types of development including residential, lodging, retail and restaurants, office, light industrial, and service uses. The fees established in 2015 are in effect with the exception of the following:

- RMF-1 Zone multi-family projects of four or fewer units where average habitable square footage does not exceed 1,300 per unit.
- Legal accessory dwelling units.
- Apartments.
- Any non-residential development that would not contribute new demand for employment or housing (e.g. replacement of an existing use or an addition of non-habitable square feet) or would generate no more than one total new employee.

Urban Growth Boundary and General Plan Buildout

The Town adopted an Urban Growth Boundary (UGB) in 1993 to ensure a compact urban form, protect natural and outdoor recreational resources, and prevent sprawl. Of the total 24.5 square miles within the Town's municipal boundary, approximately 4.7 miles lie within the UGB. The land outside of the UGB but within the municipal boundary consists largely of public lands administered by the Inyo National Forest, as well as 80 acres of patented mining claims on top of the Sherwin ridge, the Valentine Reserve of the University of California, Mammoth Mountain Ski Area, which is leased from Inyo National Forest, and the City of Los Angeles' Camp High Sierra. Lands beyond the municipal boundary consist primarily of public lands administered by the USDA Forest Service, Inyo National Forest, and the U.S. Department of the Interior, as well as land owned by the Los Angeles Department of Water and Power. Legislation passed in 2014 that allowed a 35.6-acre land exchange to Mammoth Mountain Ski Area at the Main Lodge area. The land exchange, called the Mammoth Base Land Exchange, intends to transfer land held by the USDA Forest Service to private ownership, and this land will be included within the Town of Mammoth Lakes and as well as the UGB. Local policy states that National Forest lands transferred to private ownership must be included within the UGB, despite being discontinuous from the existing UGB. A map of the Town's municipal boundary and the UGB are shown in Figure 3-2.

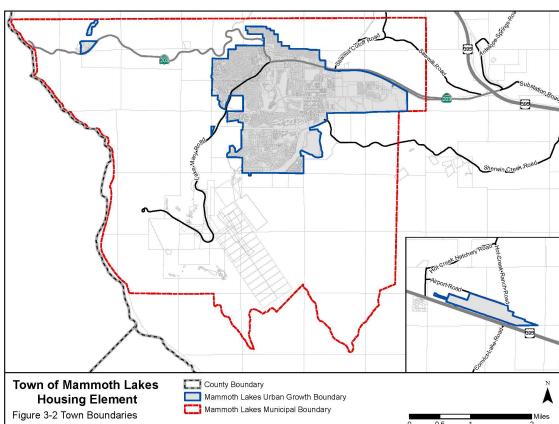


Figure 3-2 Town Boundaries

The General Plan assumes an ultimate buildout population of 52,940 people by 2025 based on updated buildout calculations adopted in September 2017. The updated buildout table notes that the 52,940 number includes all residents and visitors in town with 100 percent occupancy. The vacancy rate fluctuates in town between a year-round vacancy rate of 72% to a seasonal vacancy rate of 10% (Tishler Bise DIF Report 2015). Assuming the seasonal vacancy rate the maximum population in town at buildout would be 48,582.

The Town has developed and maintains a GIS-based model, which can be used to track progress towards buildout of residential and lodging development, and is reported along with all discretionary or legislative project approvals requesting modifications to allowable density.

The UGB does not appear to be a constraint, as the General Plan's land use designations take into account the UGB and allows for growth in the town through General Plan buildout. The Town's land inventory, described in Chapter 4 of this Housing Element, is also completely within the UGB. Therefore, the UGB does not adversely impact the Town's ability to accommodate its regional housing need allocation.

3.2.3 PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, factory-built housing, mobile homes, housing for the disabled, emergency shelters, and transitional housing, among others. Table 3-38 summarizes housing types permitted within the various zones.

The town offers a diversity of housing types for all economic segments of the community, including more vulnerable members of the community, those earning lower incomes, seniors, the disabled, and seasonal workers, among others.

Short-Term Rentals

Based on the anecdotal information included in Section 7 of the Town's 2017 Housing Needs Assessment, the short-term rentals within Town are considered to be a constraint to housing availability. The Town is proposing Action H.4.E.2 to create a program to address constraints associated with short-term rentals.

Multiple-Family Units

The Municipal Code permits multiple-family housing in the residential multiple family zones (RMF-1 and RMF-2), as well as the Downtown (D), Old Mammoth Road (OMR), and Mixed Lodging/Residential (MLR) Commercial Zoning Districts by right. In the D and OMR zones multi-family development is limited to no more than 75% of the ground floor

area when located along Primary and Secondary Active Frontages. A minimum of 25% of the ground floor area must be occupied by uses permitted by right or by Administrative Permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet. An Administrative Permit is required for depths less than 20 feet. Approximately 70.4 percent of Mammoth Lakes' housing stock consists of multiple-family residences.¹⁰

Condominiums

The Town permits condominium developments in both the commercial and residential zones (multiple-family zones). However, condominiums require tentative and final map approval. A use permit and subdivision approval (i.e., tentative map and final map) are required for the conversion of an existing apartment unit for sale, transfer, or conveyance as a condominium. Due to the resort-oriented nature of Mammoth Lakes, the Planning and Economic Development Commission must determine if the resultant ownership pattern is appropriate for the proposed use(s) and that the proposed development of the property conforms to all requirements of the Municipal Code.

California Department of Finance 2018. Multiple-family refers to structures containing 2 or more housing units.

Table 3-38 Housing Types By Zones

Housing Types Permitted	RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Residential Uses							
Single family detached	Р	Р	Р	Р			
Single family attached			Р	Р			
Multiple-family/ Apartments for rent			Р	Р	P¹	P1	Р
Mobile homes	Р	Р	Р	Р			
Manufactured homes	Р	Р	Р	Р			
Live/Work					P¹	P1	P1
Single room occupancy units						U1	U
Group living quarters (including boarding houses)			U	U			
Accessory dwelling units	Р	Р	Р	Р			
Special Needs Housing ²							
Residential care - general (more than 6 residents)			U	U		A ¹	Α
Residential care – limited (6 or fewer residents)	Р	Р	Р	Р	P¹	P1	Р
Assisted living facility			U	U		P1	Р
						U¹	
Convalescent home							
Supportive and transitional housing	P3	P3	P ³	P3	P ³	P ³	P ³

Table 3-38 Housing Types By Zones

Housing Types Permitted	RR	RSF	RMF-1	RMF-2	D	OMR	MLR
Emergency housing						P1	

Notes:

Limited to no more than 75% of the ground floor area when located along Primary and Secondary Active Frontages. A minimum of 25% of the ground floor area shall be occupied by uses permitted by right or by Administrative Permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet (Administrative Permit required for depths less than 20 feet).

²Special needs housing are discussed more thoroughly in the "Housing for Persons with Disabilities section."

³Transitional and supportive housing constitute a residential use and are subject to those restrictions that apply to other residential uses of the same type in the same zoning district.

P = Permitted Use U = Use Permit A= Administrative Permit Source: Town of Mammoth Lakes Municipal Code 2018

The use permit requirement does not adversely affect the cost or availability of ownership housing for moderate-income households since it represents a minimal portion of the overall costs to develop a project, most of which are contributed by the typically high land and construction costs in Mammoth Lakes.

The Town's Municipal Code Chapter 17.52.110 includes provisions regarding conversion of rental housing units to condominiums, with the intent of preserving the rental housing stock. No conversion of existing rental apartments is permitted where the average vacancy rate over the prior three years is five percent or less; projects proposing to demolish existing rental apartments and replace them with condominium units may be required to directly mitigate the loss of those units, in addition to any other required housing mitigation. Where condominium conversions can be approved, the applicant is required to provide a relocation plan for existing tenants, as required by the Subdivision Map Act and State law. No condo conversions have taken place in the last five years, due to the very low apartment vacancy rate (less the 1%).

Live/Work Units

A live/work loft is an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multiple-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and where the residential use is secondary and accessory to the primary use as a place of work. Live/work units are permitted in D, OMR, and MLR Commercial Zoning Districts. Live/work units must meet the requirements and design standards outlined in Section 17.52.150 of the Municipal Code. The residential space within the live/work unit is to be occupied by at least one individual employed in the business conducted within the live/work unit.

Accessory Dwelling Units

Accessory dwelling units are permitted in all residential zones. An accessory dwelling unit must meet specified development standards consistent with Government Code Section 65852.2 (Municipal Code 17.52.270). They may be either attached to the primary dwelling or separate from the primary dwelling. A manufactured or modular unit placed on a permanent foundation may also be used as an accessory unit. Accessory dwelling units may be rented separately, unless the primary dwelling is rented, and the sale of an accessory dwelling unit separate from the primary unit is prohibited. The Town of Mammoth Lakes often uses the term "accessory dwelling units" interchangeably with "secondary dwelling units," but the meaning and intent of the terms are synonymous with the other. Action H.4.D.1 is proposed to review Municipal Code Section 17.52.270 and update if needed to comply with recent changes to Government Code Section 65852.2 Anecdotal local information indicates financing for ADUs can be difficult to obtain. The Town will look into this issue as part of Action H.4.D.2.

Mobile Homes

Mobile and manufactured homes offer an affordable housing option to many low and moderate-income households. Mobile homes are defined in the Municipal Code as a single-family dwelling and are permitted in all residential zoning districts in the Town, according to the same development standards applied to site-built single-family homes. According to the California Department of Finance, 147 mobile homes were located in Mammoth Lakes in 2018.

Due to the increasing rent prices in Mammoth Lakes' two mobile home parks, these homes are becoming less affordable options for residents. According to the Town, the average rent is approximately \$1,000 per month. Despite the increasing rental costs, many of these units are aging and becoming less energy efficient due to wear and tear, leading to higher utility costs and further exacerbating the growing lack of affordability.

Mobile Home Parks

The Zoning Code also includes a "Mobile Home Park" (MHP) zone, which specifies various development standards for mobile home parks. Mammoth Lakes has two mobile home parks, both of which were created before the Town was incorporated, and which are zoned MHP. Development standards for the MHP zone include:

- A minimum park area of ten acres;
- A minimum park street frontage: 200 feet;
- A minimum site area per unit of 5,000 square feet;
- Minimum setback of 20 feet adjoining a street, and ten feet adjoining another lot line
- Maximum height of 35 feet; and
- Minimum of 50 square feet of recreation area for each mobile home space.

A zoning map amendment is required to rezone property to MHP. In addition, Design Review is also required. The Town estimates that review of the rezoning application could take a year or more, depending on the complexity of the project, and requires Town Council approval of the rezoning request (Table 3-39).

The Town has not received any applications for a mobile home park since incorporation; it is uncertain why this is the case, but likely reasons are a shortage of large undeveloped residentially – zoned properties within the Urban Growth Boundary, and high local land costs, rather than the burden of the development review process. The re-zoning process reflects reasonable processes intended to ensure compatibility of

any proposed mobile home park with surrounding uses, and that such a use would be designed and operated in a manner consistent with community standards and policies, similar to any other similar large-scale residential development.

Manufactured Homes

Per Section 65852.3 of California's Government Code, a town or a city shall allow the installation of modular housing units, constructed in compliance with the Uniform Building Code (UBC), and manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.), on an approved permanent foundation system, pursuant to Section 18551 of the California Health and Safety Code, on lots zoned for conventional single-family residential dwellings.

The Town of Mammoth Lakes has approved several housing developments that have been constructed with modular buildings. Pursuant to Section 17.144.020 of the Municipal Code, single detached family units for occupancy by one household, and located on a separate lot from any other unit (except accessory dwelling units, where permitted) includes individual manufactured housing units. Manufactured housing is expected to follow the same permitting process and regulations as buildings with traditional construction. This form of housing presents a low-cost strategy to increase permanent workforce housing quickly and affordably in the face of an immediate housing need.

Group Living Quarters and Single Room Occupancy Units

Shared living quarters without separate kitchen or bathroom facilities for each room or unit, are offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes hotels and motels, and residential care facilities. Group living quarters are allowed in the multi-family residential zones with a use permit.

Single room occupancy facilities contain housing units that may have kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the State Health and Safety Code. Each housing unit is occupied by no more than two persons and is offered on a monthly rental basis or longer. Single room occupancy facilities are allowed with a use permit in both the OMR and MLR commercial zone districts.

Farmworker Housing

The Town of Mammoth Lakes does not have any farm or agricultural land within its jurisdictional boundaries, or farmworkers living in the town. Furthermore, there is not

significant agricultural activity within the vicinity of Mammoth Lakes. Therefore, farmworker housing is not a need for this community.

Emergency Shelters, and Supportive & Transitional Housing

As noted in Chapter 2, Mammoth Lakes does not have a large homeless population, due in large part to the harsh winter climate. The Inyo Mono Advocates for Community Action (IMACA), located in Bishop, provides emergency food and shelter services for Mono and Inyo Counties. IMACA's hotel/ motel voucher program, created in partnership with the Salvation Army, pays for individuals without shelter to stay in a local hotel or motel for a few nights. The Mammoth Lakes Police Department also assists homeless individuals in securing emergency shelter for both domestic violence or stranded individuals (snowed-in, hotels fully booked). Wild Iris, a community-based non-profit agency, will find shelter or provide a safe haven in Mammoth Lakes for individuals who are leaving an abusive situation.

Described in Section 17.144.020 of the Municipal Code, emergency housing is a temporary, short-term residence where occupancy is limited to six months or less. Transitional housing is limited to no less than six months occupancy and supportive housing units have no limit on length of stay. Pursuant to Section 17.52.290 of the Municipal Code, transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. Emergency shelters are permitted in the OMR Commercial Zoning District. The Town's zoning regulations pertaining to supportive and transitional housing therefore, comply with state law by permitting these uses in all zones where other residential uses are allowed, subject to the same development and management standards that apply to other residential uses of a similar type within these districts. The Town's zoning regulations pertaining to emergency shelters therefore, comply with state law by permitting this use in at least one zoning district by right without discretionary action, subject to the same development and management standards that apply to other similar uses within these districts. Analysis of available land use capacity in the OMR Commercial Zoning District indicates there are seven vacant parcels that could be available for the construction of an emergency shelters that total 3.6 acres. At least one emergency shelter should be adequate to accommodate Mammoth Lakes' relatively small population in need of such services.

As with other projects, Design Review is required for new construction, reconstruction, rehabilitation, alteration, or other projects involving improvements to exterior of a structure, site, or parking area. However, certain projects are exempt from the Design Review requirements which are enumerated in Chapter 17.88 of the Municipal Code, including the exemption for new construction of emergency shelters or renovation of an existing building to create an emergency shelter (Section 17.88.020.A.5) which also complies with state law. Per the Zoning Code temporary emergency shelters shall be permitted in any zoning district for a maximum of 30 days in any 90-day period, provided

that the facilities are approved by the Building Department and Mammoth Lakes Fire Protection District prior to use.

Seasonal Worker Housing

Because of the shortage of rental units during the winter months, some seasonal workers have slept in cars or RVs as alternatives to living in cramped living quarters, paying rent, or leaving the area. Anecdotal evidence suggests that some seasonal workers have illegally occupied vacant buildings or camped on Forest Service land around the town (this is likely more common in summer than in winter, due to severe weather conditions).

As previously discussed, in order to sufficiently mitigate the increased workforce housing demands, the Town's Municipal Code includes provisions to require some type of housing mitigation as part of new development in Section 17.136. In 2017, Mammoth Lakes Housing, Inc. commissioned a Community Housing Action Plan and Mono County conducted a Housing Needs Assessment.¹¹ The Housing Needs Assessment included evaluation of current community housing programs, resident and employer surveys, a trends analysis of inventory and demand for housing, and discussions specific to issues and demand for seasonal employee housing in Mammoth Lakes.

Given the resort-nature of the community, leisure and hospitality is the largest contributor to seasonal jobs in both the winter and summer season, which includes many of the seasonal jobs provided by Mammoth Mountain Ski Area. These jobs account for large fluctuations in the demand for housing, with peak demand during the winter ski season. As noted in the Mammoth Lakes Housing Needs Assessment (2017), when competing for accommodations with visitors who are also leasing units during the ski sea, this can make it not only challenging for seasonal employees to find available housing, but second-home renters also help drive up rents.¹²

3.2.4 DEVELOPMENT PERMIT PROCEDURES

Development permit procedures are designed to facilitate orderly residential development to ensure public health, safety, and general welfare. The Town can encourage the ongoing construction, maintenance, and improvement of housing by reducing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. This section outlines the target time frames for planning entitlement review and approval of new residential projects.

The Town has a streamlined application process to reduce impediments to the provision of housing. Residential development, as a primary permitted use in the appropriate zones, may be permitted ministerially through staff design review, if required, and

Mono County Housing Needs Assessment and Residential Survey, 2017.

¹² Mammoth Lakes Housing Needs Assessment, 2017.

building plan check. Table 3-38 indicates the permitted and conditional uses for residential development in the various residential and commercial zones.

The timeframe for development review in the Town of Mammoth Lakes depends mostly on the complexity of the project. In particular, projects seeking zone code changes or that propose Specific Plans or Master Plans require legislative approval and therefore have a longer timeframe for review. Furthermore, as the Town is approaching build-out and available sites for development are more limited, the complexity of many projects may also be due to site constraints. As shown in Table 3-39, the planning, engineering, and design review phase, which usually runs concurrently with the CEQA process, often requires the most time during the entitlement and planning phase but, typically takes less than a year. The building permit review phase, necessary for the issuance of a building permit to start construction of the structure(s) and subsequently achieve a certificate of occupancy, requires a maximum of two months. The Development Review Process is outlined in The Town of Mammoth Lakes Development Review Process Flowchart, Chart 3-1. Typically, processing time for an application to build a singlefamily home is two to four months, depending on whether design review is required; a multiple-family project requiring a Major Design Review permit may take four months up to over a year, including cumulative time to approve the use permit and building permit.

Table 3-39 Development Review Timeframes

	Concept Application Application/ Intake/ Review Completene (optional) ss Review(s)*		Review Pha	Planning & Economic Development Commission and/or Town Council Hearings		
Entitlement/ Planning Phase			Planning/ Engineering and Design Review CEQA			
Administrative Permit	NA	30 Days	14-30 Days	0 Weeks***	NA	NA
Design Review (Minor Project)	NA	30 Days	14-45 Days	0 Weeks***	NA	NA
Design Review (Major Project)****	30-90 Days	30-60 Days	1-2 Months	0-9 Months	2 Weeks	NA
Use Permit Application	30-90 Days	30-90 Days	2-4 Months	0-9 Months	3 Weeks	NA
Tract Map/Parcel Map****	30-90 Days	30-90 Days	2-6 Months	0-9 Months	3 Weeks	NA
Legislative Action (General Plan, Zoning Amendment, Master or Specific Plan)	30-120 Days	30-90 Days	4-12 Months*****	4-12 Months*****	3 Weeks	3 Weeks

		Second Plan			
Building Phase	Intake & 1 st Plan Check	Check (if needed)	3 rd Plan Check (if needed)	Building Inspections	Certificate of Occupancy
Typical Projects	30 Days	14 Days	10 Days	Within 24 hours of request	3-7 weeks

Notes:

All timeframes reflect Town staff work periods only; applicant work periods or delays may lengthen these schedules. All timeframes also reflect calendar days, not working days.

Source: Town of Mammoth Lakes, 2018

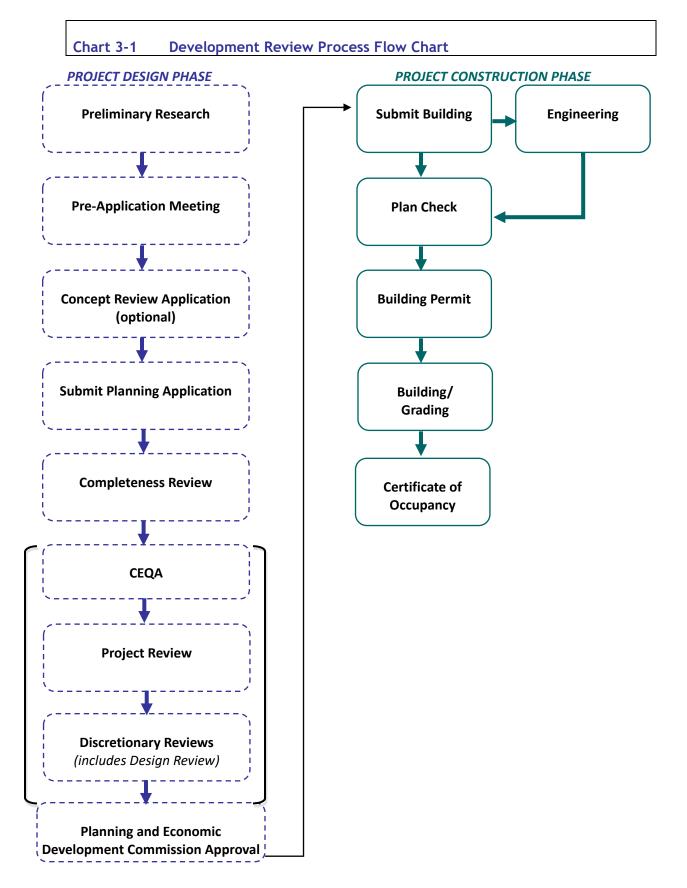
^{* 30-}day completeness review(s) are conducted in compliance with the Permit Streamlining Act.

^{**} CEQA and project review typically run concurrently

^{***}Assumes Categorical Exemption

^{****} May be processed concurrently with a Use Permit or other application type

^{*****} Timeframe depends on complexity of project (e.g. degree of deviation from current development standards, potential environmental effects, degree of off-site improvements required, etc.)



3.2.5 DISTRICT PLANNING

In June 2007, the Town Council adopted a policy that established district planning. District planning is a structured process that studies the wider geographic area and conditions relevant to a project application and its site, project alternatives, and how it fits into the General Plan Vision Statement, goals, and polices for the Town. The goal of planning by district is to provide the best and most current information to the community, Town staff, Commissions, and Town Council to assist with decisions and recommendations. This includes setting goals, policies, programs, and review of development applications. Achieving greater public participation through this process was also important to the Town.

Major steps of district planning were the following, with public workshops held with each phase:

- Definition of the district boundaries and scope of work.
- Selection of a consultant to undertake the work to develop the district plan.
- Plan preparation (typically) in four phases:
 - Existing Conditions, Opportunities and Constraints Analysis.
 - Alternatives Development.
 - Alternatives Analysis and Selection.
 - o Plan Development and "acceptance."

Prior to 2007, district plans were principally associated with major projects that requested an amendment to their existing zoning. Since the policy adoption, district planning has been completed, with Town Council's acceptance of the Townwide Neighborhood District Planning document in 2012.

The accepted district plan represents a refinement of General Plan policies, and articulation in more detailed form of land use, mobility and urban design goals for individual areas. The district plan helps to clarify community expectations for development as projects move forward, including those related to the production of housing. District plans have been incorporated and codified through the Zoning Code Update and will not create an additional "layer" of review outside of the typical application of zoning and development standards.

3.2.6 DESIGN REVIEW

The Town's Design Guidelines apply to all commercial and multiple-family development and single-family development within certain master plan areas and/or visually sensitive

areas of town. These Design Guidelines have been written to provide a greater level of detail regarding the design of development that promotes the Town's Vision Statement, General Plan and Municipal Code. Many of the above-mentioned development projects are subject to review by staff, Planning and Economic Development Commission, and/or the Advisory Design Panel (ADP) based on location and the regulations and guidelines set forth by the Town. The Town's Design Guidelines include Minor and Major Design Review depending on the project type, size, and location in town. Duplexes, triplexes and fourplexes go through Minor Design Review. The Minor Design Review approval authority is the Community and Economic Development Department. Major Design Review projects go to the Planning and Economic Development Commission and sometimes is reviewed by an Advisory Design Panel (ADP). The Town also has Design Review regulations in Chapter 17.88 of the Zoning Code. The findings (Section 17.88.060) required for Design Review are that the application be consistent with:

- The applicable standards and requirements of this Code.
- The General Plan and any applicable specific plan or master plan;
- The Town of Mammoth Lakes Design Guidelines and any applicable design guidelines adopted by the Town Council;
- The applicable design criteria in Section 17.88.050, Design Review Criteria; and
- Any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.

The criteria in Section 17.88.050 are:

- The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.
- The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.
- Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

- Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.
- Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.

As was shown in Table 3-39, the design review process is part of the overall planning review process. The overall planning process can take anywhere from 30 days to just over a year, depending on the size and complexity of the project.

On a long-term basis, the Town's raised expectation for project design that has accompanied adoption of the existing Design Review procedures and the Design Guidelines have resulted in some overall increases in the cost to develop in Mammoth Lakes. For example, an articulated or pitched roof, which is preferred in the Design Guidelines, may be more expensive to design, engineer and construct than a flat roof. However, the Design Guidelines do not prescribe specific materials or design but detail a variety of options that the Town prefers. Historically, therefore, staff, the ADP and Planning and Economic Development Commission has been able to work constructively with applicants through the design review process to reach mutually acceptable design solutions that do not typically result in significant increases in construction costs. Typical findings for a design review approval are that the proposed project would be consistent with the design of adjacent development, that the project would not cause excessive or unsightly grading or tree removal, and that the project would maintain and enhance the image, attractiveness, and environmental qualities of the town.

3.2.7 USE PERMITS

In the various zones, certain uses are permitted subject to the granting of a use permit. Because of their unusual characteristics, these uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. In order to achieve this purpose, the Planning and Economic Development Commission (Commission) is empowered to grant or deny applications for use permits and to impose reasonable conditions upon the granting of such permits.

Within 21 days following the closing of the public hearing on a use permit application the Commission shall act on the application. In approving a use permit, the Commission may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location, and operation of the proposed activity, as it finds are reasonable and necessary to ensure that the approval will be in compliance with the findings (see below).

Examples of appropriate conditions include but are not limited to buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, periodic review of the permit with authority to modify or add new conditions based on the results of the review, property maintenance, signs, specified duration for the permit, surfacing, traffic circulation, etc.

The Commission shall make the following findings before granting a use permit:

- That the proposed use is consistent with all applicable sections of the General Plan and Title 17 of the Municipal Code and is consistent with any applicable specific plan or master plan;
- That the proposed use and conditions under which it would be operated or maintained will not be detrimental to the public health and safety, nor materially injurious to properties or improvements in the vicinity; and
- Other findings as the Commission deems necessary to support approval or denial of the proposed use.

Among the uses for which the Town requires a use permit are condominium conversions, single room occupancy units, group living quarters, assisted living facilities, and large residential care facilities in multiple-family residential zones. Because the Town has not received any applications for special needs housing, it is not possible to provide details on typical conditions that may be applied to these types of projects. However, the Town would treat such projects as uses "similar to and no more detrimental than" existing permitted uses in any (residential or commercial) zone; i.e. generally similar to other multiple-family or condominium uses: Typical conditions applied to condominium projects include:

- "Standard" planning and engineering conditions such as requirements for dedication of public access or easements, such as sidewalks and trails, and installation of required infrastructure.
- Conditions related to environmental mitigation (e.g. storm water managements, CEQA-required traffic or infrastructure improvements).
- Life safety and health-related conditions including requirements from the Mammoth Lakes Fire Protection District for provision of fire access.
- Special planning conditions related to occupancy and operation (for example, whether transient use is permitted), and terms of deed-restricted units, if any.
- Special conditions related to site development standards, parking etc.; in most cases, such conditions are only applied where an applicant has requested a reduced standard, which necessitates detailing the conditions that ensure the reduction will not result in negative impacts to neighboring uses.

A discussion of requirements for licensed residential care facilities is provided later in this chapter under the discussion of "Housing for Persons with Disabilities." To comply with State Law, the Zoning Code allows residential care facilities (with six or fewer residents) by right in both residential and commercial zones.

3.2.8 ZONING ADJUSTMENTS AND VARIANCES

Applicants may make requests for minor modifications or adjustments to certain requirements of the Town's Zoning Code when such requests constitute a reasonable use of property which is in the best interest of the Town but not permissible under a strict literal interpretation of the zoning regulations. These adjustments are permitted under Chapter 17.76 of the Municipal Code, and include a decrease of the required lot area, width or depth; a decrease of the required front, side, or rear yard setback; a decrease in the required distance between structures on the same parcel; an increase in allowable projections into a setback; an increase in the permitted height of a structure, fence or wall; an increase of the permitted height or area of signs; a decrease in the number of required parking spaces; and, an increase in the maximum allowable lot coverage. Chapter 17.76 specifies specific degrees for each of the above permitted increases or decreases, with the exception of signs which is covered under Section 17.48.110 and parking which is covered under Chapter 17.44. Adjustments are approved administratively and do not require consideration by the Planning and Economic Development Commission.

Variances from the terms of the Town's zoning requirements shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code deprives such property of the privileges enjoyed by other property in the vicinity or under identical zoning district; the approval does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity or within the same zone; granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made and would not be detrimental to public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located; the variance is consistent with the General Plan and any applicable specific plan and is in compliance with CEQA; and, is the minimum departure from the requirements of this Zoning Code necessary to grant relief, consistent with Chapter 17.72 (Variances).

In compliance with Chapter 17.124 of the Municipal Code (Public Hearings), the Planning and Economic Development Commission conducts a public hearing on an application for a variance. All requests for variances must meet specific findings prescribed in California Government Code Section 65906 and must be approved by the Planning and Economic Development Commission.

3.2.9 FEES AND EXACTIONS

The Town collects fees and exactions from developments to cover the costs of processing permits ("planning fees") and providing the necessary services and infrastructure related to new development ("development impact fees").

Planning fees are calculated based on the average cost of processing a particular type of application. Table 3-40 summarizes planning, development, and other fees charged for residential development. Town policies do allow the waiving of processing fees upon application in special circumstances; the Town Council has typically waived planning fees for workforce and affordable housing projects. Impact fees are collected and, where necessary, to provide an adequate level of infrastructure, development projects may be required to construct or pay for the infrastructure.

The Town also levies fees on new development that are intended to mitigate the impacts of that development on community services and facilities. Historically, the number and amount of the Town-imposed housing fees have been large, adding substantially to the cost to develop in Mammoth Lakes. In 2015, the Town commissioned an independent assessment of the housing fees, which concluded that fees should be reduced substantially for all categories of development on a permanent basis. The assessment recommended that the maximum fee be discounted to reflect that the fee covers 30% of the gap for households at or below 60% AMI, while the other 70% is covered by the Town, Mammoth Lakes Housing, Inc., and other programs or service providers. The Town updated Zoning Code Section 17.136 based on the findings in the Housing Ordinance Update in July 2015 to reflect the findings of the assessment and encourage the development and availability of housing that is affordable to a broad range of households.

Table 3-40 Planning and Development Fees

Development Fees	Fee Charged			
Building Permits	Fee varies according to valuation			
Design Review (Administrative – Major) ¹	Cost Accounted, \$2,500 Deposit			
Use Permit	Cost Accounted, \$2,500 Deposit			
Tentative Parcel Map	Cost Accounted, \$6,000 Deposit			
Tentative Tract Map	Cost Accounted, \$6,000 Deposit			
General Plan Amendment	Cost Accounted, \$10,000 Deposit			
Zone Code Amendment/District Zoning Amendment	Cost Accounted, \$6,000 Deposit			
Environmental Review Fees ²	Per Consultant's Cost or Cost Accounted, \$10,000 Deposit			
Sewer and Water Connection (MCWD Fees)	Depends on meter size and number of fixtures, ranging from \$6,708 to \$664,722			
Development Impact Fees ³	Single Family Multiple-Family			
Police	\$148/unit \$154/unit			
Vehicle Circulation	\$262/unit \$182/unit			
Multi-Modal Circulation	\$1,371/unit \$957/unit			
Storm Drainage ⁴	\$834 /unit \$578/unit			
General Facilities and Equipment ⁴	\$698/ unit \$730/ unit			
Parkland & Recreation Fee	\$704/unit \$736/unit			
Airport	Exempt Exempt			
Library	\$2,001/unit \$1,721/unit			
Child Care	\$374/unit \$374 /unit			
Fire: Transient	\$2,014/unit \$2,014/unit			
Fire: Non-Transient	\$1,526/unit \$961/unit			
Public Art ⁵	Exempt 0.005 x Valuation			
Housing Impact Mitigation Fee ⁶	\$5,700/unit \$5,700/unit			

¹ Administrative design review completed at staff level; Major Design Review requires Planning and Economic Development Commission approval

 $^{^{\}rm 2}\mbox{Fee}$ dependent on type of environmental review required (Exemption, Neg. Dec. or EIR).

 $^{^{\}rm 3}\,\text{Based}$ on 2017-2018 Fee Schedule; Single family fees based on a 3,000 sq. ft. unit.

⁴May be partially deferred through Mello Roos District.

⁵The Town's Public Art Fee is reduced to \$0.000 through July 31, 2019 for all projects.

⁶ Applicable exemptions are as follows: RMF-1 Zone Multi-Family projects of 4 or fewer units where average habitable square footage does not exceed 1,300 square feet per unit, legal accessory dwelling units, and apartments. The exemption also applies to mobile homes located in the Mobile Home Park zoning district.

Source: Town of Mammoth Lakes, 2013-2014 Fee Schedule

Fees are based on an analysis of the cost of future improvements and facilities needed to accommodate growth and development, and an assessment of the fair share of that cost that should be borne by new development. Housing fees shall not exceed the cost of mitigating the impact of market-rate residential and non-residential projects on the need for workforce housing in the town, based on the approved nexus study. The Municipal Code provides that housing fees and other fees are to be regularly reviewed and updated to ensure that they are accurate and fair.

Table 3-41 provides a hypothetical comparison between fees charged per unit to develop an eight unit single-family development versus an eight unit multiple-family (condominium) development.¹³ The fees charged for multiple-family residential development are less than those charged for single-family for building permits and plan check, water and sewer connections, and school fees. However, multiple-family fees are higher for tentative tract map and design review as well as a housing impact mitigation fee of \$5,700 per unit.

The above considerations result in a fee cost per unit that is greater for the 8-unit multiple-family development than an 8-home single-family development. However, a significant portion of this is associated with the housing fees that would apply to the multiple-family condominium development. If the 8-unit multiple-family project were rental units, rather than condominiums, neither the housing impact mitigation fee, nor the costs to process a tentative tract map would be incurred, which would reduce the total fee amount from a little over \$29,392 per unit to about \$22,942 per unit.

¹³ This comparison is hypothetical only to provide a "per unit" comparison between single family and multiple-family development. In practice, few opportunities exist in Mammoth Lakes to develop eight single-family lots as a single project.

Table 3-41 Estimate of Planning and Development Fees and Costs (Based on 2017-2018 Development and Housing Fee Policies)

	Single- Family Unit (Non- Transient)	Multiple-Family Unit (Non-Transient Condominiums) Per Unit	N. J / A
Tentative Tract Map	Not required	Equivalent Cost ² \$750	Notes/Assumptions TTM required for 8-unit condo project; \$6000 (deposit only)
Building Permits/Plan Check	\$8,218	\$4,717	Per valuation (Table 3-34) and fee schedule
Design Review	\$0	\$313	Design review fee for 8-unit condo project \$2,500 (deposit only)
Development Impact Fees	\$7,918	\$6,429	Includes DIF for library, fire, and child care fees as well.
MCWD Water Connection	\$8,684	\$6,559	One SF ERU = .75 multi-family ERU (Per MCWD, 1 ERU = 39 fixture units; 1 Kitchen and Approx. 3 Bathrooms). Assumed 34" meter and includes application fee and meter cost.
MCWD Sanitary Sewer Connection	\$3,135	\$2,364	One SF ERU = .75 multi-family ERU (Per MCWD, 1 ERU = 39 fixture units; 1 Kitchen and Approx. 3 Bathrooms). Assumed 3/4" meter and includes application fee.
Housing Impact Mitigation Fee	\$5,700	\$5,700	Exemptions: RMF-1 projects of 4 or fewer units when unit does not exceed 1,300 habitable sq. ft., accessory dwelling units, apartments, and units in the MHP zone.
School Fees	\$5,260	\$2,873	Based on fee of \$2.63 per habitable square foot
Total Per Units Project Fees	\$39,290	\$29,705	
Total Project Fees (8 Units)	\$314,320	\$237,640	

¹ 2,000 habitable square feet, and average construction costs per unit of \$240/sq. ft. =\$480,000

Source: Town of Mammoth Lakes, 2018.

² Assumes multiple-family unit constitutes approximately 0.75 ERU (Equivalent Residential Unit)

As noted elsewhere in this chapter, recent revisions to the Development Impact Fee and Housing Mitigation Fee programs have resulted in significant reductions in fees over previous levels, particularly for smaller residential projects.

3.2.10 BUILDING CODES AND THEIR ENFORCEMENT

The Town has adopted and enforces the 2016 Uniform Building Code. This ensures that all housing units are built to specific standards. The building code is developed by the International Conference of Building Officials and the State. The Town updates its Code according to Conference updates with some minor amendments to reflect local conditions, including seismic activity, wind, and snow loads. Some of these local amendments may result in additional construction costs, since they require additional engineering and structural elements to ensure that buildings will withstand heavy snow loads and other stresses.

The Building Division of the Community and Economic Development Department enforces building codes at the time of construction. Compliance actions after construction are addressed by the appropriate Town staff typically on a complaint basis. The identification and response to code violations is a cooperative effort within the community. Residents and visitors play an important role helping to identify a wide range of possible code violations such as illegal dumping or spillage of garbage and debris.

3.2.11 HOUSING FOR PERSONS WITH DISABILITIES

Review for Reasonable Accommodation Procedure

It is the policy of the Town of Mammoth Lakes to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning and building regulations.

Any disabled person who requires reasonable accommodation in the application of a zoning or building regulation that may be acting as a barrier to fair housing opportunities may do so on a form provided by the Community and Economic Development Department. The applicant is required to provide the information identifying the individual's disability under the Fair Housing Act and why the accommodation is necessary to make the specific housing available to the individual. No fee is required for a reasonable accommodation request. After the application is deemed complete, the Director shall approve, conditionally approve, or deny the reasonable accommodation request based on the findings in Section 17.80.040 of the Municipal Code.

The Town of Mammoth Lakes makes information about requesting reasonable accommodation with respect to zoning, permit processing, or building laws readily

available at the Town Community and Economic Development Department Office and accommodation is discussed as an option during pre-application consultations in appropriate situations. In an effort to remove constraints on providing housing for persons with disabilities, the Town has adopted reasonable accommodation regulations to allow zoning and building flexibility as needed on a case-by-case basis to facilitate retrofitting to meet accessibility requirements. As the Town of Mammoth Lakes does not have any special permitting requirements for residential care facilities of six or fewer residents, the approval process is similar to that of a primary permitted use. Please see the discussion of "Licensed Residential Care and Assisted Living Facilities" below for additional information on this topic.

Review Zoning and Land Use Policies and Practices

The Town periodically reviews its zoning laws, policies, and practices to ensure compliance with fair housing law. The Zoning Code states that disabled parking spaces shall be provided on site in compliance with California Building Code Standards. Parking spaces required for the disabled count toward compliance with the number of parking spaces required in Chapter 17.44 (Parking and Loading Standards). The Town does not have special residential parking standards for persons with disabilities, but the Town Code does allow for the reduction of parking requirements for special needs housing if a project proponent demonstrates the need for a reduction in parking, per the Town's reasonable accommodation provisions.

Neither the Land Use Element of the General Plan nor the Municipal Code impose special requirements for the siting of special needs housing, and thus minimum distances between two or more special housing needs developments are not required. However, setbacks and separations are applied according to zone and would apply to special needs housing development in accordance with the zone in which it is developed.

The Town Municipal Code does not currently have occupancy standards that apply specifically to unrelated adults and not to families.

Licensed Residential Care and Assisted Living Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential

zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise require for homes in the same district. The Town has never received an application for this type of project. To comply with California law, the Town's Zoning Code permits licensed residential care facilities serving six or fewer residents by right in zones that permit single-family and multi-family residences. Residential facilities with six or more residents are allowed with a use permit in the multiple-family residential zones and with an administrative permit in the OMR and MLR commercial zone districts.

Assisted living facilities are a housing arrangement chosen voluntarily by the residents, or the resident's guardians, conservators, or other responsible persons where 75 percent of the residents are at least 62 years of age, or if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. Assisted living facilities may include kitchenettes within individual rooms. Assisted living facilities are permitted in both the OMR and MLR commercial zone districts. Convalescent homes, provide a higher level of care with 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, are allowed with a use permit in the OMR commercial zone district.

Evaluation of the Permit and Processing Procedures

The Town of Mammoth Lakes does not have substantive barriers within its planning, zoning, and building permit processing procedures that effect the development of facilities for persons with disabilities.

The Town processes requests to retrofit homes for accessibility through a standard building permit. Reasonable accommodation is granted for requests that may require an accommodation of the zoning or building code for the retrofit project.

The Town does not have any special conditions or use restrictions for residential care facilities with six or fewer residents. This allows for the conversion of an existing residence to a residential care facility without any special permits or approvals, other than a building permit which could be required for retrofit construction. If a residential care facility is in a zone where it is a permitted use that does not require Commission approval, public input is not sought. Residential care facilities that provide on-site services are treated the same as any other residential development so there are no special zoning or building permits required. Permits that may be required by the State or the Department of Health and Human Services are the responsibility of the residential care facility owner/operator, and not an issue of planning and zoning.

Review of Building Codes

The Town of Mammoth Lakes adopted the Uniform Building Code most recently in 2016 and continues to update its Code (the next update is forthcoming in 2019) according to the International Conference of Building Officials and the State updates. Although the Town of Mammoth Lakes has amended its Municipal Code to reflect local conditions, including seismic activity, snow loads, wind design, and cold weather construction, it has not made any amendments to the California Building Code (CBC) and the International Building Code (IBC) that would diminish the ability to accommodate persons with disabilities.

The Town's Reasonable Accommodations ordinance does provide for accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits. The process for requesting reasonable accommodation in the enforcement of building codes and issuance of permits is the same as it is for zoning, as mentioned above. In making a determination regarding the reasonableness of a requested accommodation, the following factors are considered:

- Special need created by the disability;
- Potential benefit that can be accomplished by the requested modification;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures;
- Alternative accommodations that may provide an equivalent level of benefit;
- In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;
- Whether the requested accommodation would impose an undue financial or administrative burden on the town; and
- Whether the requested accommodation would require a fundamental alteration in the nature of a program.

3.2.12 ON/OFF-SITE IMPROVEMENTS

Public improvements for new residential developments are integral to the planning and development process. Developers are required to provide public improvements to ensure the health, welfare and safety of the community and future residents of new developments. Minimum improvement standards are applied to ensure that new public improvements are adequate to serve new development. While the cost of providing public improvements, as well as specific construction standards and details regarding

how they are built, may influence the cost of housing, they are a necessary component of providing quality and sustainable residential development.

Additionally, the Town's various specific plans, standard plans, and other adopted elements may influence the development of a project.

Street standards outlined in Section 17.16.260 of the subdivision regulations requires that the width of the right-of-way for an arterial or collector street or highway shall be a minimum of 80 feet, and the width of the local street shall be a minimum of 60 feet, with a minimum of 30 feet of pavement as determined by the Public Works Director. The Public Works Director may approve modifications including: a minimum dedicated right-of-way width of 40 feet, a minimum of 24 feet of paving, a minimum of 20 feet of snow storage easement, with 10 feet on each side of the street, within RR, RSF, and R zones.

Curb and gutter requirements are outlined in the Town of Mammoth Lakes Pedestrian Master Plan, Storm Drain Master Plan, and the Street Standards detailed above.

Sidewalk requirements are detailed in the Pedestrian Master Plan, Trail System Master Plan, and other environmental and development mitigation documents.

Storm drainage requirements are outlined in the Storm Drain Master Plan, and when determined necessary due to the intensity and/or type of proposed development.

Dry utilities (electrical service) are available throughout the Town of Mammoth for any future development or redevelopment.

Sewer and water infrastructure development requirements are determined on a site-bysite basis as determined necessary to serve the needs of the project or as otherwise required by the Mammoth Community Water District.

Review of any project and improvements required will also be based upon applicable master or specific plans, environmental documentation, Caltrans and other agency review, district planning, and other adopted policies.

The Town is fully served with water and sewer infrastructure. The Mammoth Community Water District (MCWD) adopted an Urban Water Management Plan (UWMP) in 2015. According to the UWMP, under current conditions (2015), MCWD has adequate water supply to meet community needs under the full range of water year types, including both the severe one year and sustained multi-year droughts. This is primarily due to the availability of local groundwater resources, which provided 91% of total delivered water during the severe 2015 drought. In addition, during the 2015 six-month irrigation season when water demand is highest, demand decreased by 34% compared to 2013 usage. 40% of supply under average conditions, nearly 90% of the supply in a severe one year drought, and 60% of the supply over a three year sustained drought. In 2013, the MCWD

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settled a dispute with Los Angeles Department of Water and Power that limits the amount of water MCWD can use to 4,387 acre-feet annually. This amount is consistent with expected build-out in the UWMP and the Town's General Plan. The 4,387 acre-feet includes delivered potable water, process water, recycled water, and other non-revenue water uses. This limit is considered adequate to meet the Town's projected buildout demand, water treatment plant processing water needs, and distribution losses. Furthermore, MCWD grants priority to proposed development that includes housing affordable to lower-income households consistent with Senate Bill 1087.

The Stormwater Resource Plan (SWRP), completed in 2017, recognizes that stormwater and urban runoff management are key issues in the Town of Mammoth Lakes due to high levels of precipitation, primarily as snowfall. According to the SWRP, two groundwater basins occur in the region, and the Mammoth groundwater basin underlies much of the town, extending east to the border of the Hot Creek watershed. All of the MCWD water supply is in the Mammoth Basin.

MCWD also identified some deficiencies in sewer capacity during its 2005 connection fee study and several improvements/upgrades needed to the system including a new sewer trunk line along Meridian Boulevard from Old Mammoth Road to the treatment plant; increase in sewer line capacity along Center Street for Manzanita Road to Main Street; and a new relief sewer through The Parcel site. Collection of connection fees from future development would fund these improvements and ensure that they would not prove to be a constraint to future development.

There is adequate capacity in existing wastewater treatment and solid waste disposal facilities to accommodate future housing development to meet the Town's RHNA during this planning period. To comply with SB 1087, Mammoth Lakes will immediately forward this adopted Housing Element to water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

4 HOUSING RESOURCES

4.1 REGIONAL GROWTH NEEDS 2019-2027

In accordance with Government Code Section 65584.06, the Department of Housing and Community Development prepared a Regional Housing Need Allocation (RHNA) Plan to determine the projected housing needs for Mono County and the Town of Mammoth Lakes (Town). As seen in Table 4-42, the Town's share of the entire County RHNA is 64.4 percent; this allocation is based on demographic projections developed by the California Department of Housing and Community Development (HCD).

Table 4-42 Regional Housing Need Allocation (RHNA) Plan (January 2019 - August 2027)

Jurisdiction	Extremely Low	Very Low	Low	Moderate	Above- Moderate	Total
Mammoth Lakes	10	16	30	34	65	155
Percentage of Total	6.5%	10.3%	19.4%	21.9%	41.9%	64.4%
Unincorporated Mono County	5	8	15	21	36	85
Percentage of Total	5.9%	9.4%	17.6%	24.7%	42.4%	35.6%
Total	15	24	45	55	101	240

Source: HCD Final Regional Housing Need Determination (December 31, 2018 - August 15, 2027).

The Plan allocates the projected Countywide housing need between the unincorporated County and the Town across the various income categories, based on demographic data and a "fair share" policy adjustment. The timeframe where the RHNA can be counted for the 6th cycle is January 1, 2019 through August 15, 2027. The RHNA plan covers the eight-year housing element planning period of August 15, 2019 through August 15, 2027.

Table 4-43 below provides the units that the Town built during the previous 5th housing element cycle between 2014 and 2019.

Table 4-43 Summary of Units Constructed 2014-2019, by Category

	Extremely	•			Above
	Low	Very Low	Low	Moderate	Moderate
Mammoth Lakes 2014-2019 Regional Housing Need Allocation (RHNA)	1	7 °	12	14	31
Housing Units Constructed		0	0	0	109

^o The RHNA number for extremely low-income and very low-income units is combined in the RHNA Plan.

4.2 AVAILABLE LAND TO ACCOMMODATE HOUSING

As part of the Housing Element Update process, Town staff inventoried all lands within Mammoth Lake's Urban Growth Boundary (UGB) suitable for future residential development. As discussed in Section 4.3, expansion of the UGB is not anticipated to be necessary to accommodate the RHNA. State law requires that the community provide an adequate number of sites to allow for and facilitate production of the Town's regional share of housing. To determine whether the Town has adequate sites to accommodate its share of regional housing needs for all income groups, the Town must first identify "adequate sites." Under State law, (California Government Code section 65583(c)(1)), adequate sites are those with appropriate development standards and with services and infrastructure needed to facilitate and encourage the development of a variety of housing for all income levels.

The State suggests a two-part analysis to determine if a locality's sites are adequate:

- a) Analysis of the realistic development capacity of suitable land, that is or will be served by infrastructure, to produce Mammoth Lake's total new construction need for each income group over the next eight years.
- b) Analysis of relevant zoning standards for a variety of housing types, including single-family, multifamily, and mobile homes, and at appropriate densities to meet the Town's regional housing need by income category, including very low and low-income households.

The residential sites identified and discussed in this chapter meet the criteria above, and are within the definition of adequate sites as provided by State law. As discussed in greater detail below, all of the sites have, or will have access to public infrastructure over the next eight years.

Source: Town of Mammoth Lakes Community and Economic Development Department, 2019.

4.3 LAND INVENTORY

The Town of Mammoth Lakes encompasses approximately 24 square miles, with the majority of that area comprising public lands administered by Inyo National Forest. Only about 4 square miles, defined by the Town's Urban Growth Boundary (UGB), is under private ownership, and therefore developable.

Two major components make up the Town's inventory of suitable sites.

- 1) Resort designated and Master Planned areas that include provisions requiring the production of affordable housing, approved housing projects, sites entitled for or otherwise committed to residential development, including affordable housing, and larger (>0.5-acre) vacant and underutilized sites in the Residential Multi-Family zone. Many of these are sites that may be developed as housing as a result of the Town's housing mitigation requirements or are subject to the Affordable Housing Overlay zoning.
- 2) Other vacant land that is currently zoned for residential uses.

4.3.1 RESORT DEVELOPMENT, MASTER PLANNED AREAS AND OTHER APPROVED PROJECTS

A number of sites within the Town of Mammoth Lakes have approved development plans that would include a range of housing types, including affordable housing. These include projects that are within approved Master Plans and Specific Plan areas, which are subject to an approved use permit, and/or which are otherwise committed to providing additional affordable housing units. The locations of these projects are shown in Figure 4-1, and the projects are summarized in Tables 4-44 and 4-45. Table 4-44 summarizes the reasonable estimate of each site's ability to accommodate a share of the regional housing need during the Housing Element Planning Period; Table 4-45 includes additional detail of the anticipated affordability levels of those units, based on actual approvals or on the Town's housing mitigation requirements. It should be noted that several of the projects include a combination of lodging and residential units; in those cases, only the residential units are summarized in Table 4-45.

Each of the sites is described below. The discussion for each site includes an analysis of the realistic and viable development opportunities offered by each site, based on zoning and infrastructure conditions, as well as the status and timing of needed development approvals. CEQA analysis is performed during the entitlement process. None of the properties included in this section have environmental constraints to development. Please also refer to Chapter 3, which provides a detailed discussion of applicable zoning and development standards, and their ability to facilitate or constrain the production of housing. As noted in that chapter, the Town's zoning densities and development requirements were found to be appropriate and not to

unduly constrain residential development for any given sector of the population, including low- and very-low income residents.

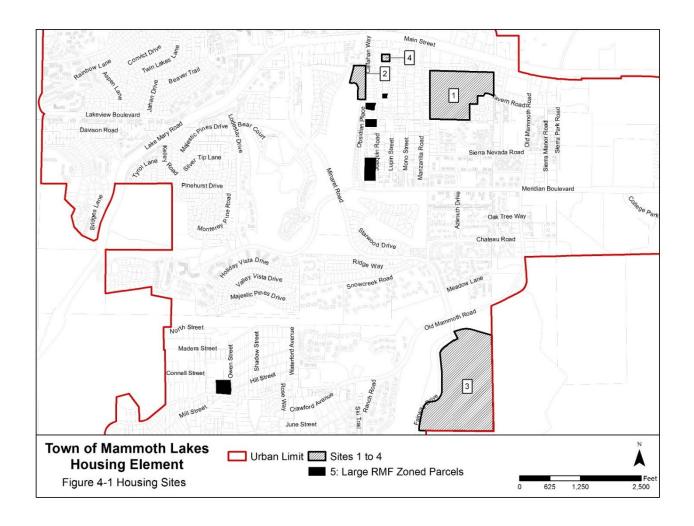


Table 4-44 Housing Sites Subject to Approved Permits, Plans, or Affordable Housing Overlay Zoning

Site or	Project Name	Site Size (Acres)	APN	Zoning	General Plan	Permitted Density (DU/Acre)	Maximum Unit Potential	Estimated Actual Production of Housing Units
1. The	e Parcel Master Plan	24.72	35-010-20	RMF-1 (AH)	HDR-1	12 Units	172 Units	172 Units
2. Loc	destar Housing Site	3.6	33-33-062	R	R	8 Units	30 Units	28 Units
3. Snc	owcreek Master Plan**	143	40-07-011	R	R	8 Units	790 Units <u>and</u> 200 Hotel Rooms	47 Units
	ana Townhomes Lupin Street	0.53	33-122-08	RMF-1	HDR-1	12 Units	9 Units***	9 Units
	ge Vacant/Underutilized IF Sites	4.35 (RMF-1) 2.54 (RMF-2)	22-242-14, 33-143-014, 22-242-026, 33-141-003, 33-170-001, 33-170-003	RMF-1, RMF-2	HDR-1	12 Units	73 Units	57 Units
							Total	313 Units

Notes: RMF = Residential Multi-Family; MLR = Mixed Lodging/ Residential; R = Resort; AH = Affordable Housing

^{*} The Town specifies permitted density for hotels and lodging uses in terms of rooms per acre.

^{**}The only structure on this site is the sales trailer. It is otherwise vacant.

^{***} Nine units permitted by use permit, based on Zoning Code Update allowing one-bedroom units up to 850 sf to equal one half unit of density. Source: Town of Mammoth Lakes Community and Economic Development Department, 2018.

Table 4-45 Summary of Projected Housing Units 2019-2027, By Category^a

Site or Project Name	Zoning	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
The Parcel Master Plan	АН	3	57	60	52	0	172
2. Lodestar Housing Site	R	0	8	10	10	0	28
3. Snowcreek Master Plan	R	0	0	0	0	47	47
4. Tihana Townhomes 48 Lupin Street	RMF-1	0	0	0	0	9	9
5. Large RMF- Zoned Sites	RMF-1, RMF-2	0	0	0	11	46	57
Total		3	65	70	73	102	313

Notes: RMF = Residential Multi-Family; MLR = Mixed Lodging/ Residential; R = Resort; AH = Affordable Housing

Source: Town of Mammoth Lakes, 2018.

1. THE PARCEL MASTER PLAN

The Parcel Master Plan was approved in 1991, and allows for up to 172 units of housing on the approximately 25-acre site, with those units to include at least 120 units of verylow and low-income, and 52 units of moderate income housing. Without amendment of both the Municipal Code and the Master Plan, any development on this site would have to include this prescribed number of affordable housing units. Over the past 15 years, there has been significant community discussion about the density limitation included in the Master Plan. Community and Town Council discussions regarding this site have included support for utilizing the Town Density Bonus provision which is included in Zoning Code Section 17.136.050 which states pursuant to General Plan Policy L.2.D and Housing Element Action H.1.C.1, for housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any State housing density bonus pursuant to Chapter 17.140, up to a combined bonus of twice the density identified for the designation in which the project is located. Therefore, it is reasonable to assume that a minimum of 172 units would be included on The Parcel. The site is also zoned RMF-1, with an Affordable Housing (AH) overlay that requires the site to be developed with very-low, low- or moderate income housing. The site was obtained from the US Forest Service as part of a land exchange. The land exchange, and preparation of the 1991 Master Plan were treated as mitigation for the affordable housing demand created by the Gateway Specific Plan and subsequent Trails Subdivision. For a complete history on the property visit the Town's website at https://www.townofmammothlakes.ca.gov/882/The-Parcel.

^a Proposed hotel rooms are not included in residential unit totals shown in this table.

Since the creation of the Master Plan, the community has reaffirmed its support to see this site developed for housing, including the defeat of a 1996 voter initiative to modify the existing Master Plan. The site is presently undeveloped, however, as an infill site, surrounded by existing development, extension of infrastructure on to the site would not be a significant constraint to its development, and extension of water, sewer and storm-drain infrastructure is contemplated in Town and Mammoth Community Water District infrastructure plans. The site is zoned RMF-1 which allows for multi-family residential development at up to 12 units per acre. The Town purchased The Parcel Site in 2018, further facilitating the process to develop affordable and workforce housing on the site. The Town is currently continuing the public process for visioning, design and master planning of the site and it is a top priority for the community (See Policy H.1.F and Action H.1.F.1 in Chapter 5).

2. LODESTAR HOUSING SITE

The Lodestar Housing site is located within the Lodestar Master Plan area, also zoned Resort. This site is north of the Obsidian project and south of the San Joaquin Villas housing project, and located in Area 2 of the Lodestar Master Plan. The Resort Zone permits residential uses, including workforce housing, consistent with the adopted Master Plan. The Lodestar Master Plan allows a variety of residential uses, including affordable housing, throughout the Master Plan area. The South Districts Neighborhood District Plan, which was accepted by Town Council in 2011, describes the vision for the Lodestar Master Plan area (Sierra Star). It recommends workforce housing on the Lodestar Housing site. If workforce housing isn't built on the site, the housing mitigation ordinance would require that a fee be paid so that it would be built on another site in Mammoth Lakes. San Joaquin Villas located within the Master Plan Area, immediately to the north of the site was successfully developed with 40 units of affordable and workforce housing in 2007/8, at a density of approximately 18 units per acre. Therefore, the development of this site with affordable housing is consistent with both the zoning and Master Plan designations for this site.

Some development constraints, including the presence of a golf flyway easement, do limit the maximum developable area of the site, as do Town development standards for lot coverage, height, setbacks and snow storage requirements. Thirty units of housing are projected for this 3.6-acre site (an effective density of 8.3 units per acre) and represent a realistic and conservative estimate of the total potential units that the site could yield. It takes into account the above constraints, although more may ultimately be possible. The site is proximate to other development and to water, sewer and other infrastructure, and extending utilities on to this site would not be a constraint to development. Based on similar recent projects, 8 of the 28 units are projected to be for extremely low and very low-income households, 10 for low-income households and 10 for moderate-income households.

Depending on whether the proposed units were rental apartments or for-sale units, the Town may require a Use Permit to be approved, or simply a Design Review permit. A

Use Permit would typically take four to eight months to complete; a design review takes approximately 3 to 5 months to complete. Following the design review or use permit process, grading and building permit submittals would be required, which may take 2 to 3 months for approval, assuming that more than one round of plan check comments would be needed.

Affordability of the units would be assured through deed restriction; which would be developed prior to issuance of a Certificate of Occupancy for the units. It is anticipated that, similar to past projects, a minimum 55-year deed restriction would be applied.

3. SNOWCREEK MASTER PLAN

The Snowcreek Master Plan update was approved in July 2009. The Master Plan site is also zoned Resort, which permits a range of lodging and residential uses. The update includes a total of 790 residential units, of which a proportion is specified to be dedicated to workforce housing to meet the Town's workforce housing mitigation requirements. A Use Permit, Administrative Permit, and/or Design Review Permit would be required for each phase of the project's development, with an estimated processing time of three to eight months, based on the complexity of this project. The Snowcreek Development Agreement was approved by the Town Council in June, 2010. The Development Agreement included 47 on-site housing units that will be dispersed throughout the project, and it is anticipated that half of these units will be sold at 175 percent of the AMI and the other half of the units will be sold at 200 percent of the AMI.

Although the site is currently undeveloped, the project EIR and Master Plan identified no constraints to development of the site in terms of extending infrastructure or services. The Master Plan includes preliminary infrastructure plans that demonstrate the feasibility of providing utility services. The Mammoth Community Water District has indicated its ability to serve the entire project with water, including the 47 housing units.

The affordability levels of the 47 units would be assured through deed restriction; which would be developed prior to issuance of a Certificate of Occupancy for the units. It is anticipated that, similar to past projects, a minimum 55-year deed restriction would be applied.

4. TIHANA TOWNHOMES

The Tihana Townhomes project had a Use Permit and Tract Map approved in January 2008, with an extension granted until January 23, 2023. No additional time extensions may be granted beyond that date. The project is approved to construct nine townhome condominium units on a 0.53-acre site on Old Mammoth Road. The site is zoned Residential Multi Family 1 (RMF-1), which permits a maximum density of 12 units per acre and is intended for non-transient residential development. The nine units were approved based on a previous Zoning Code provision that allowed small residential units under 850 square feet to be counted as one half unit of density. In the use permit

approval, adequate infrastructure was found to be available and that the site was able to accommodate the proposed number of units. All of the units would be for-sale at market rate (i.e., in the above-moderate category), with no deed restriction. A grading and construction permit would be needed prior to construction, which may take two to three months to complete. Since the Use Permit and Map continues to be valid, it is reasonable to assume that the project would be built in the Housing Element period.

5. OTHER LARGE RESIDENTIAL-ZONED PROPERTIES

In addition to the six sites listed above, staff performed an analysis of other suitable sites within the Residential Multiple Family (RMF-1 and RMF-2) zoning districts. The RMF-1 allows for higher density residential development at up to 12 dwelling units per acre, but does not permit transient or nightly rental, thus making it more likely that units developed within this zone will be available to meet the housing needs of local residents, rather than nightly visitors or second homeowners. The RMF-2 also allows for a maximum density of 12 dwelling units per acre and also permits transient occupancy. The analysis considered properties that were either vacant or included only a single-family residence. Based on other recent development of similar sized sites including the Manzantia Creek project site, it is reasonable to assume that such sites will redevelop more intensively in the future. There are six parcels included under this category and they are shown in Tables 4-44 and 4-45.

in the past several decades, three MMSA employee housing developments and MLH's Jeffreys apartment complex have been built on land zoned RMF, showing that this zone is capable of accommodating housing affordable to lower-income households. Nonetheless, in order to reflect a realistic development capacity, the analysis incorporates a more conservative assumption that the sites will develop at 75 percent of their maximum density (i.e., at an average of nine units per acre), which allows that some site constraints may limit the ability of all properties to develop at their maximum density.

All of the sites are infill sites within an established residential neighborhood, are served by infrastructure that would allow for their development or intensification. As shown in the tables above, based on these conservative assumptions, large vacant sites have the potential to yield an additional 57 housing units during the Housing Element period.

While many of these projects would be for-sale condominiums, a certain proportion is likely to be developed as rental housing. As discussed in Chapter 2, some rental units are affordable to moderate-income and most to households with incomes higher than moderate-income. Therefore, Table 4-45 assigns 11 of the projected 57 units to the moderate-income category and 46 to the above-moderate income category.

4.3.2 OTHER VACANT LAND ZONED FOR HOUSING

The Town defines four exclusively residential zones within its limits, and three other zones that allow for mixed resort, commercial and/or housing uses. Applicable development standards for these zones are outlined in Chapter 3.

The Residential Single-Family (RSF) and Rural Residential (RR) Zones are intended for single-family residential development on large lots with a density range of 1-2 and 1-4 units per acre, respectively. Two higher density residential zones, Residential Multiple Family 1 (RMF-1) and Residential Multiple-Family 2 (RMF-2) allow for densities of up to twelve units per acre. The potential yield of units from large sites within the RMF-1 zone is described in more detail in the sites inventory above. The Town also has two sites zoned Mobile Home Park (MHP), which include existing mobile home developments. In addition, all three of the Town's Commercial Zones (Downtown District, Old Mammoth Road District, and the Mixed Lodging/Residential District) permit multi-family residential uses, at up to 12 units per acre. Conservatively, the analysis in this section does not assume that any residential uses will be developed in the Commercial Zones, although in practice they may, particularly in the form of mixed-use projects. As noted above, several areas within the Town are zoned Resort (R) and two are zoned Specific Plan (SP). Although oriented towards recreation oriented and visitor-serving uses such as ski base lodge and golf-course facilities, lodging, and commercial development, residential uses including condominiums and single-family residential developments are also permitted. Because the Town's Housing Ordinance allows for projects to provide on-site housing mitigation, several of the adopted Master Plans include requirements for on-site affordable housing units.

Figure 4-2 shows vacant parcels in the town's Urban Growth Boundary that are zoned for residential development; these include a number of parcels within designated Master Plan and Specific Plan Areas, some which have approved entitlements associated with them; this is also the case for several of the vacant properties shown in other zones.

The inventory of vacant land is summarized in Table 4-46, and includes an estimate of the total number of residential units that might result from development of those sites. A full list of sites is provided in Appendix A. Adjustments have been made to provide as realistic an assessment of development capacity as possible.

In particular, it is assumed that not all of the vacant sites will develop, nor that those sites will develop at their maximum density (see footnotes in Table 4-46 for specific assumptions applied). These assumptions derive from the buildout model in the Town's General Plan that was most recently updated in September 2017. The inventory also excludes residentially zoned land that is not available for development, such as Townowned property that has been identified as open space areas, condominium common areas, and properties subject to conservation easements.

As shown in Table 4-46, based on these conservative assumptions, there is the potential for up to 1,050 additional residential units. Conservatively, the table shows all these units as falling into the above-moderate category.

Table 4-46 Inventory of Vacant Residential Land

Zone	Number of Vacant Acres ^a	Zoning	Permitted Density	Total Potential Residential Units
Resort Zoneb				
Altis Master Plan	N/A	R	Per Master Plan	9
Greyhawk Master Plan	N/A	R	Per Master Plan	15
Juniper Ridge Master Plan	N/A	R	Per Master Plan	9
Lodestar Master Plan	N/A	R	Per Master Plan	492
North Village Specific Plan ^c		SP	48 to 80 Rooms/Acre	53
Rural Residential	66 Acres	RR	2 DU/Acre	115
Residential Single Family Zone	59 Acres	RSF	4 DU/Acre	268
Residential Multi-Family ^a	21 Acres	RMF-1 RMF-2	12 DU/Acre	89
Total				1,050

Notes: DU = dwelling units; RMF = Residential Multi-Family; RSF = Residential Single-Family; R = Resort; SP = Specific Plan; RR = Rural Residential

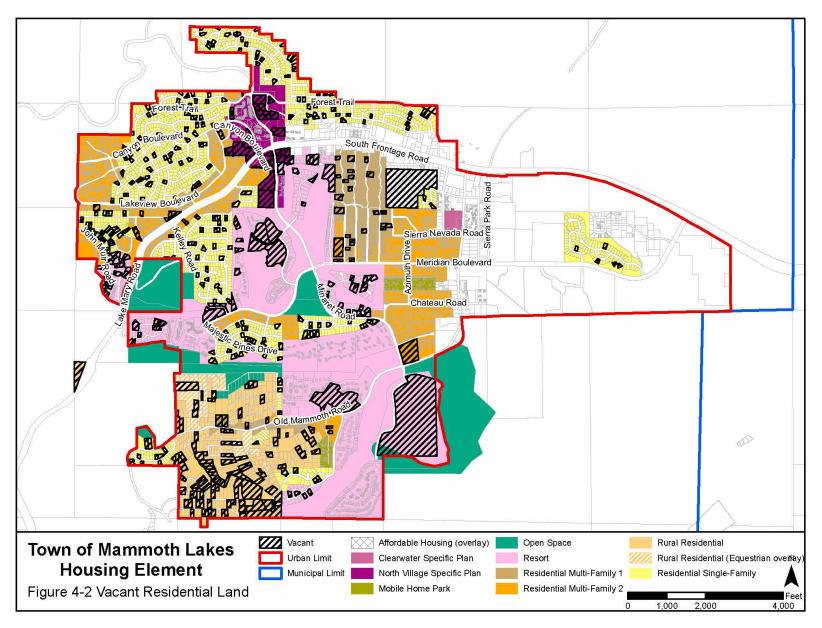
Source: Town of Mammoth Lakes, 2019.

^a Vacant acreage includes only privately held parcels with the potential to develop with new residential uses; a number of Town and other publicly-owned parcels are found within these zones, but have not been counted among the "available" acreage.

^b Includes remaining unbuilt units within Master Plan Areas. The Snowcreek Master Plan is also zoned Resort, but is included among the estimated development amounts in Table 4-44 and 4-45 so is not included here.

^c The North Village Specific Plan has an estimated remaining development capacity of 1,594 "rooms" (equivalent to approximately 797 residential units). Of these, 633 rooms are existing or entitled lodging rooms. The majority of the remaining properties expected to be developed as hotel or lodging uses; only an estimated 10 percent are assumed in this table to develop as residential uses (condominiums or rental housing).

d Estimate of total residential potential assumes that half of available sites will develop with residential, rather than lodging, uses and that those parcels will develop at an average density of 9 units per acre (75% of maximum density) due to potential physical development constraints. Total excludes 15 units for Arrowhead Road site shown in Table 4-44 and 4-45.



The Town's RHNA for the 2019-2027 planning period (155 units) is shown in Table 4-47. As shown in the table, 291 housing sites have been issued approved permits or plans so far during the RHNA cycle, or are more suited to development of a variety of housing due to their larger size. In addition, 1,050 vacant residential sites have been identified for above-moderate lower density single-family residential housing.

Table 4-47 Summary of Projected Housing Units 2019-2027, by Category

Site or Project Name	Extremely Low	Very Low	Low	Moderate	Above Moderate
Mammoth Lakes Regional Housing Need Allocation (RHNA)	26°		30	34	65
Total Estimated Housing Units: Housing Sites Subject to Approved Permits or Plans, large RMF sites (see Tables 4-44 and 4-45)	3	55	60	71	102
Total Estimated Housing Units: Vacant Residential Land (see Table 4-46)	0	0	0	0	1,050
Projected Housing Total	3	55	60	71	1,152
Net Remaining RHNA	0		0	0	0
Projected Balance of Housing Units (Number in Parentheses Indicated a Surplus of Units over RHNA Allocation)	(32)		(30)	(37)	(1,087)

^a The RHNA number for extremely low-income and very low-income units is combined in the RHNA Plan. Source: Town of Mammoth Lakes Community and Economic Development Department, 2019.

4.3.3 SUMMARY

As described in the above sections, and summarized in Table 4-47, the Town of Mammoth Lakes has a sufficient inventory of suitable sites to accommodate the remaining 155 units within the Regional Housing Needs Allocation that remain to be built over the Housing Element period. Based on the inventory of sites that are committed to development of affordable and workforce housing units, entitled projects with approved use permits, and capacity of large vacant and underutilized parcels in the RMF-1 zone, the Town can meet its fair share of the regional housing need in the extremely-low, very-low, low, moderate and above-moderate income categories.

Other suitable sites planned for and dedicated to residential uses, including approved Master Plan areas, properties with existing use permits, and vacant residentially-zoned parcels, can easily accommodate the allocated number of above-moderate and market rate units.

MLH has proved successful in developing units to meet the needs of lower-income households and permanent residents, by constructing new housing units and administering programs. This Housing Element includes policies and programs that support the on-going work of the Town, MLH and others to develop affordable housing opportunities, through allocation of funding, and imposition of housing in-lieu fees intended to fund affordable and workforce housing programs and projects, including those aimed at extremely low income (ELI) households. Furthermore, this Housing Element includes a number of policies and programs aimed at providing housing for extremely low, very low and low-income households, including housing types such as mobile homes, supportive and transitional housing, seasonal employee housing (dormitory and SROs) and other groups that are most likely to fall within the ELI category. Programs also include changes to the Zoning Code that remove regulatory barriers to the production of accessory dwelling units and which allow for development concessions that support infill and mixed-use housing.

4.4 FINANCIAL AND ADMINISTRATIVE RESOURCES

A number of different resources are available to landowners and developers seeking to provide housing in the Town of Mammoth Lakes, with certain of those resources targeted towards the provision of affordable and workforce housing. This section describes those various resources, including local non-profit agencies and State or federal programs.

4.4.1 LOCAL RESOURCES

The most important local financial resources available for workforce housing are those associated with the Town's Housing Ordinance, which requires projects to mitigate their workforce housing demand through direct provision of workforce housing units, or payment of in-lieu fees, and the Town's allocation of a proportion of Transient Occupancy Tax (TOT) revenues to housing.

AFFORDABLE HOUSING MITIGATION ORDINANCE AND IN-LIEU FEES

The Town updated the existing Housing Ordinance (Municipal Code 17.136) in 2015. This update complies with legal mandates regarding inclusionary housing programs. This included compliance with caselaw that was applicable in 2015 including the Palmer and Patterson cases. In Building Industry Association of Central California v. City of Patterson (2009) the courts established that a nexus or "reasonable relationship" must be made between an in-lieu fee charged rather than building inclusionary units and what the real cost would be to develop those units and taking into account the actual

affordable housing need in the locale. The *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2009) case related to the legality of inclusionary rental units. That case has since been superseded by Assembly Bill 1505 passed in 2017 which re-established the legality of inclusionary rental units.

The Town requires new development to mitigate a share of its workforce housing demand through payment of in-lieu fees that support workforce housing programs, provision of on-site or off-site workforce units, conveyance of land for workforce housing, or other means.

As directed by the Ordinance, housing in-lieu fees are deposited in the Housing In-Lieu Fund that may be used for the purposes of planning for, administering, subsidizing or developing workforce housing. As of December, 2018, the total funds available were \$300,000.

TRANSIENT OCCUPANCY TAX ALLOCATION

Transient Occupancy Tax (TOT) revenue is the largest revenue source for the Town of Mammoth Lakes and represents approximately 60% of the budgeted annual General Fund revenue. The Town of Mammoth Lakes and the TOT revenue have enjoyed the strength of the tourism economy over the last few years, setting records in this revenue stream. In the last five years, the average yearly TOT revenue has been \$14.7M with some years exceeding \$18M. Through discretionary political commitments, this revenue is allocated across Tourism, Transit, and Housing. In 2017, the Town Council of the Town of Mammoth Lakes recalibrated the allocation of Transient Occupancy Tax to provide additional funding for Housing programs, in line with Council priorities of workforce and affordable housing. Under the new allocation, housing receives 6.54% of this revenue stream resulting in an average of \$1,179,356 for housing since the recalibration has occurred (FY16/17 and 17/18).

Development, both residential and commercial, in the Town of Mammoth Lakes has increased in recent years as the economy has recovered from the economic downturn of the prior Housing Element Update period. In the period 2014 – 2018, the Town collected a total of \$281,678 in housing in-lieu fees through the Housing Impact Mitigation Fee, an average of \$70,419 annually during the four-year period. Fiscal Year 2017-18 was particularly strong with \$135,182 collected in that year alone. Based on the volatility of the last four years, a conservative approach would use 70% of the average of the last four years, projecting \$246,000 total over the course of the next five-year planning period. Revenue from the Housing Impact Mitigation Fee is restricted for housing purposes only. The Housing Impact Mitigation Fund is used for a variety of housing-related purposes including the purchase of The Parcel, updates to the General Plan Housing Element and funding a Revolving Loan Fund. The Revolving Loan Fund is utilized to buy back deed restricted units to retain the deed restrictions and affordability of the units.

NON-PROFIT ORGANIZATIONS

Mammoth Lakes Housing, Inc.

MLH is a private, not for profit, organization that was established in 2003 through a partnership between Mammoth Mountain, Intrawest, and the Town of Mammoth Lakes. The agency received its initial start-up funds in 2003 through equal contributions from the Town of Mammoth Lakes, Mammoth Mountain Ski Area, and Intrawest Mammoth. Currently, MLH receives the majority of its current operating funding from the Town of Mammoth Lakes, which in turn derives this money from an allocation of Transient Occupancy Tax revenues politically committed to workforce housing.

MLH has been successful in providing housing through a variety of programs. MLH currently operates a down payment assistance program funded through CDBG and HOME grants to help homebuyers into homeownership. Utilizing state, federal, and local funding sources MLH has developed 82 low-income rental apartments and 48 ownership units, rehabilitated 4 low-income apartments, and stewarded 38 ownership deed restrictions. In addition, MLH has completed 106 homebuyer assistance loans in the Town totaling \$5.7 million and currently manages the Town's loan portfolio of \$3.5 million. MLH has completed 17 homebuyer assistance loans in unincorporated Mono County and the City of Bishop.

MLH has worked closely with the Town of Mammoth Lakes to implement the Housing Element and the housing requirements of the Town's Municipal Code. This contractual relationship has effectively secured grant and other funding, developed a more effective deed restriction program, and spurred the development of affordable units to meet the Regional Housing Needs, determined by the California Department of Housing and Community Development.

Inyo Mono Advocates for Community Action (IMACA)

IMACA is a private non-profit organization active that provides a range of social services functions, including some aimed at housing. IMACA manages the Glass Mountain Apartments, a 25 unit affordable housing project in Mammoth Lakes. IMACA distributes vouchers for emergency housing and provides free weatherization and energy conservation services (such as heating upgrades) to qualifying households in Inyo and Mono Counties. In addition, IMACA has partnered with the Town to provide firewood for low-income families from tree removal operations at the Bell Shaped Parcel and The Parcel over the past three years.

4.4.2 OTHER FINANCIAL RESOURCES

The Town and MLH have actively pursued and been awarded grant funding for housing-related projects. These applications are expected to continue over the course of the Housing Element period. State and Federal grants available to the Town include low-income housing tax credits, multifamily housing program grants, Affordable Housing Program (AHP) grants, HOME, CDBG, and others.

The Town and IMACA successfully completed the rehabilitation of electrical infrastructure at the Glass Mountain Apartments utilizing a 2014 CDBG grant award.

The Town and MLH have been awarded federal HOME funds for housing development and homebuyer assistance over the past several years. HOME is a federally funded program that assists in the production and preservation of affordable housing for low and moderate-income families and individuals. The program funds a broad range of activities including new construction, acquisition and rehabilitation of rental properties. It is anticipated that additional applications will be made during the Housing Element Update period both for new construction and of rehabilitation of existing units.

MLH and the Town also apply regularly for Community Development Block Grant (CDBG) funds, which are applicable to a range of activities including housing acquisition and rehabilitation and homebuyer assistance, among others. MLH also funds its down payment assistance program through a variety of grant funded sources including HOME, CalHome, BEGIN, and CalHFA HELP. MLH currently owns a building at 238 Sierra Manor Road that is intended for conversion to 11 very low- and low-income units.

Although these applications are becoming increasingly competitive, it is anticipated that the Town and MLH will continue to apply for and receive these funds, approximately every other year.

In addition, new funding for planning related to housing for affordable housing is becoming available from HCD as a result of recent legislation and a state proposition. The Town is monitoring the availability of that funding and plans to pursue grants and funding to apply to the housing needs in Mammoth Lakes.

4.4.3 HOUSING STRATEGY

As discussed elsewhere in this Housing Element, the Town of Mammoth Lakes faces a complex and diverse series of local housing challenges. As the Town's non-profit housing organization, MLH plays an important role helping to identify the community's housing needs, and develop targeted approaches and programs to address them. In 2017, MLH completed a Housing Needs Assessment and Housing Action Plan that evaluated the available supply of housing to local housing needs. Through employee and employer surveys, interviews, and trend analysis, data were collected. The Housing Strategy

guides the Town and MLH in the administration and implementation of variety of housing programs conducted by MLH. Priority strategies from the Housing Action Plan have been addressed in the Housing Program section of this housing element.

4.5 ENERGY CONSERVATION OPPORTUNITIES

Energy conservation is important to housing affordability, since energy costs can constitute a significant proportion of housing costs. In Mammoth Lakes, with its harsh winter climate, homes that are poorly insulated or that have inefficient heating systems can drive up energy costs. Techniques such as use of passive solar construction (orienting buildings properly to gain solar heat energy), insulation treatments, and installation of energy efficient appliances such as on-demand water heaters can result in dramatic energy savings.

Energy efficiency and conservation are embedded in the Town's General Plan and Zoning Code Update. The Town's General Plan includes a goal that the Town "be a leader in use of green building technology." The following policies and actions are outlined in the General Plan and further addressed in the Zoning Code Update with the goal of reducing the per capita residential energy consumption:

- Encourage site design that uses green building techniques.
- Establish incentives for green building practices and LEED (Leadership in Energy and Environmental Design) certified buildings.
- Support development of a geothermal heating district for the Town including seeking grant-funding sources for geothermal heating projects.
- Establish regulatory framework to encourage and facilitate use of geothermal heating.
- Encourage building design and orientation for passive solar heating.
- Develop and implement standards that enable and encourage the application of passive solar in new and existing public and private development.
- Support energy efficiency opportunities through available resources such as Property Assessed Clean Energy (PACE) program.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) was most recently amended in 2016 and is California's green building code. The purpose of CALGreen is to improve public health, safety and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and

homeowners to comply with Title 24 standards, and for the Town to enforce those standards through plan check and code compliance inspections.

Southern California Edison (SCE), the local energy utility, offers a number of programs aimed at energy conservation to Mammoth Lakes' households, including home energy audits and rebates for energy efficient appliances. SCE also offers an energy rebate program for residential developers and customers, and an Energy STAR new home program. The utility also publicizes other programs available to its customers such as the Federal Income Tax energy credit program.

The High Sierra Energy Foundation (HSEF) is a non-profit that is dedicated to promoting and supporting energy conservation in Mono and Inyo Counties. Among other sources, HSEF receives funding from the Town and from SCE. HSEF's programs have included publications on energy efficient practices and building strategies suitable for the Eastern Sierra climate, rebate programs, as well as an on-going public communication campaign to educate local residents about energy saving. As noted above, IMACA, a local non-profit, offers low cost weatherization and retrofit programs for qualifying households in Mono and Inyo Counties.

In addition to the above, Mammoth Lakes is situated in an area of high geothermal activity. Although not significantly utilized at present, geothermal resources present a tremendous opportunity for future heating needs. In anticipation of ground source heating being available in the foreseeable future, the Town has installed piping in sidewalk construction projects that would allow them to use geothermal heat for snowmelt. Permitting of geothermal projects has steadily happened over the last several years.

5 HOUSING PROGRAM

This chapter includes the Town's strategy for meeting housing needs as described in Chapter 2 of this Housing Element, specifies the use of resources available to the Town, and the reduction of constraints to the availability of housing for all residents as described in Chapters 3 and 4. As required by State law, this chapter also contains quantified objectives for housing construction, housing rehabilitation, and the preservation of affordable housing. It specifies a five-year action plan, that, among other contents, identifies resources and strategies to support the development of affordable housing for all sectors of the community; to reduce governmental constraints to the provision of housing, conserve and improve the existing housing stock, and promote fair housing.

As described in Chapter 4, the Town's limited urban area, which is surrounded by public land, means that a decreasing amount of vacant land is available for new housing development. Much of that land is located within Master Plan areas that are intended for resort-oriented development, with the remainder consisting of infill development. However, the Town's past requirement for affordable housing to be placed on-site with new development has meant that a sizeable number of workforce and affordable housing units are planned as part of the development of these Master Plan areas, or will be built in conjunction with major projects (totaling 183 acres). The Town owns The Parcel Tract, one of the master planned sites and is moving forward with the vision and design for its development including a substantial amount of affordable and workforce housing.

5.1 EVALUATION OF ACHIEVEMENTS (2014-2019)

This section documents the Town's achievements under the 2014 Housing Element. Table 5-48 identifies the programs contained in the Element and describes the relative success of the Town to achieve those programs.

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
Action H.1.A.1. Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	The Town contracts with Mono County IT to keep the GIS database functioning and up-to-date.	Continue
Timeframe: Ongoing Action H.1.A.2. As part of the annual planning report to the Town Council, provide an update on progress to meeting the Housing Element, to ensure that adequate sites remain available to meet the RHNA. Timeframe: Annually, ongoing	The Town annually completes the Annual Progress Report and submits them to the California Housing and Community Development Department. The Town ensured that adequate sites remained available to meet the RHNA over the past planning period.	Continue
Action H.1.A.3. Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs. Timeframe: Ongoing	As master plans, specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and Town Council evaluate and ensure adequate development capacity and policy is included to meet housing needs.	Continue
Action H.1.B.1 As part of the amendments to the Housing Ordinance, analyze the implications and benefits of excluding required on-site affordable and workforce housing from density or floor area ratio (FAR) calculations in all mixed-use projects in the Commercial Zones, and lodging and residential projects in the Residential Multi-Family 2 Zone. Any exclusion	The Town analyzed the implications and benefits of excluding required on-site affordable and workforce housing from density or floor area ratio (FAR) calculations in all mixed-use projects in the Commercial Zones, and lodging and residential projects in the Residential Multi-Family 2 Zone as part of the Housing Ordinance Update in 2015. It was determined that it was not appropriate to include this in the updated Housing Ordinance due to a Zoning Code update	Delete

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
of such units from density calculations would require findings to be made that the total project density did not result in unacceptable site plan, character, livability or environmental impacts. If adopted, this provision shall only be applicable to projects ineligible for Town or State housing density bonuses. Timeframe: 2014-2015	that established maximum FAR and eliminated maximum residential density within the commercial zoning districts.	·
Action H.1.B.2 Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is now allowed by right with the adoption of the Zoning Code Update in 2014. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. Timeframe: Ongoing	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses. In 2017, The Town held numerous public workshops and meetings to discuss the potential for mixed-use development and multifamily housing in the commercial zoning districts (Downtown Revitalization Action Plan).	Continue
Action H.1.C.1. As part of Housing Ordinance amendment, reflect the density bonus provisions of General Plan policy L.2.D, ensuring the amendment remains consistent with State density bonus law. Timeframe: 2014	The Town implemented General Plan Policy L.2D – compliance with density bonus requirements in 2015.	Delete

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
Action H.1.D.1. As part of the Housing Ordinance anticipated in 2014, develop criteria, standards and thresholds by which Alternate Housing Mitigation Plans (AHMPs) can be assessed and approved. Timeframe: 2014	The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. In 2015, the Town created new standards to assess and approve AHMPs in the Zoning Code Section 17.136.080.	Amend to reflect updated Housing Ordinance and continue
Action H.1.E.1. Continue to apply zoning standards that allow for the following types of special needs housing in Mammoth Lakes:	In 2014 the Town completed zoning amendments to address the following: • Emergency shelters,	Amend to address accomplishments and continue
The 2014 Zoning Code update permits emergency shelters by right in the Old Mammoth Road district without discretionary design review.	Transitional and supportive housing,Assisted living facilities,Group living facilities	
 Transitional and Supportive housing are defined in the Zoning Code Update and treated as typical residential uses. 		
Residential care and assisted living facilities are permitted in the Old Mammoth Road and Mixed Lodging/Residential districts with a ministerial permit, as outlined in the Zoning Code Update.		
 Group living quarters, including clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more), 		

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
which are included in the Zoning Code Update. Timeframe: Ongoing		
Action H.1.E.2. Work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Timeframe: 2014 and ongoing	The Town has not worked with the Kern Regional Center to identify outstanding housing needs for their clients and has not established a rental assistance program. However, the Town does have an adopted reasonable accommodation procedure. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. Mono County is working on a supportive housing project for people with behavioral disabilities which could also serve some people with developmental disabilities. Mammoth Lakes Housing has had discussions with the Kern Regional Center about trying to secure Dep't of Development Services (DDS) funding for conversion of a commercial property/building they own to residential which would include some units reserved for those with developmental disabilities.	Continue
Action H.1.E.3. Collaborate with the Kern Regional Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related	The Town has not collaborated with Kern Regional Center to implement an outreach program for persons with disabilities. However, the Town does have an adopted reasonable accommodation procedure. Two disabled individuals have received reasonable accommodation in the last year and one disabled individual has received a first time homebuyer loan. Mono County is working on a supportive housing project for people with behavioral disabilities which could	Continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
educational workshops for individuals and families. Timeframe: 2014 and ongoing	also serve some people with developmental disabilities.	
Action H.1.E.4. The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code. Timeframe: 2014 and ongoing	The Town ensures equal access to housing for individuals with disabilities through implementation of Municipal Code 17.80, Reasonable Accommodation. The Town Planning Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person.	Continue
Action H.2.A.1. Transition to dedicating one percentage point of all revenues from Transient Occupancy Tax to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other agencies to meet housing needs. Timeframe: Annual: 2014-2019	The Town Council annually dedicates TOT revenues to fund housing programs. In the 2017, the annual dedication of TOT revenues to fund housing programs was 0.85 points (of 13 points).	Continue
Action H.2.A.2. Pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce and affordable housing. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the	The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. A HOME grant was awarded in 2014 for first time homebuyer assistance and rehabilitation; and a CDBG grant was awarded in 2014 for upgrades to the Glass Mountain Apartments, and homebuyer assistance and single unit rehabilitation. This 2014 CDBG grant is now closed, and the Town has a new CDBG grant and a HOME grant for first time	Continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
Local Housing Trust Fund program and any remaining Proposition 1-C funds. Timeframe: Ongoing	homebuyer assistance. An application for CDBG grant funding was submitted by the Town and Mammoth Lakes Housing, Inc., in November 2017 to provide 10 units of housing to lower income households. First-time homebuyer assistance is provided through ongoing grant reuse funds and additional HOME grant funds in 2017. The Town received a 2016 HOME award for home buyer assistance and a 2017 CDBG award for home buyer assistance and a rehabilitation program.	
Action H.2.A.3. Develop and adopt a Community Housing Strategy in collaboration with Mammoth Lakes Housing, Inc. that promotes housing construction and conservation necessary to meet the Town's affordable and workforce housing needs on a short-, medium- and long-term basis. The 2011 Housing Needs Assessment conducted by Mammoth Lake Housing, along with this Housing Element, will be used to inform the Community Housing Strategy. The Housing Strategy shall provide for periodic updates of short- and medium range priorities and program objectives based on current data and conditions. The Housing Strategy shall include a broad range of programs and activities, including:	The Town Council reviewed, discussed and accepted the Housing Action Plan: Live, Work, Thrive on December 6, 2017. The establishment of the Foundational Structure of the plan and initial implementation of the action strategies is a part of the Town's current work program.	Delete
Acquisition of land for affordable housing.Direct construction of new affordable and		

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
workforce housing units.	7.Cilie Verificial	Liemeni opaaie.
 Participation in joint projects with private developers, the Town, and local agencies to develop housing. 		
 Homebuyer assistance loans and grants. 		
 Education and outreach concerning affordable and workforce housing opportunities. 		
 Rental housing assistance. 		
 Review of Alternate Housing Mitigation Plan proposals. 		
 Monitoring of deed restricted units. 		
 Funding strategies to guide how the Housing Strategy will be financed and prioritized. 		
 An Administration component to guide roles and responsibilities for program implementation. 		
Timeframe: 2014		
Action H.2.A.4. Recognizing the housing burdens of extremely low-income households, the Town will implement a program to monitor the construction and rehabilitation of housing to meet the needs of the ELI population as identified in the 2011 Housing Needs Assessment.	The Town has not implemented a monitoring program for the construction and rehabilitation of housing for extremely low-income persons. The Town targets CDBG funds to support projects that serve extremely low-income individuals when it can.	Amend to update the Needs Assessment date and continue
Timeframe: 2015		

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

4	2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
1	Action H.2.B.1. Amend and adopt a revised Housing Ordinance that reflects the 2009 Interim Housing Policy, incorporates refinements to meet legal mandates, addresses aspects not fully articulated in the Interim Housing Policy; and provides needed clarification. The amended Housing Ordinance shall meet the objectives outlined in Policy H.2.B, and should include the following components: A provision that allows new residential projects to provide on-site below market-rate deed-restricted affordable or workforce housing units. The specific requirement (e.g., AMI level) shall be based on documented community housing needs and reviewed and updated on a regular basis. A workforce housing mitigation requirement such as a fee to contribute to affordable housing production. A list of project types exempted from housing mitigation requirements.	 The Town adopted a revised Housing Ordinance in June 2015 that addressed the objectives outlined in Policy H.2.B, including: Provisions for new, below market-rate, deed-restricted residential projects for affordable and workforce housing. Fees to contribute to affordable housing production in the Town. List of housing types exempt from housing mitigation requirements. Definitions for Alternate Housing Mitigation Plans. Density bonuses. Definitions of "livability" for workforce units used for mitigation. The Town also completed a needs assessment in 2017 as part of the Mammoth Lakes Community Housing Action Plan. 	Delete
	Specification of the means and method by which in-lieu fees, affordability levels, unit		

types, tenure (if legally permissible), livability

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
criteria, and other pertinent criteria not otherwise dictated by the Housing Ordinance shall be established, maintained and updated.		·
 Density bonus provisions pursuant to State Housing Density Bonus law and to Town General Plan policies and related Housing Element policies. 		
 A definition of and provisions for ensuring the "livability" of workforce housing units. 		
Timeframe: 2014		
Action H.2.D.1. As part of the Housing Strategy, work with Mammoth Lakes Housing, Inc. to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities. Timeframe: 2015	In 2017, the town included action strategies addressing conversion of existing units to ownership or rental opportunities for the workforce in the Housing Action Plan: Live, Work, Thrive. No units have been converted yet.	Continue
Action H.2.E.1. As part of the Housing Strategy study potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing. Timeframe: 2015	In 2014, a CDBG grant application for code enforcement was submitted in 2014, though was not awarded. CDBG grant funding was awarded in 2014 to assist in the financing of rehabilitation of 1 - 4-unit properties and rehabilitation of the Glass Mountain Apartments. The 1 - 4-unit rehabilitation grant was managed by MLH. This grant is now closed, and additional strategies have been incorporated in the Housing Action Plan. Mammoth Lakes Housing continues to pursue funding for these activities.	Continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
	The Town's 2017 CDBG award has funding for this program, however no households have been funded to date. MLH is actively working to set up the grant and rehabilitation procedures, in order to market the program. Past interest by landlords did not result in rehabilitation due to the Rent Restriction requirement.	
Action H.2.G.1. As part of the Housing Strategy work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including: Improved structuring of deed restriction agreements so as to ensure their long term availability to the local workforce. Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units. Timeframe: 2014-2015	The Town has worked with Mammoth Lakes Housing and implemented a new deed restriction instrument for ownership units that helps to alleviate some issues encountered with previous versions of the instrument. No deed restriction instrument for rentals has been put in place. This has been addressed on rental projects on a case-bycase basis. A Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units. Mammoth Lakes Housing has also worked with Mono County using the County's revolving fund to maintain ownership unit deed restrictions in Mammoth Lakes.	Amend to reflect progress and continue
Action H.2.G.2. Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other possible funding sources such as the restoration of the	The Revolving Loan Fund is used annually to buy back deed restricted units. In 2014, two units were preserved; in 2015, two units were preserved through the RLF; in 2016, one unit was preserved through the RLF; and in 2017, one unit was preserved through the RLF.	Continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
one-percent of Transient Occupancy Tax (TOT) to housing in an effort to help ensure no existing deed restricted units are lost.		
Timeframe: 2015		
Action H.2.H.1. Use the results of the 2011 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to target efforts aimed at increasing the supply of housing for	A Housing Needs Assessment update was completed in July 2017, as a precursor to preparing a Housing Action Plan. The Housing Action Plan was accepted by Town Council in December 2017.	Amend to update Housing Needs Assessment date and continue
winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their	The Town has had discussions with Mammoth Mountain about building out their property on Arrowhead Road.	
employees. Timeframe: Ongoing	In 2017, one unit was purchased with the Town's revolving loan fund and two units were purchased with the County revolving loan fund.	
	In 2018, one unit was purchased with the revolving loan fund.	
	Units are also preserved through the direct transfer from seller to buyer, with the execution of the deed restriction facilitated by MLH. One unit was preserved this way in 2018.	
Action H.3.A.1. As part of the Housing Strategy, work with Mammoth Lakes Housing, Inc., to develop and adopt minimum design and livability standards for affordable and workforce housing units, including tailored standards for different unit types and tenure. Standards should address aspects such as minimum quality of fixtures and furnishings; indoor and	In May 2015, the Town adopted minimum design and livability standards for affordable and workforce housing units.	Delete

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
outdoor open space; storage space, energy efficiency, and resident amenities. The livability standards adopted as part of the Interim Housing Policy are included in the Housing Ordinance update that is anticipated to be adopted in 2014. These livability requirements may be updated based on the Housing Strategy. Timeframe: 2014		
Action H.4.B.1. Adopt a resolution waiving a proportion of the application processing fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town anticipates amending the Municipal Code fee waiver section to include this program concurrently with the Housing Ordinance update. Timeframe: 2014-2015	The town has not yet adopted a resolution which waives part of the application processing fees for developments that feature affordable housing to extremely low-income households in five percent or more of its housing units. This was not identified as a priority amongst action plan strategies at the recent Housing Summit. The Town will continue to work towards implementing this action as resources allow.	Continue
Action H.4.E.1. Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the	In 2015 the Town updated the DIF ordinance, which resulted in lower fees, to ensure that RHNA or workforce targets are being fulfilled. The ordinance exempts non-transient market-rate rental apartments and deed-restricted rental or for-sale	Continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
Town's Regional Housing Needs Allocation or workforce housing objectives.	workforce housing units from impact fees in all zones.	
Timeframe: 2014 and ongoing		
Action H.5.B.1. Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	The Town began providing information regarding fair housing practices in 2014. Complaints received are referred to and handled by MLH. This information continues to be provided and available through both the Town and MLH websites and at the respective offices.	Continue
Timeframe: 2014 and ongoing		
Action H.5.C.1. Develop a process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1). Timeframe: 2014 and ongoing	In 2015 the Town and MLH established a process to address fair housing complaints and inquiries. Complaints are handled by MLH. The Town plans to establish a page on their website to house fair housing information. MLH held two landlord-tenant rights workshops hosted by CA Rural Legal Aid in September 2017.	Amend to reflect progress and continue

Table 5-48 Summary of Progress Towards 2014 Housing Element Goals

2014 Housing Element Program Actions	Achievement	Amend, Delete, or Include in 2019 Housing Element Update?
Action H.6.B.1. The Town will enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) which became effective January 1, 2014. Timeframe: Ongoing	The Town enforces the 2016 California Building Code requirements.	Continue
Action H.6.C.1. Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. Strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners. Timeframe: Ongoing	A HOME grant was awarded in 2014 for first-time homebuyer assistance with or without rehabilitation. IMACA's Weatherization Program was operational in 2015, but not in 2014 due to staffing constraints. IMACA has funding available for this program and Mammoth Lakes Housing and the Town provide information to the public as applicable. The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing. 2017 CDBG award for owner and investor rehabilitation is currently being set up	Continue

5.2 HOUSING GOALS, POLICIES AND ACTIONS

The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can be adequately met. The Town of Mammoth Lakes' goals and policies related to housing are presented in this section along with the actions that implement those goals and policies. The goals and policies are established to guide the development, rehabilitation and preservation of a balanced inventory of housing to meet the needs of present and future residents of the Town. The programs specified constitute the Town's housing program, which relies upon a wide variety of mechanisms to implement the Town's goals and policies. The goals, policies and actions are presented below.

5.3 GOALS, POLICIES, AND ACTIONS

GOAL H.1. ASSURE ADEQUATE SITES FOR HOUSING DEVELOPMENT WITH APPROPRIATE LAND USE AND ZONING DESIGNATIONS TO ACCOMMODATE THE TOWN'S SHARE OF THE REGIONAL HOUSING NEED.

Policy H.1.A. Maintain a sufficient amount of land designated at appropriate residential and mixed use densities to accommodate the Town's share of the regional need for affordable housing, including land to accommodate extremely-low, very-low, low- and moderate income housing.

Action H.1.A.1.

Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.

Responsibility: GIS Coordinator, Mono County Assessor's office, Community & Economic Development Department (CEDD) Timeframe: Update at least annually, review as sites are developed Funding: General Fund

Action H.1.A.2.

As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.

Responsibility: CEDD

Timeframe: Annually, ongoing Funding: General Fund (housing)

Action H.1.A.3.

Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.

Responsibility: CEDD, Planning & Economic Development Commission (PEDC), Town Council

Timeframe: Ongoing and when Master Plans and Specific Plans are initiated or updated.

Funding: Specific Plan/Master Plan Applicants

Policy H.1.B. Allow housing development as part of infill and mixed-use development within commercial zoning districts.

Action H.1.B.1

Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.

Responsibility: CEDD

Timeframe: Ongoing, annually meet with developers. Funding: General Fund, Development Applicants

Policy H.1.C. Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law. Projects that have applied for and received State, Town, or other housing–related density bonuses shall not be permitted to subsequently move or transfer qualifying units off-site.

Policy H.1.D. Require that applicants proposing on-site mitigation housing, off-site housing, or conveyance of land, instead of paying the fee established by Town Council, provide mitigation considered to be of an appropriate value or cost when compared to the fee.

Action H.1.D.1.

Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).

Responsibility: CEDD, Mammoth Lakes Housing, Inc Timeframe: Ongoing, as development applications are received.

Funding: General Fund (housing), Housing Mitigation Fees.

Policy H.1.E. Through the Town's zoning standards, provide opportunities for development of housing to serve extremely low-income and special needs populations,

including seniors, the disabled, homeless, at-risk youth, seasonal employees and female-headed households.

Action H.1.E.1.

Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.

Responsibility: CEDD

Timeframe: Ongoing, as new state laws are passed

Funding: General Fund

Action H.1.E.2.

Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.

Responsibility: Mammoth Lakes Housing, Inc., Kern Regional Center, Mono County Behavioral Health

Timeframe: Work with Kern Regional Care 2019 and annually; Investigate and determine whether to pursue the rental assistance program by 2022; If program will be pursued then institute by 2023. Develop outreach information by 2020 and ongoing.

Funding: General Fund (housing)

Action H.1.E.3.

The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing

Funding: General Fund (housing)

Action H.1.E.4.

The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.

Responsibility: CEDD

Time Frame: If determined to be necessary, revise zoning code by December 31, 2020.

Funding: General Fund

Action H.1.E.5

The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Responsibility: CEDD

Time Frame: If determined to be necessary, revise zoning code by

December 31, 2020.

Funding: General Fund

Policy H.1.F. Continue to work on master planning of The Parcel site to plan for development of a balanced mix of housing types and range of affordability for the local workforce; can create a livable workforce neighborhood. Develop housing on The Parcel site during the planning period.

Action H.1.F.1.

Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.

Responsibility: CEDD, Town Council, Mammoth Lakes Housing, Inc. Timeframe: Apply for SB 2 grant funding by October 2019; Complete master planning by December 2019; Process entitlements – 2020-2021; Develop housing on the Parcel during the planning period by 2027.

Funding: State and federal grants, General Fund (housing), public/private partnerships

Policy H.1.G. Consider applying the Affordable Housing Overlay Zone to other parcels in Mammoth Lakes.

GOAL H.2. PROMOTE CONSTRUCTION OF AN ADEQUATE SUPPLY OF HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING SUPPLIES.

Policy H.2.A. Utilize a range of strategies to facilitate a diverse range of housing types, consistent with Town design and land use policies, to meet the needs of all local residents, particularly the local workforce.

Action H.2.A.1.

Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.

Responsibility: Town Council

Timeframe: Annually

Funding: General Fund (housing), Grants, Housing Impact

Mitigation Fees.

Action H.2.A.2.

Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., Town Council Timeframe: Ongoing, as Notice of Funding Available (NOFA) are released

Funding: Grant Funds

Quantified Objective: Prepare at least two grant applications during the planning period.

Action H.2.A.3.

The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., MMSA,

Chamber of Commerce

Timeframe: 2020

Funding: General Fund

Action H.2.A.4.

The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middleincome households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Homebuyer assistance by 2021; Meet with employers by 2020, then annually for the remainder of the planning period. Funding: General Fund (housing)

Action H.2.A.5.

Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.

Responsibility: CEDD, Town Council, Mammoth Lakes Housing, Inc.

Timeframe: Place on ballot 2020-2022

Funding: General Fund (General Fund can be used to place initiative on ballot - not to support the initiative)

Action H.2.A.6.

The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.

Responsibility: CEDD

Timeframe: Seek funding sources annually, meet with mobile home

park owners at least twice during the planning period.

Funding: General Fund

Policy H.2.B. Continue to monitor the Town's workforce housing mitigation requirements to ensure that they meet the current community objectives and update when necessary.

Policy H.2.C. Support the development of market-rate and affordable rental housing. Multi-family housing is a permitted use in all multi-family and commercial zones.

Policy H.2.D. Encourage the renovation and conversion of existing non-workforce units, such as condominiums currently used as second homes, to become part of the workforce housing supply.

Action H.2.D.1.

As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.

Responsibility: CEDD, Mammoth Lakes Housing, Inc. Timeframe: Ongoing, create program by 2021 Funding: General Fund (housing), grants, etc.

Quantified Objective: Renovate five units during the planning period.

Action H.2.D.2.

As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.

Responsibility: CEDD, Town Council

Timeframe: Evaluate whether to establish program by 2022; If determined to be needed, establish program by 2023.

Funding: General Fund

Policy H.2.E. Encourage local homeowners and owners/managers of rental housing properties to upgrade and improve older units, particularly those that do not meet current standards and codes.

Action H.2.E.1.

As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing, as NOFAs are released Funding: General Fund (housing), CDBG

Action H.2.E.2.

Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., MMSA,

Chamber of Commerce Timeframe: Spring 2019

Funding: General Fund (housing), Partner Funding

Policy H.2.F. Continue to enforce Municipal Code requirements that preserve the existing supply of non-transient rental housing units. The Zoning Code Update includes thresholds and provisions for the conversion of apartments to condominiums (Section 17.52.110).

Policy H.2.G. Avoid the inadvertent loss of deed-restricted units.

Action H.2.G.1.

As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including:

- Development of priorities for a rental deed restriction instrument.
- Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.
Timeframe: Set priorities for a rental deed restriction instrument by 2020, and ongoing, as unit affordability is subject to expiration Funding: General Fund (housing), Revolving Loan Fund (RLF).

Action H.2.G.2.

Continue to work with Mammoth Lakes Housing, Inc. and the Town and County Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: Annually

Funding: General Fund (housing), Revolving Loan Fund (RLF)

Policy H.2.H. Support the provision of affordable housing for the seasonal workforce.

Action H.2.H.1.

Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.

Responsibility: CEDD, Mammoth Lakes Housing, Inc., Chamber of Commerce

Timeframe: Create program by 2024; Meet with major employers annually and ongoing

Funding: General Fund (housing), Grant Funds

Policy H.2.I. Pursue partnerships with other agencies in the County such as Mono County, and federal, state and regional agencies to identify opportunities to increase housing stock.

GOAL H.3. MAINTAIN HIGH QUALITY, LIVABLE HOUSING UNITS AND NEIGHBORHOODS IN MAMMOTH LAKES.

Policy H.3.A. Ensure that units built as affordable and workforce housing units meet minimum standards for design, amenities, and livability, and prioritize livability as a criterion in assessing any housing mitigation, or Alternate Housing Mitigation Plan.

Policy H.3.B. Support code enforcement activities, and the work of public safety personnel, to ensure that Town neighborhoods are safe, attractive and livable. The Town continues to fund a code compliance officer position.

Policy H.3.C. Improve livability, infrastructure, public safety, and mobility conditions within the Sierra Valley Sites neighborhood and other neighborhoods with a high proportion of older structures. The Town continues to apply for grants and other regional funds (e.g. regional transportation funds) that would allow for additional and appropriate improvements in the Sierra Valley Sites.

GOAL H.4. REDUCE GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy H.4.A. Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.

Policy H.4.B. Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.

Action H.4.B.1.

Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.

Responsibility: CEDD, PEDC, Town Council Timeframe: Pass resolution - 2024-2025

Funding: General Fund

Quantified Objective: Assist five households in planning period

Policy H.4.C. Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.

Policy H.4.D. Continue to allow accessory dwelling units by right in all residential zones.

Action H.4.D.1.

Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.

Responsibility: CEDD, Town Council

Timeframe: 2019/2020 Funding: General Fund

Action H.4.D.2.

Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.

Responsibility: CEDD, Town Council, Mammoth Lakes Housing, Inc.

Timeframe: Spring 2020

Funding: General Fund Quantified Objective: Permit 30 ADUs during planning period

Policy H.4.E. Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).

Action H.4.E.1.

Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.

Responsibility: Town Manager's Office, Town Council

Timeframe: Update DIF ordinance every 5 years – scheduled for 2020 and 2025. Addressing any identified impediments - ongoing,

2019 - 2027

Funding: General Fund

Action H.4.E.2.

To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.

Responsibility: CEDD, Town Council Timeframe: Establish program by 2022

Funding: General Fund

Policy H.4.F. Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.

GOAL H.5. PROVIDE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF MAMMOTH LAKES.

Policy H.5.A. Support fair housing laws and regulations that prohibit discrimination in the sale and rental of housing units.

Policy H.5.B. Provide public information regarding fair housing practices.

Action H.5.B.1.

Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: 2019 and Ongoing Funding: General Fund (housing)

Policy H.5.C. Continue to promote and support fair housing practices in Mammoth Lakes, and through the work of Mammoth Lakes Housing, Inc.

Action H.5.C.1.

Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).

Responsibility: CEDD, Mammoth Lakes Housing, Inc.

Timeframe: 2019 and Ongoing Funding: General Fund (housing)

GOAL H.6. BALANCE THE NEED AND PROVISION OF HOUSING IN THE COMMUNITY WITH ITS IMPACTS ON THE ENVIRONMENT.

Policy H.6.A. Encourage residential development that promotes energy-efficient and sustainable building practices, including the use of alternate energy sources such as geothermal and solar. Encourage energy efficient programs such as Property Assessed Clean Energy (PACE) program and others.

Policy H.6.B. Review all projects for energy efficiency in site design and planning, and for conformance with State and Town building codes.

Action H.6.B.1.

The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).

Responsibility: CEDD

Timeframe: Ongoing, 2019 – 2027

Funding: General Fund, Permit Fee Revenue

Policy H.6.C. Support efforts to weatherize and retrofit existing homes to be more energy efficient.

Action H.6.C.1.

Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.

Responsibility: CEDD, IMACA, Mammoth Lakes Housing, Inc.

Timeframe: Ongoing, 2019 – 2027; Apply for grant funding when

NOFAs are released

Funding: General Fund (housing)

Quantified Objective: 10 units weatherized/upgraded during

planning period

5.4 QUANTIFIED OBJECTIVES

The Town of Mammoth Lakes has established quantified (numerical) objectives for various program categories to provide measurable standards for monitoring and evaluating program achievements within the eight-year period. Quantified objectives shown in Table 5-49 have been established for the following categories:

- Accommodate the Town's share of the regional housing need.
- Housing construction.
- Homebuyer assistance.
- Housing rehabilitation.
- Preservation of existing affordable housing units.

Table 5-49 Quantified Objectives 2019-2027

					Preserve A Uni	
Income Level	Accommodate Regional Sharea	New Construction ^b	Homebuyer Assistance	Housing Rehabilitation ^c	Deed- Restricted Units ^d	Mobile Homes ^e
Extremely Low	10	3	0	4	0	
Very Low	16	55	0	4	26	147
Low	30	60	30	4	156	-
Moderate	34	85	15	0	27	-
Above- Moderate	65	80	0	0	54	
Total	155	285	45	12	263	147

^aThis quantified objective is per the Regional Housing Needs Assessment target.

b This quantified objective covers the period 2019-2027, consistent with Table 4-44.

^c This figure is conservative since a housing rehabilitation program has not yet been established.

^d Town of Mammoth, 2019. This number includes subsidized deed-restricted projects and individual locally deed-restricted units.

e Table 2: E-5 (DOF, 2018).

HOUSING ELEMENT CHAPTER 5: HOUSING PROGRAM

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Appendix A DETAILED SITES INVENTORY

								Estimated	Income Categories					
APN1	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very	Low	Mod	AM	Infrastructure Available?
Housing 9	ites Subject to Approved P													
035010020000	Site 1: The Parcel Master Plan	24.72	HDR-1	AH	Yes	12	296	172	3	57	60	52	0	Υ
033330062000	Site 2: Lodestar Housing Site	3.62	R	R	Yes	8	28	28	0	8	10	10	0	Y
040070011000	Site 3: Snowcreek Master Plan	53.19	R	R	Yes	8	790	47	0	0	0	0	47	Y
033122008000	Site 4: Tihana Townhomes, 48 Lupin Street	0.54	HDR-1	RMF-1	Yes	12	9	9	0	0	0	0	9	Y
022242026000	Site 5: Large Vacant/Underutilized RMF Sites	1.03	HDR-1	RMF-1	Yes	12	12	9	0	0	0	2	7	Y
033141003000	Site 5: Large Vacant/Underutilized RMF Sites	0.65	HDR-1	RMF-1	Yes	12	7	6	0	0	0	1	5	Y
033170001000	Site 5: Large Vacant/Underutilized RMF Sites	0.85	HDR-1	RMF-1	Yes	12	10	8	0	0	0	1	7	Y
022242014000	Site 5: Large Vacant/Underutilized RMF Sites	1.05	HDR-1	RMF-1	Yes	12	12	10	0	0	0	0	10	Y
033143014000	Site 5: Large Vacant/Underutilized RMF Sites	0.23	HDR-1	RMF-1	Yes	12	2	2	0	0	0	0	2	Y
033170003000	Site 5: Large Vacant/Underutilized RMF Sites	2.54	HDR-2	RMF-2	Yes	12	30	22	0	0	0	7	15	Y
Other Vaca	ant Housing Sites						•			l l	L. C.	l.		
022262026000	1912 Old Mammoth Road	0.24	HDR-1	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
022262049000	2014 Old Mammoth Road	0.33	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
022322033000	2095 Old Mammoth Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
022322034000	2109 Old Mammoth Road	0.17	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Y
022322035000	2125 Old Mammoth Road	0.30	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
022350030000	19 Crawford Avenue	0.44	HDR-2	RMF-2	Yes	12	5	2	0	0	0	0	2	Y
022370012000	85 Ski Trail	0.20	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
022370025000	47 Ski Trail	0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031020012000	44 Lee Road	0.85	LDR-2	RMF-2	Yes	12	10	4	0	0	0	0	4	Y
031020021000		0.44	HDR-2	RMF-2	Yes	12	5	2	0	0	0	0	2	Y
031041001000		0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031041014000	10 Davison Road	0.24	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Υ
031041015000	2 Davison Road	0.53	HDR-2	RMF-2	Yes	12	6	2	0	0	0	0	2	Y
031041018000		0.22	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031070013000		0.20	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
031110038000	41 Lakeview Blvd.	0.59	HDR-2	RMF-2	Yes	12	7	3	0	0	0	0	3	Y
031210012000	385 Mammoth Slopes Drive	0.63	HDR-2	RMF-2	Yes	12	7	3	0	0	0	0	3	Υ
033123012000	54 Mono Street	0.25	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Υ
033131009000	154 Joaquin Road	0.24	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Υ
033132002000	177 Joaquin Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Υ
033132015000	118 Lupin Street	0.25	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Υ

¹ Data for all listed parcels was obtained and accurate as of 2019.

								Estimated		Incor	ne Categ	ories		
						Permitted	Maximum	Actual Production						
			General			Density	Maximum Unit	of Housing		Very				
APN1	Name	Acreage	Plan	Zoning	Vacant	(DU/Acre)	Potential	Units	ELI	Low	Low	Mod	AM	Infrastructure Available?
033132020000	142 Lupin Street	0.27	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Y
033134003000	125 Mono Street	0.50	HDR-1	RMF-1	Yes	12	5	2	0	0	0	0	2	Υ
033150027000	414 Mono Street	0.28	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Υ
033150036000	314 Manzanita Road	0.26	HDR-1	RMF-1	Yes	12	3	1	0	0	0	0	1	Υ
033150038000	393 Manzanita Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Υ
033150039000	377 Manzanita Road	0.23	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Υ
033150055000	311 Manzanita Road	0.13	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Υ
033150056000	323 Manzanita Road	0.11	HDR-1	RMF-1	Yes	12	1	1	0	0	0	0	1	Y
033160003000	450 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160004000	466 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160005000	480 Lupin Street	0.21	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160009000	558 Lupin Street	0.23	HDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Y
033160034000	519 Joaquin Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033160048000	457 Joaquin Road	0.17	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033170003000	474 Joaquin Road	2.52	HDR	RMF-2	Yes	12	30	11	0	0	0	0	11	Y
033170005000	2604 Joaquin Road	0.26	HDR-2	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
033210031000	64 White Pine Drive	0.25	LDR-2	RMF-2	Yes	12	2	1	0	0	0	0	1	Υ
033320006000	32 Starwood Drive	0.25	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Υ
033320008000	24 Starwood Drive	0.32	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
033320009000	20 Starwood Drive	0.38	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320010000	35 Starwood Drive	0.35	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320011000	41 Starwood Drive	0.38	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320012000	45 Starwood Drive	0.35	R	RMF-2	Yes	12	4	2	0	0	0	0	2	Y
033320013000	49 Starwood Drive	0.30	R	RMF-2	Yes	12	3	1	0	0	0	0	1	Y
035160017000	362 Chaparral Road	0.36	HDR-1	RMF-1	Yes	12	4	2	0	0	0	0	2	Y
040020001000	2 Meadow Lane	5.14	HDR-2	RMF-2	Yes	12	61	23	0	0	0	0	23	Y
033121005000	60 Joaquin Road	0.25	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
033147008000	- 00 00uquiii 10uu	0.19	HDR-1	RMF-1	Yes	12	2	1	0	0	0	0	1	Y
022231003000	144 Madera Street	2.86	LDR-1	RR (E)	Yes	2	5	4	0	0	0	0	4	Y
022232006000	121 Madera Street	0.21	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022232000000	24 Connell Street	0.62	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022232003000	47 Connell Street	0.50	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022480047000	2665 Old Mammoth Road	0.30	LDR-1	RR	Yes	2	2	1	0	0	0	0	1	Y
022480047000	2651 Old Mammoth Road	0.18	LDR-1	RR	Yes	2	2	1	0	0	0	0	1	Y
22233021000	2360 Old Mammoth Road	1.23	LDR-1	RR	Yes	2	14	11	0	0	0	0	11	Y
022233021000	2344 Old Mammoth Road	0.75	LDR-1	RR	Yes	2	14	1	0	0	0	0	1	Y
						_	1	1		-	_			Y
022242010000	116 Sherwin Street	0.33	LDR-1	RR	Yes	2	· ·		0	0	0	0	1	
022242019000	57 Madera Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022251013000	197 Shadow Street	0.25	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022252012000	210 Shadow Street	0.38	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ

								Estimated		Incor	ne Cate	ories		
APN ¹	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very Low	Low	Mod	AM	Infrastructure Available?
022252013000	190 Shadow Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022261007000	174 Hill Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022263003000	59 Alexander Lane	0.52	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022290009000	2263 Old Mammoth Road	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300002000	156 Lost Lane	0.46	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022300013000	229 Mill Street	0.52	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300015000	47 Taylor Street	0.63	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300016000	233 Mill Street	0.25	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300049000	145 Pine Street	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300051000	185 Pine Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300052000	203 Taylor Street	0.32	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300058000	325 Pine Street	0.44	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022300059000	345 Pine Street	0.44	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022300061000	385 Pine Street	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300062000	405 Pine Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022300063000	360 Pine Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022300067000	330 Pine Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022300068000	Town of Mammoth Lakes	0.56	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022310017000	43 Lost Lane	0.98	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310018000	139 Mill Street	0.53	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022310023000	83 Lost Lane	0.77	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310024000	103 Lost Lane	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310025000	121 Lost Lane	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310026000	141 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N N
022310027000	159 Lost Lane	0.45	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310028000	179 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310029000	211 Lost Lane	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022310030000	241 Lost Lane	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322003000	54 Tamarack Street	0.50	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022322053000	59 Woodmen Street	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322012000	255 Woodmen Street	0.42	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322019000	291 Woodmen Street	0.58	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322041000	164 Tamarack Street	0.54	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322042000	174 Tamarack Street	0.53	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322047000	128 Tamarack Street	0.53	LDR-1	RR (E)	Yes	2	1	1	0	0	0	0	1	Y
022322049000	221 Woodmen Street	0.57	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022322054000	123 Woodmen Street	0.54	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022322054000	149 Woodmen Street	0.93	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
02232030000	170 Crawford Avenue	0.33	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022330023000	16 Garnet Street	0.20	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022330021000	TO Carriet Offeet	0.01	FDI/-I	IXIX	169		ı ı	1	U	U	U	U	<u> </u>	<u> </u>

								Estimated	Income Categories					
APN1	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very Low	Low	Mod	AM	Infrastructure Available?
022330048000	124 Crawford Avenue	0.11	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022341010000	39 Sunnyslope Lane	0.43	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022342019000	215 Tamarack Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022342026000	211 Tamarack Lane	0.10	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022343005000		0.55	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350004000	70 Summit Street	0.63	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Υ
022350011000	48 Summit Street	0.64	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350020000	150 Summit Street	0.46	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022350040000	45 Crawford Avenue	0.62	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360004000	135 Summit Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360015000	69 Badger Street	0.69	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022360023000	229 Summit Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022370020000	17 Badger Street	0.50	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022381021000	125 Pine Street	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382004000	225 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382034000	320 Le Verne Street	0.51	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382035000	300 Le Verne Street	0.37	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382036000	280 Le Verne Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382037000	260 Le Verne Street	0.34	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382041000	180 Le Verne Street	0.42	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382048000	145 Le Verne Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382049000	245 Le Verne Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382052000	Town of Mammoth Lakes	0.21	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382053000	165 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022382054000	185 Le Verne Street	0.47	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022391007000	238 Woodmen Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022392003000		1.31	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	Y
022392005000	234 Lost Lane	0.39	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	N
022393012000	350 Fir Street	0.48	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393042000	380 Le Verne Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393043000	400 Le Verne Street	0.41	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393045000	444 Le Verne Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393048000	485 Le Verne Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393050000	445 Le Verne Street	0.35	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393051000	440 Fir Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393052000	460 Fir Street	0.36	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022393053000	480 Fir Street	0.49	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400013000	Town of Mammoth Lakes	1.26	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	N
022400016000	545 Fir Street	4.95	LDR-1	RR	Yes	2	9	7	0	0	0	0	7	Y
022400022000	520 Le Verne Street	2.36	LDR-1	RR	Yes	2	4	3	0	0	0	0	3	Y

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022400022000	520 Le Verne Street	2.36	LDR-1	RR	Yes	2	4	3	0	0	0	0	3	Y
022462008000	90 Cliff Circle	0.20	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022480042000		0.73	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022480043000		0.09	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022020012000	1430 Lake Mary Road	2.65	LDR-1	RR	Yes	2	5	4	0	0	0	0	4	N
022300017000	29 Taylor Street	0.31	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022300052000	203 Taylor Street	0.13	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400018000		3.44	LDR-1	RR	Yes	2	6	5	0	0	0	0	5	Y
022400019000		0.98	LDR-1	RR	Yes	2	1	1	0	0	0	0	1	Y
022400020000		1.19	LDR-1	RR	Yes	2	2	2	0	0	0	0	2	Y
022470011000	83 Evergreen Street	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480004000	72 Red fir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480015000	224 Red Fir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480021000	136 Red Fir Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480022000	92 Red Fir Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480027000	207 Red Fir Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022480033000	127 Red Fir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510003000	216 Waterford Avenue	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510012000	352 Waterford Avenue	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022510013000	370 Waterford Avenue	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
022520002000	2530 Old Mammoth Road	0.52	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
022520003000	2560 Old Mammoth Road	0.51	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
031031007000	362 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031010000	320 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031011000	306 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031012000	292 Davison Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031031017000	224 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031032002000	431 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031033003000	223 Davison Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051004000	464 John Muir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051005000	450 John Muir Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051014000	368 John Muir Road	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051016000	44 John Muir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051017000	56 John Muir Road	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031051018000	340 John Muir Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060001000		0.30	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031060002000		0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060007000		0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060008000		0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031060009000		0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

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031060018000		0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060019000		0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060029000		0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060030000		0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031080008000	1416 Forest Trail	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080011000	1443 Forest Trail	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080012000	1427 Forest Trail	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080013000	1413 Forest Trail	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080018000	327 Ridgecrest Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080020000	297 Ridgecrest Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080021000	283 Ridgecrest Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080051000	200 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090006000	308 Ridgecrest Drive	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090008000	334 Ridgecrest Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090016000	298 Canyon Blvd.	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090019000	75 Crystal Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031090025000	344 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100001000	1456 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100012000	1610 Forest Trail	0.38	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100014000	1623 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100016000	1593 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130005000	692 Canyon Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130007000	691 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130010000	651 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130018000	511 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130019000	493 Canyon Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130020000	479 Canyon Blvd.	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130032000	120 Convict Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130053000	152 Convict Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130063000	75 Convict Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130065000	41 Convict Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031130069000	11 Convict Place	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031140004000	57 Twin Lakes Lane	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031140015000	154 Horseshoe Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160036000	97 Larkspur Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160037000	83 Larkspur Court	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031160038000	69 Larkspur Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170001000	488 Lakeview Blvd.	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170009000	40 Snowridge Lane	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170037000	93 Twin Lakes Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

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031170042000	138 Twin Lakes Lane	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031170052000	97 Jahan Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031170082000	66 Aspen Place	0.34	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031180002000	14 Aspen Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031180009000	98 Aspen Lane	0.33	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
031180017000	111 Aspen Lane	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180040000	211 Rainbow Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180060000	152 Rainbow Lane	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180071000	717 Canyon Blvd.	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180073000	2 Top of Slopes Court	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180086000	33 Mammoth Slopes Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180090000	770 Lakeview Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031180093000	812 Lakeview Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031250002000	305 Twin Lakes Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031250005000	317 Twin Lakes Lane	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032010007000		0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020006000	1305 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032020012000	45 Pine Knoll Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032020017000	1219 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032020034000	1264 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032020062000	420 Monterey Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032020063000	426 Monterey Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032030004000	510 Monterey Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032030025000	555 Monterey Pine Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032030030000	501 Monterey Pine Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032060005000	50 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032060007000	20 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032060008000	6 Holiday Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032060019000	55 Valley Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032060027000	6 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070003000	126 Holiday Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070005000	154 Holiday Vista Drive	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070022000	301 Valley Vista Drive	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070032000	248 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070040000	134 Valley Vista Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070048000	145 Valley Vista Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032070049000	167 Valley Vista Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120003000	saidy viola brive	0.10	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120003000		0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120012000	741 Majestic Pines Drive	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
002 1200 12000	171 Majestic Filles Dilve	0.13	LDI\-Z	1101	169	<u> </u>	<u>'</u>	<u> </u>	U	U	U	U	_ '	<u> </u>

								Estimated	Income Categories			ories		
						D		Actual						
			General			Permitted Density	Maximum Unit	Production of Housing		Verv				
APN ¹	Name	Acreage	Plan	Zoning	Vacant	(DU/Acre)	Potential	Units	ELI	Low	Low	Mod	AM	Infrastructure Available?
032120014000	713 Creekview Place	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120016000	695 Creekview Place	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032120020000	639 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032120021000	636 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032120022000	648 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120023000	658 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120028000	706 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120029000	714 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032120031000	849 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130001000	622 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130004000	584 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130005000	572 Majestic Pines Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130007000	524 Majestic Pines Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032130011000	478 Majestic Pines Drive	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
032130018000	547 Majestic Pines Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
032130023000	613 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050008000	785 Forest Trail	0.23	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050010000	753 Forest Trail	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050025000	67 Rusty Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033050029000	19 Rusty Lane	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033060007000	3 Berner Street	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070005000	123 Alpine Circle	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070006000	103 Alpine Circle	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033070008000	63 Mala Ulice	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033081004000	373 Alpine Circle	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180004000	84 Hidden Valley Road	0.46	HDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180016000	175 Hidden Valley Road	0.40	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033180021000	33 Hidden Valley Road	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033210001000	46 Kelley Road	0.18	HDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033210001000	146 Kelley Road	0.10	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033230016000	61 Innsbruck Place	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270005000	45 Pinehurst Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
03327003000	123 Silver Tip Lane	0.21	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270030000	241 Monterey Pine Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270041000	81 Sugar Pine Drive	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033270046000	43 Sugar Pine Drive	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
						4	1	1		-		0		Y
033270060000	296 Monterey Pine Road	0.24	LDR-2 LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
	1444 Majestic Pines Drive	0.19		RSF	Yes			'	0	0	•	_ •	1	
033290010000	22 Monterey Pine Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290015000	90 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ

								Estimated	Income Categories					
APN:	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very Low	Low	Mod	AM	Infrastructure Available?
033290016000	104 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290018000	130 Monterey Pine Road	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033290027000	107 Monterey Pine Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300002000	1585 Majestic Pines Drive	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300008000	1650 Majestic Pines Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300009000	1662 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300010000	1674 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
033300013000	1710 Majestic Pines Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021005000	46 Knob Hill Lane	0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021008000	61 Knob Hill Lane	0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021019000	401 Pinecrest Avenue	0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035021028000	329 Pinecrest Avenue	0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035022025000	302 Pinecrest Avenue	0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035050001000	212 Forest Trail	1.23	LDR-2	RSF	Yes	4	4	4	0	0	0	0	4	Y
035051005000	222 Forest Trail	0.46	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035051006000	202 Forest Trail	0.46	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035052002000	277 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035052019000	68 Snowcrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035053002000	63 Snowcrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035053007000	110 Pinecrest Avenue	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035270007000	71 Shady Rest Road	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
035270016000	84 Shady Rest Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037210020000	62 Wagon Wheel Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220005000	379 Wagon Wheel Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220015000	34 Hub Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220017000	22 Hub Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220019000	458 Wagon Wheel Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220020000	98 Wagon Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220025000	44 Wagon Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037220027000	20 Wagon Road	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037230003000	568 Wagon Wheel Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037230008000	498 Wagon Wheel Road	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020001000	205 Hillside Drive	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020007000	303 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020011000	355 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039020017000	441 Hillside Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020035000	428 Hillside Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039020038000	396 Hillside Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039020040000	370 Hillside Drive	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039020046000	290 Hillside Drive	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y

								Estimated	Income Categories			ories		
						Down:tto.d	Massimassma	Actual						
			General			Permitted Density	Maximum Unit	Production of Housing		Verv				
APN ¹	Name	Acreage	Plan	Zoning	Vacant	(DU/Acre)	Potential	Units	ELI	Low	Low	Mod	AM	Infrastructure Available?
039040002000	16 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039040013000	2 Val D'isere Place	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039040037000	268 Cortina Court	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039040051000	404 Chamonix Place	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039041002000	329 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039041015000	81 St. Anton Circle	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039041020000	29 St. Anton Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039041022000	9 St. Anton Circle	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050005000	470 Courchevel Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050006000	476 Courchevel Court	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050007000	2 Kitzbuhel Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050012000	29 Kitzbuhel Place	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050031000	417 Mammoth Knolls Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Υ
039050039000	102 Lecht Court	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050042000	126 Lecht Court	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050059000	13 Garmisch Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050060000	1 Garmisch Place	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050065000	343 Mammoth Knolls Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050066000	333 Mammoth Knolls Drive	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050074000	189 Mammoth Knolls Drive	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050077000	160 Mammoth Knolls Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039050082000	455 Grindelwald Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039060003000	26 Holiday Way	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039060005000	50 Holiday Way	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080005000	158 Grindelwald Road	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080006000	170 Grindelwald Road	0.15	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080008000	190 Grindelwald Road	0.56	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y
039080009000	198 Grindelwald Road	0.30	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080016000	117 Grindelwald Road	0.44	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090003000	119 Holiday Way	0.16	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090005000	, ,	0.21	LDR-2	RSF		4	1	1	0	Ů	0	0		Y
039090006000	153 Holiday Circle	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039090006000	171 Holiday Way		LDR-2		Yes Yes	4	1	1	-	·	0			Y
	175 Holiday Way	0.27		RSF		•	- '	1	0	0		0	1	
040080007000	500 Ranch Road	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080009000	460 Ranch Road	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080018000	351 Ranch Road	0.34	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080019000	391 Ranch Road	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080020000	401 Ranch Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080021000	421 Ranch Road	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040080034000	530 Ranch Road	0.55	LDR-2	RSF	Yes	4	2	2	0	0	0	0	2	Y

								Estimated	Income Categories			ories		
APN ¹	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very Low	Low	Mod	AM	Infrastructure Available?
040090001000	1 Ridge Way	0.36	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090002000	5 Ridge Way	0.29	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090004000	23 Ridge Way	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090005000	35 Ridge Way	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040090016000	92 Ridge Way	0.20	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100008000	119 Panorama Drive	0.30	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100009000	133 Panorama Drive	0.31	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100010000	147 Panorama Drive	0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100011000	161 Panorama Drive	0.32	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100012000	175 Panorama Drive	0.47	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100017000	344 Ridge Way	0.25	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100031000	191 Ridge Way	0.24	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100034000	247 Ridge Way	0.22	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
040100037000	291 Ridge Way	0.26	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060014000	,	0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060015000		0.13	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060022000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060024000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031060025000		0.12	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031100055000	40 Crystal Lane	0.18	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031110018000	161 Crystal Lane	0.28	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031110019000	46 Horseshoe Drive	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031120016000	608 Canyon Blvd.	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031120037000	1752 Forest Trail	0.17	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
037210059000	175 Wagon Wheel Road	0.27	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
039080004000	162 Grindelwald Road	0.19	LDR-2	RSF	Yes	4	1	1	0	0	0	0	1	Y
031080059000	110 Hillside Drive	0.20	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031080060000	130 Hillside Drive	0.21	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031080061000	150 Hillside Drive	0.21	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031110026000		0.45	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031110027000	107 Lakeview Blvd.	0.53	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033020010000		3.42	NVSP	SP	Yes	48 to 80	6	5	0	0	0	0	5	Y
033020011000		0.54	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Υ
033020021000		0.68	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Υ
033020033000		1.10	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Υ
033020036000		1.04	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Υ
033041015000	6220 Minaret Road	0.48	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Υ
033041016000	111 Berner Street	1.11	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Υ
033043003000	6060 Minaret Road	1.54	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Υ
033043005000	6156 Minaret Road	0.66	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y

APN									Estimated	Income Categories			ories		
1933H0076000 1519 Minaret Road 0.28 NVSP SP Yes 48 to 80 1 1 0 0 0 0 1 Y	APN ¹	Name	Acreage		Zoning	Vacant	Density	Unit	Production of Housing	ELI		Low	Mod	AM	Infrastructure Available?
13310002000 131 Like Mary Road 0.53 NVSP SP Yes 48 to 80 1 1 0 0 0 0 1 Y	033043012000	85 Berner Street	0.83	NVSP		Yes	48 to 80	2	2	0	0	0	0	2	Y
133100002000 143 Lake Mary Road 0.46 NVSP SP Yes 48 to 80 1 1 0 0 0 0 1 Y	033043016000	6158 Minaret Road	0.28	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
	033043019000	6180 Minaret Road	0.53	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.53100005000 105 Lake Nary Road 0.11 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y	033100002000	143 Lake Mary Road	0.46	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.53100006000 0.599 NNSP SP Yes 48 to 00 1 1 0 0 0 0 1 Y 1 1 1 1 1 1 1 1	033100004000	Town of Mammoth Lakes	0.11	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.33100016000	033100005000	105 Lake Mary Road	0.11	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.60 0.05	033100006000	589 Minaret Road	0.59	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.33100032000 5901 Minaret Road 0.45 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y	033100016000		0.37	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.33100037000 5781 Minaret Road 0.10 NVSP SP Yes 48 to 80 6 5 0 0 0 0 5 Y	033100018000		0.60	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100038000 5857 Minaret Road 0.06 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y	033100032000	5901 Minaret Road	0.45	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033100039000 5699 Minaret Road	033100037000	5781 Minaret Road	3.13	NVSP	SP	Yes	48 to 80	6	5	0	0	0	0	5	Y
0.33100040000 5701 Minaret Road 0.10 NVSP SP Yes 48 to 80 1 1 0 0 0 0 1 Y	033100038000	5857 Minaret Road	0.06	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
0.3100040000 5701 Minaret Road 0.10 NVSP SP Yes 48 to 80 1 1 0 0 0 0 1 Y	033100039000	5699 Minaret Road	4.10	NVSP	SP	Yes	48 to 80	7	6	0	0	0	0	6	Y
039030015000 6244 Minaret Road 1.73 NVSP SP Yes 48 to 80 2 2 0 0 0 0 2 Y 1 1 1 1 1 1 1 1 1	033100040000		0.10	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033110020000 5948 Main Street 0.54 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y	039030014000	150 Berner Street	0.38	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
033110020000 5948 Main Street 0.54 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y	039030015000	6244 Minaret Road	1.73	NVSP	SP	Yes	48 to 80	2	2	0	0	0	0	2	Y
033100031000 5947 Minaret Road 0.36 NVSP SP Yes 48 to 80 1 1 0 0 0 0 0 1 Y		5948 Main Street				Yes	48 to 80	1	1	0	0	0	0	1	Y
031260013000 746 John Muir Road 0.31 R R Yes Per Master Plan 3 2 0 0 0 0 2 Y Y Y Y Y Y Y Y Y	033110021000	5948 Main Street	0.72	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031260013000 746 John Muir Road 0.31 R R Yes Per Master Plan 3 2 0 0 0 0 2 Y Y Y Y Y Y Y Y Y	033100031000	5947 Minaret Road	0.36	NVSP	SP	Yes	48 to 80	1	1	0	0	0	0	1	Y
031260006000 70 Bridges Lane 0.19 R R Yes Per Master Plan 2 1 0 0 0 1 Y 031260011000 89 Bridges Lane 0.23 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 03126001000 82 Bridges Lane 0.20 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 03126001000 92 Bridges Lane 0.32 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031260014000 720 John Muir Road 0.26 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031240001000 700 John Muir Road 0.15 R R Yes Per Master Plan 2 1 0 0 0 1 Y		746 John Muir Road				Yes	Per Master Plan	3	2	0	0	0	0	2	Y
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031260010000 92 Bridges Lane 0.32 R R Yes Per Master Plan 3 2 0 0 0 2 Y 031260014000 740 John Muir Road 0.26 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031240001000 700 John Muir Road 0.44 R R Yes Per Master Plan 2 1 0 0 0 1 Y 031240024000 721 John Muir Road 0.15 R R Yes Per Master Plan 1 1 0 0 0 1 Y 031240024000 56 Bridges Lane 0.44 R R Yes Per Master Plan 1 1 0 0 0 1 Y 031240019000 4 Greyhawk Court 0.31 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 0	031260008000	82 Bridges Lane	0.20	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031260014000 740 John Muir Road 0.26 R R Yes Per Master Plan 2 1 0 0 0 1 Y 031240001000 700 John Muir Road 0.44 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031240004000 721 John Muir Road 0.15 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240024000 56 Bridges Lane 0.44 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240019000 4 Greyhawk Court 0.31 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0	031260010000	-	0.32	R	R	Yes	Per Master Plan	3	2	0	0	0	0	2	Y
031240004000 721 John Muir Road 0.15 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240024000 56 Bridges Lane 0.44 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031240019000 4 Greyhawk Court 0.31 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 31240020000 2 Greyhawk Court 0.28 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240005000 0 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1	031260014000	740 John Muir Road	0.26	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240004000 721 John Muir Road 0.15 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240024000 56 Bridges Lane 0.44 R R Yes Per Master Plan 2 1 0 0 0 0 1 Y 031240019000 4 Greyhawk Court 0.31 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 31240020000 2 Greyhawk Court 0.28 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240005000 0 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1	031240001000	700 John Muir Road	0.44	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240019000 4 Greyhawk Court 0.31 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 31240020000 2 Greyhawk Court 0.28 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240005000 0 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 <td>031240004000</td> <td>721 John Muir Road</td> <td>0.15</td> <td>R</td> <td>R</td> <td>Yes</td> <td>Per Master Plan</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>Y</td>	031240004000	721 John Muir Road	0.15	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 31240020000 2 Greyhawk Court 0.28 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240005000 0 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y	031240024000	56 Bridges Lane	0.44	R	R	Yes	Per Master Plan	2	1	0	0	0	0	1	Y
031240022000 3 Greyhawk Court 0.30 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 31240020000 2 Greyhawk Court 0.28 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240005000 0 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y	031240019000	4 Greyhawk Court	0.31	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240005000 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y	031240022000	3 Greyhawk Court	0.30	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240005000 0.34 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y	31240020000	2 Greyhawk Court	0.28	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240008000 49 Bridges Lane 0.32 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y 031240009000 47 Bridges Lane 0.37 R R Yes Per Master Plan 1 1 0 0 0 0 1 Y	031240005000	,	0.34	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
		49 Bridges Lane		R	R	Yes		1	1	0	0	0	0	1	Y
	031240009000	47 Bridges Lane	0.37	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
				R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
031240011000 43 Bridges Lane 0.31 R R Yes Per Master Plan 1 1 0 0 0 1 Y		i	0.31	R	R	Yes		1	1	0	0	0	0	1	Υ
031240013000 39 Bridges Lane 0.41 R R Yes Per Master Plan 2 1 0 0 0 1 Y		5			R	Yes		2	1	0	0	0	0	1	Υ
031240016000 33 Bridges Lane 0.30 R R Yes Per Master Plan 1 1 0 0 0 1 Y			0.30		R			1	1	0	0	0	0	1	Υ
031240017000 31 Bridges Lane 0.66 R R Yes Per Master Plan 3 1 0 0 0 1 Y		5						3	1	0	0	0	0	1	Y

								Estimated	Income Categories			ories		
APN ¹	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	ELI	Very Low	Low	Mod	AM	Infrastructure Available?
031240025000	57 Bridges Lane	0.15	R	R	Yes	Per Master Plan	1	1	0	0	0	0	1	Y
032040008000	1074 Majestic Pines Drive	0.78	R	R	Yes	Per Master Plan	9	9	0	0	0	0	9	Y
032040012000	3256 Meridian Blvd.	2.98	R	R	Yes	Per Master Plan								Y
032040012000	3256 Meridian Blvd.	0.28	R	R	Yes	Per Master Plan								Y
032150001000		0.28	R	R	Yes	Per Master Plan								Y
032150003000		0.28	R	R	Yes	Per Master Plan								Y
032150009000	165 Juniper Road	0.28	R	R	Yes	Per Master Plan								Υ
032150010000	177 Juniper Road	0.26	R	R	Yes	Per Master Plan								Υ
032150011000	190 Juniper Road	0.33	R	R	Yes	Per Master Plan								Υ
032150021000	43 Juniper Court	0.28	R	R	Yes	Per Master Plan								Υ
032150022000	57 Juniper Court	0.27	R	R	Yes	Per Master Plan								Υ
032150023000	65 Juniper Court	0.30	R	R	Yes	Per Master Plan								Υ
032150024000	73 Juniper Court	0.32	R	R	Yes	Per Master Plan								Υ
032150029000	64 Juniper Road	0.23	R	R	Yes	Per Master Plan								Υ
032150036000	204 Juniper Road	0.24	R	R	Yes	Per Master Plan								Y
032150037000	17 Old Juniper Lane	0.24	R	R	Yes	Per Master Plan								Y
033310003000	37 Evening Star Drive	0.29	R	R	Yes	Per Master Plan	492	492	0	0	0	0	492	Y
033310009000	185 Starwood Drive	0.32	R	R	Yes	Per Master Plan								Y
033310010000	171 Starwood Drive	0.28	R	R	Yes	Per Master Plan								Υ
033310012000	137 Starwood Drive	0.29	R	R	Yes	Per Master Plan								Υ
033310013000	123 Starwood Drive	0.31	R	R	Yes	Per Master Plan								Y
033310014000	109 Starwood Drive	0.32	R	R	Yes	Per Master Plan								Y
033320001000	78 Starwood Drive	0.30	R	R	Yes	Per Master Plan								Y
033421032000	194 E. Bear Lake Drive	0.81	R	R	Yes	Per Master Plan								Υ
033421030000	166 E. Bear Lake Drive	0.46	R	R	Yes	Per Master Plan								Y
033421031000	172 E. Bear Lake Drive	0.51	R	R	Yes	Per Master Plan								Υ
033421035000	86 E. Bear Lake Drive	0.42	R	R	Yes	Per Master Plan								Υ
033421018000	56 Bear Cub Lane	0.38	R	R	Yes	Per Master Plan								Υ
033420012000	313 E. Bear Lake Drive	0.33	R	R	Yes	Per Master Plan								Υ
033420005000	463 E. Bear Lake Drive	0.21	R	R	Yes	Per Master Plan								Υ
033350006000	209 Starwood Drive	0.27	R	R	Yes	Per Master Plan								Υ
033350010000	225 Starwood Drive	0.34	R	R	Yes	Per Master Plan								Υ
033350011000	229 Starwood Drive	0.27	R	R	Yes	Per Master Plan								Υ
033350012000	333 Starwood Drive	0.44	R	R	Yes	Per Master Plan								Υ
033350018000	340 Starwood Court	0.33	R	R	Yes	Per Master Plan								Υ
033350019000	222 Starwood Drive	0.30	R	R	Yes	Per Master Plan								Υ
033350021000	214 Starwood Drive	0.49	R	R	Yes	Per Master Plan]							Υ
033350022000	210 Starwood Drive	0.44	R	R	Yes	Per Master Plan]							Υ
033360001000	2002 Lodestar Drive	0.48	R	R	Yes	Per Master Plan								Υ
033360002000	2006 Lodestar Drive	0.37	R	R	Yes	Per Master Plan					<u> </u>	<u> </u>		Υ

HOUSING ELEMENT APPENDIX A DETAILED SITES INVENTORY

								Estimated	Income Categories				
APN ¹	Name	Acreage	General Plan	Zoning	Vacant	Permitted Density (DU/Acre)	Maximum Unit Potential	Actual Production of Housing Units	Very Low	Low	Mod	AM	Infrastructure Available?
033360005000	2012 Lodestar Drive	0.32	R	R	Yes	Per Master Plan							Y
033360009000	2020 Lodestar Drive	0.27	R	R	Yes	Per Master Plan							Y
033360010000	2022 Lodestar Drive	0.41	R	R	Yes	Per Master Plan							Y
033380006000	2055 Sierra Star Parkway	6.06	R	R	Yes	Per Master Plan							Y
033380008000	1330 West Bear Lake Drive	3.27	R	R	Yes	Per Master Plan							Υ
033380007000		3.21	R	R	Yes	Per Master Plan							Y
033380005000		2.51	R	R	Yes	Per Master Plan							Y





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Town of Mammoth Lakes General Plan 2007

Includes 2019 Safety Element Update















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RECREATION COMMISSION

Elizabeth Truax, Chair Sean Turner, Vice-Chair Dan O'Connell, Commissioner Laurel Martin, Commissioner Christie Osborne, Commissioner

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Rob Patterson, Administrative

Services/Finance Director

Nate Greenburg, IT Director Brian Picken, Airport Manager

Al Davis, Chief of Police

Stuart Brown, Parks and Recreation Director

Andrew Morris, Town Attorney

Sandra Moberly, Community and Economic Development
Director

Photography courtesy of Mammoth Mountain Ski Area / Peatross and Andy Thies Photography





		AGE
(DUCTIONCommunity VisionPlanning a Successful Community	7 8 8
E A S E E	Sustainable Economy Economic Development. Air Service. Marketing, Promotion, and Special Events. Sustainable Tourism. Diversify Economy. Business and Employment. Education.	12 12 13 13 13
l F	CULTURE, HERITAGE & NATURAL HISTORYUnique Natural HistoryRich Community Culture	14 14
() () () () () ()	UNITY DESIGN Community Character Celebrate Public Spaces. Celebrate the Spectacular Natural Surroundings. Careful Site Planning. Distinctive Architecture. Comfortable Building Height, Mass, and Scale. Community Design and Streetscape. Natural Environment. Night Sky, Light Pollution, and Glare. Quiet Community.	16 16 17 17 17 17
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The General Plan for Mammoth Lakes

This plan establishes standards, guidelines and priorities that define the community now and for the future, a future where Mammoth Lakes is a premier, –thriving, sustainable community. The community takes seriously our responsibility as stewards of the environment, protectors of residents' quality of life, and caretakers of visitors' quality of experience. The "Community Vision" for Mammoth Lakes embodies important values and principles that recognize the uniqueness of our natural surroundings and our character as a village in the trees.

COMMUNITY VISION

Surrounded by uniquely spectacular scenery and diverse four-season recreational opportunities, the community of Mammoth Lakes is committed to providing the very highest quality of life for our residents and the highest quality of experience for our visitors.

To achieve this vision, Mammoth Lakes places a high value on:

- 1. Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources.
- 2. Being a great place to live and work.

 Our strong, diverse yet cohesive, small town community supports families and individuals by providing a stable economy, high quality educational facilities and programs, a broad range of community services and a participatory Town government.
- 3. Adequate and appropriate housing that residents and workers can afford.
- 4. Being a premier, year-round resort community based on diverse outdoor recreation, multiday events and an ambiance that attracts visitors.
- 5. Protecting the surrounding natural environment and supporting our small townatmosphere by limiting the urbanized area.
- 6. Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a "village in the trees" with small town charm.
- 7. Offering a variety of transportation options that emphasize connectivity, convenience and alternatives to use of personal vehicles with a strong pedestrian emphasis.

"Vision without execution is a hallucination" -- Albert Einstein

Planning a Successful Community

The values of the community also encompass making decisions that benefit the community's social, natural and economic capital – the triple bottom line. Decisions that enhance all three aspects of community capital provide the greatest benefit; decisions that improve or conserve two forms of capital without diminishing the third are also ideal. Decisions that only benefit one and decrease the other two forms of capital are undesirable.

Protection of critical environmental areas, open space, sensitive habitats and resources is critical to our community. Well-designed and accessible open spaces are essential to the community because they function to preserve and highlight individual neighborhoods' characteristics and strengths. Recreational public access throughout town and connecting to the surrounding forest is essential. As a place that attracts cultural, artistic and wellness-minded residents and visitors alike, providing a high quality visitor experience through a variety of accommodations and recreation amenities is important.

Mammoth Lakes will be a well-planned cohesive community. Exceptional quality in design will be achieved by identifying and protecting distinct neighborhoods and districts. Resort nodes shall be integrated into our community. Planning tools such as green building design strategies, energy efficiency and principles of smart growth will be used to encourage sustainable development that meets current and future needs.

Residents and visitors are involved and respected. An open, participatory and inclusive Town government is critical for accomplishing the goals, policies and actions outlined in this General Plan.

Components of the General Plan

The General Plan is organized by elements. Each element is introduced with an explanation of the intent of the goals, policies and actions within that element. Elements are divided into sections with each goal as a heading followed by the goal's subsequent policies and actions.

All elements and the goals within each element have equal weight and are not listed in any particular order.

Element – Subject areas that are integral to the unique identity of Mammoth Lakes. The community chose to include optional elements in order to stress important issues. The seven state-mandated elements are referenced at the bottom of Table 1.

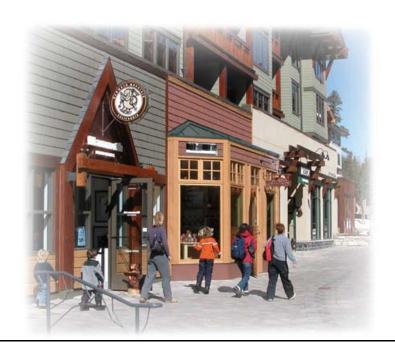
Goal – A general statement that describes a desired future condition in the broadest terms. A goal is generally not quantifiable or time-dependent. Goals summarize how conservation, development and future growth should occur by identifying physical, economic and social outcomes that the community wishes to achieve. Goals are expressed as an end, not an action.

Policy – A specific statement that guides decision-making. Policies should be clear and unambiguous.

Adaptation Policy – A specific statement that guides adjustments to natural and human systems in response to actual or expected changes in climate conditions, to reduce the harmful effects of actual or expected changes.

Action - A procedure, program, or technique that implements policies. Actions carry out goals and policies. Actions are not cited for every goal or policy.

There are nine elements in the General Plan (See Table 1). Although the Housing, Noise, and Parks and Recreation Elements are not being updated at this time and are not included in this General Plan, some additional overlapping statements are included to maintain consistency and aid in completing future updates to the General Plan.



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Table 1: General Plan Organization

Element	Required/ <i>Optional</i> Elements	Examples of Topics Covered	
Economy	Economic Development Tourism & Recreation	Economic development strategy, marketing and promotion, special events	
Arts, Culture, Heritage and Natural History	Conservation Public Arts	Performance activities, cultural events, art/cultural/historical programs and outreach	
Community Design	Noise Community Character	Development patterns, streetscapes, natural resources, noise, light and glare	
Neighborhood and District Character	Land Use Community Character	Characteristics of districts and mountain portals, special study areas	
Land Use	Land Use	Growth management, housing, community character	
Mobility	Circulation	Traffic, street network, parking, transit service, air service, trail system	
Parks, Open Space and Recreation	Open Space, Parks & Recreation	Park and recreation facilities, public access to public lands, trail system	
Resource Management and Conservation	Conservation Open Space	Natural and scenic resources, Mammoth Creek, water and air quality, energy efficiency	
Public Health and Safety	Safety	Development in hazardous areas, child care, police enforcement, snow hazards, flood, fire, carbon dioxide, emergency preparedness	

*Note: California State Law requires every General Plan to include policies for seven elements: Land Use, Circulation, Conservation, Housing, Noise, Open Space and Safety. The required elements are referenced in the center column.

The Appendices to the General Plan include the following:

Action Table (Appendix A) The Action Table is a comprehensive list of the General Plan action items and includes the agencies and entities that will coordinate the actions along with a timetable for completion of the actions.

The Transect Diagram (Appendix B) is a cross section through the community that describes typical natural and manmade context, pattern, and characteristics of the geographic areas in the community. It provides more information about the pattern and form of areas complementing the Community Design, Neighborhood and District Character, Land Use, and Mobility Elements.

Physical Development Concept (Appendix C) Describes ideas and likes and dislikes about community character through text, diagrams and photographs.

Mobility (Appendix D) Describes through text, diagrams and illustrations, the components and network of the circulation system.

Useful Terms for Understanding the General Plan (Appendix E) Provides definitions to various words used in the General Plan.

Community Goals for each Element

ECONOMY

- E.1. Be a premier destination community in order to achieve a sustainable year-round economy.
- E.2. Achieve sustainable tourism by building on the area's natural beauty, recreational, cultural, and historic assets.
- E.3. Achieve a more diversified economy and employment base consistent with community character.

ARTS, CULTURE, HERITAGE AND NATURAL HISTORY

- A.1. Be stewards of Mammoth's unique natural environment.
- A.2. Be a vibrant cultural center by weaving arts and local heritage and the area's unique natural history into everyday life.
- A.3. Encourage public art and cultural expression throughout the community.

COMMUNITY DESIGN

- C.1. Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.
- C.2. Design the man-made environment to complement, not dominate, the natural environment.
- C.3. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.
- C.4. Be stewards of natural and scenic resources essential to community image and character.
- C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.
- C.6. Enhance community character by minimizing noise.

NEIGHBORHOOD AND DISTRICT CHARACTER

This element expands on Land Use and Community Design goals.

LAND USE

- L1. Be stewards of the community's small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.
- L2. Substantially increase housing supply available to the workforce.
- L3. Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.

- L4. Be the symbolic and physical heart of the Eastern Sierra: the regional economic, administrative, commercial, recreational, educational and cultural center.
- L5. Provide an overall balance of uses, facilities and services to further the town's role as a destination resort community.
- L6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.

MOBILITY

- M.1. Develop and implement a townwide way-finding system.
- M.2. Improve regional transportation system.
- M.3. Emphasize feet first, public transportation- second, and car last in planning the community transportation system while still meeting Level of Service standards.
- M.4. Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.
- M.5. Provide a year-round local public transit system that is convenient and efficient.
- M.6. Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.
- M.7. Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.
- M.8. Enhance small town community character through the design of the transportation system.
- M.9. Improve snow and ice management.

PARKS, OPEN SPACE, AND RECREATION

- P.1. Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.
- P.2. Provide additional parks within town.

- P.3. Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.
- P.4. Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
- P.5. Link parks and open space with a well-designed yearround network of public corridors and trails within and surrounding Mammoth Lakes.

RESOURCE MANAGEMENT AND CONSERVATION

- R.1. Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.
- R.2. Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.
- R.3. Preserve and enhance the exceptional natural, scenic and recreational value of MammothCreek.
- R.4. Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.
- R.5. Minimize erosion and sedimentation.
- R.6. Optimize efficient use of energy.
- R.7. Be a leader in use of green building technology.
- R.8. Increase use of renewable energy resources and encourage conservation of existing sources of energy.
- R.9. Reduce volume of solid waste.
- R.10. Protect health of community residents by assuring that the town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.
- R.11. Reduce greenhouse gas emissions.

PUBLIC HEALTH AND SAFETY

- S.1. Support high quality health care and child care for Mammoth Lakes' residents and visitors.
- S.2. Keep Mammoth Lakes a safe place to live, work and play.
- S.3. Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.
- <u>S.4.</u> Maintain adequate emergency response capabilities.
- S.5. Collaborate and coordinate with Mammoth Lakes Fire Protection

 District (MLFPD) on fire planning, preparedness, and response.
- S.6. Promote community resilience through collaboration on the preparation of the Local Hazard Mitigation Plan and Community Wildfire Protection Plan.
- S.7. Expand coordination and resource sharing with the U.S. Forest Service, Cal Fire, Long Valley Fire Department, and MLFPD.
- S.4.S.8. Increase the resiliency of residents, buildings and infrastructure, the natural environment, and Town economy to climate change hazards.
- S.5.S.9. Support high quality educational services and life-long learning resources within the community.
- S.6.S.10. Enhance quality of life by encouraging and supporting high quality facilities and services.

ECONOMY

INTENT

Mammoth Lakes' economy is tourism-based. High altitude outdoor activities are the major economic and employment generator in the community, and the seasonal ebb and flow of visitors causes economic and employment fluctuation. The challenge for Mammoth Lakes is to increase visitor occupancy midweek and shoulder seasons. The strategy is to provide air service, additional amenities and attractive meeting facilities. Once in place, extensive marketing efforts will be provided to achieve this economic goal. The community goals to be realized are: sustainable full employment, better paying full-time economic opportunities, and less weather dependent and more predictable income stream. The core tenets of this Element are increasing regional accessibility, creating more recreational and leisure activities, and diversifying economic development to create a more stable and sustainableeconomy.

Mammoth Lakes' economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community. The Economy Element overlaps with the other elements in the General Plan since the success of Mammoth Lakes' economy depends on the success of Mammoth Lakes as a community. Development of domestic and international markets, an improved transit system, increased events and facilities, and an expanded and accessible system of parks, open space, and trails are important for economic sustainability and creating a livable community.

Sustainable Economy

E.1. GOAL: Be a premier destination community in order to achieve a sustainable year-round economy.

Economic Development

- E1A Policy: Establish and implement a clear economic strategy.
 - E1A1. <u>Action</u>: Prepare an Economic Development Strategy, identify economic development priorities, implement programs, and target investments.
 - E1.A2. <u>Action</u>: Prepare an economic analysis that identifies opportunities to increase shoulder and midweek visitation and to capture greater local and visitor retail sales.

- E.1.A.3. <u>Action: Track_economic_indicators_for</u> changes that may affect community land resources, tax base including Transient Occupancy Tax (TOT), and employment base.
- E.1.B. Policy: Encourage the development of community-based organizations that support economic development.
- E1.C. Policy: Increase participation and coordination of local agencies.
- E.1.D. Policy: Encourage restaurants, retail, entertainment, lodging, and services.

Air Service

- E.1.E. Policy: Re-establish year-round scheduled air service and continue charter air service at Mammoth Yosemite Airport.
- E.1.F. Policy: Establish and maintain air service connecting the Mammoth Lakes area with destination visitor markets.
 - E1.F.1. <u>Action</u>: Actively seek state and federal funding for airport improvements.
 - E.1.F.2. <u>Action</u>: Upgrade the Mammoth Yosemite Airport terminal to allow for regional air service.
 - E.1.F.3. Action: Update the Airport Master Plan.
- E.1.G. Policy: Develop facilities that support commercial and charter air carrier service.
 - E.1.G.1. Action: Work with the Federal Aviation Administration (FAA) to evaluate the development of Mammoth Yosemite Airport and provide commercial and charter air service.
 - E.1.G.2. <u>Action</u>: Provide —safe and cost-effective services to general aviation.

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Marketing, Promotion and Special Events

- E.1.H. Policy: Develop and implement an aggressive inbound and outbound marketing and sales promotion campaign.
- E1.I. Policy: Promote public/private efforts to provide ongoing customer service training for hospitality, retail and resort employees.
- E.1.J. Policy: Promote special events year-round with emphasis_on_producing_multi-day_events_with particular attention to midweek and shoulder seasons.
 - E1J.1. <u>Action</u>: Develop a year-round special events program and venue plan.
- E1.K. Policy: Encourage resort development and transient accommodations to partner in cooperative marketing.
- E.1.L Policy: Support diverse arts, cultural, and heritage programming, facilities and development of public venues for indoor and outdoor events.

Sustainable Tourism

- E.2. GOAL: Achieve sustainable tourism by building on the area's natural beauty, recreational, cultural, and historic assets.
 - E2A Policy: Support a range of outdoor and indoor events, facilities, and services that enhance the community's resort economy.

Diversify Economy

- E.3. GOAL: Achieve a more diversified economy and employment base consistent with community character.
 - E.3.A Policy: Encourage mix of uses in the Main Street, Old Mammoth Road, and Shady Rest District and the North Village District.

- E.3.B. Policy: Support inclusion of cultural and educational institutions as components of mixed use developments.
- E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.
- E.3.D. Policy: Encourage adequate and appropriate commercial services for residents and visitors.

Business and Employment

- E.3.E. Policy: Support establishment and- expansion of industries complementary to the community, our environment and economy.
- E.3.F. Policy: Encourage a wider range of employment opportunities within the community.
- E.3.G. Policy: Support establishment of knowledge-based businesses.
- E3.H. Policy: Encourage expansion of a progressive telecommunication and internet communication infrastructure in the community.
- E.3.I. Policy: Support creation of office space and live/work spaces.
- E.3.J. Policy: Continue to attract a diversified labor force through a mix of housing types and housing affordability.

Education

- E.3.K. Policy: Support expansion of local higher educational and continuing education institutions to meet workforce training needs.
- E3.L Policy: Encourage institutions to develop curriculum and training opportunities.
 - E3.L1. <u>Action</u>: Support advanced study programs and high-level conferences.

ARTS, CULTURE, HERITAGE AND NATURAL HISTORY

INTENT

This Element establishes a framework -to develop -a -rich -and diverse cultural experience that enhances daily life and strengthens the economy. Arts, culture, heritage and natural history are vital components of Mammoth Lakes' character. Mammoth Lakes has a unique culture and history and it is important that arts, culture, heritage and natural history are encouraged throughout the community.

Mammoth Lakes also attracts cultural, artistic and wellnessminded residents and visitors. Through education, programmed activities, special events, and entertainment opportunities, the goals and policies of this Element will be met. As the community and culture matures, so will the desire and need for improved and expanded cultural and art activities, events, and entertainment.

Unique Natural History

A.1. GOAL: Be stewards of Mammoth's unique natural environment.

- A.1.A. Policy: As stewards of our natural environment recognize that our natural history is the framework for all other human activities whether economic or aesthetic and so must be conserved and protected for future generations.
 - A1A1. Action: Encourage community and visitor awareness of our natural environment by supporting educational and recreational programs focused on the natural environment of the flora, fauna and geology of the area.
 - A1A2. <u>Action:</u> Support coordination with natural history tours and programs offered by other agencies and groups.
 - A1.A3. <u>Action:</u> Provide self guided natural history tours with appropriate interpretive signage in the parks of Mammoth Lakes.

Rich Community Culture

- A.2. GOAL: Be a vibrant cultural center by weaving arts and local heritage and the area's unique natural history into everyday life.
 - A.2.A. Policy: Encourage and support a wide variety of visual and performing arts, cultural amenities, events and festivals, and forums for local arts organizations.
 - A.2.B. Policy: Support arts education in the community.
 - A2B.1. Action: Work with schools to integrate arts, culture, and heritage education into the core curriculum.
 - A2B2. Action: Encourage continuing educational and training opportunities for residents and visitors.
 - A.2.C. Policy: Encourage collaboration to access resources among organizations within the arts community.
 - A2C1. <u>Action</u>: Expand outreach and publicity by:
 - Promoting locally produced art and local cultural programs
 - Publishing monthly calendars of local art and culture
 - Distributing quarterly reports on arts in the community

Expressive of Community

A.3. GOAL: Encourage public art and cultural expression throughout the community.

- A.3.A. Policy: Support continued development of the historic Hayden Cabin museum site.
- A.3.B. Policy: Encourage development of arts, culture, and heritage facilities and venues.
 - A3.B.1. <u>Action</u>: Encourage artists' residences connected to galleries.
 - A3.B2. <u>Action</u>: Maintain a strategic public art, cultural, and heritage plan.
- A.3.C. Policy: Support local history and heritage education in the community.
 - A3.C1. <u>Action</u>: Support and promote programs and events celebrating local history and diversity.
- A.3.D. Policy: Be stewards of the cultural, historical and archeological resources in and adjacent to town.
- A.3.E. Policy: Allow the adaptive use of historic buildings.
 - A3.E1. Action: Develop and maintain a cultural resources database of historic and archaeological resources within the Planning Area.

INTENT

The goals and policies in the Community Design Element describe the relationship between people and the man-made and natural environment. Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and set a strong aesthetic. Topography, vegetation, existing buildings and open spaces create the structure and pattern of Mammoth Lakes.

The community will continue to be designed as comfortable, convenient and safe. Workforce -housing -will- emphasize -high quality design and livability and be incorporated into all neighborhoods.

Mammoth Lakes will develop as a village in the trees. Development will be planned to visually connect with the natural surroundings by accentuating the existing Jeffrey -pine forest and manzanita/sage scrub and meadows. Building heights should be kept within the tree canopy. To maintain a community of cohesive residential neighborhoods in a unique mountain environment, natural beauty, critical environmental areas and open space will be protected.

The community strongly supports the retention of major landscape characteristics and unique natural features such as large trees, Mammoth Mountain, Mammoth Rock, Crystal Crag, the Bluffs, the Sherwin Range, Mammoth Knolls, and Mammoth Crest. Public views of these features will be maintained and enhanced. View areas are shown in Figures 1 and 2.

Community Character

- C.1. GOAL: Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.
- C.2. GOAL: Design the man-made environment to complement, not dominate, the natural environment.

Celebrate Public Spaces

- C.2.A. Policy: Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.
- C.2.B. Policy: Maximize opportunities for public spaces that support community interaction, such as outdoor cafe and restaurant patios, performance and arts spaces, and child activity centers through public-private partnerships.

- C.2.C. Policy: Encourage development of distinct districts, each with an appropriate density and a strong center of retail, services or amenities.
- C.2.D. Policy: Preserve and enhance special qualities of districts through focused attention on land use, community design and economic development.
- C.2.E. Policy: Ensure that each district center is an attractive destination that is comfortable and inviting with sunny streets, plazas and sidewalks.
- C.2.F. Policy: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.
- C.2.G. Policy: Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.
- C.2.H. Policy: Support transit ridership and pedestrian activity by emphasizing district parking, shared parking, mixed use and other strategies to achieve a more efficient use of land and facilities.
 - C.2.H.1. <u>Action</u>: Evaluate and revise zoning regulations and guidelines to implement these policies.

Celebrate the Spectacular Natural Surroundings

- C.2.I. Policy: Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.
 - C.2.I.1. <u>Action</u>: Review and revise sign and design standards and guidelines.
- C.2.J. Policy: Be stewards in preserving public views of surrounding mountains, ridgelines and knolls.
 - C.2.J.1 <u>Action</u>: Designate and establish development standards for view corridors.
- C.2.K. Policy: On prominent ridgelines and bluffs, substantial additions, modifications, renovation and rehabilitation to -existing development shall incorporate measures to minimize visual intrusion.

Community Design

Careful Site Planning

- C.2.L. Policy: Create a visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.
- C.2.M. Policy: Enhance community character by ensuring that all development, regardless of scale or density, maximizes provision of all types of open space, particularly scenic open space.
- C.2.N. Policy: Plan the siting and design of buildings to preserve the maximum amount of open space, trees and natural features to be consistent with themes and district character.
- C.2.O. Policy: Site development adjustments may be considered to preserve significant groups of trees or individual specimens. Replanting with native and compatible non-native trees to mitigate necessary tree removal is required.
 - C.2.O.1. <u>Action</u>: Develop criteria on which these adjustments might be considered.
- C.2.P. Policy: Require mid-block connectors through long blocks as development and redevelopment occurs.
- C.2.Q. Policy: Design development so that public spaces contribute to an overall sense of security and lack of vulnerability to crimes of opportunity.
- C.2.R. Policy: Plan parks for safety and compatibility with adjacent uses through thoughtful design including location of buildings, lighting, parking, emergency access, public transit and pedestrian/bicycle access.
- C.2.S. Policy: Ensure that pedestrian facilities have adequate non-glare lighting, visible signage and markings for pedestrian safety.

Distinctive Architecture

C.2.T. Policy: Use natural, high quality building materials to reflect Mammoth Lakes' character

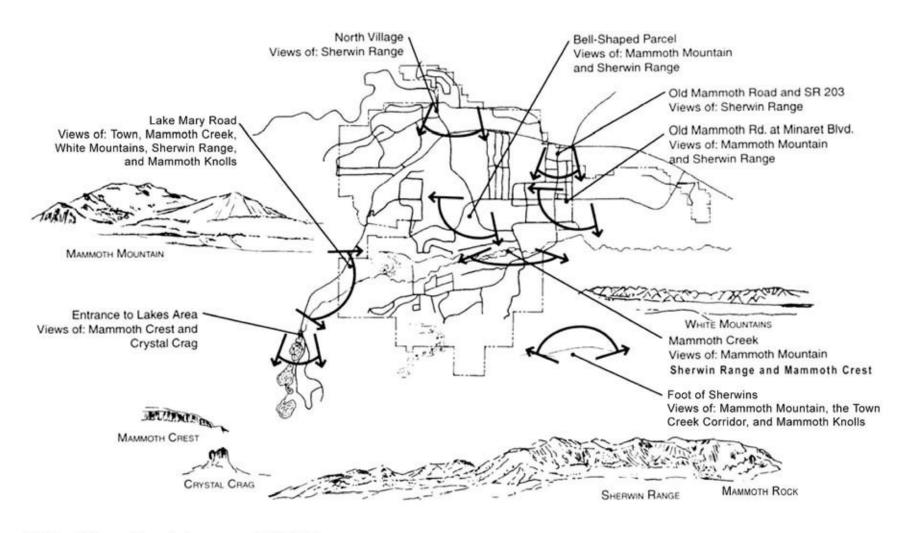
- and mountain setting.
- C.2.U. Policy: Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.

Comfortable Building Height, Mass, and Scale

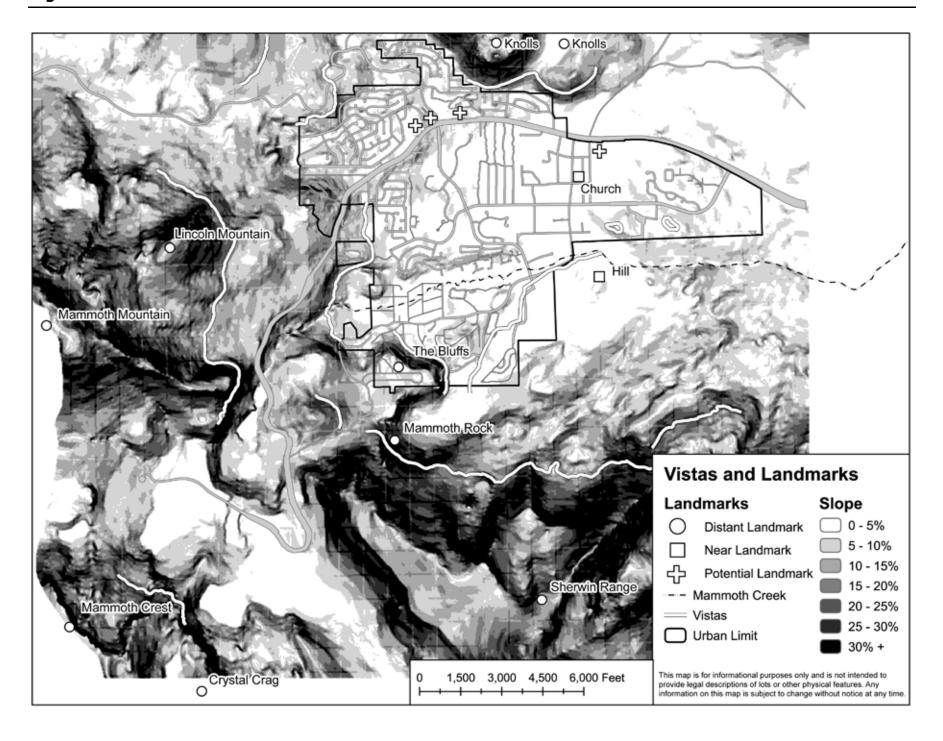
- C2V. Policy: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.
- C2W. Policy: Maintain scenic public views and view corridors (shown in Figures 1 and 2) that visually connect community to surroundings.
- C2X. Policy: Limit building height to the trees on development sites where material tree coverage exists and use top of forest canopy in general area as height limit if no trees exist on site.

Community Design and Streetscape

- C.3. GOAL: Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.
 - C.3.A. Policy: Establish entry and district monumentation standards as a means of reinforcing community identity.
 - C.3.A.1. Action: Work with Planning Commission, Tourism and Recreation Commission, and the Public Arts Commission to implement a gateway monumentation plan.
 - C.3.B. Policy: Require distinctive design features at unique sites such as mountain portals, the terminus of a public view and other important public spaces and social gathering places.
 - C.3.C. Policy: Maintain public rights-of-way -for -use by the public. Full or partial street closures by buildings, utilities, ramps or other facilities may be allowed for public plazas, parks or open space.



Major View Corridors and Vistas



- C.3.D. Policy: Development shall provide pedestrianoriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.
 - C.3.D.1. <u>Action</u>: Prepare a streetscape design plan and manual that includes:
 - comprehensive design standards for all road, trail, sidewalk and transit facilities
 - lighting
 - signage (way-finding and interpretive)
 - related infrastructure
 - landscaping and street trees
 - C.3.D.2. <u>Action</u>: Prepare a townwide directional signage and way-finding plan.
- C.3.E. Policy: Ensure that landscaping, signage, public art, street enhancements and building design result in a more hospitable and attractive pedestrian environment. Require an even higher level of design quality and detail in commercial mixed use areas.
- C.3.F. Policy: Underground utilities within the community.
 - C.3.F.1. <u>Action</u>: Develop an undergrounding plan for utilities.

Natural Environment

- C.4. GOAL: Be stewards of natural and scenic resources essential to community image and character.
 - C.4.A. Policy: Development shall be designed to provide stewardship for significant features and natural resources of the site.
 - C.4.A.1. <u>Action</u>: Develop criteria for evaluating lot line adjustments and subdivisions that

- will protect and preserve environmental resources.
- C.4.A.2. Action: Maintain conservation overlays such as the Mammoth Creek Open Space Stream Corridor, Bluffs Special Conservation Planning Area and additional considerations for structures built at or above 8,250 feet elevation.
- C.4.B. Policy: To retain the forested character of the town, require use of native and compatible plant species in public and private developments and aggressive replanting with native trees.
 - C.4.B.1. <u>Action</u>: Maintain a comprehensive landscape plant list of permitted native and compatible species and varieties.
- C.4.C. Policy: Retain overall image of a community in a forest by ensuring that native trees are protected wherever possible and remain an important component of the community.
- C.4.D. Policy: Promote a healthy forest character in the Town by requiring development to provide appropriate fire adapted plantings, while pursuing funding for fire mitigation and abatement activities in areas where wildfire threat affects the safety and character of the community. Retain the forested character of the town by requiring development to pursue aggressive replanting with native trees and other compatible species.
- C.4.E. Policy: Limited tree Tree thinning, and upperstory limbing may be permitted where needed to maintain public safety and the health of the forest but not for the enhancement of views.
 - C.4.E.1. <u>Action</u>: Adopt tree preservation and restoration standards.

Night Sky, Light Pollution, and Glare

C.5. GOAL: Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.

- C.5.A. Policy: Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.
- C.5.B. Policy: Enforce removal, replacement or retrofit of non-shielded or non-down-directed light fixtures that contribute to glare and lightpollution.
- C.5.C. Policy: Improve pedestrian safety by eliminating glare for motorists through use of non-glare roadway lighting. A light fixture's source of illumination shall not be readily visible at a distance. Number of fixtures used shall be adequate to evenly illuminate for pedestrian safety.
 - C.5.C.1. Action: Identify sources of glare and light pollution in the town of Mammoth Lakes, and implement a program to work with property owners to retrofit, redirect, remove, or replace out-of-compliance fixtures.
 - C.5.C.2. <u>Action</u>: Develop community partnerships for educational outreach programs to increase conformance with outdoor lighting requirements.
 - C.5.C.3. <u>Action</u>: Install new roadway lighting, and replace existing lighting with fixtures that eliminate glare without compromising safety.

Quiet Community¹

C.6. GOAL: Enhance community character by minimizing noise.

- C.6.A. Policy: Minimize community exposure to noise by ensuring compatible land uses around noise sources.
- 1. For a full discussion of noise impacts and detailed technical information, please refer to the existing Noise Element.

- C.6.B. Policy: Allow development only if consistent with the Noise Element and the policies of this Element. Measure noise use for establishing compatibility in dBA CNEL and based on worst-case noise levels, either existing or future, with future noise levels to be predicted based on projected 2025 levels.
- C.6.C. Policy: Development of noise-sensitive land uses shall not be permitted in areas where the noise level from existing stationary noise sources exceeds the noise level standards described in the Noise Flement.
- C.6.D. Policy: Require development to mitigate exterior noise to "normally acceptable" levels in outdoor areas.
 - C.6.D.1. <u>Action</u>: Assess existing sources of outdoor noise and develop criteria and standards for outdoor noise.
- C.6.E. Policy: Address noise issues through the planning and permitting process.
- C.6.F. Policy: Require mitigation of all significant noise impacts as a condition of project approval.
- C.6.G. Policy: Require preparation of a noise analysis or acoustical study, which is to include recommendations for mitigation, for all proposed projects that may result in potentially significant noise impacts.
 - C.6.G.1. Action: Adopt significance thresholds to be used to assess noise impacts for projects reviewed under the CEQA process, and develop a list of acceptable mitigations that might be applied to mitigate noise impacts to acceptable levels, including specific guidelines for their implementation.
 - C.6.G.2. Action: Adopt criteria and location maps that specify the locations and circumstances under which a noise analysis or acoustical study will need to be prepared for a proposed project. Develop guidelines for conducting such studies.





INTENT

To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned. Mammoth Lakes may be comprised of approximately twelve districts and four mountain portals which will be further defined as district plans are created. District boundaries are based on the 1987 General Plan Planning Districts and are defined by existing development, patterns of vegetation, topographic features, circulation patterns, and the pattern and relationships of land uses. Master planning of these specific districts provides a basis for future land use decisions incorporating the goals, policies and actions in the Land Use and Community Design Elements as well as the Neighborhood and District Character Element.

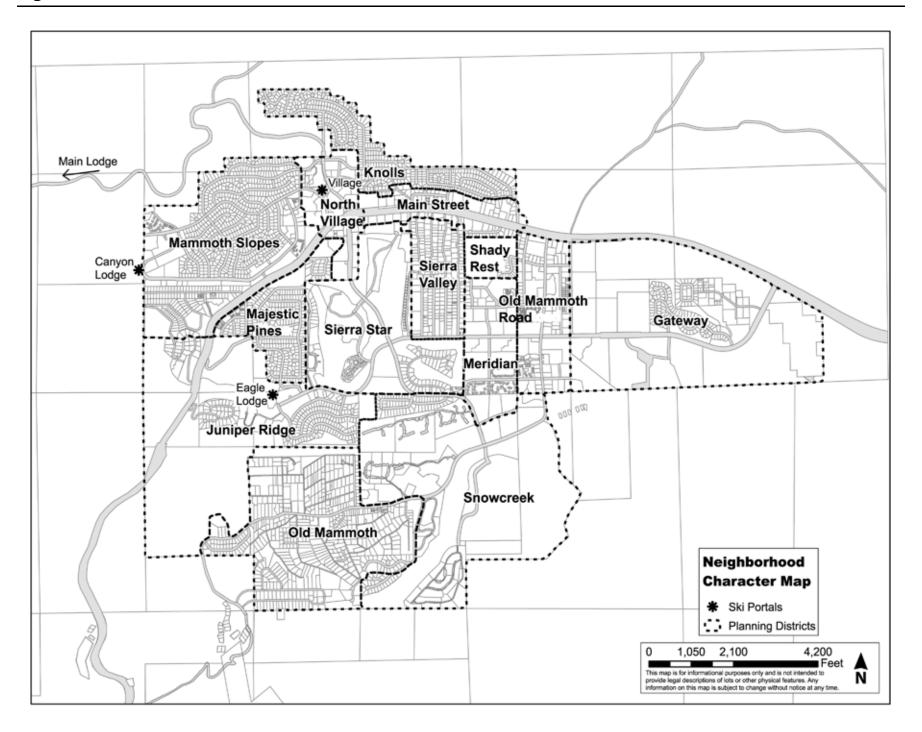
Districts

- 1. Main Street, Old Mammoth Road, and Shady Rest
- 2. Gateway
- 3. North Village
- 4. Sierra Star
- 5. Snowcreek
- 6. Juniper Ridge
- 7. Meridian
- 8. Knolls
- 9. Mammoth Slopes
- 10. Old Mammoth
- 11. Sierra Valley
- 12. Majestic Pines

Mountain Portals

- Eagle Lodge
- Canyon Lodge
- Main Lodge
- Village

Districts are a distinctive and important part of the town and add a different complementary element to the community. The community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each district. While each district should be unique, all districts should provide a sense of place regarding structure, function and a district center.



Community Character

Protection of the character and quality of life of stable residential neighborhoods is paramount. This section summarizes the desired characteristics and roles of the five distinct districts and four mountain portals where the greatest amount of change is expected to occur. These districts and mountain portals are:

- Main Street, Old Mammoth Road, and Shady Rest
- Gateway
- North Village
- Sierra Star
- Snowcreek
- 1. 2. 3. 4. 5. 6. 7. Eagle Lodge / Mountain Portal
- Canyon Lodge / Mountain Portal
- 8. Main Lodge / Mountain Portal
- Village / Mountain Portal

For the successful and sustainable development of the community, each district should provide different recreation and leisure opportunities, uses, facilities and activities. Each district should add to and complement the community's overall resort offerings and be programmed to serve the community as well as increase midweek and shoulder season visitation. Program opportunities include but are not limited to:

- Convention and conference facilities
- Performance and cinema theaters
- Anchor retail and entertainment uses
- An indoor four seasons field house, skating rink, and swimming facility
- Expanded golf and tennis facilities
- In-town state-of-the-art Nordic Ski center facility
- Improved equestrian facilities
- Open space
- Plazas and special events areas
- Arts, culture and heritage facilities
- Public parking facilities
- Market rate workforce housing
- Child and infant care facilities
- Parks and passive recreational space
- Snow play areas

Districts

1. Main Street, Old Mammoth Road, and Shady Rest

The Main Street, Old Mammoth Road, and Shady Rest areas should invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial, and workforce housing. Development should be attractive with a high level of detail and active storefront uses resulting in a pleasing pedestrian-oriented streetscape. Commercial corridors

should be walkable year-round, vibrant, colorful, and accessible. Uses should be mixed to allow offices, residential housing and visitor accommodations above ground floor retail.

Buildings should have distinctive mountain architecture and varied roof forms with accentuating physical landmarks at intersections, street corners and other appropriate locations. The streetscape should be safe and designed for the pedestrian with the inclusion of street furniture, trees, flowers and planters, interesting sidewalk surfaces and public art.

New development should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads.

General characteristics:

- 1. Maintain views of the Sherwin Range, the Knolls and Mammoth Mountain from public spaces
- 2. Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers
- 3. Landscaping establishes scale and street edge
- Pedestrian-oriented sidewalk/boardwalk with public 4. art, centrally located parks, plazas, courtyards and pedestrian links that create a sense of exploration
- 5. Walk-to neighborhood or community parks in all districts
- 6. Mid-block pedestrian access
- Occasional small plazas and courts visible from the 7. public way that can be used as public event venues
- 8. Active day and evening and through all four seasons
- 9. Retail and services in storefront setting, located next to the sidewalk
- District animation with retail oriented to the street 10.
- Higher lot coverage may be acceptable with pockets 11. of effective landscaping and open space
- 12. Encourage transit-oriented development
- Strip mall development pattern shifted to a pattern of 13. commercial in front and parking in back
- 14. Convenient structured parking and small-scale surface parking
- Shared and pooled parking 15.
- Alley and side street access for deliveries, service and 16. emergency access and pedestrian connections appropriate to district character

Main Street characteristics:

- Grand boulevard, most significant entry and exit for
- 2. Primary intersections (Old Mammoth Road, Manzanita Road, Minaret Road) create visual book-ends to neighborhoods
- Multiple safe pedestrian crossings from north to south 3. side of Main Street

- 4. Landscaping and commercial mixed use development located so as to frame and enclose the boulevard
- 5. Incorporate Murphy Gulch as a natural landscape amenity.
- 6. Reduction or elimination of frontage roads
- Long major street divided into distinct and unique areas:
 - a. From town entry to Laurel Mountain Road:
 - (1) Landmark entrance architectural design
 - (2) Integrates civic center design with Eastern Sierra forest
 - (3) Inspirational and inviting to the community, a town square
 - (4) Mixed use and shared parking resource
 - (5) Old Mammoth Road entrance
 - (6) Connected and integrated with Shady Rest workforce neighborhood and Sierra Nevada Road
 - From Laurel Mountain Road to Manzanita Road/Sierra Blvd:
 - (1) Create a vibrant mix of retail, commercial and workforce housing
 - (2) Neighborhood commercial for central Mammoth neighborhood
 - (3) Outdoor enjoyment
 - (4) Forested and natural
 - c. From Sierra Blvd to Minaret Road and Lake Mary Road:
 - (1) Mountain portal and gateway to the North Village District
 - (2) Lake Mary Road gateway
 - (3) Smooth transition and connectivity from commercial to commercial
 - (4) Mixed use, lodging and residential
 - (5) Heavily forested, greater setbacks and acknowledgement of slopes
 - (6) Lower lot coverage
 - (7) Promenade on both sides

Old Mammoth Road characteristics:

Traditional small-scale mixed use "Main Street" development pattern

Shady Rest characteristics:

- 1. A livable in-town neighborhood for the workforce:
 - a. Not fractional, not second homes
 - b. Mechanisms to ensure units remain at determined rates in perpetuity
 - c. Variety of unit size and scale

- 2. Preservation and restoration of unique site features, including wetlands
- 3. A community-oriented design:
 - a. Neighborhood context and connections:
 - Pedestrian and auto connections to adjoining areas and neighborhoods (e.g. Sierra Valley District, Tavern Road, Main Street and Center Street)
 - (2) Traffic calming and management with adjoining neighborhoods
 - 3) Trail and pedestrian emphasis
 - (4) Transit accessible
 - b. Integrated site planning and architectural design:
 - (1) Accessible wetlands and community park(s) connected to the community
 - (2) Significant tree preservation
 - (3) Unobtrusive, articulated buildings
 - (4) Minimum paving, maximum permeable surface
 - (5) High quality materials
 - (6) Parking
 - (7) Energy efficient design
 - (8) Innovative snow management
- 4. A future catalyst to surrounding commercial areas
- 5. Developed in phases:
 - a. High quality of living throughout (no disparity, grouping or phasing by income)
 - b. Reasonable product absorption rate
- 6. Long-term affordability:
 - a. Durability of materials and design
 - Designed for low operating and maintenance costs and energy efficiency
 - c. Transit accessibility
- 7. Provision of key resident amenities such as:
 - a. Child care
 - b. Active and passive recreation

2. Gateway

Located south of State Route 203, east of Old Mammoth Road, the Gateway District should be an attractive and iconic corridor in to and out of town, and should communicate Mammoth Lakes' character. It includes schools, hospital, industrial park, library, parks, trails, open space and the future Civic Center site. The District should provide a safe pedestrian environment, and emphasize linkages between all elements in the Gateway District and the community's residential neighborhoods. Significant public views should be preserved through high-level design standards.

General characteristics:

- 1. Viewsheds to White Mountains, Sherwin Range, the Knolls and Mammoth Mountain are preserved
- Campus setting, spacious and comfortable with gathering areas
- 3. Civic character and a town square
- 4. Civic, educational, recreational, public uses and athletic fields
- 5. Broad setbacks and open space between buildings
- Pedestrian-friendly approach along Sierra Park Road and Meridian Boulevard
- 7. Pedestrian linkages among all uses
- 8. Access to surrounding forest lands
- A sense of arrival to each component within the district
- Circulation pattern to provide for short-term visits and drop-offs
- 11. Long-term parking underground
- 12. Industrial uses screened from public view
- 13. Shared use of facilities and parking
- 14. Transit with bus pullouts and shelters

Civic Center

The Civic Center, located within the Gateway District on the southeast corner of State Route 203 and Sierra Park Road, should be attractive, welcoming, accessible, and the symbolic center for the community. The Civic Center should embody the natural setting and spirit of Mammoth Lakes, and be designed as a functioning public space to support special events.

The Civic Center should have a cohesive design with building elements and forms in common and appropriate building placement and design. Civic architecture should recognize historic patterns of the town and represent rugged mountain architecture. Buildings should be articulated, elegant and built with design elements that create a sense of permanence and strength. Building design should include a building base designed for pedestrians with a high level of detail and quality materials. Iconic features should be integrated into civic architecture and places.

Civic Center characteristics:

- 1. Attractive, welcoming and symbolic center for the community
- 2. Reinforce rugged, natural setting of the town
- Conveniently accessible to the community and clients:
 - a. Emergency access
 - b. Transit, vehicular, bike and pedestrian access
 - c. On-street and underground parking
 - d. Customer service
- 4. Serves as important community activity center:

- a. Strategic parking resource linked to transit
- b. Public event venue
- c. Economic development catalyst to Tavern Road and Sierra Park Road areas
- 5. Sierra Park Road design as a significant public street/ open space
- 6. Reinforce the importance of:
 - a. Legislative and judicial function of the people
 - b. Public safety and security
 - c. Civic events and functions
 - d. Daily use and enjoyment
 - e. A place of employment

3. North Village

The North Village District, in the northwest portion of town adjacent to Main Street, Lake Mary Road, and Minaret Road, is primarily comprised of more urban development. It includes hotels, restaurants, visitor-oriented and general commercial operations, professional and medical offices, condominiums, single family homes and community facilities. The North Village is an intensely focused entertainment district. It should incorporate active open pedestrian plazas showcasing mountain views with retail, entertainment, and public art including local talent.

North Village characteristics:

- Viewsheds to Sherwin Range and the Knolls are preserved
- 2. Landscape that recalls the Eastern Sierra and establishes scale and street edge
- 3. Create a sense of exploration using pedestrian-oriented sidewalks, plazas and courtyards with pedestrian comforts
- 4. Easy pedestrian access across mainstreets
- 5. Gateway intersection at Minaret Road and Main Street/Lake Mary Road
- 6. Visitor-oriented entertainment retail district
- 7. Active day and evening through all four seasons, designed to achieve a 2-3 hour visit
- 8. Resort and resident activities, amenities and services
- 9. Animation with retail and significant businesses oriented to the street
- Retail and services in "storefront" setting located at the sidewalk
- 11. A variety of resort lodging supported by meeting facilities, outdoor activities and restaurants, arts, culture and entertainment
- 12. Create year-round non-vehicular links tomountain portals
- 13. Lake Mary Road connected to the North Village District by trails
- 14. Shared and pooled parking, convenient structured parking and small-scale street adjacent surfaceparking
- 15. Encourage living and working in close proximity to transitoriented development

4. Sierra Star

The Sierra Star District, a resort area within Mammoth Lakes, contains an 18-hole golf course and a residential component. Sierra Star should diversify its year-round recreational opportunities for the town's residents and visitors, and allow joint use amongst public and private entities. A variety of resort accommodations of differing intensities should be provided as well as a transit hub and parking facilities.

Sierra Star characteristics:

- 1. Full service four-season resort
- Landmark destination
- 3. Special vistas to surrounding mountains
- 4. Extensive open space and tree preservation
- 5. Four-season recreation use; e.g. golf course and cross-country skiing, summer focus on open space and outdoor experiences
- 6. Non-vehicular access options to the Eagle Lodge, North Village District, Main Street and Old Mammoth Road

5. Snowcreek

The Snowcreek District should not act as an exclusive development, but connect to the larger community and provide community access to Snowcreek and to surrounding public lands. Snowcreek should be designed to be a livable neighborhood, including workforce housing, convenience retail, public amenities, and active/passive recreation facilities. Snowcreek should contribute to the town's overall economy, tourism and mix of recreation amenities while preserving the area's unique features.

Snowcreek characteristics:

- 1. Western range and meadow: spacious setting, broad and wide open with backdrop of Sherwin Range
- 2. Anchor for and a greater connection to Old Mammoth District
- 3. Stress stewardship of land and resources
- 4. Provide access and staging areas to Sherwin Range and "community" uses accessible from Old Mammoth Road
- 5. A variety of resort lodging supported by restaurants, resort services, neighborhood conveniences, commercial, retail, and outdoor ancillary recreation designed as a traditional small-scale village:
 - a. Active day and evening and through all four seasons
 - b. Dispersedstructures, lightontheland, verticalemphasis and detailing (not heavy or stronghorizontality)
 - c. Landscape that reinforces sage, manzanita and wet meadow

- 6. Full service four-season resort with visitor/recreation amenities such as:
 - a. Horseback, sleigh and hay wagon rides, golf and tennis
 - b. Clubhouse with food and beverage service
 - c. Special events "town commons"
 - d. Center for arts and culture
- 7. Integrated with Mammoth Creek Park and Mammoth Creek Corridor, the historical museum site, equestrian center, parking, trails, and snow play, and future possibilities such as a recreation center or amphitheater

Mountain Portals

6. Eagle Lodge/Mountain Portal

Eagle Lodge, located at the base of the western terminus of Meridian Boulevard, should be a mixed use development with condominium/ hotel and a mix of recreational-related uses, including food service, rental/demo/repair shop, retail, ski school and day care, ticketing/ lobby, administrative space and restrooms. In addition, the lodge should include amenities such as neighborhood commercial, a restaurant, day spa and locker club. Eagle Lodge should continue to provide community open spaces that complement the unique natural setting.

Eagle Lodge characteristics:

- Landmark location at the base of Mammoth Mountain; celebrate dramatic vista
- 2. The termination of Meridian Boulevard, a gateway boulevard and scenic east west drive (views of White Mountains, Sherwin Range, the Knolls, and Mammoth Mountain)
- 3. Visitor-oriented, active day and night and through all four seasons
- 4. Neighborhoodsetting, providesneighborhoodconvenience retail
- 5. Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers
- 6. Landscaping establishes scale and street edge
- 7. Landmark architectural, site and streetscape design
- 8. Transit use and adequate parking to minimize neighborhood impacts
- 9. Summer and winter event venue

7. Canyon Lodge/Mountain Portal

Canyon Lodge, located at the western terminus of Canyon Boulevard, is connected to the Village by the Village Gondola. It should be a summer and winter recreation and event venue.

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Canyon Lodge characteristics:

- 1. A primary portal to Mammoth Mountain Ski Area
- 2. Base lodge supported by surrounding lodging and connected to the Village/Mountain Portal

8. Main Lodge/Mountain Portal

Main Lodge, the main portal for Mammoth Mountain Ski Area, is located outside of the Town's Urban Growth Boundary.

Main Lodge characteristics:

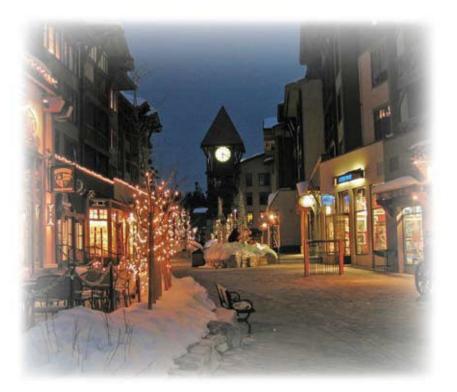
- 1. An island in the forest
- 2. An area without differentiation between private and public lands to create continuity of experience
- 3. A full service winter and summer recreation portal
- 4. Sufficient lodging to ensure sustainability year-round with supporting services, restaurants and amenities
- 5. Parking strategy designed to support transit and minimize auto trips to and from the town

9. Village/Mountain Portal

The Village Portal, located within a plaza area in the North Village District, provides gondola access to Canyon Lodge. Use of the Village Gondola is oriented to visitors staying in accommodations within North Village or in other facilities within walking distance of the gondola. Gondola access is also available to those using transit.

Village characteristics:

- 1. A primary portal to Canyon Lodge
- 2. Supported by the North Village and surrounding accommodations



Special Study Areas

Special studies will be conducted for certain areas and sites within the community to aid in future planning (see Policy L.1.D.). Focused Special Studies include the Mammoth Creek Corridor and Gateway. Five of the comprehensive plans to be developed in the future, and the major issues that should be evaluated, are:

Mammoth Creek Corridor

Prepare a Focused Special Study for the Mammoth Creek Corridor to:

- Assess the existence and value of biological, scenic and aesthetic site resources
- Identify opportunities for enhancement of and threats to water quality
- Determine areas suitable for preservation and those suitable for development
- Determine locations and limitations for pedestrian and bicycle trails, staging areas, and vehicular access
- Studybenefitstothecommunityandimplementationmechanisms such as zoning and conservation easements
- Address potential neighborhood conflicts
- Implement a significant community center connecting Old Mammoth Road and Snowcreek; Mammoth Creek Park is designed around the stream and environment to provide:
 - Access to Mammoth Creek
 - Grand views
 - Appropriate active recreation
 - Family recreation
 - A place to hold special events
 - Staging for Forest Service activities
 - Concessions and facilities including parking and restrooms
 - A connection with Forest Service lands and the historic museum site

Gateway

Prepare a Master or Specific Plan for the Gateway to:

- Assess the existence and value of biological, scenic and aesthetic site resources
- Determine areas suitable for preservation and those suitable for development
- Determine locations and limitations for pedestrian and bicycle trails, staging areas, parking and vehicular access
- Determine the range and siting of community-serving educational, cultural and recreational uses
- Determine the extent of student housing and faculty housing
- Assess joint-use partnerships to implement community goals
- Determine the extent of local housing opportunities, if any
- Assess multiple uses, such as civic, hospital, school, recreational vehicle, open space, and industrial

Main Street, Old Mammoth Road, and Shady Rest

Improvement of the function, operations and design of the Main Street/State Route 203 corridor in Mammoth Lakes has long been an objective of the Town. This area, joined with Shady Rest and Old Mammoth Road, presents the opportunity to foster the development of a compact, pedestrian-oriented, mixed use community core.

Extensive community participation will be required, including residents, businesses and property owners, California Department of Transportation ("Caltrans"), other local agencies and districts, and Town appointed and elected officials. The planning effort should:

- Assess the form and function of the overall right-of-way and potential for reducing or eliminating frontage roads
- Determine how to improve overall circulation and pedestrian convenience and safety
- Assess strategically located public parking facilities to serve commercial areas
- Determine how to improve the appearance of State Route 203 and the entrance to town
- Assess the form and character of existing and future development and the creation of mixed use neighborhoods

Sierra Valley Sites

Prepare a Focused Special Study for the Sierra Valley Sites (Sierra Valley District) to:

- Assess infill design and development standards, land use, and density
- Evaluate "feet first" mobility measures
- Assess traffic and determine suitable traffic calming measures
- Identify appropriate locations for neighborhood parks, pocket parks, open space, and connected trails
- Assess safety issues and aesthetics
- Assess the impacts of seasonal residents

Bell-shaped Parcel

Prepare a feasibility study and a Focused Special Study for the Bell-shaped Parcel (see Action L.1.D.3.).

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INTENT

The policies of this Element describe and determine how the community will retain its community character and small town atmosphere while enhancing our success as a destination resort. These policies embrace principles such as creating walkable communities, mixed land uses, providing a variety of transportation choices, and taking advantage of compact building design. The planning area is shown in Figure 4.

An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl. The Town established the Urban Growth Boundary limiting the area available for future development to achieve these principles.

Livability

- L1. GOAL: Be stewards of the community's small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.
 - L.1.A. Policy: Limit total peak population of permanent and seasonal residents and visitors to 52,000 people.
 - L.1.A.1. <u>Action</u>: Establish protective zoning standards for special resources and conservation areas.
 - L.1.A.2. Action: Prepare an Annual Community Indicators Report to monitor pace of growth and to plan for changing conditions. Potential Community Indicators include:
 - Environmental indicators
 - Average median income
 - Unemployment rates
 - Visitor lodging occupancy
 - Annual visitors
 - Downhill skier/snowboarder visits
 - Cross-country skier visits
 - Building permits
 - Real estate sales/average sales price
 - Retail vacancy
 - Transient Occupancy Tax revenues
 - Sales tax revenues
 - Population

- L.1.A.3. Action: Maintain a geographic information database and mapping system to increase information available to the public on zoning, land use, infrastructure planning, and other pertinent data.
- L.1.B. Policy: Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.
 - L.1.B.1. Action: Revise planning review processes to be more user-friendly to both applicants and residents.
- L1.C. Policy: Give preference to infill development.
 - L.1.C.1. <u>Action</u>: Develop and adopt infill development standards.
- L1.D. Policy: Conduct district planning and focused studies for special areas and sites within the community to aid in future planning.
 - L.1.D.1. <u>Action</u>: Conduct district planning (see District Planning). Some initial district planning areas are:
 - Main Street, Old Mammoth Road, and Shady Rest
 - Juniper Ridge Master Plan
 - Sierra Star Master Plan
 - Snowcreek Master Plan
 - North Village Specific Plan
 - Gateway Master Plan
 - L.1.D.2. <u>Action</u>: Prepare special studies (see Special Study Areas in Neighborhood and District Character Element). Some initial study areas are:
 - Mammoth Creek Corridor
 - Main Street, Old Mammoth Road, and Shady Rest
 - Gateway
 - Sierra Valley Sites
 - Bell-shaped Parcel

- L.1.D.3. <u>Action</u>: Prepare a Focused Special Conservation Easement Study for the Bell Shaped Parcel (Bell) to:
 - Study benefits to the community as the Town's "central park" through implementation mechanisms such as zoning and conservation easements.
 - Assess the existence and value of biological, scenic and aesthetic site resources.
 - Determine_areas_suitable_for_preservation and those suitable for development consistent with maximizing recreational opportunities, preserving open space, and protecting sensitive environmental resources.
 - Determine the appropriate range of public and private open space, uses and development standards consistent with maximizing recreational opportunities, preserving open space, and protecting sensitive environmental resources.
 - Determine locations and limitations for buildings and facilities and transit, pedestrian, bicycle and vehicular access.
 - No disposition or development of the Bell may be made which is inconsistent with these Special Study objectives without further amendment to this General Plan to remove this condition.
- L.1.D.4. Action: Emphasize pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, environmental sensitivity and energy efficiency. Consider site conditions, solar access, framing of public views, building bulk and scale, average and maximum building height, and architectural features and appurtenances.

Housing

L.2. GOAL: Substantially increase housing supply available to the workforce.

- L2A Policy: Emphasize workforce housing for essential public service employees, such as firefighters, police, snow removal operators, and teachers.
- L2B. Policy: Encourage a mix of housing types and forms

- L2.C. Policy: Rehabilitate existing housing and build new housing for workforce housing.
 - L.2.C.1. <u>Action</u>: Develop a workforce housing strategy.
- L.2.D. Policy: For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation in which the project is located.

Small Town Character

- L3. GOAL: Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.
 - L3A Policy: Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.
 - L3.B. Policy: Develop vital retail centers and streets.
 - L3.B.1. Action: Require retail, restaurants and other similar active commercial uses at the ground level along designated streets (Physical Development Concept Appendix C).
 - L3.B.2. Action: Require active street level uses (office, row houses, live/work, hotel lobbies and other services) at ground level along designated streets.
 - L3.C Policy: Encourage development of small neighborhood-serving retail and services dispersed through town.

consistent with design and land use policies.

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- L.3.D. Policy: Encourage outdoor dining in resort and commercial districts to increase street level animation.
 - L.3.D.1. <u>Action</u>: Revise the Zoning Code to allow outdoor dining in resort and commercial districts.

- L.3.E. Policy: Require a minimum amount of development in the Main Street, Old Mammoth Road, and Shady Rest Districts to ensure supplies of housing for employees and to reduce automobile trips.
- L.3.F. Policy: Ensure appropriate community benefits are provided through district planning and development projects.
 - L.3.F.1. Action: Study the experiences of other communities in finding fair and equitable standards and formulas for gaining community benefits.
 - L.3.F.2. <u>Action</u>: Develop formula-based methods and standards for community benefits applicable to projects of a certain size.
 - L.3.F.3. Action: Develop and maintain a list of uses, facilities, infrastructure, programs and services for use as community benefits.
 - L.3.F.4. <u>Action</u>: Develop size, space and program characteristics and criteria for uses and facilities deemed as community benefits.
- L.3.G. Policy: Do not allow the transfer of unused density from built parcels.
- L.3.H. Policy: Density may be clustered or transferred within clearly articulated district, master, and specific plans to enhance General Plan goals and policies. Development rights may also be transferred between districts when that transfer furthers protection of identified environmentally sensitive areas.
 - L.3.H.1. <u>Action</u>: Prepare a transfer of development rights ordinance describing the methods and findings for approving such density transfers.

Accommodations and Community Amenities

- L.4. GOAL: Be the symbolic and physical heart of the EasternSierra:theregionaleconomic, administrative, commercial, recreational, educational and cultural center.
- L.5. GOAL: Provide an overall balance of uses, facilities

and services to further the town's role as a destination resort community.

- L.5.A. Policy: Encourage and support a range of visitor accommodations that include a variety of services and amenities.
- L.5.B. Policy: Locate visitor lodging in appropriate areas.
- L.5.C. Policy: Ensure there are an adequate number of units available for nightly rental.
- L.5.D. Policy: Encourage rehabilitation and renovation of existing visitor accommodations.
 - L.5.D.1. <u>Action</u>: Develop outreach and educational programs to inform owners of the benefits of upgrading their units.
- L.5.E. Policy: Development shall complement and diversify the range of resort community activities and amenities.
- L.5.F. Policy: Require all multi-family, resort, and specific plan development to include activities, amenities and services to support long-term visitation.
 - L.5.F.1. Action: Adopt and/or revise zoning standards to ensure that development provides adequate levels of services and on-site activities and usable amenities.
- L.5.G. Policy: In the C-1 and C-2 Designations, density may be increased to no more than twice the density for hotel, motel, and similar transient lodging projects that specifically enhance the community, and environmental tourism, objectives of the Town. This enhancement must be through the provision of amenities, services, and/or environmental benefits above and beyond those required to meet the incremental demands of the project. These amenities, services, and environmental benefits include, but are not limited to those listed under "Community Character" on page 24 of this General Plan. Any such increase shall further the Community Vision, shall be consistent with the discussion of "Build-out" on page 37 of this General Plan, shall be consistent with approved District Plans, and shall be subject to such rules, processes, and findings as may be adopted by the Town Council in its sole discretion.

Urban Growth Boundary

- L.6. GOAL: Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.
 - L.6.A. Policy: No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB) identified in Figure 4.
 - L.6.B. Policy: Recreation facilities, other public facilities, and public utility installations may be permitted outside of the UGB when determined to be in the public interest and compatible with other Town goals.
 - L.6.C. Policy: The Town shall work collaboratively with Mono County, Inyo National Forest, and the Bureau of Land Management to ensure that land uses occurring adjacent to the Urban Growth Boundary are compatible with Town goals.
 - L.6.D. Policy: Support land exchanges for existing special uses that maintain the integrity of the General Plan and promote Town policies when determined to be in the public interest and compatible with other Town goals.
 - L.6.E. Policy: National Forest lands that are exchanged into private ownership will be included within the UGB whether or not they are contiguous with the UGB.
 - L.6.F. Policy: The Town may consider adjustments to the UGB that do not increase the acres of developable land of Mammoth Lakes, are contiguous to the UGB, and are otherwise in the public interest.
 - L.6.G. Policy: Coordinate with agencies undertaking planning or development activities outside of the UGB and within the Town's Planning Area.

District Planning

Some areas of the community have special needs or conditions that would benefit from detailed investigation to address issues such as allowable land use patterns, design standards, zoning codes and other property development standards and protections.

These standards and protections may include detailed regulations, conditions, programs and proposed designations supplemental to the General Plan, including infrastructure requirements, resource conservation, housing for locals, implementation measures, and potential changes in land use to meet future needs.

Land Use Designations

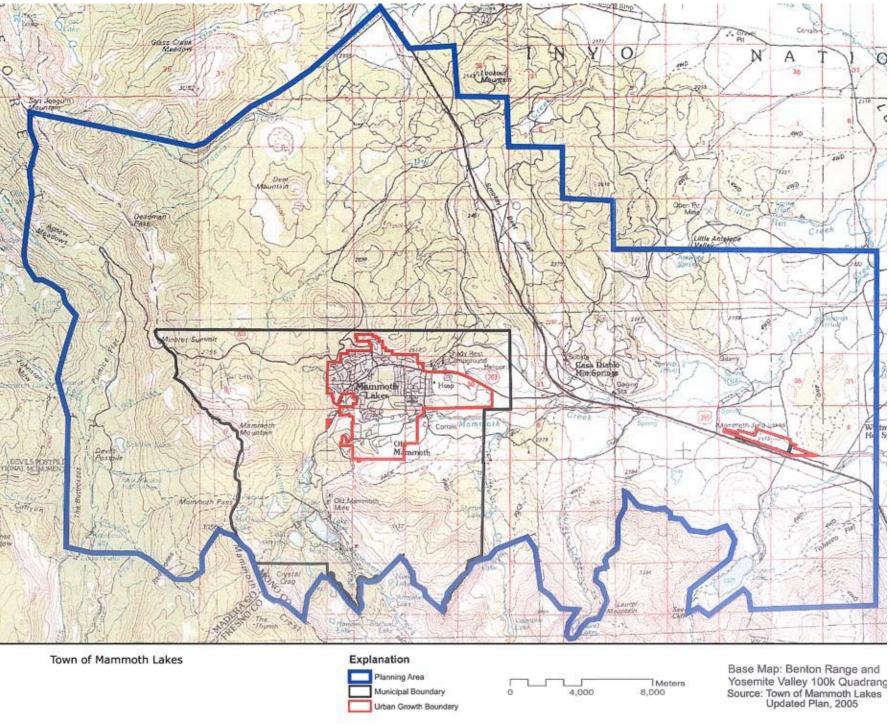
Residential

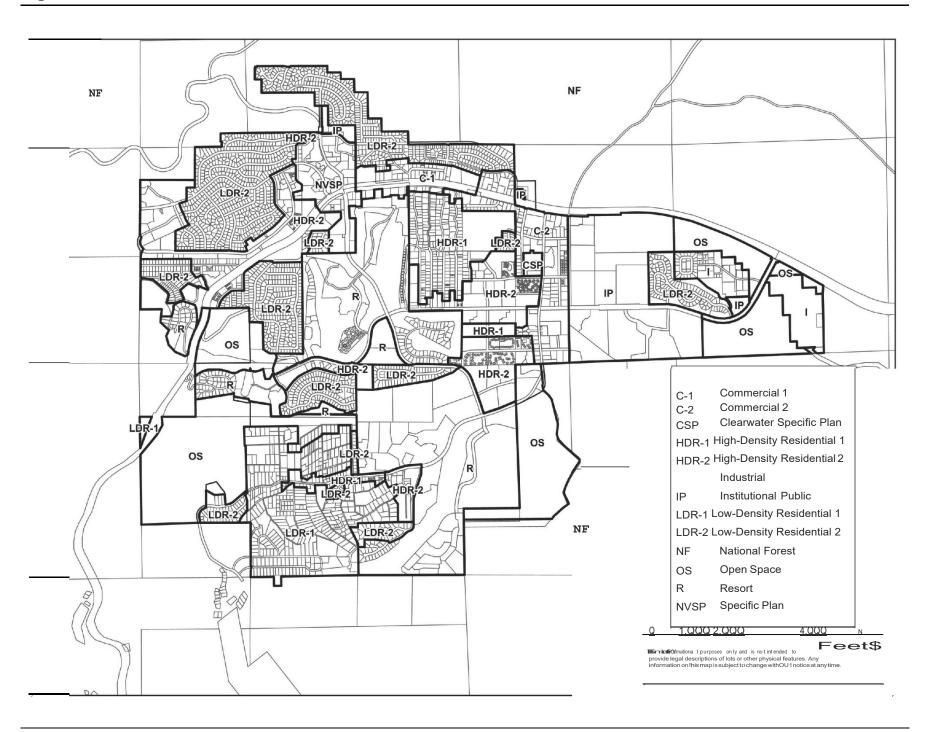
Residential designations are defined by the maximum density allowed. Specific designations regulate height, setbacks, and lot coverage. Other design standards are implemented through the Zoning Code and design guidelines.

Low-Density Residential 1 (LDR-1) This designation allows single-family detached residential development at a maximum density of two (2) dwelling units per gross acre. This density range is typical of residential subdivisions in the Old Mammoth District and is intended to protect their existing densities and character. Lots within this designation are typically larger, have increased setbacks, and lower lot coverage.

Low-Density Residential 2 (LDR-2) This designation allows single-family detached residential development of up to four (4) dwellingunitspergrossacre. Thisdensityrangeistypicalofresidential subdivisions in the Mammoth Slopes, Knolls, the Trails, and the Majestic Pines District. This designation protects the low-density character of existing neighborhoods. Development standards are intended to provide for privacy through building separation, usable yards, and limited shading by structures of adjoining parcels.

High-Density Residential 1 (HDR-1) This designation allows residential multi-unit townhouses, condominiums and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. This designation applies to the Sierra Valley District, the Shady Rest Tract, and portions of the Old Mammoth District. The Shady Rest Tract is intended primarily for workforce housing. The HDR-1 designation is intended to preserve existing housing and allow for additional high quality housing opportunities. Development standards ensure compatibility with adjacent properties, building separation, adequate on-site recreation space, and well-designed livable development.





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High-Density Residential 2 (HDR-2) This designation allows both transient visitor lodging and residential multi-unit style developments including townhouses, apartments, and condominiums. Residential density may range from of six (6) to twelve (12) residential dwelling units per acre and hotel density is permitted up to thirty-six (36) rooms per acre. This designation is found in the Mammoth Slopes and Meridian Districts. HDR-2 includes standards that ensure compatibility with adjacent properties, building separation, adequate on-site recreation space, and well-designed resort visitor development.

Commercial

Commercial designations are established to support desirable existing uses and to encourage desirable uses.

Commercial 1 (C-1) The C-1 designation allows medium-scale, commercial mixed uses. The base density for residential is six (6) to a maximum of twelve (12) residential dwelling units per acre and a maximum of forty (40) hotel rooms per acre. This designation is located along Main Street between the North Village District and Mono Street, and is intended to create a transition zone to the more intensive Commercial 2 and North Village designations. A minimum floor area ratios and amount of commercial uses will be established in the Zoning Code.

Commercial 2 (C-2) This designation allows for the community's medium- and large-scale commercial mixed uses. The base density for residential is six (6) to a maximum of twelve (12) residential dwelling units per acre and a maximum of forty (40) hotel rooms per acre. Intended uses include retail and office space for services as well as visitor lodging and residential uses. A minimum floor area ratio and amount of commercial uses will be established in the Zoning Code.

Resort (R) The Resort designation allows commercial mixed uses including visitor lodging, amenities and services, and workforce housing. Resort developments include recreation, meeting spaces, and commercial services that support the resort atmosphere. The base density is six (6) to a maximum of eight (8) residential dwelling units per acre, and twelve (12) to a maximum of sixteen (16) hotel rooms per acre. This designation is generally applied to large parcels capable of providing a complete resort experience as found in the master

plan areas of Sierra Star, Snowcreek, and Juniper Ridge.

Institutional Public (IP) This designation allows institutional uses such as schools, hospitals, governmental offices and facilities, museums, and related uses. Residential uses are not permitted, with the exception of employee and student housing that is accessory to the College. The maximum density for accessory housing is four units per gross acre and subject to the HDR-1 development standards.

North Village Specific Plan (NVSP) This designation is intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,020 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

Industrial (I) This designation allows a limited variety of light manufacturing and service uses that can be contained within wholly enclosed structures. Examples include heavy equipment storage and maintenance, batch plants, automobile repair and service, and similar uses conforming to design, screening, noise and other standards.

Airport (A) This designation allows aviation, fueling, and fixed-base operator services at the Mammoth Yosemite Airport. Supporting transient lodging, retail uses, and a recreational vehicle park may be permitted. The Airport designation is designated for 250 visitor lodging units and approximately 50,000 square feet of commercial development. This designation is not identified in Figure 5 because it is not located within the area shown.

Open Space (OS) The Open Space designation is established to protectthe community's public and private open space resources. It is intended to preserve existing parks and encourage future parks, maximize recreation opportunities, preserve open space, and protect sensitive environmental resources. Facilities that support the environmental and recreational objectives of the community are permitted. The OS designation may apply to environmentally sensitive areas such as wetlands, floodplains, and streams. This designation allows parks, athletic fields, golf courses, community gathering spaces and supporting facilities. The OS designation also applies to the Bell Shaped Parcel and patented mining claims located in the Sherwin Range.

National Forest (NF) This designation is applied to lands administered by the Inyo National Forest that are outside the adopted Urban Growth Boundary. National Forest Land is not subject to the land use jurisdiction of the Town of Mammoth Lakes; however, building codes and other specific Town regulations apply on National Forest land within the Town's municipal boundary.

Clearwater Specific Plan (CSP) This designation provides for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to General Plan policy L.5.G, significant community benefits are required to be provided. Workforce housing and commercial

36uses are exempt from density calculations

Other State Requirements

Affordable Housing To promote affordable housing and to ensure consistency with California Government Code Section 65915, density bonus (applied to the residential component of a project) is available for projects exceeding on-site affordable housing requirements. Bonus density would vary depending on the amount and kind of affordable housing provided, with the maximum density bonus being 35 percent.

Build-out

Determining a reasonable build-out forecast for the 20-year planning period of the General Plan is challenging. Although many different approaches can be used to make projections, any forecast must acknowledge that because of changing demographics, market and economic conditions, numbers will be constantly changing.

The build-out population for the General Plan was established by preparing a recreational trend forecast, a demographic and economic trend forecast and a land use capacity analysis. The recreation trend forecast looked at recreational visitor trends that support factors for growth using a ratio of visitation to project a future population. The demographic and economic trend forecast, based on the University of California at Santa Barbara (UCSB) Economic Forecast Project, did the same relative to economic and population trends. The land use capacity analysis assessed the number of units and population that could be developed through certain land use designations and development assumptions.

The assumptions of the three models support the projection that the total number of residents, visitors and workers on a winter weekend will grow to between 45,000 to 52,000 by the year 2025. Based on these analyses, the General Plan establishes a policy of a total peak population of residents, visitors and employees at 52,000 people. Ultimately, these land use designations could result in a build-out population over 52,000 but less than 60,000 if all land were built to capacity.

The following paragraphs describe how build-out will be limited to 52,000 people.

Maintaining build-out population will be achieved through implementation of the General Plan goals and policies. First: district planning will be conducted to establish project context, program and characteristics. Second: project- related impacts will be evaluated and mitigated to maintain acceptable Levels of Service and population policies through the California Environmental Quality Act (CEQA) or other analysis. Third: project-related market, economic and fiscal impacts will be evaluated as needed. Next, the functional and aesthetic qualities of site and architectural design will be evaluated through the discretionary review process. Because of

superseding development regulations, site conditions, design review and market conditions, not all sites will be able to meet these standards at maximum density and overall density will be reduced.

Designation of a site for a certain use does not necessarily mean that the site will be developed with the designated use and density within the horizon of the General Plan. Similarly, sites that are not anticipated to be developed may actually be used. For the purposes of calculating land use capacity, the following assumptions are used:

- Population is described as People at One Time (PAOT) and includes residents and visitors. PAOT is used as a measurement because of the large visitor population in the town of Mammoth Lakes at any given time
- Peak population is described for approximately theseventh busiest winter day, which is the Town's typical winter Saturday
- Development on individual parcels will be controlled by lot coverage limits, building height restrictions, floor area ratio limits, and implementation of community benefit and performance standards and policies in the various master and specific plans
- The capacity of the ski area will remain constant over the next twenty years
- The number of people engaged in activities other than skiing will increase as the town matures from 25% to between 35% and 45%
- Permanent population will grow at a rate of between 1.4% and 2.4% per year
- Permanent resident units accommodate 2.4 people per unit on average and all other units accommodate 4 people per unit on an average winter Saturday (These household size and occupancy assumptions are based on past utilization and are simply used to calculate potential build-out. They do not constitute policy.)
- Most commercial development will take place in the Resort, North Village, and Commercial 1 and 2 designations. The total amount of commercial development at build-out is anticipated to be 1,265,000 square feet
- Industrial development will be limited primarily to the "Industrial" designation; although, there will be a small amount in other designations. The total amount of industrial development at build-out is anticipated to be approximately 500,000 square feet

INTENT

This Element describes how the Town achieves a progressive and integrated multi-modal transportation system, one that serves the various needs of residents, employees and visitors. Mammoth Lakes will be connected, accessible, uncongested and safe with emphasis on feet first, public transportation second, and car last (Appendix D describes the Town's circulation system). Overall, mobility will be improved through measures such as:

- Increasing and improving available transportation options
- Providing incentives to change travel mode, time or destination
- Land use planning that reinforces feet first and improves mobility
- Connecting sidewalks and trails to transit, parking facilities, and parks year-round to provide a better experience
- Parking facilities that encourage people to walk, bike or use transit
- Future streets located to create flexibility of movement and provide multiple access routes to improve access for emergency, delivery, service, public and private vehicles
- Traffic calming and control measures
- Upgrade the Mammoth Yosemite Airport terminal to allow for regional air service.

Way-finding

M.1. GOAL: Develop and implement a townwide way-finding system.

Regional Transportation

M.2. GOAL: Improve regional transportation system.

- M.2.A. Policy: Maintain and expand access to recreation areas via coordinated system of shuttle and bus services, scenic routes, trails and highways.
- M.2.B. Policy: Reduce highway traffic congestion and address other planning issues through collaboration with neighboring jurisdictions and regional agencies.
- M.2.C. Policy: Work with Caltrans to coordinate transportation systems during high traffic flow events and weather emergencies. Adjustments include traffic control officers, message signs and temporary barriers.

- M.2.C.1. Action: Review and update the Regional Transportation Plan (RTP). Maintain a list of regionally significant streets and roads for inclusion in the RTP.
- M.2.C.2. Action: Avoid peak periods of congestion by developing design standards for traffic operation and scheduling.
- M.2.D. Policy: Support upgrading of State Route 14 and State U. S. Highway 395.
- M.2.E. Policy: Support federal and state efforts to mitigate impacts of truck traffic and freight hauling on regional highways.
- M.2.F. Policy: Establish convenient and energy efficient access to the Mammoth Yosemite Airport.
 - M.2.F.1. Action: Provide transit service, and encourage lodging-provided and other shuttle services, connecting the town with the Mammoth Yosemite Airport. Discourage rental cars at the Airport.

In-Town Transportation

- M.3. GOAL: Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.
 - M.3.A. Policy: Maintain a Level of Service D or better on the Peak Design Day at intersections along arterial and collector roads.
 - M.3.B. Policy: Reduce automobile trips by promoting and facilitating:
 - Walking
 - Bicycling
 - Local and regional transit
 - Innovative parking management
 - Gondolas and trams
 - Employer-based trip reduction programs
 - Alternate work schedules
 - Telecommuting
 - Ride-share programs
 - Cross-country skiing and snowshoeing

- M.3.C. Policy: Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood-serving commercial mixed use centers.
- M.3.D. Policy: Encourage visitors to leave vehicles at their lodging by developing pedestrian, bicycle, transit and parking management strategies.
- M.3.E. Policy: Require development to implement Transportation Demand Management (TDM) measures.
 - M.3.E.1. <u>Action</u>: Develop a TDM strategy and implement through programs, quidelines and the Municipal Code.
- M.3.F. Policy: Encourage the school district, ski resort and other major public and private traffic generators to develop and implement measures to change travel behavior.
- M.3.G. Policy: Construction activities shall be planned, scheduled and conducted to minimize the severity and duration of traffic impediments.
 - M.3.G.1. <u>Action</u>: Town shall set standards for non-conformance and for schedule delays.
- M.3.H. Policy: Commercial developments shall not allow delivery vehicles and unloading activity to impede traffic flow through adequate delivery facilities and/or delivery management plans.
 - M.3.H.1. <u>Action</u>: Establish delivery area standards to be met as part of the planning approval process.

Walking and Bicycling

- M.4. GOAL: Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.
- M.4.A. Policy: Improve safety of sidewalks, trails and streets.

- M.4.B. Policy: Provide a high quality pedestrian system linked throughout the community with year-round access.
 - M.4.B.1. Action: Develop and implement a pedestrian improvement plan.
- M.4.C. Policy: Design streets, sidewalks and trails to ensure public safety such as:
 - adequate dimensions and separation
 - glare-free lighting at intersections
 - directional and informational signage
 - trash receptacles
 - benches
 - shuttle shelters
 - protected roadway crossings
 - landscaping
 - groomed community trails
 - snow removed from sidewalks
- M.4.D. Policy: Provide safe travel for pedestrians to schools and parks.
 - M.4.D.1. Action: Update trail, streetscape and roadway design standards as well as the Circulation, Trail System and General Bikeway Plans to:
 - Establish a system of bicycle routes and pedestrian trails for recreation, commuting and shopping that is comprehensive and safe
 - Develop a townwide maintenance, grooming and/or snow removal program for sidewalks and trails to provide year-round pedestrian access
 - Design and construct streetscapes and roadways to reduce long-term maintenance costs in a harsh climate
- M.4.E. Policy: Development shall improve existing conditions to meet Town standards.
- M.4.F. Policy: Improve pedestrian safety along State Route 203 by working with Caltrans to incorporate techniques such as sidewalks, roadways and/or shoulder modifications, highway grade changes or rerouting, and pedestrian crossings.

Transit System

M.5. GOAL: Provide a year-round local public transit system that is convenient and efficient.

- M.5.A. Policy: Expand and increase reliability of transit service to meet the needs of the community and visitors.
 - M.5A.1. <u>Action</u>: Develop a transit plan and update regularly.
- M.5.B. Policy: Encourage transit use by requiring development and facility improvements to incorporate features such as shelters, safe routes to transit stops, and year-round access.
- M.5.C. Policy: Increase availability of transit services by working collaboratively with other agencies and organizations.
 - M.5.C.1. <u>Action</u>: Explore development of a transit system center and secondary locations to provide:
 - a. Convenient transfer between different modes of transport
 - b. An attractive place to wait for public transit services
 - c. A centralized location for transit information
 - M.5.C.2. <u>Action</u>: Prepare an annual report assessing transit needs of residents, workforce and visitors and evaluating use of transit services.

M.7.

Parking

- M.6. GOAL: Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.
 - M.6.A. Policy: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.
 - M.6.B. Policy: Support development of strategically located public parking facilities.

- M.6.B.1. <u>Action</u>: Conduct thorough review of public parkingneedsanddevelopcomprehensive parking strategy including:
 - Off-site parking
 - Shared parking
 - In-lieu fees for parking
 - Public parking facilities
 - Parking equipment innovations
 - Tandem parking
 - On-street parking
- M.6.B.2. <u>Action</u>: Update the Municipal Code to implement the comprehensive parking strategy.
- M.6.B.3. <u>Action</u>: Revise the Municipal Code to include bicycle parking and storage standards.

Streets

GOAL: Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.

- M7A Policy: Install traffic control and safety operational improvements at intersections on arterial roads as required to meet the above Levels of Service.
- M.7.B. Policy: Design and develop a functional hierarchy of arterial, collector, and local streets and rights-of-way including mid-block connectors.
 - M.7.B.1. <u>Action</u>: Update sidewalk, bikeway and road design and development standards.
- M.7.C. Policy: Improve substandard roadways to Town standards.
- M.7.D. Policy: Monitor impact of development on local and regional traffic conditions and roadway network to plan for future improvements in the network.

- M.7.D.1. <u>Action</u>: Annually review and update the Town's Capital Improvement Program.
- M.7.D.2. Action: Secure needed right-of-way for future roadway improvements by updating the Municipal Code and/ or Traffic Mitigation Fee program to establish guidelines or requirements for development.
- M.7.E. Policy: Require all development to construct improvements and/or pay traffic impact fees to adequately mitigate identified impacts. Mitigation of significant project-related impacts may require improvements beyond those addressed by the current Capital Improvement Program and Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations.
- M.7.F. Policy: Plan new and/or reroute existing streets and circulation facilities where required by new development or to achieve circulation objectives.
- M.7.G. Policy: Identify and protect future public rights-of-way and facilities in development.
- M.7.H. Policy: Development shall dedicate, design and construct internal and adjacent streets, sidewalks and trails to Town standards.

Traffic Calming

- M.8. GOAL: Enhance small town community character through the design of the transportation system.
 - M8A Policy: Encourage traffic-calming techniques that protect residential neighborhoods and streets, enhance public safety, maintain small town character and enhance resort design objectives.
 - M.8.A.1. <u>Action</u>: Build and monitor roundabouts as a means of traffic control at intersections.

- M.8.A.2. Action: Study smoothing and slowing flow of traffic in commercial areas by reducing through-traffic lanes and converting the area into improved turning lanes, landscaping, bicycle lanes or one-way streets.
- M.S.B. Policy: Facilitate implementation of traffic-calming techniques by encouraging development of public-private partnerships and pilot projects.
- M.S.C. Policy: Improve pedestrian traffic and roadway circulation affected by snow storage by increasing shoulder width and building sidewalks and trails along State Route 203, Minaret Road, Meridian Boulevard, and Old Mammoth Road.

Snow Management

- M.9. GOAL: Improve snow and ice management.
 - M9A Policy: Require snow management methods that minimize environmental damage while optimizing road and pedestrian safety.
 - M.9.B. Policy: Increase year-round pedestrian access to sidewalks and transit stops.
 - M9.C Policy: Support development of geothermaland solar heating opportunities for snow removal.
 - M.9.C.1. Action: Encourage development of a townwide economic analysis and plan to identify areas suitable for geothermal and solar snow melt.

PARKS, OPEN SPACE, AND RECREATION

INTENT

More than three out of four Americans participate in active outdoor recreation each year. Americans spend money, create jobs and support local communities when they get outdoors. Simple healthy outdoor activities such as skiing, snowboarding, hiking, biking or camping generate enormous economic power and a far-reaching ripple effect that touches many of the nation's major economic sectors.

Parks, open space and recreation create an attractive quality of life and contribute to public health by encouraging physical activity and an appreciation of nature. We emphasize a wide variety of outdoor winter and summer activities as outlined in the goals and policies of this Element. Parks, open space, and recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy. Lands within the Urban Growth Boundary (4.5 square miles) must be integrated into the surrounding public lands through policies that promote a system of deeded and guaranteed points of public access to public lands.

A Town Within a Park

- P.1. GOAL: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.
- P.2. GOAL: Provide additional parks within town.
 - P.2A. Policy: Coordinate open space programs and policies with the Inyo National Forest, City of Los Angeles and Mono County.
 - P.2.B. Policy: Require usable public recreation open space in all master planned developments.
 - P.2.B.1. Action: Develop a comprehensive and integrated year-round Parks and Recreation Master Plan.
 - P.2.B.2. Action: Actively seek grant funds for parks, open spaces and recreational activities.
 - P.2.B.3. <u>Action</u>: Maintain a Master Facility Plan and Development Impact Fee schedule.

- P.2.C. Policy: Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.
 - P.2.C1. Action: Establish zoning districts that allow parks, recreation and ancillary facilities.
- P.2.D. Policy: Increase understanding and appreciation of the cultural, natural and historical resources of the region and town through development of programs, facilities and interpretive signage.
- P.2.E. Policy: Include interpretive signage in parks, trails and public rights-of-way.
 - P.2.E.1. Action: Plan, design, and implement an interpretive signage program.

Trail System

- P.3. GOAL: Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.
 - P.3.A. Policy: Ensure public routes for access to public lands are provided in all developments adjacent to National Forest lands.
 - P.3.B. Policy: Coordinate with multiple organizations, agencies and jurisdictions to plan, steward, interpret, promote and sustain trails, public access and outdoor recreation amenities in the Mammoth Lakes region.
 - P.3.C. Policy: Identify and acquire points of public access to public lands (from within the Urban Growth Boundary to surrounding public lands) through cooperative arrangements including easements, purchase or other means of title acquisition.

Recreational Opportunities

- P.4. GOAL: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
 - P.4.A. Policy: Expand recreational opportunities by proactively developing partnerships with public agencies and private entities.
 - P.4.B. Policy: Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include but are not limited to:
- downhill skiing & snowboarding
- cross-country skiing
- back-country skiing & snowboarding
- snowshoeing
- sledding
- dog sledding
- ice skating
- snowmobiling
- sleigh rides
- tennis
- swimming
- soccer
- racquetball
- snow play
- skateboarding

- day & backcountry hiking
- walking
- interpretive trails & signage
- climbing
- touring
- street & mountain biking
- camping
- fishing
- fall-color viewing
- birding
- health & fitness
- off-highway vehicles
- equestrian activities
- BMX
- P.4.C. Policy: Ensure balance of use, enjoyment and separation where appropriate between motorized and non-motorized modes of recreation.
 - P.4.C.1. <u>Action</u>: Specifically address use, needs and operations of motorized and non-motorized recreation users in a year-round comprehensive recreation plan.

Connected Throughout

P.5. GOAL: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.

- P.5A. Policy: Create open space corridors by combining open space on neighboring properties.
- P.5.B. Policy: Design and construct trails as components of a regional and local network for recreation and commuting.
- P.5.C. Policy: Require development to incorporate linked public trail corridors identified in the Mammoth Lakes Trail System Plan into overall project site plan.
 - P.5.C.1. <u>Action</u>: Prepare an expanded Master Plan to link trails, parks and open space.
- P.5.D. Policy: Design public and private streets not only as connections to different neighborhood districts but also as an essential element of the open space system. Include parks and plazas, tree-lined open spaces and continuous recreational paths in design.
- P.5.E. Policy: Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.
- P.5.F. Policy: Ensure provision of parkland dedications or payment of in-lieu fees through project approvals or development impact fees.
- P.5.G. Policy: Identify, zone and procure land for new and expanded parklands including:
 - pocket parks
 - natural pockets of forest
 - community gardens
 - greenbelts
 - streamside parks
 - street way linear parks
 - active parks
 - open space
 - snow play
 - festival and special events areas
 - passive parks
- P.5.H. Policy: Dedicated parkland suitable for active recreation uses shall have a maximum slope of 10%, be accessible to the community, and be free of significant constraints.

RESOURCE MANAGEMENT AND CONSERVATION

INTENT

This Element establishes and emphasizes our stewardship of the community's natural resources. As stewards, we will wisely manage those resources and be responsible to future generations for their condition. The condition in which we leave our resources will be our legacy.

Mammoth Lakes will be a community where sustainability is emphasized through green building design strategies and energy efficiency. We will be environmentally responsible and economically sustainable. Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources.

Habitat Resources

- R1 GOAL: Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.
 - R.1.A. Policy: Be stewards of important wildlife and biological habitats within the Town's municipal boundary.
 - R.1.A.1. <u>Action</u>: Prepare species, habitat and natural community preservation and conservation strategies.
 - R.1.A.2. Action: Maintain an inventory of all Special Status Wildlife Species and Special Status Plants and Plant Communities within the Planning Area.
 - R.1.B. Policy: Development shall be stewards of Special Status plant and animal species and natural communities and habitats.
 - R.1.B.1. <u>Action</u>: Plan development to minimize removal of native vegetation and trees and destruction of wildlife habitat.
 - R.1.B.2. Action: Reflect the high value the

community places on existing mature trees by updating the formula to calculate value in the tree replacement ordinance.

- R.1.C. Policy: Prior to development, projects shall identify and mitigate potential impacts to site-specific sensitive habitats, including special status plant, animal species and mature trees.
- R.1.D. Policy: Be stewards of primary wildlife habitats through public and/or private management programs. For example, construction of active and passive recreation and development areas away from the habitat.
- R.1.E. Policy: Support fishery management activities.
- R.1.F. Policy: Support education, interpretive programs and facilities offered by the Department of Fish and Game, Mono County Fisheries Commission, and other appropriate entities.
- R.1.G. Policy: Support efforts to regulate in-stream flows and lake levels to maintain fishery and other wildlife habitat.
- R.1.H. Policy: Work with MCWD to ensure that groundwater is not over-drafted and does not cause negative environmental impacts to resources such as surface water, springs and native vegetation.
- R.1.I. Policy: Encourage the management of forest resources in and adjacent to the town to ensure forest health, minimize insect and pathogen outbreaks and reduce fuel loading.
- R.1.J. Policy: Live safely with wildlife within our community.
 - R1J.1. <u>Action</u>: Require that development be wildlife friendly by minimizing possible denning sites and minimizing exterior lighting.

Healthy Ecosystem

- R2 GOAL: Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.
 - R.2.A. Policy: Trash enclosures, receptacles and food storage areas shall be animal resistant.
 - R.2.B. Policy: Be stewards of forested areas, wetlands, streams, significant slopes and rock outcroppings. Allow stands of trees to continue to penetrate the community to retain the mountain character of Mammoth Lakes. Minimize tree removal for development to the greatest extent possible.
 - R.2.C. Policy: Avoid wetland disturbance to greatest extent possible by requiring all feasible project modifications.
 - R.2.C.1. Action: Monitor status of wetlands and stream corridors to ensure healthy habitats.
 - R.2.D. Policy: Mapped intermittent streams should not be placed in culverts.
 - R.2.E. Policy: Require open space in the following areas:
 - Lands with slopes in excess of 20-25 percent
 - Wetland areas
 - Stream corridors
 - Scenic corridors

Mammoth Creek

- R3. GOAL: Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.
 - R.3.A. Policy: Prohibit development in the vicinity of Mammoth Creek that does not maintain minimum established setbacks and protect stream-bank vegetation.
 - R.3.B. Policy: Manage all properties held by the Town of Mammoth Lakes along the Mammoth Creek corridor for open space, habitat preservation and passive recreation.

- R.3.C. Policy: Restore degraded areas within and adjacent to Mammoth Creek, in association with contiguous development projects or as off-site mitigation.
- R.3.D. Policy: Improve public access to Mammoth Creek through discretionary project review and other available means.

Water Resources

- R4 GOAL: Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.
 - R.4.A. Policy: The Town shall work with MCWD to ensure that land use approvals are phased so that the development of necessary water supply sources is established prior to development approvals.
 - R.4.B. Policy: Support and encourage water conservation and recycled water use within private and public developments.
 - R.4.C. Policy: Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects. Development design, including parks, may include limited turf as appropriate to the intended use.
 - R.4.C.1. Action: Establish water conservation programs including drought-tolerant landscaping and efficient building design requirements by working collaboratively with Lahontan Regional Water Quality Control Board, Mammoth Community Water District and other interested stakeholders.
 - R.4.D. Policy: Require development to use native and compatible non-native plants, especially drought-resistant species, to greatest extent possible when fulfilling landscaping requirements and enforcing the Water Efficient Landscaping Ordinance.
 - R.4.E. Policy: Limit use of turf over root zones of native trees to avoid or minimize adverse impacts of excessive water to native trees.
 - R.4.E.1. <u>Action</u>: Review and update the Suggested Plant List in the Town of Mammoth Lakes Design Guidelines.

Erosion and Sedimentation

R5. GOAL: Minimize erosion and sedimentation.

- R.5.A. Policy: Wisely manage natural and historic drainage patterns.
 - R.5.A.1. <u>Action</u>: Identify and map existing and historic drainage patterns.
 - R.5.A.2. <u>Action</u>: Maintain a Drainage Master Plan.
- R.5.B. Policy: Require parking lot storm drainagesystems to include facilities to separate oils and silt from storm water where practical and when warranted by the size of the project.
- R.5.C. Policy: Prevent erosion, siltation, and flooding by requiring use of Best Management Practices (BMPs) during and after construction.

Energy Resources

R6. GOAL: Optimize efficient use of energy.

- R.6.A. Policy: Reduce energy demand by promoting energy efficiency in all sectors of the community.
- R.6.B. Policy: Encourage and support reduction of energy demand in existing buildings.
 - R.6.B.1. <u>Action</u>: Educate community on cost savings possible with energy conservation strategies.
 - R.6.B.2. <u>Action</u>: Facilitate energy audits.
 - R.6.B.3. <u>Action</u>: Develop incentives for improvements in energy efficiency.
- R.6.C. Policy: Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.
 - R.6.C.1. <u>Action</u>: Develop incentives for improvements in building energy efficiency and resource conservation.
- R.6.D. Policy: Reduce the use of fossil fuels and energy consumption of Town fleet through innovative measures.

Green Technology

R7. GOAL: Be a leader in use of green building technology.

- R.7.A Policy: Use green building practices to greatest extent possible in all construction projects.
 - R7A1. <u>Action</u>: Educate community about green building construction techniques.
 - R7A2. <u>Action</u>: Encourage site design that uses green building techniques.
 - R7A3. Action: Establish incentives for green building practices and LEED (Leadership in Energy and Environmental Design) certified buildings.
- R.7.B. Policy: Encourage development of housing close to work, commercial services, recreation areas and transit routes to reduce fuel consumption.

Energy Conservation

- R8. GOAL: Increase use of renewable energy resources and encourage conservation of existing sources of energy.
 - R.8.A. Policy: Educate community, both residents and visitors, on economic and environmental benefits of energy efficiency, use of renewable resources and potential cost savings with energy efficient retrofits and remodels.
 - R.8.B. Policy: Educate building industry professionals on value of energy efficient building construction and use of renewable resource heating and power systems both in new and retrofit construction.
 - R.8.C. Policy: Research and facilitate cost-benefit analysis for energy and resource conservation in new and existing building systems.
 - R.8.D. Policy: Encourage use of renewable fuels such as biodiesel.
 - R.8.D.1. <u>Action</u>: Establish a regulatory framework and incentives to facilitate use of renewable fuels.

- R.8.E. Policy: Support development of a geothermal heating district for the town including seeking grant-funding sources for geothermal heating projects.
 - R.8.E.1. <u>Action</u>: Establish regulatory framework to encourage and facilitate use of geothermal heating.
- R.8.F. Policy: Encourage building design and orientation for passive solar heating.
 - R.8.F.1. Action: Develop and implement standards that enable and encourage the application of passive solar in new and existing public and private development.
- R.8.G. Policy: Encourage use of decentralized solar electric power production systems.
 - R.8.G.1. <u>Action</u>: Implement standards that encourage and facilitate application of active solar in new and existing public and private development.

Solid Waste

R9. GOAL: Reduce volume of solid waste.

- R.9.A. Policy: Support programs to recycle materials such as paper, cardboard, glass, metal, plastics, motor oil; and programs to compost or chip for mulch tree cuttings, brush, and other vegetation.
 - R.9.A.1. Action: Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the landfill.
 - R.9.A.2. <u>Action</u>: Require effective and efficient recycling programs throughout the community.
 - R.9.A.3. <u>Action</u>: Provide recycling containers throughout the community.

Air Quality

- R10. GOAL: Protect health of community residents by assuring that the town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.
 - R.10.A. Policy: Support regional air quality improvement efforts.
 - R.10.B. Policy: Promote land use patterns that reduce number and length of motor vehicle trips, including:
 - development of in-town workforce housing
 - residential and mixed use development adjacent to commercial centers
 - mountain portals and transit corridors
 - provision of a mix of support services in employment areas
 - R.10.C. Policy: Support strategies for development that reduce projected total vehicle miles traveled including, but are not limited to:
 - circulation system improvements
 - · mass transit facilities
 - private shuttles
 - design and location of facilities to encourage pedestrian circulation
 - R.10.D. Policy: Mitigate impacts on air quality resulting from development through design, participation in Town air pollution reduction programs, and/ or other measures that address compliance with adopted air quality standards.
 - R.10.E. Policy: The Town of Mammoth Lakes will strive to attain and maintain the National Ambient Air Quality Standard (NAAQS) for PM-10.
 - R.10.E.1. <u>Action</u>: The Town will continue to support monitoring activities of the Great Basin Air Pollution Control District.
 - R.10.E.2. Action: The Town will continue to require project level environmental reviews (EIR's and Negative Declarations) to address the incremental increase in PM-10 levels from the project(s).

Resource Management nd Conservation

- R.10.E.3. Action: In the event that the project level reviews show that the Town is likely to exceed the NAAQS, permits will not be issued until mitigation is developed that demonstrate compliance with the NAAQS.
- R.10.F. Policy: The Town of Mammoth Lakes will work with the Great Basin Air Pollution Control District to develop and implement measures and programs with the intent of attaining the state standard for PM-10.
 - R.10.F.1. Action: The Town will work with the Great Basin Air Pollution Control District to update the Air Quality Management Plan to reflect revised traffic modeling, increased transit, changed woodstove regulations, and other changes since 1990.
- R.10.G. Policy: Reduce air pollutants during construction through implementation of Best Management Practices (BMPs).
- R.10.H. Policy: Develop an efficient transportation system to reduce CO2 emissions and air pollutants.
- R.10.I. Policy: Reduce PM-10 emissions resulting from excessive accumulations of cinders and dirt on roadways.
 - R.10.I.1. Action: Monitor air quality and street

- sweeping program to determine if modifications are necessary to reduce PM-10.
- R.10.I.2. Action: Support pilot projects to determine feasibility of utilizing alternative traction control methods.
- R.10.J. Policy: No solid fuel burning appliances will be installed within any multi-unit development.
- R.10.K. Policy: Enhance air quality by implementing Particulate Emissions Regulations ("PER").
 - R.10.K.1. <u>Action</u>: Update PER to incorporate any technological advancements that would enhance air quality within the town.
 - R.10.K.2. <u>Action</u>: Continue public education on air quality issues in Mammoth Lakes.
- R.10.L. Policy: Mitigation of significant project-related impacts may require improvements beyond those addressed by the current Capital Improvement Program and Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations.

R.11 GOAL: Reduce greenhouse gas emissions.

R.11.A Policy: Support the objectives of the U.S. Mayors Climate Protection Agreement, Assembly Bill 32, and California Executive Order S-03-05 and implement actions to reduce Mammoth Lakes' carbon footprint.

PUBLIC HEALTH AND SAFETY

INTENT

The Town of Mammoth Lakes recognizes the potential impacts climate change can have on a community. In response, the Town initiated the Resilient Mammoth Lakes project, funded by a Caltrans funded SB 1 grant, which is a comprehensive review of how climate change and its related hazards may affect the Town in the coming years and decades. As part of the Resilient Mammoth Lakes project, and in response to SB 379 and SB 1241, the Town of Mammoth Lakes completed a climate change vulnerability assessment and comprehensive review of fire hazards within the Town. The vulnerability assessment was prepared to inform how the following exposures will affect sensitive assets in the community:

- Drought
- Extreme heat
- Flooding
- Forestry pests and diseases
- Human health hazards
- Landslides and mudflows
- Severe weather
- Severe winter weather
- Wildfire
- Smoke and ash

The Resilient Mammoth Lakes project identified strategies to ensure the people, buildings, economy, and natural environment will have the tools to prepare, respond, and recover from hazards exacerbated by climate change. The resulting strategies are identified as "adaptation policies" and "adaptation actions", which will help increase the resiliency of the population, built environment, the economy, and natural environment within the Town.

The Public Health and Safety Element will <u>increase resiliency</u> to natural and manmade hazards to improve our quality of life and to encourage people to live and work in Mammoth Lakes. The community will be comfortable and safe. Facilities that are important to <u>creating</u> a livable, <u>comfortable</u>, and <u>safe</u> community will be supported, provided, and encouraged. Awareness of climate change hazards through <u>public agency coordination</u>, <u>coordinated</u> <u>organized</u> <u>public information</u>, and <u>continuous</u> education is a priority.

Public Health

S.1. GOAL: Support high quality health care and child care for Mammoth Lakes' residents and visitors.

- S.1.A. Policy: Encourage an adequate, affordable and diverse supply of infant and child care facilities and services.
 - S.1.A.1. <u>Action</u>: Work with Mono County Office of Education and other organizations to support and promote child care facilities and services.
- S.1.B. Policy: Support adequate hospital, paramedic and other health facilities.
 - S.1.B.1. <u>Action</u>: Provide emergency operation centers.
- S.1.C. Policy: Support school and agency programs on matters of public health.
- S.1.D. Policy: Encourage development and expansion of senior services and facilities to serve the senior population.
- S.1.E. Policy: Permit day care facilities in residential zones.
 - S.1.E.1. <u>Action</u>: Amend the Zoning Code to enable state-mandated incentives for child care facilities.

Public Safety

- S.2. GOAL: Keep Mammoth Lakes a safe place to live, work and play.
 - S.2.A. Policy: Maintain safe and efficient municipal operations and services.
 - S.2.A.1. Action: Develop and maintain a Municipal Operation Plan that includes sites for storage and/or disposal of hazardous material, trash, propane, snow, and forestry products.

Police Enforcement

S.2.B. Policy: Ensure effective code enforcement and policing programs.

- S.2.C. Policy: Provide public safety facilities at multiple locations to facilitate prompt response times.
- S.2.D. Policy: Increase public access to police services.
 - S.2.D.1. <u>Action</u>: Use foot and bicycle patrols to increase community policing.
 - S.2.D.2. <u>Action</u>: Promote establishment and/ or expansion of neighborhood watch programs for residential areas.
 - S.2.D.3. <u>Action</u>: Continue enforcement of the California Motor Vehicle Code, local speed controls, and chain controls.
 - S.2.D.4. Action: Reduce criminal behavior in the community by involving the community and coordinating with other agencies.

Hazards

S.3. GOAL: Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.

Snow Management

- S.3.A. Policy: Design all structures in Mammoth Lakes to withstand to withstand snow loads and to reduce any additional hazards created by snow accumulation.
- S.3.B. Policy: Design buildings so that snow shed, ice shed, and snowmelt are not a hazard to people and property.
- S.3.C. Policy: All developments shall provide and maintain adequate on-site snow storage or maintain a Town-approved snow-hauling and storage program.
- <u>S.3.D.</u> Policy: Maintain safe public access and circulation through comprehensive snow removal programs provided by the Town or by private entities.

- S.3.D.S.3.E. Adaptation Policy: Provide education and outreach to community members on mobility options during winter weather conditions including strategies to shelter in place during extreme events.
 - S.3.E.1. Adaptation Action: Provide information to residents and visitors regarding safe and convenient transportation options including strategies to shelter in place during severe winter weather.
- S.3.F. Adaptation Policy: Build on existing collaboration between the Town, Mammoth Mountain Ski Area, local businesses and Caltrans to ensure that snow management is more effective, equitable and safer for the entire community.
 - S.3.F.1. Adaptation Action: Improve snow removal and storage systems, modeling after specific needs of residents. Look to community-based snow management systems already used by condominiums, town programs, and private snow storage.
 - S.3.F.2. **Adaptation Action**: Create equitable and affordable snow removal options for low-income and older residents.
 - S.3.F.3. Adaptation Action: Explore the establishment of local snow shoveling teams, and snow removal equipment lending programs that serve disadvantaged and vulnerable populations.
 - S.3.F.4. **Adaptation Action:** Explore funding opportunities to support local snow management efforts.
 - S.3.F.5. Adaptation Action: Create and implement a more effective snow removal and storage system to ensure benefits to all residents and visitors, including those populations with limited access to private snow removal equipment.
 - S.3.F.6. Adaptation Action: Ensure that vulnerable populations have access to appropriate mobility and

- <u>transportation options during severe</u> winter weather events.
- S.3.F.7. **Adaptation Action**: Improve snow removal systems to clear walkways for pedestrian traffic.
- S.3.D.1.S.3.F.8. Adaptation Action:

 Explore innovative snow management strategies including use of geothermal resources.
- S.3.F.9. Adaptation Action: Explore strategies to enable snow-load retrofits to structures that do not meet current standards.
- S.3.F.10. **Action**: Promote access to fire hydrants during winter snow periods through greater community outreach and engagement with contractors to provide on-call services, when needed.
- S.3.F.11. Action: Periodically review and update a mutual aid agreement with Caltrans for snow management and removal along Highway 203 located within Town limits.
- S.3.F.12. **Action**: Promote retention of MLFPD contracts with CalFIRE to assist in hydrant access.

Avalanche

- S.3.E.S.3.G. Policy: Development shall mitigate potential avalanche hazards.
- S.3.F.S.3.H. Policy: Require an Avalanche Risk Assessment, as part of a use permit application, for all development proposed within the Snow Deposition Design Zone.
 - S.3.F.1.S.3.H.1. Action: The Town shall identify limits of avalanche run-out areas and potential avalanche hazard areas that may impact existing or new development.
- <u>S.3.G.S.3.I.</u> Policy: Only open space or low-density seasonal occupancy uses may be permitted in high avalanche hazard zones, unless adequate mitigation is provided.

S.3.G.1.S.3.I.1. Action: Post warning signs on Town roads subject to avalanche hazards.

Geologic and Seismic

- S.3.H.S.3.J. Policy: Restrict development in areas prone to geologic hazards (landslides, steep topography, slope instability, etc.), unless adequately mitigated. withsteep slopes.
- S.3.I.S.3.K. Policy: Require geotechnical evaluations and implement mitigation measures prior to development in areas of potential geologic or seismic hazards, consistent with State requirements.
 - S.3.I.1. Action: Minimize soil erosion and slope instability by amending Municipal Code to include advances in construction techniques.
 - S.3.K.1. Action: Inform residents and businesses regarding earthquake preparedness and response by coordinating with other agencies to promote public education efforts.
- S.3.J.S.3.L. Policy: Promote expanded building requirements for commercial and residential structures that maintain structural integrity after a geologic and/or seismic event.

Flood

- <u>S.3.M.</u> Policy: Maintain a flood hazard management program that is adaptable to new and changing conditions.
 - S.3.M.1. Adaptation Action: Promote green infrastructure strategies that increase flood mitigation capacity within the Town by improving flood control, surface retention, and subsurface water storage.
 - S.3.M.2. Adaptation Action: Identify and prioritize key neighborhoods for stormwater capture and green infrastructure development.
 - S.3.M.3. **Adaptation Action**: Develop projects that restore existing flood controls and riparian corridors.

- S.3.M.4. Adaptation Action: Support tourism and protect natural resources by expanding active outdoor opportunities in green infrastructure areas.
- <u>S.3.N.</u> Policy: Restrict development in flood <u>prone</u> areas and near perimeter of natural <u>or engineered</u> water bodies, <u>unless adequately mitigated</u>.
- S.3.O. Policy: Require onsite stormwater retainage on new developments/redevelopments.
 - S.3.O.1. Action: Update Town Standards to include recommendations from the Storm Water Management Plan.
 - S.3.O.2. Action: Require commercial developments with more than 4,000 square feet of impervious space to provide 20% additional capacity for stormwater retention.
 - S.3.O.3. Action: Industrial uses shall provide an Industrial Stormwater Permit or waiver prior to issuance of a use permit.
- S.3.P. Policy: Upgrade and modify existing storm drains and size new storm drains to convey 120% of current design requirements.
- S.3.Q. **Adaptation Policy**: Improve resiliency of wastewater systems through grey water and green infrastructure improvements.
 - S.3.Q.1. Adaptation Action: Encourage MCWD to continue Rrehabilitateion and maintainmaintenance of water and the sewer systems as a preventative measure and to improve the system's resilience to flooding events.
 - S.3.Q.2. Adaptation Action: Work with partners to assess wastewater system flow capacity and determine/ anticipate potential flooding risks/ damage and develop appropriate mitigation strategies, where feasible.
 - <u>S.3.J.1.S.3.O.3.Adaptation Action: Encourage</u>
 <u>rain and stormwater capture gardens</u>
 and other green spaces.
 - S.3.J.2.S.3.Q.4.Adaptation Action: Assess and

improve stormwater storage.

- S.3.K.–FirePolicy: All construction shall comply with wildland fire-safe standards, including standards established for emergency access, signing and building numbering, private water supply reserves available for fire use, and vegetation modification.
- S.3.L.—Policy: Involve local fire department in the development review process.
- S.3.M. Policy: Minimize the incidence of fires by supporting the Mammoth Lakes Fire Protection District's (MLFPD) ability to respond to emergencies.
 - S.3.M.1. Action: Assist in establishment and implementation of appropriate funding sources so that the MLFPD is prepared to respond to and mitigate emergencies.
 - S.3.M.2. Action: Update Town-specific policies that further protect people and property from the risks of wildland and structural fire hazards

Hazardous Materials

- S.3.N.S.3.R. Policy: Provide for safe use and disposal of hazardous materials.
 - S.3.N.1.S.3.R.1. Action: Specify, develop and regulate sites for safe collection of hazardous wastes.
 - S.3.N.2.S.3.R.2. Action: Educate public about proper use and disposal of hazardous materials and waste through coordination with other public agencies.
 - S.3.N.3.S.3.R.3. Action: Effectively manage hazardous wastes by coordinating with regional and state agencies.
 - S.3.N.4.S.3.R.4. Action: Develop and implement a hazardous waste management, emergency responses, and minimization program by coordinating with other public agencies and private stakeholders.

- S.3.O.S.3.S. Policy: Require a Hazardous Materials Disclosure form from all development.
- S.3.P.S.3.T. Policy: Maintain and implement the Spill Prevention, Control and Countermeasure Plan for the Mammoth Yosemite Airport.

Carbon Dioxide

- S.3.Q.S.3.U. Policy: Support the Inyo National Forest's effort to minimize potential carbon dioxide hazards.
 - S.3.Q.1.S.3.U.1. Action: Collaborate with Inyo National Forest and United States Geological Survey (USGS) in developing public education efforts to inform residents and businesses regarding hazards of CO2 and high hazard areas.

Mineral Resource Management

- S.3.R.S.3.V. Policy: All mineral resource development projects shall meet or exceed applicable environmental regulations through implementation of the Surface Mining and Reclamation Act and Town environmental permitting.
- S.3.S.S.3.W. Policy: If geothermal power generating facilities are developed on National Forest lands west of State Scenic U.S. Highway 395, the Town shall work with the Mono County Local Agency Formation Commission to review the municipal boundary of the Town and shall annex development if appropriate.

Emergency Preparedness

S.4. GOAL: Maintain adequate emergency response capabilities.

- S.4.A. Policy: Aid emergency vehicle access and emergency evacuation of <u>all</u> residents and visitors, including those with access and <u>functional needs</u>, by providing and maintaining secondary access routes to all portions of the community, consistent with the Mammoth Lakes Fire Protection District (MLFPD) requirements.
- S.4.B. Policy: Maintain<u>and periodically update</u> an Emergency <u>Management</u> Plans.
- S.4.C. Policy: Cooperate with emergency response

- agencies to maintain preparedness to respond to all types of emergencies.
- S.4.C.1. Action: Update and implement emergency response and evacuation plans.
- <u>S.4.C.2. Action:</u> Develop and utilize an emergency notification and information system.
- S.4.C.3. Adaptation Action: Expand the use of Spanish translation for information distributed to the public during a disaster event.
- S.4.D. Policy: Maintain mutual aid agreements with <u>federal, State, and local</u> other police, fire, and emergency serviceresponse agencies.
- S.4.E. Policy: Establish community facilities that can be used as a designated cooling, heating, or smoke relief center during inclement weather episodes.
- S.4.F. Adaptation Policy: Prepare a comprehensive Town emergency response plan that identifies or creates a central and safe refuge location for emergency situations. Improve evacuation routes for emergency situations to serve both local residents and visitors.
 - S.4.F.1. Adaptation Action: Encourage local and regional partnerships to Ecreate evacuation routes, evacuation and shelter locations, and resiliency centers to provide safe refuge during emergencies.
 - S.4.F.2. Adaptation Action: Encourage residents on single-access roads to maintain emergency supplies to last at least three days.
 - S.4.F.3. Adaptation Action: Encourage local and regional partnerships to provide safe evacuation and shelter services that accommodate the needs of populations that are homeless and lack permanent shelter.
 - S.4.F.4. Adaptation Action: Plan transportation routes and transit systems that can support residents and

visitors during evacuation situations.

- S.4.F.5. Adaptation Action: Encourage the Hincorporate of backup powered emergency response systems into evacuation centers (locations where visitors and residents can seek refuge during an incident) to provide off-grid electricity and communications services.
- S.4.F.6. Adaptation Action: Encourage local and regional partnerships to create an alert system that can be used by local residents and visitors. Encourage collaboration and partnership with local and regional partners on existing alert and notification systems and future enhancements.
- S.4.F.7. Adaptation Action: Analyze the potential to create and reinforce emergency nodes and routes of transportation, including new or alternative routes for single-access roadways.
- S.4.G. Adaptation Policy: Work with local and regional partners to launch a coordinated preparedness education campaign to encourage community members to take action to improve resilience.
 - S.4.G.1. Adaptation Action: Develop a public outreach and education program for homeowners and residents to better prepare for wildfire mitigation and protection.

Fire

Fire Response Services

The Mammoth Lakes Fire Department is a fire protection district (District) created in 1948 to serve the Mammoth Lakes community. The District boundaries encompass approximately 24 square miles of which only 4.6 sq miles is non-federal land (the land within the Town's Urban Growth Boundary). 90% of the urban growth boundary is developed with over 7,500 residents and over 1,500,000 sq. ft. of commercial development. The population can vary from the 7,500 permanent residents to over 40,000 residents and visitors during peak weekends and holidays. The District currently conducts fire safe regulation inspections for existing

and proposed developments within the Town. The Mammoth Community Water District supplies potable water to the Town. In accordance with their 2015 Urban Water Management Plan, fire flows to support fire suppression activities are 2,000 gallons per minute, which is deemed adequate by the District.

According to the 2019 Draft Community Wildfire Protection Plan (CWPP), wildfire response characteristics within the town include:

- Of the ten hazard zones identified in the CWPP, one zone located in the Lakes District is considered to have an extreme fire hazard rating.
- Most areas of the Town are located within 2 miles of an existing fire station
- Most areas of the Town are supplied by fire hydrants that support fire suppression activity
- While the municipal water system can support fire suppression, key recommendations are identified to better support suppression activities

In addition to these characteristics regarding wildfire risk and response, the 2019 Draft CWPP also recognized the training regimen that is either used or will be followed by the District.

Wildfire Hazard Severity Zones

The Town of Mammoth Lakes is located within the Inyo National Forest, in the eastern region of the Sierra Nevada mountain range. Portions of the area are heavily forested, which increases the vulnerability of the Town to wildfire. Figure 6 identifies the Fire Hazard Severity Zones designated by Cal FIRE, which illustrate the fire hazard severity within the Town's Urban Growth Boundary and surrounding areas. The Town includes Very High, High, and Moderate zones of fire hazard severity.

The Town's one area within the Very High Fire Hazard
Severity Zone is isolated to the southwest corner of town just below the Lakes District. This area is designated for open space use and single family residential development.

For areas located within this zone, additional vegetation management requirements will be required:

Vegetation Management

Vegetation management is considered an effective method of wildfire hazard management and mitigation. To address vegetation management within the Town, a Fire Protection Plan (FPP) approved by the fire code official, is required for

all new development within the WUI area. FPPs are required to include mitigation strategies that take into consideration location, topography, geology, flammable vegetation, sensitive habitats/species, and climate of the proposed site. FPPs must address water supply, street name and address markings (consistent with Chapter 16.32 of the Mammoth Municipal Code), access, building ignition and fire resistance, fire protection systems and equipment, defensible space, vegetation management, and long-term maintenance. All required FPPs must be consistent with the requirements of the California Building Code Chapter 7A, International Wildland-Urban Interface Code, and the Town of Mammoth Lakes Municipal Code.

These vegetation management requirements are optional (but highly recommended) for portions of the Town located within the High and Moderate Fire Hazard Severity Zones.

Wildfire History

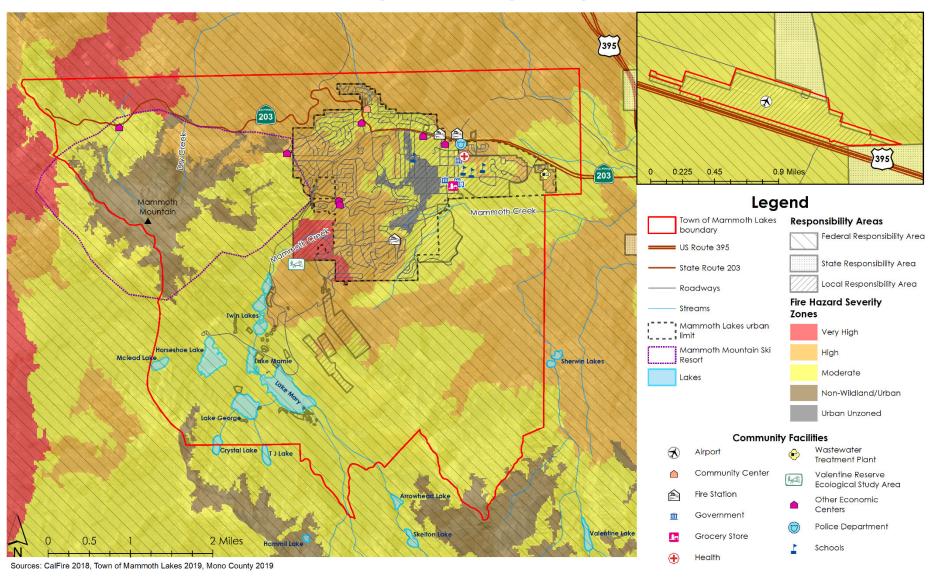
Wildfires a critical component to ecosystem health for this part of the State. Figure 7 identifies the historic wildfires that have occurred within the Town and surrounding areas. Based on this mapping five major wildfire incidents have occurred within or in close proximity to the Town, since 1966. While the perimeters have not significantly impacted properties within Town limits, current analysis within the 2019 Draft CWPP suggest that future risk to wildfire will increase based on available fuels and changes associated with climate change.

- S.5. GOAL: Collaborate and coordinate with Mammoth Lakes Fire Protection District (MLFPD) fire response agencies. on fire planning, preparedness, and response.
 - S.5.A. Policy: Involve local fire department in the development review process. Continue to facilitate MLFPD's participation in the development review process and coordinate on conditions of approval.
 - S.5.A.1. Action: Require all new development to comply with fire safety standards consistent with the requirements of the California Building Code Chapter 7A, International Wildland-Urban Interface Code, and the Town of Mammoth Lakes Municipal Code, and support ratification of the MLFPD Local Ordinance, specifically Chapter 49, Requirements

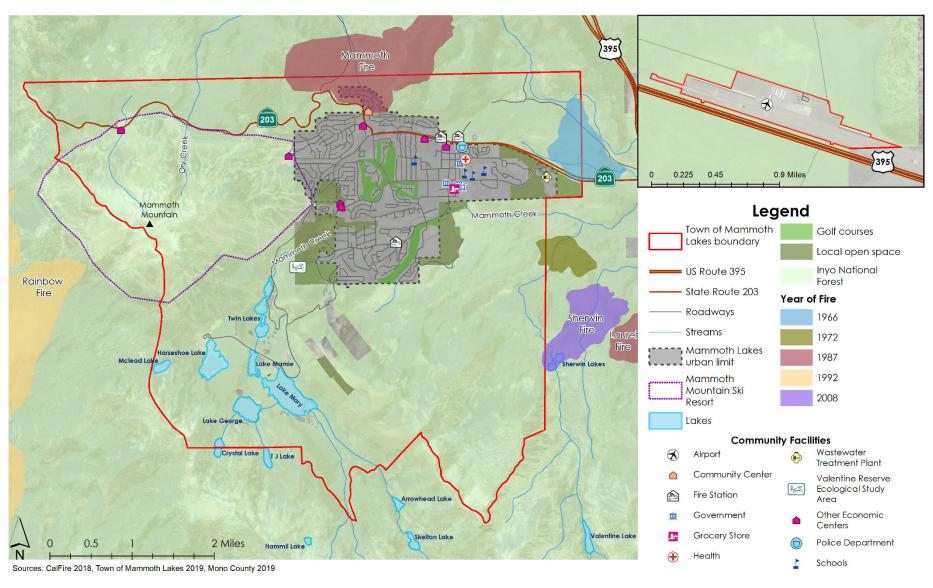
for Wildland-Urban Interface Fire Areas.and requirements of the MLFPD and Town of Mammoth Lakes.

Action: Prepare wildfire mitigation landscape standards to address wildfire hazard within the Structure Ignition Zone."

Fire Hazard Severity Zones and Responsibility Areas



Historic Wildfire Perimeters



- S.5.A.2. Action: Prepare wildfire mitigation landscape standards to address wildfire hazard within the Structure Ignition Zone.
- S.5.A.3. Action: Review the Zoning Code to ensure compatibility with wildfire mitigation landscape standards and modify if necessary.
- S.5.B. Policy: Minimize the incidence of fires and/or impacts of fires by supporting the MLFPD's ability to respond to emergencies.
 - S.5.B.1. Action: Assist in establishment and implementation of appropriate funding sources so that the MLFPD is prepared to respond to and mitigate emergencies.
 - S.5.B.2. Action: Update Town-specific policies that further protect people and property from the risks of wildland and structural fire hazards.
- S.5.C. Adaptation Policy: Improve wildfire management coordination between the Town, the Great Basin Unified Air Pollution Control District, Cal FIRE, and U.S. Forest Service (USFS), to mitigate economic impacts of prescribed or managed fires.
 - S.5.C.1. Adaptation Action: Improve fire management coordination between the Town and USFS by working to develop a prescribed and managed burning strategy that acknowledges the busy tourist season.
 - S.5.C.2. **Adaptation Action**: Encourage the USFS to consider community economic impact into the decision-making process.
- S.6. GOAL: Promote community resilience through collaboration on the preparation of the Local Hazard Mitigation Plan, and Community Wildfire Protection Plan, and adoption of fire safe regulations and fire inspections.

- S.6.A. Policy: Coordinate and participate with MLFPD on the preparation of a CWPP.
 - S.6.A.1. Action: Encourage MLFPD to align the Wildfire Hazard Assessment with future updates to CAL FIRE VHFHSZs.
 - S.6.A.2. Action: Encourage MLFPD to secure Cal FIRE recognition of TOML CWPP hazard mapping when it is more accurate than Cal FIRE VHFHSZ maps.
- S.6.B. Policy: Evaluate development proposals for wildfire risk reduction.
 - S.6.B.1. Action: Determine whether additional conditions of approval should be required by evaluating allowable land uses that may pose a wildfire hazard.
 - S.6.B.2. Action: Encourage wildfire mitigation best practices in future developments.
 - S.6.B.3. Action: Evaluate future land usesdevelopment applications for their potential impacts on risk reduction, such as the location of golf courses, community parks, and other uses that are fireadapted or incorporate significant areas of fuel modification.
 - S.6.B.4. Adaptation Action: Work with MLFPD to create a Land Inventory using GIS to identify fuel reduction status and points of contact.
- S.6.C. Policy: Link land use planning activities to hazard plans and post-disaster recovery.
 - S.6.C.1. Action: Work with MLFPD to facilitate implementation and ongoing updates of the CWPP.
 - S.6.C.2. Action: Work with partners to update the MJHMP, CWPP, and Safety Element periodically to incorporate the latest information and data and evaluate progress on actions.

- S.6.C.3. Action: Identify potential post-fire recovery assistance needs, including hazardous tree and debris removal and other landowner recovery measures.
- S.6.C.4. Action: Coordinate with other agencies to develop a Fire Hazards Response and Recovery Plan for the urban-wildland interface.
- S.6.D. Policy: Identify neighborhoods within and outside the Very High Fire Hazard Severity Zones, with limited access that may require secondary routes for first responders and the public during a fire event.
 - S.6.D.1. Action: Evaluate alternative emergency access routes in neighborhoods that have single ingress/egress.
 - <u>S.6.D.2.</u> Action: Develop an evacuation plan for high tourism seasons/events.
 - S.6.D.3. Require new development in the VHFHSZ to provide adequate roadway widths and lengths in compliance with Chapter 7A requirements.
- S.6.E. Policy: Consider wildfire risk as part of trails and open space planning activities.
 - S.6.E.1. Action: Work with local stakeholders to identify risks associated with trails and open space.
 - S.6.E.2. Action: Incorporate healthy forest management policies into the Open Space and Conservation Elements of the General Plan, future development, and including actions to integrate wildfire mitigation into trails and open space management practicesplanning.
- S.6.F. Policy: Work with MLFPD to identify fuel treatments that will reduce wildfire threat to the town.
 - S.6.F.1. Action: Coordinate with the Valentine Reserve, Camp High Sierra, and other

- partners to identify potential fuel mitigation projects that reduce wildfire risk and support grant funding applications for these projects.
- S.6.F.2. Action: Consider uUpdate s to building and landscaping requirements and protocols that integrate Cal Fire and MLFPD regulations and procedures.
- S.6.F.3. Adaptation Action: Encourage a drought tolerant and fire-resistant landscaping demonstration garden to encourage public participation in water conservation and fire preparedness efforts.
- S.6.F.4. Action: Identify long term maintenance actions and funding mechanisms for fuels management and modification, especially along critical roadways and adjacent to critical infrastructure.
- S.6.G. Policy: Increase funding for wildfire mitigation and protection.
 - S.6.G.1. Action: Pursue grant funding opportunities to support private property owner vegetation clearing and treatments.
 - S.6.G.2. **Adaptation Action**: Provide education and outreach for funding opportunities for residents and business owners.
 - S.6.G.3. Adaptation Action: Advocate for use of State grants on federal land through the Mammoth Lakes Fire Safe Council.
- S.6.H. Policy: Ensure construction methods for new development reduce susceptibility to wildfire risk.
 - S.6.H.1. Action: Research funding sources to implement a program to support wildfire mitigation retrofits for residential and commercial development.
 - S.6.H.2. Action: Review and align Town Design Guidelines with wildfire construction

- standards adopted by the Town and MLFPD.
- S.6.H.3. Action: Analyze the relationship between wildfire risk and proximity to steep slopes and establish minimum slope setbacks for new construction areas as necessary.
- S.6.I. Adaptation Policy: Incentivize fireproofingstructural-hardening of buildings and homes through increasing education, awareness, and retrofit funding opportunities.
 - S.6.I.1. Adaptation Action: Work with partners to provide education and outreach to private property owners to increase or improve defensible space, in addition to increases in individual preparedness and prevention measures.
- S.6.J. Policy: Review and mitigate critical infrastructure for wildfire vulnerabilities.
 - S.6.J.1. Action: Periodically update the Town's critical infrastructure inventory to determine changes to vulnerability from wildfire.
 - S.6.J.2. Action: Coordinate with MLFPD to conduct parcel level assessments of critical infrastructure and provide mitigation recommendations.
 - S.6.J.3. Action: Develop mitigation requirements for future critical infrastructure and facilities.
 - S.6.J.4. Action: Identify ongoing maintenance and long-term integrity requirements and funding sources to address deficiencies in existing and planned critical infrastructure.
- S.6.K. Policy: Policy: Support provision of adequate water flow throughout the town and provision of adequate water storage to meet future peak fire demand during times of peak domestic demands.
- S.7. GOAL: Expand coordination and resource sharing

- with the U.S. Forest Service, Cal Fire, Long Valley Fire Department, and Mammoth Lakes Fire Protection District.
- S.7.A. Policy: Collaborate with local, State, and federal fire protection and land management agencies to advance wildfire mitigation and safety.
 - S.7.A.1. Action: Participate and support Fire Safe
 Council meetings, activities, and safety
 strategy.
 - S.7.A.2. Action: Continue to work with MLFPD to communicate on wildfire and planning topics.
 - S.7.A.3. Action: Continue to work with U.S. Forest

 Service and other federal land managers
 on fuel mitigation opportunities that
 benefit ecological goals and achieve
 wildfire risk reduction.
 - S.7.A.4. Action: Continue to work with CAL FIRE to coordinate mitigation activities and responsibilities.
- S.7.B. Policy: Work with partners to promote integrated policies that consider water and air quality impacts associated with wildfire hazards and mitigation efforts.
 - S.7.B.1. Action: Ensure that wildfire risk areas in close proximity to water sources and waterways are prioritized for fuels treatment and mitigation.
 - S.7.B.2. Action: Work with partners to Ppursue grant funding sources focused on water quality and air quality as part of the community's wildfire strategy.
- <u>S.7.C. Policy:</u> Develop a <u>wildfire smoke hazard</u> <u>mitigation program smoke management initiative</u> with local and federal partners that addresses residents, visitors, and vulnerable communities.
 - S.7.C.1. Action: Facilitate educational and relationship-building events that bridge public concerns on smoke with land

- management policies to improve understanding and communication between federal land managers, local residents, and businesses.
- S.7.C.2. Action: Work with partners to pursue grant funding to stockpile N95 masks, air purifiers, and water, and develop a protocol and procedures for the distribution and use of these masks to residents and businesses, when necessary.
- S.7.C.3. Adaptation Action: Establish public outreach and education programs to inform residents, businesses, and visitors of air quality alerts.
- S.7.C.4. **Adaptation Action**: Create or improve access to weatherization programs and other home fortification resources.
- S.7.C.5. Adaptation Action: Work with partners to establish smoke relief centers that are accessible to populations that are homeless and lack permanent shelter.

Climate Change Adaptation and Resiliency

S.8. Adaptation GOAL: Increase the resiliency of residents, buildings and infrastructure, the natural environment, and Town economy to climate change hazards.

Human Resiliency

- S.8.A. **Adaptation Policy:** Continue to work with the Mammoth Lakes Mosquito Abatement District to reduce the presence of mosquitos in the Town.
 - S.8.A.1. Adaptation Action: Expand the Mammoth Lakes Mosquito Abatement District to include all areas within the Town boundary.
- S.8.B. Adaptation Policy: Continue to improve transportation network and mobility options to help people who walk or who use two-wheel-drive vehicles to travel.

- S.8.B.1. Adaptation Action: Create reliable,
 year-round transportation systems and
 explore alternative transit options for
 extreme weather events such as heavy or
 wet snow, including centralized parking
 lots to increase transit ridership.
- S.8.B.2. Adaptation Action: Implement comprehensive snow removal practices that benefit both motorized vehicle users and pedestrians, and those with limited access to private snow removal equipment.
- S.8.C. transportation routes Adaptation Policy:

 Encourage Mono County and local health advocates to create partnerships and programs to reduce food disparity and increase food security and equity.
 - S.8.C.1. Adaptation Action: Assess food security, food transportation routes, and vital services to strengthen and diversify local and regional food systems.
 - S.8.C.2. Adaptation Action: Work with local grocery stores, Mono County, and local health advocates to create a community food storage system.
 - S.8.C.3. Adaptation Action: Coordinate with local food banks and homeless organizations to increase food security and storage systems.
 - S.8.C.4. Adaptation Action: Collaborate with Mono County and local health advocates to establish emergency food storage system.
 - S.8.C.5. Adaptation Action: Create a more robust local food system by expanding year-round local agriculture to include indoor or greenhouse locations.

Built Environment Resiliency

S.8.D. **Adaptation Policy**: Work with Mammoth Community Water District to increase resiliency of

- water systems for the Town and residents.
- S.8.D.1. Adaptation Action: Collaborate with MCWD to improve and protect existing wells and water resources.
- S.8.D.2. **Adaptation Action**: Support MCWD in the continuation of current drought policy and water restrictions with hourly water metering as available.
- S.8.D.3. Adaptation Action: Encourage

 Mammoth Community Water District
 (MCWD) to add water wells to increase
 water supply reliability during drought
 years.
- S.8.E. Adaptation Policy: Increase resilience of the energy supply and distribution system to improve grid reliability and energy independence through coordinated efforts with South California Edison (SCE)
 - S.8.E.1. Adaptation Action: Encourage the creation of a powered emergency response center (PERC).
 - S.8.E.2. Adaptation Action: Encourage continued undergrounding of electrical lines and explore other ways to improve infrastructure to better resist impacts associated with wildfire.
- S.8.F. Adaptation Policy: Encourage SCE to explore feasibility of supply side diversification, resilient electrical distribution infrastructure, and facilitate access to local, decentralized renewable energy.
 - S.8.F.1. Adaptation Action: Explore feasible local renewable energy options, including solar, wind, geothermal, and biomass, at a scale that fits -the community and local ecology.
 - S.8.F.2. Adaptation Action: Support biomassto-energy facilities and systems locally and regionally that are scaled appropriately for the community and local ecology.

- S.8.G. Adaptation Policy: Reduce energy system reliance on fossil fuels through demand side reductions, increasing energy efficiency, and renewable energy procurement.
 - S.8.G.1. Adaptation Action: Increase energy efficiency, renewable energy, and encourage incorporation of electrical battery storage.
 - S.8.G.2. Adaptation Action: Create policies that encourage solar and other renewable energy generation. (i.e. reducing permit fees, streamlining permitting process, etc.)

Economic Resiliency

- S.8.H. Adaptation Policy: Support sustainable and feasible forest thinning byproduct economies and markets to create a revenue stream for mechanical treatments required to meet wildfire mitigation and protection needs.
 - S.8.H.1. Adaptation Action: Seek wood product innovation grants and financing mechanisms to build a market for biomass thinning.
 - S.8.H.2. Adaptation Action: Explore the feasibility of a biomass supply chain from fuel management plans, in order to expand biomass renewable energy.
 - S.8.H.3. **Adaptation Action**: Explore feasibility of establishing biomass renewable energy in Mammoth Lakes.
- S.8.I. **Adaptation Policy**: Continue to fund Reserve for Economic Uncertainty (REU).
 - S.8.I.1. **Adaptation Action**: Use funding to maintain critical services during and after an emergency or disaster.
- S.8.J. Adaptation Policy: Expand workforce preparedness training to include programs for restoring Town services after a major disaster or emergency.

- S.8.J.1. Adaptation Action: Explore potential partnerships to expand workforce trainings to include emergency preparedness.
- S.8.K. **Adaptation Policy**: Work with local partners to Support business resiliency through preparedness education, trainings, and resources.
 - S.8.K.1. **Adaptation Action**: Increase access to emergency preparedness and mitigation resources specifically for businesses.
 - S.8.K.2. Adaptation Action: Support the business community in increasing their resiliency and ability to reopen after disaster occurs (access to FEMA, SBA, and other financial assistance).
 - S.8.K.3. Adaptation Action: Support efforts to expand business resiliency trainings, data backup plans, and other resources specific to business owners.
- S.8.L. Adaptation Policy: Diversify jobs and the economy in Mammoth Lakes to reduce dependence on snow and the winter recreation economy.
 - S.8.L.1. Adaptation Action: Encourage education partners to increase Science, Technology, Engineering, Art/Design, and Math (STEAM) programs, training, and employment.
 - S.8.L.2. Adaptation Action: Facilitate the improvement of broadband connectivity to spur job growth and economic development.
 - S.8.L.3. Adaptation Action: Encourage

 Mammoth Mountain Ski Area to support
 additional recreational activities that are
 less dependent on snowpack levels.

Natural Environment Resiliency

S.8.M. **Adaptation Policy**: Increase the groundwater recharge potential within the Town boundaries

- and surrounding areas.
- S.8.N. **Adaptation Policy**: Work with MCWD to provide education and increase awareness around water conservation and protection.
 - <u>S.8.N.1.</u> **Adaptation Action**: Continue to encourage water-recycling programs.
 - S.8.N.2. **Adaptation Action**: Foster partnerships with the fishing and water recreation community to encourage water conservation and habitat protection.
- S.8.O. **Adaptation Policy**: Encourage the creation of wildlife corridors and migration paths (i.e. overpass & underpass) to accommodate migration patterns of animals and plants.
 - S.8.O.1. Adaptation Action: Create areas that provide wildlife corridors and habitat to accommodate animal migration patterns.
- S.8.P. **Adaptation Policy**: Identify benefits of ecosystem services ^{iv}and improve public education and outreach to protect and conserve local and regional habitat.
 - S.8.P.1. **Adaptation Action**: Support projects focused on minimizinge the impact of summer recreation on critical habitat.
 - S.8.P.2. Adaptation Action: Work with partners to improve education surrounding the migration of new plant and animal species to the area including the effects of tourism and recreation on the natural environment.
- S.4.E.S.8.Q. **Adaptation Policy**: Support local partners to conserve and expand healthy conifer cover in forested areas to protect ecosystem services including carbon sequestration, soil retention, and water supply.

Education

S.5.S.9. GOAL: Support high quality educational

services and life-long learning resources within the community.

- S.5.A.S.9.A. Policy: Encourage development and enhancement——_of school sites and other__—administrative, educational and recreational facilities.
 - <u>S.5.A.1.S.9.A.1.</u> Action: Maximize use of educational facilities by creating broader partnerships and adopting joint-use agreements.
- S.5.B.S.9.B. Policy: Support expansion of ——educational opportunities within the community.

Public Facilities and Services

- S.6.S.10. GOAL: Enhance quality of life by encouraging and supporting high quality facilities and services.
 - S.6.A.S.10.A. Policy: Establish Level of Service standards for facilities, operations and services and resource management.
 - S.10.A.1. Action: Annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan and the Development Impact Fee Schedule.
 - S.10.B. **Adaptation Policy**: Build partnerships between public, private, and nonprofit sectors to provide critical services to vulnerable populations and foster community connections.
 - <u>S.10.B.1. **Adaptation Action**</u>: Use State incentives and programs for weatherizing support.
 - S.10.C. Adaptation Policy: Coordinate with California

 Public Utilities Commission (CPUC),
 telecommunication, and internet service providers
 to improve resilience and redundancy of
 telecommunication and broadband infrastructure.
 - S.10.C.1. **Adaptation Action**: Work with CPUC, telecommunication, and internet service providers to modernize and strengthen

radio and broadband systems, and reinforce barriers to protect vulnerable infrastructure, and open up access for emergency use.

- S.10.D. Adaptation Policy: Create redundancy in communication systems
 - S.10.D.1. Adaptation Action: Capitalize on Digital 395 infrastructure to enhance communication capabilities and redundancies.
 - S.10.D.2. Adaptation Action: Improve and expand channels of communication between the Town, emergency service providers and the community.
- S.10.E. **Adaptation Policy**: Work with regional partners to identify a technology backup power system and energy resource center to provide alternative telecommunication services.
 - S.10.E.1. Adaptation Action: Designate community buildings for additional backup services, connections, and power.
- S.3.J. Policy: Minimize the incidence of fires by supporting the Mammoth Lakes Fire Protection District's (MLFPD) ability to respond to emergencies.
 - S3J1. Action: Assist in establishment and implementation of appropriate funding sources so that the MLFPD is prepared to respond to and mitigate emergencies.
 - S.3.1.2. Action: Update Town-specific policies that further protect people and property from the risks of wildland and structural fire hazards.
 - S.3.K.<u>S.3.1.</u>Policy: Support provision of adequate water flow throughout the town and provision of adequate water storage to meet peak fire demand during times of peak domestic demands.

- S.3.L.—Policy: Support creation and maintenance of firebreaks in coordination with Inyo National
- Green Infrastructure: Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle. (American Rivers 2017)
- ** Structure Ignition Zone: The area within zero to ten feet of a structure that is crucial for wildland fire survival.
- Powered Emergency Response Center (PERC): An emergency response center that is powered by a microgrid or alternative sustainable form on energy.
- iv Ecosystem Services: The important benefits for human beings that arise from healthy and functioning ecosystems, including production of oxygen, water filtration, and recreational opportunities.



GENERAL PLAN IMPLEMENTATION PROGRAM*

The General Plan Implementation Program (GPIP) is a description of the actions listed in the General Plan by Element. The GPIP table describes the action, the Town department responsible for leading the effort to implement key participating departments or agencies and the general time frame to begin and complete the effort.

Extensive collaboration and direct partnership with the broad array of public and private entities in our region will be required to implement these actions. The major participants are listed below (abbreviations are used within the table).



		Abbreviations of Organizations
APCD	-	Great Basin Unified Air Pollution Control District
BLM	-	Bureau of Land Management
Caltrans	-	California Department of Transportation
CWPP	-	Community Wildfire Protection Plan
DSG	-	Development Services Group (CDD, PWD, MCWD, MLFPD)
HCCG	-	Hospital & Civic Center Group
		Inyo National Forest
		Mono County Mono County Superior Courts
		Southern Mono Hospital District
		Town of Mammoth Lakes
HSEF	-	High Sierra Energy Foundation
IC	-	Inyo County
INF	-	Inyo National Forest
KCCD	-	Kern Community College District
LWQCB	-	Lahontan Regional California Regional Water
		Quality Control Board
MCWD	-	Mammoth Community Water District
<u>MJHMP</u>	-	Multi-Jurisdictional Hazard Mitigation Plan
MLFPD	-	Mammoth Lakes Fire Protection District
MLF	-	Mammoth Lakes Foundation
MLH	-	Mammoth Lakes Housing, Inc.
MMSA	-	Mammoth Mountain Ski Area
MLTPA	-	Mammoth Lakes Trails and Public Access
MUCD		Foundation Mammoth Unified School District
MUSD MC	-	
MCS		Mono County
	-	Mono County Schools
PERC CCF	-	Powered Emergency Response Center
SCE	-	Southern California Edison
SMHD	-	Southern Mono Hospital District
SNARL	-	Sierra Nevada Aquatic Research Laboratory
VESR	-	UCSB, Valentine Eastern Sierra Reserve
<u>USFS</u>	-	United States Forest Service

AD - Administration Department

ATD - Airport and Transportation Department
CDD - Community Development Department
FD - Finance Department

PS Public Safety

PWD - Public Works Department

Town of Mammoth Lakes

TML

TRD - Tourism and Recreation Department

*Please note there are no actions included within the Neighborhood and District

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
ECONOM	Υ				
E.1.A.1.	Prepare an Economic Development Strategy, identify economic development priorities, implement programs, and target investments.	CDD, TRD, FD	Х	X	
E.1.A.2.	Prepare an economic analysis that identifies opportunities to increase shoulder and midweek visitation and to capture greater local and visitor retail sales.	CDD, TRD, FD	X	X	
E.1.A.3.	Track economic indicators for changes that may affect community land resources, tax base, including Transient Occupancy Tax (TOT), and employment base.	CDD, TRD, FD	X	X	
E.1.F.1.	Actively seek state and federal funding for airport improvements.	ATD, AD, CDD	X	X	Х
E.1.F.2.	Upgrade the Mammoth Yosemite Airport terminal to allow for regional air service.	ATD, AD, PWD, FD, CDD	Х	Х	
E.1.F.3	Update the Airport Master Plan.	ATD, AD, PWD, FD, CDD		Х	
E.1.G.1.	Work with the Federal Aviation Administration (FAA) to evaluate the development of Mammoth Yosemite Airport and provide commercial and charter air service.	ATD, AD, CDD	Х	Х	Х
E.1.G.2.	Provide safe and cost-effective services to general aviation.	ATD, AD, PWD, FD, CDD	Х	Х	Х
E.1.J.1.	Develop a year-round special events program and venue plan.	TRD, CDD	Х	Х	Х
E.3.L.1.	Support advanced study programs and high-level conferences.	TRD, INF, MMSA	Х		

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
ARTS, CU	LTURE, HERITAGE, AND NATURAL HISTORY				
A.1.A.1.	Encourage community and visitor awareness of our natural environment by supporting educational and recreational programs focused on the natural environment of the flora, fauna and geology of the area.	TML, INF, MUSD, MLTPA, MMSA, VESR	X	X	Х
A.1.A.2.	Support coordination with natural history tours and programs offered by other agencies and groups.	TRD	X	X	X
A.1.A.3.	Provide self guided natural history tours with appropriate interpretive signage in the parks of Mammoth Lakes.	TML, INF, MUSD, MLTPA, MMSA, VESR		X	Х
A.2.B.1.	Work with schools to integrate arts, culture, and heritage education into the core curriculum.	TRD, MUSD, MCS	Х	X	
A.2.B.2.	Encourage continuing educational and training opportunities for residents and visitors.	TRD	Х	X	
A.2.C.1.	 Expand outreach and publicity by: Promoting locally produced art and local cultural programs Publishing monthly calendars of local art and culture Distributing quarterly reports on arts in the community 	TRD	X		
A.3.B.1.	Encourage artists' residences connected to galleries.	CDD, TRD	Х	Х	X
A.3.B.2.	Maintain a strategic public art, cultural, and heritage plan.	TRD, CDD, FD, INF		Х	
A.3.C.1.	Support and promote programs and events celebrating local history and diversity.	TRD	Х	X	X
A.3.E.1.	Develop and maintain a cultural resources database of historic and archaeological resources within the Planning Area.	CDD, TRD	X	X	

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
COMMUN	IITY DESIGN				
C.2.H.1.	Evaluate and revise zoning regulations and guidelines to implement these policies.	CDD, DSG	X	X	
C.2.I.1.	Review and revise sign and design standards and guidelines.	CDD, DSG	Х	Х	
C.2.J.1.	Designate and establish development standards for view corridors.	CDD, DSG	Х	Х	
C.2.0.1.	Develop criteria on which these adjustments might be considered.	CDD, DSG	Х	Х	
C.3.A.1.	Work with Planning Commission, Tourism and Recreation Commission, and the Public Arts Commission to implement a gateway monumentation plan.	CDD, TRD, DSG, Caltrans	Х	Х	
C.3.D.1.	Prepare a streetscape design plan and manual that includes: comprehensive design standards for all road, trail, sidewalk and transit facilities lighting signage (way-finding and interpretive) related infrastructure landscaping and street trees	CDD, PWD, TRD, Caltrans	X	X	
C.3.D.2.	Prepare a townwide directional signage and way-finding plan.	TRD, CDD, PWD, Caltrans, INF	Х	X	
C.3.F.1.	Develop an undergrounding plan for utilities.	PWD, CDD, DSG	Х	Х	
C.4.A.1.	Develop criteria for evaluating lot line adjustments and subdivisions that will protect and preserve environmental resources.	PWD, CDD, DSG	Х	Х	

General	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
C.4.A.2.	Maintain conservation overlays such as the Mammoth Creek Open Space Stream Corridor, Bluffs Special Conservation Planning Area and additional considerations for structures built at or above 8,250 feet elevation.	PWD, CDD, DSG, INF, SNARL	X	X	
C.4.B.1.	Maintain a comprehensive landscape plant list of permitted native and compatible species and varieties.	CDD, DSG	Х	X	X
C.4.E.1.	Adopt tree preservation and restoration standards.	CDD, DSG	X	X	
C.5.C.1.	Identify sources of glare and light pollution in the town of Mammoth Lakes, and implement a program to work with property owners to retrofit, redirect, remove, or replace out-of-compliance fixtures.	CDD, DSG, HSEF, SCE	Х	X	
C.5.C.2.	Develop community partnerships for educational outreach programs to increase conformance with outdoor lighting requirements.	CDD, HSEF, SCE	X	X	
C.5.C.3.	Install new roadway lighting, and replace existing lighting with fixtures that eliminate glare without compromising safety.	PWD, HSEF, SCE	X	X	
C.6.D.1.	Assess existing sources of outdoor noise and develop criteria and standards for outdoor noise.	CDD, DSG, PWD	X	Х	
C.6.G.1.	Adopt significance thresholds to be used to assess noise impacts for projects reviewed under the CEQA process, and develop a list of acceptable mitigations that might be applied to mitigate noise impacts to acceptable levels, including specific guidelines for their implementation.	CDD, DSG, PWD	Х	X	
C.6.G.2.	Adopt criteria and location maps that specify the locations and circumstances under which a noise analysis or acoustical study will need to be prepared for a proposed project. Develop guidelines for conducting such studies.	CDD, DSG, PWD	Х	X	

General F	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
LAND USE					
L.1.A.1.	Establish protective zoning standards for special resources and conservation areas.	CDD, PWD	Х	Х	
L.1.A.2.	Prepare an Annual Community Indicators Report to monitor pace of growth and to plan for changing conditions. Potential Community Indicators include: Environmental indicators Average median income Unemployment rates Visitor lodging occupancy Annual visitors Downhill skier/snowboarder visits Cross-country skier visits Building permits Real estate sales/average sales price Retail vacancy Transient Occupancy Tax revenues Sales tax revenues Population	TML, Community	X	X	X
L.1.A.3.	Maintain a geographic information database and mapping system to increase information available to the public on zoning, land use, infrastructure planning, and other pertinent data.	CDD, PWD	Х	Х	Х
L.1.B.1.	Revise planning review processes to be more user- friendly to both applicants and residents.	CDD, PWD	Х		
L.1.C.1.	Develop and adopt infill development standards.	CDD, DSG	X	X	

General F	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
L.1.D.1.	Conduct district planning (see District Planning). Some initial district planning areas are: Main Street, Old Mammoth Road, and Shady Rest Juniper Ridge Master Plan Sierra Star Master Plan Snowcreek Master Plan North Village Specific Plan Gateway Master Plan	CDD, DSG, Caltrans, SNARL	X	X	
L.1.D.2.	Prepare special studies (see Special Study Areas in Neighborhood and District Character Element). Some initial study areas are: • Mammoth Creek Corridor • Main Street, Old Mammoth Road, and Shady Rest • Gateway • Sierra Valley Sites • Bell-shaped Parcel	CDD, DSG, Caltrans, SNARL	X	X	

General P	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
L.1.D.3.	 Prepare a Focused Special Conservation Easement Study for the Bell Shaped Parcel (Bell) to: Study benefits to the community as the Town's "central park" through implementation mechanisms such as zoning and conservation easements. Assess the existence and value of biological, scenic and aesthetic site resources. Determine areas suitable for preservation and those suitable for development consistent with maximizing recreational opportunities, preserving open space, and protecting sensitive environmental resources. Determine the appropriate range of public and private open space, uses and development standards consistent with maximizing recreational opportunities, preserving open space, and protecting sensitive environmental resources. Determine locations and limitations for buildings and facilities and transit, pedestrian, bicycle and vehicular access. No disposition or development of the Bell may be made which is inconsistent with these Special Study objectives without further amendment to this General Plan to remove this condition. 	TML		X	
L.1.D.4.	Emphasize pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, environmental sensitivity and energy efficiency. Consider site conditions, solar access, framing of public views, building bulk and scale, average and maximum building height, architectural features and appurtenances.	CDD, DSG	X	X	X

General	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
L.2.C.1.	Develop a workforce housing strategy.	CDD, AD, FD, MLH	Х		
L.3.B.1.	Require retail, restaurants and other similar active commercial uses at the ground level along designated streets (Physical Development Concept – Appendix C).	CDD, DSG	X		
L.3.B.2.	Require active street level uses (office, row houses, live/work, hotel lobbies and other services) at ground level along designated streets.	CDD, DSG	Х		
L.3.D.1.	Revise the Zoning Code to allow outdoor dining in resort and commercial districts.	CDD, DSG	X	X	
L.3.F.1.	Study the experiences of other communities in finding fair and equitable standards and formulas for gaining community benefits.	CDD, TRD, FD	Х	Х	
L.3.F.2.	Develop formula-based methods and standards for community benefits applicable to projects of a certain size.	CDD, TRD, FD, DSG	Х	X	
L.3.F.3.	Develop and maintain a list of uses, facilities, infrastructure, programs and services for use as community benefits.	CDD, TRD, PWD, FD	Х	X	
L.3.F.4.	Develop size, space and program characteristics and criteria for uses and facilities deemed as community benefits.	CDD, TRD, PWD, FD	Х	X	
L.3.H.1.	Prepare a transfer of development rights ordinance describing the methods and findings for approving such density transfers.	CDD, TRD, FD	Х	X	
L.5.D.1.	Develop outreach and educational programs to inform owners of the benefits of upgrading their units.	CDD, TRD, FD	Х	Х	
L.5.F.1.	Adopt and/or revise zoning standards to ensure that development provides adequate levels of services and on-site activities and usable amenities.	CDD, TRD, DSG	Х	Х	

General	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
MOBIL	ITY				
M.2.C.1.	Review and update the Regional Transportation Plan (RTP). Maintain a list of regionally significant streets and roads for inclusion in the RTP.	PWD, ATD	Х	Х	
M.2.C.2.	Avoid peak periods of congestion by developing design standards for traffic operation and scheduling.	PWD, CDD, ATD	Х	X	
M.2.F.1.	Provide transit service, and encourage lodging- provided and other shuttle services, connecting the town with the Mammoth Yosemite Airport. Discourage rental cars at the Airport.	ATD, CDD, PWD	X	Х	
M.3.E.1.	Develop a TDM strategy and implement through programs, guidelines and the Municipal Code.	CDD, PWD, DSG	Х	X	
M.3.G.1.	Town shall set standards for non-conformance and for schedule delays.	CDD, PWD, DSG	X	X	
M.3.H.1.	Establish delivery area standards to be met as part of the planning approval process.	CDD, PWD, DSG	Х	X	
M.4.B.1.	Develop and implement a pedestrian improvement plan.	PWD, CDD, DSG, TRD	Х	Х	
M.4.D.1.	Update trail, streetscape and roadway design standards as well as the Circulation, Trail System and General Bikeway Plans to: • Establish a system of bicycle routes and pedestrian trails for recreation, commuting and shopping that is comprehensive and safe • Develop a townwide maintenance, grooming and/or snow removal program for sidewalks and trails to provide year-round pedestrian access • Design and construct streetscapes and roadways to reduce long-term maintenance costs in a harsh climate	PWD, CDD, TRD, DSG	X	X	
M.5.A.1.	Develop a transit plan and update regularly.	PWD, ATD	Х	Х	Х

General	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
M.5.C.1.	 Explore development of a transit system center and secondary locations to provide: a. Convenient transfer between different modes of transport b. An attractive place to wait for public transit services c. A centralized location for transit information 	PWD, ATD, AD, FD, CDD	X	Х	
M.5.C.2.	Prepare an annual report assessing transit needs of residents, workforce and visitors and evaluating use of transit services.	ATD, MLH	Х	Х	Х
M.6.B.1.	Conduct thorough review of public parking needs and develop comprehensive parking strategy including: Off-site parking Shared parking In-lieu fees for parking Public parking facilities Parking equipment innovations Tandem parking On-street parking	PWD, CDD, TRD, FD, AD, Caltrans	X	X	
M.6.B.2.	Update the Municipal Code to implement the comprehensive parking strategy.	PWD, CDD, DSG	Х	X	
M.6.B.3.	Revise the Municipal Code to include bicycle parking and storage standards.	PWD, CDD, DSG	Х	X	
M.7.B.1.	Update sidewalk, bikeway and road design and development standards.	PWD, CDD, DSG, TRD	Х	Х	
M.7.D.1.	Annually review and update the Town's Capital Improvement Program.	PWD, CDD, DSG	Х	X	X
M.7.D.2.	Secure needed right-of-way for future roadway improvements by updating the Municipal Code and/or Traffic Mitigation Fee program to establish guidelines or requirements for development.	PWD, CDD, DSG	X	X	

General P	Plan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
M.8.A.1.	Build and monitor roundabouts as a means of traffic control at intersections.	PWD, CDD, DSG	Х	Х	
M.8.A.2.	Study smoothing and slowing flow of traffic in commercial areas by reducing through-traffic lanes and converting the area into improved turning lanes, landscaping, and bicycle lanes or one-way streets.	PWD, CDD, DSG	X	X	
M.9.C.1.	Encourage development of a townwide economic analysis and plan to identify areas suitable for geothermal and solar snow melt.	PWD, CDD, DSG, HSEF	X	X	
PARKS, 0	OPEN SPACE, AND RECREATION				
P.2.B.1.	Develop a comprehensive and integrated year-round Parks and Recreation Master Plan.	TRD, CDD, DSG	X	X	
P.2.B.2.	Actively seek grant funds for parks, open spaces, and recreational activities.	TRD, CDD, DSG	Х	Х	
P.2.B.3.	Maintain a Master Facility Plan and Development Impact Fee schedule.	PWD, TRD, CDD, AD	X	X	
P.2.C.1.	Establish zoning districts that allow parks, recreation, and ancillary facilities.	CDD, TRD, DSG	X	X	
P.2.E.1.	Plan, design, and implement an interpretive signage program.	TRD, CDD, DSG	Х	Х	
P.4.C.1.	Specifically address use, needs and operations of motorized and non-motorized recreation users in a year-round comprehensive recreation plan.	TRD, CDD, DSG	Х	X	
P.5.C.1.	Prepare an expanded Master Plan to link trails, parks, and open space.	TRD, CDD, DSG	Х	X	
RESOUR	CE MANAGEMENT AND CONSERVATION				
R.1.A.1.	Prepare species, habitat and natural community preservation and conservation strategies.	CDD, DSG, SNARL, INF	Х	X	
R.1.A.2.	Maintain an inventory of all Special Status Wildlife Species and Special Status Plants and Plant Communities within the Planning Area.	CDD, DSG, SNARL, INF	Х	X	X

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
R.1.B.1.	Plan development to minimize removal of native vegetation and trees and destruction of wildlife habitat.	CDD, DSG	X	X	
R.1.B.2.	Reflect the high value the community places on existing mature trees by updating the formula to calculate value in the tree replacement ordinance.	CDD, DSG	X	X	
R.1.J.1.	Require that development be wildlife friendly by minimizing possible denning sites and minimizing exterior lighting.	CDD, DSG	Х	X	
R.2.C.1.	Monitor status of wetlands and stream corridors to ensure healthy habitats.	CDD, DSG	Х	Х	
R.4.C.1.	Establish water conservation programs including drought-tolerant landscaping and efficient building design requirements by working collaboratively with Lahontan Regional Water Quality Control Board, Mammoth Community Water District, and other interested stakeholders.	CDD, TRD, DSG, SNARL, INF, MCWD, LWQCB	Х	Х	
R.4.E.1.	Review and update the Suggested Plant List in the Town of Mammoth Lakes Design Guidelines.	CDD, DSG,	X	Х	
R.5.A.1.	Identify and map existing and historic drainage patterns.	CDD, PWD, DSG, LWQCB	Х	Х	
R.5.A.2.	Maintain a Drainage Master Plan.	PWD, LWQCB	Х	Х	X
R.6.B.1.	Educate community on cost savings possible with energy conservation strategies.	HSEF, TML, SCE	Х	Х	Х
R.6.B.2.	Facilitate energy audits.	HSEF, TML, SCE	Х	Х	
R.6.B.3.	Develop incentives for improvements in energy efficiency.	CDD, HSEF, DSG, SCE	Х	Х	
R.6.C.1.	Develop incentives for improvements in building energy efficiency and resource conservation.	CDD, HSEF, DSG, SCE	Х	Х	
R.7.A.1.	Educate community about green building construction techniques.	HSEF, TML, SCE	Х	Х	Х

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
R.7.A.2.	Encourage site design that uses green building techniques.	CDD, HSEF, SCE	Х	X	Х
R.7.A.3.	Establish incentives for green building practices and LEED (Leadership in Energy and Environmental Design) certified buildings.	CDD, HSEF, SCE	Х	X	
R.8.D.1.	Establish a regulatory framework and incentives to facilitate use of renewable fuels.	HSEF, TML, SCE	Х	Х	
R.8.E.1.	Establish regulatory framework to encourage and facilitate use of geothermal heating.	HSEF, TML, SCE		Х	Х
R.8.F.1.	Develop and implement standards that enable and encourage the application of passive solar in new and existing public and private development.	HSEF, TML, SCE	Х	X	
R.8.G.1.	Implement standards that encourage and facilitate application of active solar in new and existing public and private development.	CDD, HSEF, DSG	Х	X	
R.9.A.1.	Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the landfill.	AD	Х	X	
R.9.A.2.	Require effective and efficient recycling programs throughout the community.	AD	Х	Х	Х
R.9.A.3.	Provide recycling containers throughout the community.	AD, PWD, TRD	Х	Х	Х
R.10.E.1.	The Town will continue to support monitoring activities of the Great Basin Air Pollution Control District.	CDD, PWD, APCD	Х	Х	Х
R.10.E.2.	The Town will continue to require project level environmental reviews (EIR's and Negative Declarations) to address the incremental increase in PM-10 levels from the project(s).	CDD, PWD	X	Х	X
R.10.E.3.	In the event that the project level reviews show that the Town is likely to exceed the NAAQS, permits will not be issued until mitigation is developed that demonstrate compliance with the NAAQS.	TML, APCD	Х	Х	Х

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
R.10.F.1.	The Town will work with the Great Basin Air Pollution Control District to update the Air Quality Management Plan to reflect revised traffic modeling, increased transit, changed woodstove regulations, and other changes since 1990.	CDD, PWD, APCD		X	X
R.10.I.1. N	Nonitor air quality and street sweeping program to determine if modifications are necessary to reduce PM-10.	CDD, APCD, PWD	Х	Х	Х
R.10.I.2.	Support pilot projects to determine feasibility of utilizing alternative traction control methods.	PWD, CDD	X	X	
R.10.K.1.	Update PER to incorporate any technological advancements that would enhance air quality within the town.	PWD, CDD	X	X	
R.10.K.2.	Continue public education on air quality issues in Mammoth Lakes.	PWD, CDD, DSG	Х	Х	Х
PUBLIC F	HEALTH AND SAFETY				
S.1.A.1.	Work with the Mono County Office of Education and other organizations to support and promote child care facilities and services.	MC, TML, MUSD, MCS	X	X	X
S.1.B.1.	Provide emergency operation centers.	MC, TML, INF	Х	Х	Х
S.1.E.1.	Amend the Zoning Code to enable state mandated incentives for child care facilities.	CDD, DSG	X		
S.2.A.1.	Develop and maintain a Municipal Operation Plan that includes sites for storage and/or disposal of hazardous material, trash, propane, snow, and forestry products.	AD, PWD	X		
S.2.D.1.	Use foot and bicycle patrols to increase community policing.	PS	Х	Х	Х
S.2.D.2.	Promote establishment and/or expansion of neighborhood watch programs for residential areas.	PS	Х	Х	Х
S.2.D.3.	Continue enforcement of the California Motor Vehicle Code, local speed controls, and chain controls.	PS	Х	Х	Х

General P	lan Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
S.2.D.4.	Reduce criminal behavior in the community by involving the community and coordinating with other agencies.	PS	X	X	X
S.3.F.1.	The Town shall identify limits of avalanche run-out areas and potential avalanche hazard areas.	CDD, PWD, FS	Х	X	Х
S.3.G.1.	Post warning signs on Town roads subject to avalanche hazards.	PWD, FS	Х	X	
S.3.I.1.	Minimize soil erosion and slope instability by amending Municipal Code to include advances in construction techniques.	PWD, LWQCB	Х	X	
S.3.I.2.	Inform residents and businesses regarding earthquake preparedness and response by coordinating with other agencies to promote public education efforts.	TML, MLFPD	X	Х	
S.3.N.1.	Assist in establishment and implementation of appropriate funding sources so that the MLFPD is prepared to respond to and mitigate emergencies.	MLFPD, TML, MC, INF	X	X	
S.3.N.2.	Update Town-specific policies that further protect people and property from the risks of wildland and structural fire hazards.	MLFPD, TML	Х	X	
S.3.P.1.	Coordinate with other agencies to develop a Fire Hazards Response Plan for the urban-wildland interface.	MLFPD, TML, MC, INF	Х	X	
S.3.R.1.	Specify, develop and regulate sites for safe collection of hazardous wastes.	AD, MC, MLF- PD, INF	Х	Х	
S.3.R.2.	Educate public about proper use and disposal of hazardous materials and waste through coordination with other public agencies.	AD, MC, MLF- PD, INF	Х	Х	X
S.3.R.3.	Effectively manage hazardous wastes by coordinating with regional and state agencies.	AD, MLFPD, MC, INF	Х	X	Х

General Pl	an Implementation Program	Lead and Participating Staff and Agencies	1 year	2-5 years	5+ years
S.3.R.4.	Develop and implement a hazardous waste management and minimization program by coordinating with other public agencies and private stakeholders.	AD, MLFPD, MC, INF	Х	X	
S.3.U.1.	Collaborate with Inyo National Forest and United States Geological Survey (USGS) in developing public education efforts to inform residents and businesses regarding hazards of CO2 and high hazard areas.	AD, PWD, MLFPD, INF	Х	X	
S.4.C.1.	Update and implement emergency response plans.	AD, PS, MLF- PD, INF	Х	X	
S.4.C.2.	Develop and utilize an emergency notification and information system.	AD, PS, MLF- PD, INF	X	X	
S.5.A.1.	Maximize use of educational facilities by creating broader partnerships and adopting joint-use agreements.	AD, TRD, KCCD, MUSD, MCS, MC	X	X	
S.6.A.1.	Annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan, and the Development Impact Fee Schedule.	PWD, AD, TRD, CDD	X	X	Х

APPENDIX B: TRANSECT DIAGRAM

The Transect is a cross section through the community that describes typical natural and man-made context, pattern, and characteristics of the geographic areas in the community. It provides more information about the pattern and form of areas complementing Land Use, Community Design, Neighborhood and District Character, and Mobility Elements. Following the Transect Figure are four figures that help to illustrate the Transect concepts.



	T1	T2	Т3	T4	T5	Т6
Land Use Designation(s)	National Forest	Open Space Institutional Public	Low-Density Residential 1 and 2 Institutional Public	High-Density Residential 1 and 2 Resort	Commercial 1 Resort	Commercial 2 North Village Specific Plan
Typical Areas	Wilderness areas USFS lands	Valentine Reserve Lakes Basin Camp High Sierra Mammoth Creek Park	The Knolls and Old Mammoth Districts, Schools, College Campus, portions of Snowcreek	Sierra Valley and Meridian Districts, portions of Snowcreek Shady Rest District	Eagle Lodge Sierra Star Snowcreek VIII Shady Rest District	Main Street/Old Mammoth Road District, North Village District
General Description	Natural preserve, recreation, trails, camping, parkland, and beyond Urban Growth Boundary	Natural reserve, recreation, trails, camping, parkland, and adjacent to and outside of Urban Growth Boundary	Single-family dwellings, family day care homes, local streets, and neighborhood/ pocket parks	Single-family dwellings, multiple dwellings on the same lot, condominiums, preschools, corner stores, inns, streets, plazas, and playgrounds	Multi-unit structures, retail, restaurants, services, offices, lodging, hotels, educational institutions, civic buildings, main streets, plazas, and playgrounds	Multi-unit structures, retail, restaurants, office buildings, higher density lodging, hotels, civic buildings, main streets, plazas, and playgrounds
Buildings	Utility infrastructure, Camp buildings and USFS tracts, Recreational buildings	Utility infrastructure, Camp buildings and USFS tracts, Recreational buildings	Houses and outbuildings, hospital, schools, and recreational buildings	Houses and outbuildings, town houses, small hotels, and neighborhood convenience stores	Town houses, multifamily buildings, hotels, offices/ commercial/retail	Mixed-use commercial, residential, office hotels
Private Yards	Natural landscape	Natural landscape	Natural and naturalistic plantings, and minimum lawn	Natural and naturalistic plantings, and minimum lawn	Shop fronts, galleries, forecourts, dooryards, and stoops	Shop fronts, galleries, forecourts, dooryards, and stoops
Streetscape	Natural landscape and trails	Natural landscape, naturalistic plantings and trails	Natural landscape, naturalistic plantings, trails and narrow sidewalks	Natural landscape, naturalistic plantings, trails and sidewalks	Raised curbs, wide sidewalks, street trees and planters, and bike lanes	Raised curbs, wide sidewalks, street trees and planters, and bike lanes

	T1	T2	Т3	T4	T5	T6
Land Use Designation(s)	National Forest	Open Space Institutional Public	Low Density Residential 1 and 2 Institutional Public	High Density Residential 1 and 2 Resort	Commercial 1 Resort	Commercial 2 North Village Specific Plan
Design	N/A	Limited institutional uses and buildings in spacious setting	Block pattern of 800-1,000 feet Entrances, porches and yards facing the street, houses separated by yards and open space Institutional uses and large buildings in spacious campus setting, stepped buildings Roof top equipment grouped and screened from view	Block pattern of 400-800 feet Image of residential activity (facades, entrances, porches and yards) facing the street Rich architectural detailing characteristic of single-family design Roof top equipment grouped and screened from view	Block pattern of 200-400 feet Neighborhood center pattern: individual buildings organized around a small street and/ or plaza setting Overall continuity: Separated buildings with stepped and differentiated building heights and roof forms Landmark building features and focal points, vertical bays and offset planes within buildings Building Base Continuous facades at plaza / neighborhood street	Block pattern of 200-400 feet Main Street pattern: appearance of having developed over time with individual buildings in blocks Overall continuity: Buildings in very close proximity, vertical bays and offset planes within buildings Building Base Continuous facades, sidewalk and streetscape uninterrupted by driveways Building wall located at sidewalk

	T1	T2	Т3	T4	T5	T6
Land Use Designation(s)	National Forest	Open Space Institutional Public	Low Density Residential 1 and 2 Institutional Public	High Density Residential 1 and 2 Resort	Commercial 1 Resort	Commercial 2 North Village Specific Plan
					Clear (not tinted) storefront windows facing street and plaza with neighborhood commercial Entrances prominent and facing the street Service/ mechanical areas located behind buildings and screened Building Middle Pattern of windows, wall panels, pilasters based on structural spacing and within building bays Projecting bay windows and balconies Building Top Graceful termination to building bays Significant differentiation between building bays and wings Combination of steeply, moderately, and slightly pitched roof forms	Clear (not tinted) storefront windows facing street with retail uses Entrances prominent and facing the street Service and mechanical areas located behind buildings and screened Parking underground or behind buildings Building Middle Pattern of windows, wall panels, pilasters based on structural spacing and within building bays Projecting bay windows and balconies Building Top Graceful termination to building bays Minor differentiation between building bays Parapets and flat roofs, limited gable and hip roofs

	T1	T2	T3	T4	T5	T6
Land Use Designation(s)	National Forest	Open Space Institutional Public	Low Density Residential 1 and 2 Institutional Public	High Density Residential 1 and 2 Resort	Commercial 1 Resort	Commercial 2 North Village Specific Plan
					Detailed design encouraged Proportional architectural elements encouraged Roof top equipment grouped and screened from view	Detailed design encouraged Proportional architectural elements encouraged Roof top equipment grouped and screened from view

Figure 1: Building Form Building Form Figure

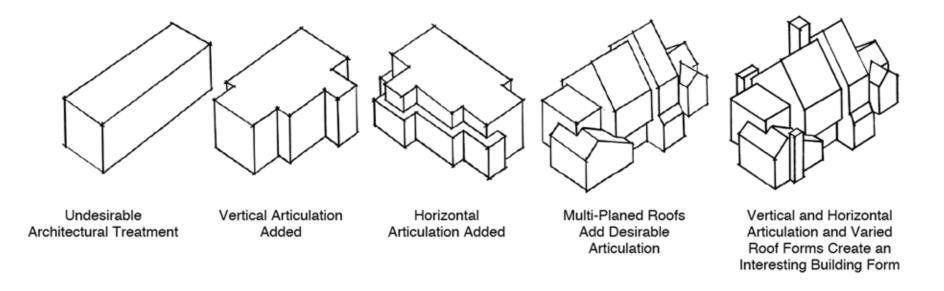


Figure 2: Building Base, Middle and Top

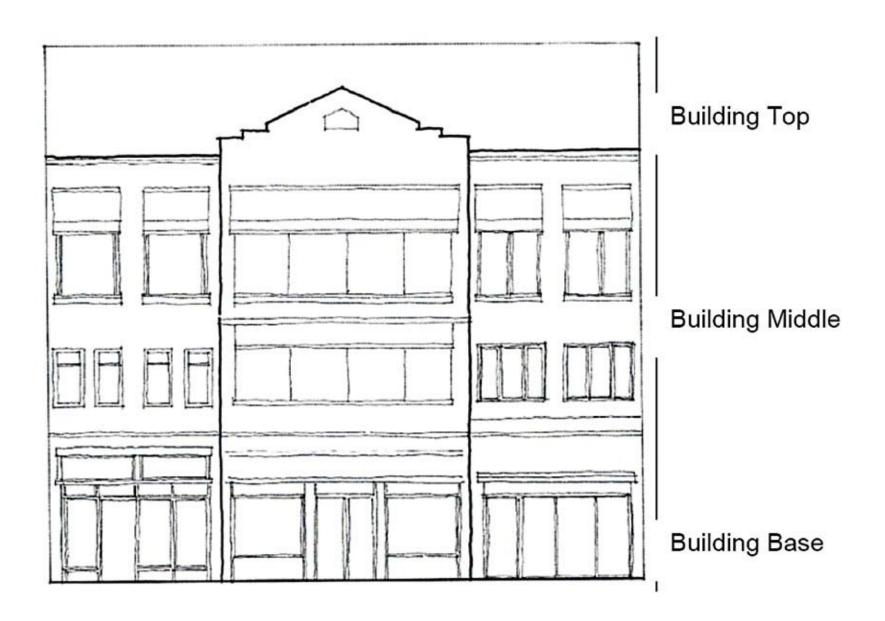
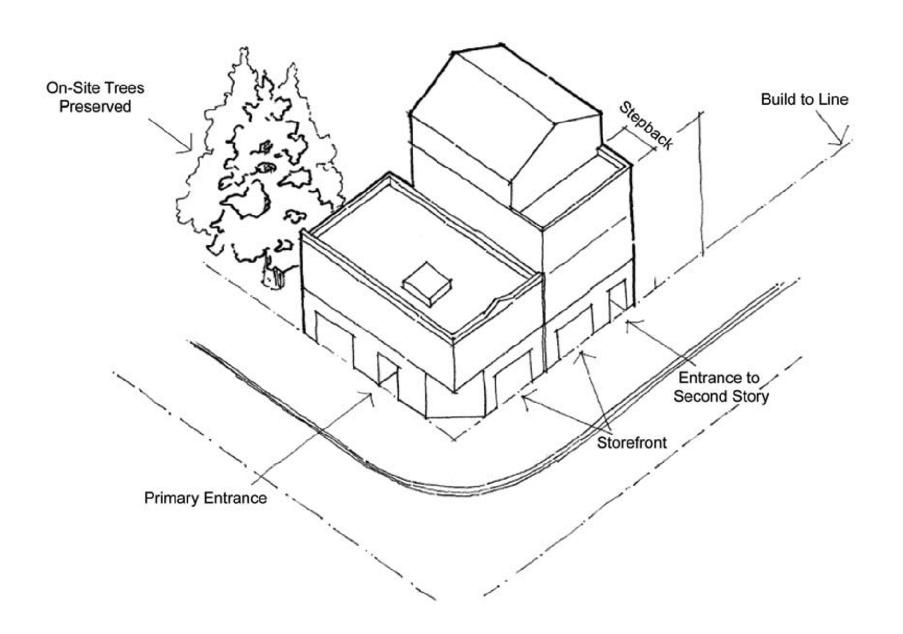
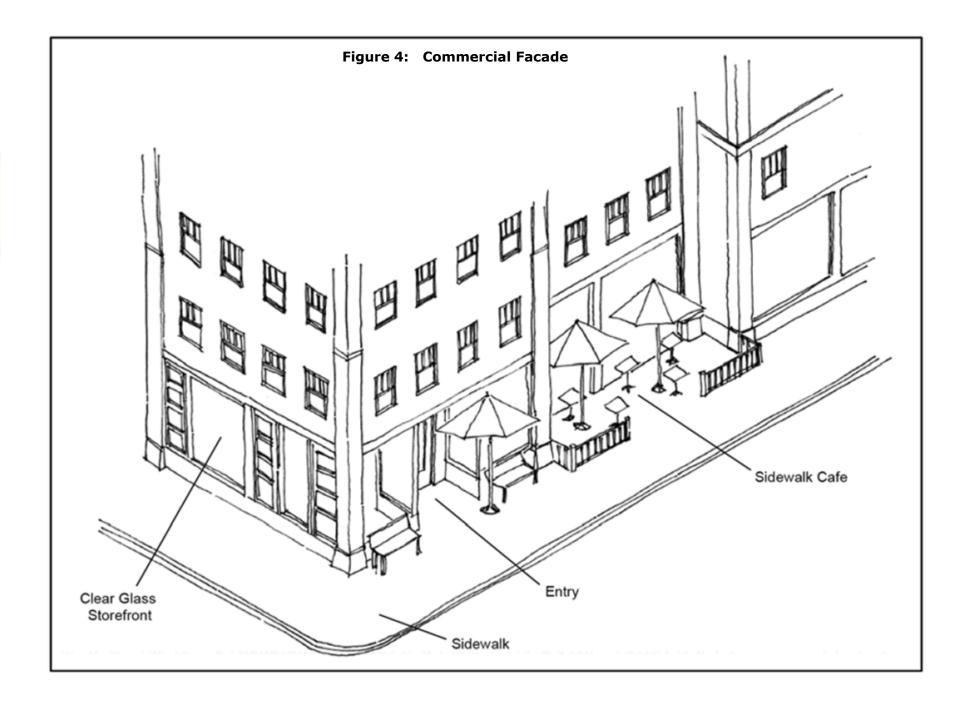


Figure 3: Commercial Building





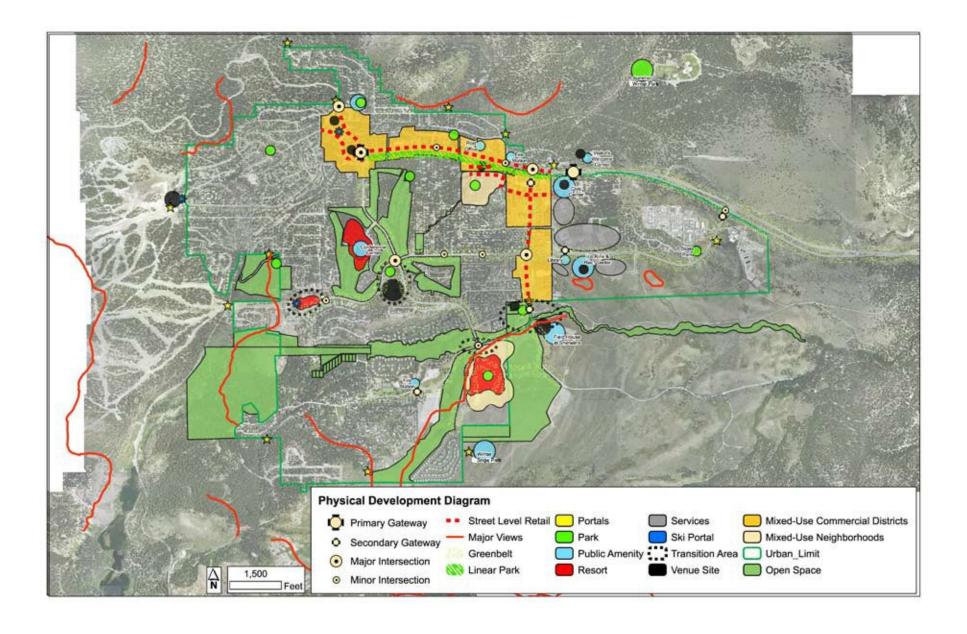
APPENDIX C: PHYSICAL DEVELOPMENT CONCEPT

The Physical Development Concept organizes and describes the most important ideas that can guide the future evolution of the community. This diagram is focused on the areas that are expected to undergo the most change. The following are the major ideas:

- 1. Resort (in red) and commercial (in yellow) districts are identified because these districts are where the greatest amount of change is expected to occur. These are connected mixed use infill areas. Commercial districts are identified with street level retail (red dashed line) on primary pedestrian routes to encourage attractive and walkable pedestrian environments that support local restaurants and shops. Resort districts should add value to the overall community through programs, facilities and recreational activities that serve both residents and guests.
- 2. Workforce housing is essential to the community by providing affordable living for people who live and work in Mammoth Lakes. Existing and future mixed use neighborhoods, such as the large undeveloped Shady Rest site, have great potential to be locals' workforce neighborhoods.
- 3. Future public amenities (in blue), some of which are also future venue sites (in black), include winter

snow parks, an ice rink and recreation center, a conference center and the future Civic Center, all of which are highly desired by the community and are important facilities for economic sustainability and to create a livable community.

- 4. Entrances demonstrate community pride.
- 5. Parks, linear parks and greenbelts are essential to sustain the mountain resort character of the community by protecting and enhancing open space, planting trees, and promoting landscaping and pedestrian promenades adjacent to the street. Linear parks and greenbelts also provide physical connections between parks, public lands, services, and amenities.
- Open space and major views are identified because of the high value placed on open space and majestic views by the community. Open space areas, such as Mammoth Creek, are also considered sensitive lands that should be protected and enhanced.
- 7. Portals to public lands are very important to the community since they allow access to public lands that provide tremendous year-round recreational opportunities. These portals should be protected and enhanced to allow for safer and more convenient access.



Community Character Images

The Community Character Images create a visual representation of different places, buildings, facilities, and activities, emphasizing their unique characteristics and qualities. These images help to refine community design expectations with the community's likes and dislikes.

Winter and Summer Recreation

Mammoth Lakes is active and diverse. An emphasis within the community is the wide variety of outdoor winter and summer activities. As our community and culture mature and evolve, so will our desire and need for indoor and outdoor activities, cultural activities, daytime and nighttime activities, and entertainment. Some of these activities are:

- downhill skiing and snowboarding

- street and mountain biking

- cross-country skiing

- touring

- back-country skiing & snowboarding - day and backcountry hiking

- sledding

- walking

- snowshoeing

- in-town trails with interpretive signage

- dog sledding - snowmobiling - parks

- sleigh rides

- golf

- soccer

- motocross

- racquetball

- off-highway vehicles - kayaking

- fishing

- restaurants

- camping

- bars - night clubs

- climbing

ice skating

- tennis

hockey

- fall colors viewing

- swimming

- birding

- conference centers

- equestrian activities - health and fitness

- performing arts

- movie theaters

- outdoor festivals

- cultural entertainment

Mammoth Lakes Image Board - Winter Activities



Mammoth Lakes Image Board - Summer Activities



Public Spaces

The most important places in a community are its public spaces. In Mammoth Lakes, public spaces complement and are a part of the town's natural mountain setting. All public spaces should be designed as functioning spaces with a high aesthetic value in order to enhance the image of the town. Public spaces should also be designed to support special events. A variety of spaces should be programmed, including large, unstructured open areas, ceremonial civic center spaces, active commercial plazas, and most importantly streets, which serve as the town's greatest public space.



The Good

- 3 Large sidewalks and plaza
- 3 Area for strolling, shopping, socializing, and special events
- 3 Landscaped
- 3 Decorated seasonally



- 3 Pedestrian space created between buildings
- 3 Public amenities provided
- 3 Spire provides a focal point
- 3 Lighting provided
- 3 Outdoor dining



- 3 Space can support public events and gatherings
- 3 Usable year-round (with snow removal)
- 3 Pedestrian-friendly (seating areas, food service)
- 3 Flowerpots and surrounding trees
- 3 Attractive pattern of hardscape (sculptural quality)

The Bad

7 Snow removal difficult 7 Icy steps could be safety issue



The Good

- 3 Complements natural setting
- 3 Area for large events or gatherings
- 3 Trees provide natural weather protection

The Bad

- 7 Not usable year-round
- 7 Minimize lawn area to reduce water usage

Commercial Corridor

Commercial corridors are framed around public streets and should be designed to create a sense of scale and a pleasing pedestrian environment. Commercial corridors should have street level retail that is designed to be attractive with a high level of detail and active storefront uses.

The commercial corridor should be walkable, vibrant, colorful and most importantly, it should be enjoyed and continuously used by people.

In Mammoth Lakes, small-scale buildings with varied architecture that have offices, residential and visitor accommodations above ground floor retail will place people into the commercial corridor, activating it and supporting retail services.

Buildings within the commercial corridor should have interesting architecture and varied roof forms with accentuating physical landmarks at intersections, street corners and other appropriate locations. The streetscape should be safe and designed and detailed for the pedestrian. This includes street furniture and pedestrian comforts, street trees, flowers and planters, intricate sidewalk surfaces and public art.



The Good

- 3 Varied façade (different building bays)
- 3 Verticalfeatures
- 3 Unobtrusiveroof
- 3 Detailed design elements add to building interest
- 3 Entrances and window details at pedestrian level

The Bad

7 Roofs all nearly the same height



- 3 Buildings appear predominately vertical
- 3 Varied façade and building bays; colors break up building mass
- 3 Range of roof heights and variety of roof forms
- 3 Roof provides habitable space



The Good

- 3 Protected pedestrian corridor at ground level
- 3 Variation of colors
- 3 Windows broken up into smaller sections

The Bad

- 7 Appears as a single large mass; no vertical or horizontal variation in façade
- 7 Long flat roof line



The Good

- 3 Varied building heights and façades
- 3 Clearly defined storefronts
- 3 Street trees
- 3 Views of hills maintained



- 3 Varied façade
- 3 Front entrances are landscaped
 - 7 Storefront display windows are not highly visible
 - 7 Materials not appropriate to natural setting (wood, woodlike materials or stone)
- 3 Paved walkways and covered entries
- 3 Subdued colors highlight design details and landscaping



- 3 Varied building heights
- 3 Wide and patterned sidewalk
- 3 Visible storefronts
- 3 Pedestrian welcoming (benches, awnings, and planter walls)
- 3 Sidewalk flowerpots and plantings
- 3 "messy vitality"

The Bad

7 No overhangs to provide pedestrian protection

7 No distinct building base

7 Signage appears cluttered



The Good

- 3 Varied design features
- 3 Corner of building accented
- 3 Varied façades
- $\ensuremath{\mathsf{3}}$ Cohesive arrangement of windows and doors
- 3 Flowerpots, plantings and street trees

The Bad

- 7 Corner feature squat and bulky
- 7 Narrow sidewalks
- 7 Material not appropriate to natural setting (wood, wood-like or stone)
- 7 Not indigenous trees



- 3 Corner design feature and building are well integrated
- 3 Architectural details
- 3 Street trees

The Bad

- 7 Materials not appropriate to natural setting (wood, wood-like or stone)
- 7 Views of hills are partially blocked

Building Form

The creation of lasting well-designed buildings is paramount. The principles of good design are well known: a well-detailed, high quality building base that grounds each structure and provides pedestrian scale, a middle that establishes a rhythm of building form and mass, and a building top that gracefully terminates the building.

The building form should give a sense of focus, organization and drama to the building. In all cases, the appearance of heavy, massive and blocky buildings should be avoided. The extruded, double-loaded corridor, ubiquitous building form with the appearance of a static ridgelines is not encouraged. Rather, buildings should be stepped, modulated and have varied roof forms.

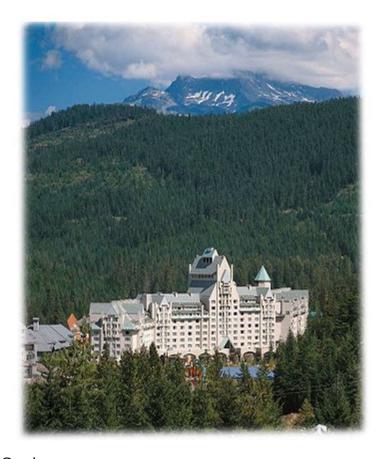


The Good

- 3 Distinctive building base, middle and top
- 3 Varied building façade
- 3 Attractive variety of roof planes and forms
- 3 Consistent architectural features
- 3 Architectural details

The Bad

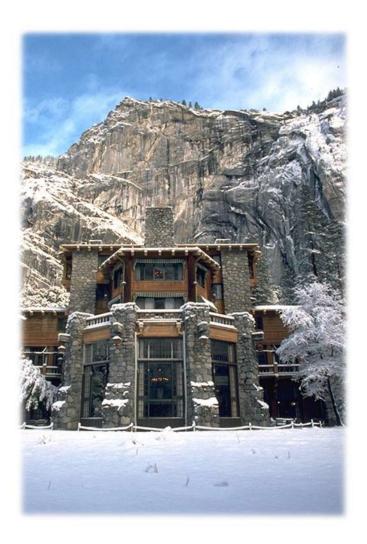
- 7 Canopy roof not integrated
- 7 Some blank wall areas
- 7 New addition has fewer design details
- 7 Materials not appropriate to natural setting (wood, wood-like materials or stone)
- 7 Lighting is not shielded or down-directed



- 3 Building height steps down somewhat from higher center to lower ends
- 3 Varied building form
- 3 Varied roof line and roof planes

The Bad

- 7 Building mass, scale and color dominate the natural setting
- 7 Appears as a single large mass
- 7 Building façade not varied
- 7 Roof forms are not integrated
- 7 Materials not appropriate to natural setting (wood, wood-like materials or stone)
- 7 No focal point



- $\ensuremath{\mathtt{3}}$ Design is integrated into the natural setting and complements it
- 3 Rugged distinctive architecture
- 3 Varied building heights (steps down at ends)
- 3 Natural materials (wood and stone)
- 3 Consistent design details in scale with building

Landmarks

Landmarks are unique forms that create a memorable and positive image about the community. Iconic architecture should be sited at special points within the community such as significant intersections, terminal viewpoints within town and at places of high community value and importance.

Landmarks and the architecture of the community should complement and be respectful of the natural setting. In most cases, buildings should be at or below the height of the tree canopy.

At the town's landmark locations, the built environment should be designed to reinforce the town's sense of place. Landmarks should be designed to create cherished memorable places that people want to return to and visit again.





The Good
3 Landmark location (base of a mountain)
3 Varied roof forms and façade

The Bad

7 Dominates the natural environment 7 Appears as a single large building mass

7 No focal point of building

7 Too tall (entire mass of building is high above tree canopy)

The Good

- 3 Spires create vertical accent and landmark
- 3 Building size does not dominate the natural setting
- 3 Dark roof
- 3 Only the building spire is taller than the tree canopy

The Bad

7 Too high contrast between light building color and surroundings





The Good
3 Articulated, well-designed spire
3 Unique and appropriate to culture and history
3 Appropriate location (end of main street)



The Bad
7 Design and materials not appropriate for Mammoth Lakes

The Good 3 Dark roof

The Bad

7 Building size, height, location and colors dominate the natural setting 7 Built on prominent ridgeline with no landscaping to integrate building to surroundings

- 3 Majority of building below tree canopy (a percentage of building mass is visible above the trees)
- 3 Dynamic building outline with varied roof forms and planes
- 3 Colors and materials blend with surroundings

Civic Architecture

Civic building design in Mammoth represents rugged mountain architecture and recognizes successful historic patterns of the town. Civic buildings should be articulated, elegant, and designed to create a sense of permanence and strength. Civic buildings should include a building base designed for pedestrians with a high level of detail and quality materials. Landmark features should be integrated into civic architecture and places.

The future Civic Center should embody the natural setting and spirit of the town and be attractive, welcoming, accessible and a symbolic center for the community. Places like the future Civic Center should be designed as one cohesive element with commonality in building form and appropriate building placement and hierarchy. The Civic Center should reinforce the site and civic function as a gateway to town.





- 3 Entrances signify strength
- 3 Strong sense of welcome and warmth
- 3 Use of natural materials (wood and stone)
- 3 Balanced and dignified design with a presence of grandeur



- 3 Distinctive civic architecture
- 3 Symbolic of culture and history
- 3 Appropriate roof features
- 3 Public plaza and public art

The Bad

7 Not an appropriate architectural style for Mammoth Lakes or





pertinent to local history

- 3 Simple, strong design
- 3 Consistent use of materials
- 3 Natural materials

Resort Character

Mammoth Lakes, a small and remote community, requires resort facilities to be sustainably designed and have a low impact on the environment. Resort areas and facilities should emphasize a partnership of resources and allow joint-use for public and private entities to the long-term benefit of the community.

Resort areas should also diversify the year-round recreational opportunities for the community's residents and visitors as noted in the Parks, Open Space and Recreation Element. Recreational opportunities include cross-country skiing, snowshoeing, sleigh rides, horseback riding, fishing, tennis, hiking, golf and many others.

Development proposals are expected to add value to the overall community with shared programs serving guests and residents that are integrated to form a seamless community. Development will add to the commercial, cultural and recreational activities and facilities that already exist within the community. Every development proposal should be particularly well-designed in context of:

- setting
- site planning
- architectural design
- building program
- operations



Indoor ice rink facility (Breckenridge, CO)



Cultural facility (Anderson Ranch in Snowmass, CO)



Expanded Nordic skiing and snowshoeing

Resort amenities such as tennis, golf, swimming and ice skating









Equestrian field house (Fork Stables, NC)









Classifications

The following roadway classifications are used in the town of Mammoth Lakes:

TABLE 1: Roadway Classification Definitions							
Roadway Type	Function	Access	Typical Spacing of Access Points	Lanes	Discussion		
Arterial	Provides moderate volume connections between activity centers and connections for collectors to highways.	Can intersect with any facility, through access to local roads, and driveways should be minimized.	1 mile	2 to 4 lanes	Traffic signals typically spaced at 1/4 to 1/2 mile intervals		
Collector	Serves as low- volume connector between local streets and arterials; also provides access to parcels.	Access is not restricted.	1/2 mile	2 lanes	Controlled by two-way or four-way stop signs or traffic signals 1/4 mile intervals		
Local	Provides access to parcels.	Access is not restricted.	200 to 500 feet	2 lanes	Local roadways		
Rural	Provides access to remote, scenic, or recreational areas.	Access is not restricted.	Varies	2 lanes	Local roadways		
Source: California General Plan Guidelines							

Arterials

Major streets with two to four lanes, augmented with turning lanes and controlled intersections, carrying high volumes of traffic to and from local and collector streets. Arterial roadways in Mammoth Lakes consist of the following:

- Main Street (State Route 203) to 8.5 miles west of U. S. 395 (Mono-Madera County Line)
- Minaret Road
- Meridian Boulevard
- Old Mammoth Road east of Waterford Avenue
- Mammoth Scenic Loop

Collectors

Two-lane streets for traffic moving between arterial and local streets augmented at intersections, which provide access for major land use areas. Collector streets in Mammoth Lakes consist of the following:

- Old Mammoth Road west of Waterford Avenue
- Canyon Boulevard
- Lakéview Boulevard
- Forest Trail
- Majestic Pines Drive
- Kelley Road to Lake Mary Road
- Lake Mary Road
- Azimuth Drive
- Chateau Road
- Sierra Park Road
- Laurel Mountain Road
- Sierra Nevada Road
- Tavern Road
- Waterford Avenue

Local

Local streets are public and private two-lane streets providing direct access to residential properties and providing access from residential areas to collector or arterial streets.

Rural

Roads providing access to remote, scenic or recreational areas, and to very low density residential areas. Rural roads on USFS land contiguous to Mammoth Lakes include the following:

- Sawmill Cutoff Road
- Mammoth Creek Road
- Sherwin Creek Road

At present, all of the roadways in the town provide one through lane in each direction, other than the following roadways:

Two Through Lanes in Each Direction

- Main Street east of Minaret Road
- Minaret Road from Main Street north 0.1 mile
- Meridian Boulevard west of Sierra Park Road

One-way Street:

 Rainbow Lane between Canyon Boulevard and Mammoth Slopes Drive

Traffic is controlled by signals at the intersections of Main Street/Old Mammoth Road, Main Street/Minaret Road, Minaret Road/Meridian Boulevard, Meridian Boulevard/Old Mammoth Road, and Canyon Boulevard/Lake Mary Road. The intersection of Meridian Boulevard/Sierra Park Road is controlled by fourway stop signs. Other intersections along the arterial roadways are controlled by stop signs on the minor intersecting street approaches.

Parking

Parking in Mammoth Lakes is provided largely in private lots. In addition to the substantial parking lots provided at ski access portals, private parking facilities are provided at commercial centers. There is one park-and-ride facility in town located on the corner of Tavern Road and Old Mammoth Road, located adjacent to a transit stop.

Parking along streets is generally prohibited though out the winter with the exception of several business districts that have restricted parking.

Existing parking lots in the town are well utilized during periods of peak visitor activity. The public has noted that traffic congestion in and around the town is caused in part by a shortage of accessible private and public parking. The town typically experiences an overflow parking demand during peak periods because there is limited on-site overnight and overflow parking.

Transit

There are currently a number of public and private transit operations serving the town:

- The Mammoth Area Shuttle (MAS) system, operated by the Mammoth Mountain Ski Area, provides winter public transit service to a variety of ski, recreational, dining, lodging, and retail areas, carrying over 700,000 passenger-trips annually.
- During the summer months, the U. S. Forest Service funds a shuttle bus program, which operates a visitor shuttle from Mammoth Mountain Inn to Reds Meadow and Devils Postpile National Monument.

- Condominiums and hotels provide on-demand shuttle services for their quests.
- Mammoth Mountain and June Mountain ski areas provide scheduled shuttle service restricted to ski area employees between Bishop, Mammoth Lakes, and June Lake.
- Taxicab service is offered on a metered, demandresponsive basis. These providers also offer shuttle service to the Reno.
- Inyo-Mono Transit (IMT) contracts with the Town of Mammoth Lakes to provide a Dial-a-Ride service Monday to Friday between the hours of 7 a.m. and 5 p.m. This door-to-door service functions on an on-call basis. This system was expanded to provide fixed-route service during the months that the Mountain's transit service is not in operation.
- Spring, summer and fall, the Town of Mammoth Lakes provides scheduled fixed-route service throughout the centralized portion of the community during the months that the Mountain's townwide transit service is not in operation.
- IMT is also servicing the town of Mammoth Lakes with a variety of daily regional and commuter transit services which run from Bishop to Bridgeport.
- Mammoth is also serviced by Carson Ridgecrest Eastern Sierra Transit (CREST), along the U.S. Highway 395 corridor from Ridgecrest to Reno.
- YARTS provides summer weekend shuttle service to and from Yosemite.

Non-scheduled regional and inter-regional transit service is provided by private charter lines, with the majority typically originating from the Los Angeles and San Diego areas. Private charters originate less frequently from Las Vegas and the Bay Area. According to the Mammoth Lakes Visitors Bureau, approximately 20 to 30 buses per day serve Mammoth Lakes in the summer months, averaging 40 persons per bus. In the winter months, there are approximately 10 to 15 buses per day, averaging 40 persons per bus.

General Bikeway Plan

Biking, including organized bike races, has become an increasingly popular activity in and around the town. The General Bikeway Plan, updated in May 2002, provides a comprehensive plan for bicycle facilities, focusing on direct and convenient routing for the commuting cyclist.

The following explains the bicycle path classification system, as outlined in the California Department of Transportation Highway Design Manual:

<u>Class I (Bike Path):</u> Provides a completely separated rightof-way for the exclusive use of bicycles and pedestrians. Bike paths should offer opportunities not provided by the road system. They can either provide a recreational opportunity, or in some instances, serve as direct high-speed commute routes if cross-flow by motor vehicles and pedestrian conflicts can be minimized.

<u>Class II (Bike Lane)</u>: Provides a striped lane for one-way bike travel on a street or highway. Bike lanes are established along streets in corridors where there is significant bicycle demand and where there are distinct needs that can be served by them. The purpose should be to improve conditions for bicyclists in the corridors. Bike lanes are intended to delineate the right-of-way assigned to bicyclists and motorists and to provide for more predictable movements by each.

<u>Class III (Bike Route)</u>: Class III is similar to the Class II facility, except that the shoulder area is shared with vehicles. Class III lanes should be designated with signs only when no convenient alternate route exists and, where necessary, for route continuity.

Bicycle touring also occurs on roadways where the shoulder may or may not be wide enough to safely accommodate bicyclists. Much of the mountain biking activity occurs on numerous trails and roads on public lands. Mammoth Mountain Ski Area operates a mountain bike park in the summer months, which uses trails and roads on Mammoth Mountain.

Trail System Master Plan

The Town of Mammoth Lakes Trail System Master Plan (MLTSMP) adopted in May 1991 focuses on non-motorized facilities for alternative forms of transportation including pedestrians, bicyclists, and cross-country skiers. The MLTSMP would connect and pass through a series of parks and open space areas, having numerous access points in and around the town. Non-motorized facilities are more than recreational facilities; they provide important public access in our compact community and relieve congestion. A comprehensive trail system for pedestrians, cycling, and cross-country skiing will reduce auto travel as well as provide important recreational amenities for visitors and community residents. Experience in similar resort communities has indicated a direct economic benefit from expansion of the trail system.

Sidewalk Master Plan

In an effort to further develop an extensive pedestrian system, the Town adopted a comprehensive Sidewalk Master Plan in July 2003. This plan provides for walkways in all of the commercial corridors and along all arterial and collector roadways.

Aviation

The Mammoth Yosemite Airport is an important asset to the community. Located eight miles east of town, the airport is a FAA certified commercial airport currently offering charter services. In the past, limited commercial air service has been available to southern and northern California. Scheduled air service was last available in 1996. Plans are currently being formulated to reinstate seasonal scheduled air service. The Mammoth Yosemite Airport is owned and operated by the Town of Mammoth Lakes. The Mammoth Yosemite Airport provides an important link in the statewide aeronautics system. Pilots flying the Owens Valley-Long Valley corridor along the Eastern Sierra front find the airport to be vital in avoiding rapidly shifting weather conditions. The airport is subject to the Federal Aviation Regulations (FAR) Part 139, which sets standards for the operation and safety of airports with small commercial carriers. Under FAR Part 139, the Mammoth Yosemite Airport is required to have established procedure manuals, as well as crash, fire, and rescue equipment.

Additionally, there is a helipad adjacent to the town that is operated by the Forest Service and Bureau of Land Management (primarily for fire fighting purposes). In 2000 the Mammoth Lakes Hospital removed the helipad at that location.

In 1998, the Mono County Airport Land Use Commission adopted an Airport Land Use Plan (ALUP) for the Mammoth Yosemite Airport. This plan provides for major development and expansion of the airport terminal area, including a hotel, major infrastructure improvements; aircraft support facilities, and passenger terminal. The plan also establishes specific land use policies to protect the public welfare and the safety of aircraft operations.

Level of Service

The Level of Service (LOS) standard is used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Traffic Level of Service

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Level of Service A

Represents free flow of traffic. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.

Level of Service B

The range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.

Level of Service C

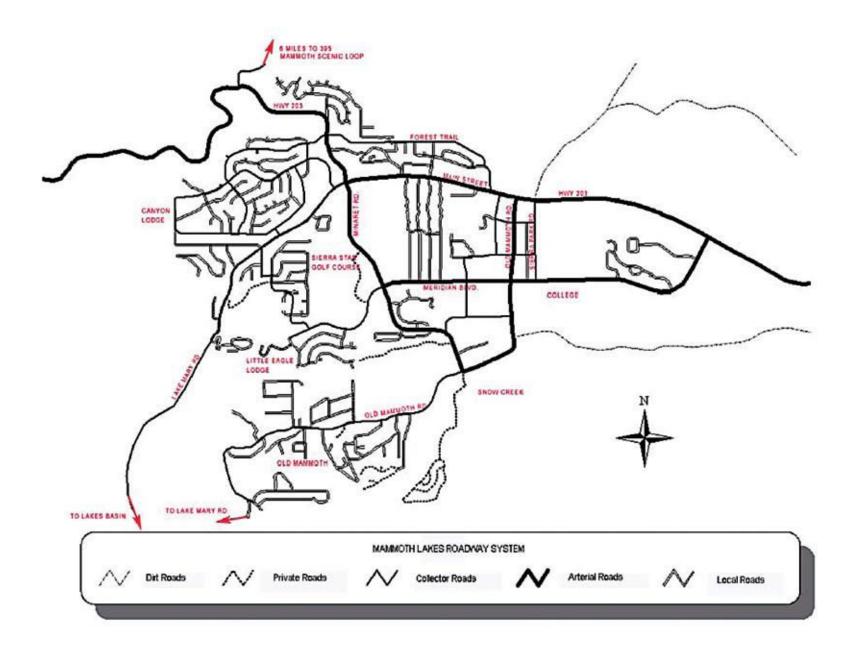
In the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.

Level of Service D

Represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

Level of Service E

Represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely



difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

Level of Service F

Used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount, which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. LOS F is used to describe the operating conditions within the queue, as well as the point of the breakdown. It should be noted, however, that in many cases operating conditions of vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow, which causes the queue to form, and LOS F is an appropriate designation for such points.

APPENDIX E: USEFUL TERMS FOR UNDERSTANDING THE GENERAL PLAN

Active Recreation

Recreational activities that require the use of organized play areas, such as playing fields, swimming pools, and tennis courts. Contrasted to "passive recreation" which does not require the use of such areas.

Action

An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified goal (see "Goal") or policy (see "Policy").

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing

Housing restricted to rental rate or sales price based upon household income and size criteria as defined by the state of California or the Town of Mammoth Lakes.

Affordability Requirements

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low, low and moderate income households for a specified period.

Amenity

A feature that provides comfort, convenience or pleasure.

Amendment

A formal Town Council change or revision to the General Plan, including either the Plan's text or its maps.

Appropriate

An act, condition or state that is considered suitable.

Archaeological Resource

Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

Articulated Buildings

Buildings that are clear, distinct and precise in relation to other parts.

Auto-oriented

A form of development dependent on auto traffic and presumes people will use cars to travel to and from the site.

Average Household Size

The number of persons in the town living in households divided by the total number of households in the town. Excludes persons living in group quarters.

Base Flood

In any given year, a 100-year flood that has one percent likelihood of occurring and is recognized as a standard for acceptable risk. (See also "Floodplain").

Best Management Practice (BMP)

Methods, measures or practices designed to prevent or reduce water pollution.

Bikeways

A term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Bluff

The edge of a topographic feature such as a hill, cliff or embankment with steep slopes rising above the river corridor floodplain.

Building Height

The vertical distance from natural grade adjacent to the structure to the topmost point of the building. Chimneys and similar appurtenances may project a maximum of two feet above the stated height limit in any zone.

Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA)

State law requiring State and local agencies to regulate activities with consideration for environmental protection, and requiring the preparation of an Environmental Impact Report (EIR) if the potential for a significant adverse environmental impact exists.

California Department of Transportation (Caltrans)

State agency responsible for the construction, maintenance, planning and management of major transportation facilities in California.

Capital Improvement Program

A program administered by the Town that schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Center

Commercial and mixed use areas of the town that serve as the focus for community life, may serve the region, the town, general neighborhoods, or a single neighborhood.

Center-based Child Care

Child care services that are provided from a designated facility rather than in a private residence.

Character

The aggregate of features and traits that form the individual nature of some person or thing.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area and/or avoiding sensitive biological or scenic resources and hazards.

Commercial Strip

A land use pattern characterized by continuous automobiledependent commercial frontage, usually dominated by front parking lots and long, low buildings oriented towards a highway or arterial street.

Community Benefit

A community benefit as used in this plan is a project component(s) that enhances the tourism, community, or environmental objectives of the Town through the provision of amenities, services, or environmental benefits above and beyond those required to meet the incremental demand of the project itself. These amenities, services, and environmental benefits include, but are not limited to those listed under Community Character on page 24 of this General Plan.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level, as a measure of the cumulative noise exposure in a community, that is derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7pm to 10 pm) and

nighttime (10pm to 7am) periods, respectively, to allow for greater sensitivity to noise during these hours.

Compact Development

A development philosophy that emphasizes infilling of vacant and underutilized lots before expanding the boundaries of the urban area, and encourages higher residential densities and non-residential development intensity as a means of conserving open space and supporting public transit.

Compatible

Capable of existing together without significant conflict or ill effects.

Conservation

The management of natural resources to prevent waste, destruction or neglect.

Consistent

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Corridor

A linear feature located along a major thoroughfare, which provides both connectivity and identity to the community at its entry point. Is considered one of the building blocks of the community, along with neighborhoods, centers, districts and gateways. There are also natural, linear open space and riparian habitat corridors, such as that associated with the Mammoth Creek and other waterways.

Cultural Resources

Includes historic, archaeological and paleontological resources as well as human remains.

Curb Lane

Portion of a street next to the curb that can be used for onstreet parking or auto or bicycle travel.

Decibel (dB)

Decibel, a unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dBA

The "A-weighted" scale for measuring sound in decibels, weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Design Guidelines

Provisions guiding the design of buildings that are not mandatory but may be used by Staff, the Town's advisory boards and commissions, and the Town Council in evaluating projects.

Design Review

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

Development

The physical extension and/or construction of urban land uses. Development activities include subdivision of land, construction or alteration of structures, roads, utilities, and other facilities, installation of septic systems, grading, deposit of refuse, debris, or fill and clearing of natural vegetative cover for non-agricultural purposes.

District

A portion of a community identified on the locality's zoning map within which one or more principal land uses are permitted along with their accessory uses and any special land uses permitted by the zoning provisions for the district.

District Plan

Also called area plan or neighborhood plan. This plan serves as a bridge between the general plan and individual project reviews. A district plan is a tool that looks at a particular geographic area and can be a focused special study, a master plan, a specific plan, or a separate policy document.

Drought-tolerant Landscaping

Landscaping that minimizes water requirements and consumption through plant selection, design, installation, and management. Also known as xeriscape.

Dwelling Unit

A single residence or accommodation designed for occupancy by one household.

Easement

The right to use property owned by another for specific purposes, such as access to another piece of property, conveyance of storm water, or transmission of gas or electricity.

Economic Development Strategy

A strategy to identify and prioritize opportunities to increase the economic base within the community.

Ecosystem

An interacting system formed by a biotic community and its physical environment.

Emergency Preparedness

The act of planning and preparing for a natural or man-made disaster, such as an earthquake or fire.

Emergency Management Plan

Town of Mammoth Lakes document that includes provisions for pre-disaster planning, evacuation, communication, shelter, welfare, public health and safety, and post-disaster recovery.

Employee Housing

Living quarters or dwellings for the local workforce.

Encourage

To promote, advance, or foster. Indirect action verb indicating that the Town does not have the primary responsibility of the Policy or Action.

Enhance

To make greater as in value, beauty or effectiveness.

Entryway/Entry Statement

Signify entry or exit ways or a change of district; some are located at intersections, and should communicate a statement of the community's and/or district's character.

Environmental Impact Report (EIR)

An informational document that provides decision makers and the public with information about the effects a proposed project is likely to have on the environment, ways these effects may be minimized and alternatives to the proposed project. The document is prepared consistent with the provisions of the California Environmental Quality Act (CEQA).

Environmentally Sensitive Area

Areas that have limited suitability for development due to their natural resource values, such as wetlands, steep hillsides and distinctive wildlife habitat areas.

Environmental Review

Process through which the Town of Mammoth Lakes, following the procedures of the California Environmental Quality Act (CEQA), evaluates a project for its potential impacts on the environment.

Feasible

Capable of being done, executed or managed successfully considering physical, financial, scheduling and other constraints.

Focused Special Study

A study focused on a particular geographic area or issue area. A special study provides background information to be used in policy development and project evaluation. It is not a policy or regulatory document.

Flood Control

Any of a number of structural or non-structural measures designed to divert or contain floodwater and prevent flooding.

Floodplain, (100-year)

The area which has a one percent chance of being inundated during any particular 12-month period. The risk of this area being flooded in any century is one percent, but statistically, the risk is almost 40 percent in a 50-year period.

Focal Point

A center of interest or activity, a point of convergence and social interaction. A focal point can range in size and type from the largest, such as a town core, to the smallest, such as a small neighborhood park. (See also "Center" and "Node")

Fractional Use Project

"Fractional-use project" is one in which a purchaser receives the right to the recurrent, exclusive use or occupancy of a unit or room annually or on some other periodic basis. The term includes but is not limited to time-share estate, interval ownership, fractional ownership, vacation license, vacation lease, club membership, time-share use, or uses of a similar nature, as defined in Section 11003.5 of the state of California's Business and Professions Code.

Frontage

The part of a lot that touches a road, street or watercourse, it is often described as a specific amount such as "60 feet of frontage."

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the town or a particular part of the town. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character or a natural feature such as a creek.

General Plan

A compendium of Town policies regarding long-term development, in the form of maps and accompanying text. The Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the Town Council.

Geologic Hazard

Any public safety hazard associated with geologic forces, including landsliding, mudsliding, surface rupture, groundshaking, liquefaction and erosion and sedimentation.

Geothermal energy

Power generated from natural steam, hot water, hot rocks, or lava in the Earth's crust. In general, geothermal power is produced by pumping water into cracks in the Earth's crust and then conveying the heated water or steam back to the surface so that its heat can be extracted through a heat exchanger, or its pressure can be used to drive turbines.

Glare

A very harsh, bright, dazzling light.

Goal

A goal is a specific condition or end that serves as a concrete step toward attaining a guiding principle. Goals are intended to be clearly achievable, and, when possible, measurable.

Green Building

A whole systems approach to the design and construction of buildings and communities with the ultimate goal of meeting current needs while minimizing impacts to natural resources, other species and future generations. Effective environmental design and sustainable development are reflected in site planning, project design, choice of materials, construction techniques, energy efficiency and water conservation among other aspects.

Groundwater

Water under the Earth's surface, often confined to aquifers, capable of supplying wells and springs.

Groundwater Recharge

The process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding aquifers that provide underground storage.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material

An injurious substance including pesticides, herbicides, poisons, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Heritage

Valuable items such as buildings or literature that are passed on from one generation to another.

Household

All persons occupying a single dwelling unit.

Housing Element

An element of the General Plan that includes technical, socioeconomic and housing data as well as more detail on the Town's housing programs and meets State requirements for Housing Elements.

Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, environmental, social or economic conditions.

In-lieu Fee

Cash payments that may be required of an owner or developer as a substitute for dedication of land or physical improvements, usually calculated in dollars per lot or square foot of land or building area.

Incentive

A reward or bonus offered by the Town to encourage the private sector to take an action that would be less likely otherwise.

Inclusionary Housing

Housing that is built as a result of local regulations that require a minimum percentage of all units in developments exceeding a certain size to be affordable to low and moderate income households.

Infill

Development of individual vacant lots or leftover vacant properties within areas that are already developed.

Infrastructure

Public services and facilities such as sewage disposal systems, water supply systems, other utility systems, and roads.

Integrated

Combining or coordinating separate elements so as to provide a harmonious interrelated whole.

Landmark

A building or other place that is of outstanding historic, aesthetic, or cultural importance and often declared as such and given a special status, ordaining its preservation, by some authorizing organization.

Land Use

The occupation or utilization of an area of land for any human activity or any purpose.

Land Use Designation

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

Level of Service (LOS) Standard

A standard used by government agencies to measure the quality or effectiveness of a municipal service such as police, fire, or library, or the performance of a facility, such as a street or highway (See Appendix D).

Light Pollution

All forms of unnnecessary and undesirable light in the night sky around and above us including glare, light trespass, sky glow and over-lighting. Excessive light and glare can be visually disruptive to humans and nocturnal animal species, and often reflects an unnecessarily high level of energy consumption.

Liquefaction

The transformation of loose, water-saturated granular materials (such as sand or silt) from a solid into a liquid state, which may occur during major earthquakes.

Live/Work

A development type designed so that persons may live and work in the same space, often in former commercial or industrial buildings renovated for habitation.

Lodging

Visitor accommodations such as hotels and motels, available for transient visitor use and not usable for permanent residency. Lodging facilities have an on-site front desk and service available 24-hours a day.

Long-term Parking Facility

A lot or structure dedicated to all day automobile parking.

Master Plan

This is a set of specific development criteria tailored to an individual property or group of properties. It is adopted by ordinance and constitutes site specific zoning for the subject properties. Master plans must be consistent with the general plan and the underlying zoning. The term master plan also includes the term development plan.

Median

1.) The paved or landscaped area on a major roadway that separates traffic moving in opposing directions. 2.) The point at which one-half of a set is greater and one-half is less, such as median income or median rent.

Mid-Block Connectors

A break in a large block to allow for pedestrian access.

Minimize

To reduce or lessen but not necessarily to eliminate.

Mitigate

To ameliorate, alleviate or avoid to the extent reasonably feasible.

Mixed Use

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Native Plants

Plants indigenous to an area or from a similar climate and requiring little or no supplemental irrigation once established.

Natural Preserve

An area designated as open space to be managed and protected for its habitat and natural values.

Natural Reserve

An area designated as protected open space for specifically identified purposes and uses such as research or education.

Negative Declaration

A finding under the procedures of the California Environmental Quality Act that a proposed project will not have a significant effect on the environment and does not require preparation of an Environmental Impact Report.

Neighborhood

A part of the town defined by distinct characteristics and boundaries and considered as familiar territory by its residents.

Neighborhood Center

A small retail center with a primary trade area limited to the immediately surrounding area, often anchored by a grocery or drug store and may include a variety of smaller retail shops and offices oriented to the everyday needs of surrounding residents. Also called "Neighborhood Shopping Center."

Node

A nucleus within a community area, where social or commercial activity occurs. May be a specific gathering place, a significant point of activity or a central junction. Contributes to a sense of a cohesive and distinct place. (See also "Center" and Focal Point")

Noise

A sound of any kind, especially one that is loud, unwanted or disagreeable.

Noise Compatibility

The relationship between land uses and ambient noise levels. For example, residential uses are considered to be less compatible with high noise environments than industrial uses.

Noise Ordinance

Locally adopted legislation that regulates noise-producing activities.

Non-automobile Mode

Any mode of transportation that does not use private automobiles, includes bicycling, walking, buses and trains.

Non-conforming Use

A use that was valid when brought into existence but by subsequent regulation becomes no longer conforming. Typically, non-conforming uses are permitted to continue for a designated period of time subject to certain restrictions.

Non-indigenous Landscaping

Landscaping that is not native to an area and typically requires more water than naturally occurring vegetation. Also called "exotic" or "non-native" landscaping.

Non-point Source

Sources of air or water pollution that enter the environment from dispersed sources such as pollution tainted storm water runoff from streets and parking areas, rather than at a single point such as an industrial facility discharge pipe.

Non-renewable Resource

Natural resources such as fossil fuels and natural gas, that once used cannot be replaced and used again.

Off-peak

Not being in the period of maximum use. For traffic, generally refers to the weekday periods before and after the

morning and evening traffic to and from mountain portals.

Off-street Parking

Parking that is provided outside of the right-of-way of a public street, typically in a surface parking lot or parking structure.

On-street Parking

Parking that is provided within the right-of-way of a public street, typically in designated parallel or diagonally striped spaces adjacent to moving traffic lanes.

Open Space

Land managed by the Town or set aside by easement, dedication, or other means of preservation for the purpose of providing protected open areas within the town. Such designation is intended to protect significant vistas, wildlife movement corridors, biological resource areas and to accommodate recreational uses. Types include pristine open space, biological resource areas, managed resource areas, and parks and recreational areas.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner or applies additional policies or requirements for new development.

Parcel

A lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development.

Park

An area of land, usually in a largely natural state, for the enjoyment of the public, having facilities for rest, passive and active recreation. It may also have athletic fields, play equipment, and programmed activities.

Parking, Shared

Parking spaces assigned to more than one use where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Parkland

Land managed by the Town for recreational use by its residents and visitors. This definition includes designated active and passive parks, but does not include lands owned and managed by entities other than the Town of Mammoth Lakes.

Passive Recreation

Recreation activities that require limited physical exertion on behalf of the participant. Examples of passive recreation activities include bird watching, walking or photography.

Pedestrian-oriented Design

An approach to site and neighborhood design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches.

People at One Time (PAOT)

Used in this General Plan as an estimate of the number of people – permanent residents, second homeowners, and visitors – residing (lodging) in the town on an average winter Saturday night.

Planning Area

The Planning Area is the land area addressed by the General Plan. The Planning Area does not lead to regulatory powers outside of the Town limits. Instead, it signals to the County and to other nearby local and regional authorities that town residents recognize that development within this area has an impact on the future of their community, and vice versa.

PM-10

Particulate matter less than 10 microns in diameter includes a wide range of solid and liquid inhalable particles, including smoke, dust, metallic oxides, and aerosols.

Pocket Park

Very small landscaped area or plaza in an urban area, providing visual relief, passive recreation (sunbathing, reading, dining, etc.), nature enjoyment or a public gathering space.

Point Source

Sources of air or water pollution that enter the environment at a single point such as a smokestack or drain pipe rather than in a dispersed manner.

Policy

A specific statement of principle or guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets, in order to meet its goals and objectives before undertaking an action program.

Program

An action, activity, or strategy carried out in response to an adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "where" of goals and objectives.

Promenade

A public area set aside as a pedestrian walk.

Public Art

Artwork in the public realm, regardless of whether it is situated on public or private property or whether it is acquired through public or private funding. Can be a sculpture, mural, manhole cover, paving pattern, lighting, seating, building facade, kiosk, gate, fountain, play equipment, engraving, carving, fresco, mobile, collage, mosaic, bas-relief, tapestry, photograph, drawing, or earthwork. In many instances, public art has become a major source of identity for a community.

Peak Hour

For any given traffic facility, the daily 60-minute period during which traffic volumes are the highest.

Pedestrian-oriented

Form of development that makes the street environment inviting for pedestrians. Commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches and other amenities. Residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting and other amenities.

Performance Standards

Zoning regulations that allow uses based on a particular set of standards of operation rather than on the particular type of use, and may be established to limit noise, air pollution, emissions, odor, glare, vibration, dust, dirt, heat, fire hazards, waste, traffic generation, and visual impact.

Plaza

A public square or open space in a city or town.

Public Space

A place that is open and available to the general public where anyone has a right to use without being excluded.

Public Way

A public path, walkway, street, alley, trail or other publicly owned space through which people have the right to pass.

Regional Center

A commercial activity center of townwide and regional significance, with a mix of shopping, offices and some housing.

Remote Parking

A parking lot on a site other than the property that it serves, usually at a substantial distance and often connected by shuttle bus.

Renewable Resource

Natural resources, such as water and air, that can be replaced by natural ecological cycles or sound management practices.

Residential Neighborhood

Areas of the town characterized by housing, parks, and public facilities. Boundaries are based on patterns of land subdivision and public perceptions about where one neighborhood stops and another begins.

Right-of-way

The strip of land over which certain transportation and/or other public facilities are built including roads, railroads and utility lines.

Roundabout

Circular intersection or traffic circle where the intersection is designed around a central island. Drivers, yielding to cars already in the roundabout, join the traffic that is circulating counterclockwise and exit roundabout via desired street.

Scale

The relative proportion of the size of different elements of the built environment to one another; the measurement of the relationship of one object to another.

Scenic Corridor

A thoroughfare or principal route of high scenic value with expansive views and/or notable landscaping and streetscape. Often a defining feature and valued community asset, contributing strongly to sense of place and community character.

Scenic Route

A highway, road or drive that, in addition to its transportation function, provides opportunities for the enjoyment of scenic resources, views and access to areas of exceptional beauty or historical interest.

Sensitive Receptor

Used in noise analyses to describe any land use that is susceptible to the effects of loud noise, including hospitals, nursing homes, schools, child care facilities and residential areas.

Setback

The horizontal distance between two points such as a property line and a structure.

Shall

That which is obligatory or necessary.

Shopping Center

In Mammoth Lakes, a group of commercial establishments planned, developed, owned or managed as a unit with offstreet parking provided on the site.

Short-term Parking Facility

A parking area designed for rapid turnover where the duration of stay is usually short (e.g., less than two hours).

Should

Signifies a directive to be honored in the absence of significant countervailing considerations.

Shoulder Season

The travel season that falls between low and high seasons. The shoulder seasons for Mammoth include spring and fall.

Shuttle Bus

A bus or van service that transports passengers between or among fixed stops for free or fare.

Sign Ordinance

Local legislation regulating the location and design of signs.

Signage

General term referring to public and private signs and their design attributes.

Significant Adverse Impact

A substantial detrimental effect on the environment as determined by application of the California Environmental Quality Act that may include impacts on air, water, or land resources, among others.

Single Family

A dwelling unit intended for occupancy by one family that may be independent from any other structure or that may share common walls with an adjoining structure.

Single Family Detached Home

A dwelling unit intended for occupancy by one family that is structurally independent from any other dwelling unit.

Solid Waste

General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood.

Source Reduction

Minimizing the quantity of total waste generated by reducing the use of non-recyclable material, replacing disposables and products with reusable materials, reducing packaging, reducing the amount of organic wastes generated, purchasing repairable items and using products and materials more efficiently.

Special Status Species

Any plant or animal species identified by the state or federal governments as rare, endangered or threatened; such species require protection and conservation due to their rarity, scarcity or danger of extinction.

Specific Plan

A specific plan is authorized and described in state planning law. It provides a higher level of detail than a general plan for a geographic area within a community. A specific plan includes all elements of a general plan and, if adopted by resolution, becomes a detailed policy document for the area covered by the plan. If adopted by ordinance, a specific plan also constitutes the zoning for the area covered by the plan. Specific plans must conform to the general plan.

Sprawl

Haphazard growth or outward extension of a community resulting from uncontrolled or poorly managed development. Sprawl is partially the byproduct of the highway and automobile, which have enabled development to spread in all directions.

State Implementation Plan

State Plan required by the Federal Clean Air Act to attain and maintain national ambient air quality standards, adopted by local air quality districts and the State Air Resources Board.

Steward or Stewardship

Responsibility for taking good care of resources entrusted to one. Related to the environment, the concept of responsible caretaking based on the premise that we do not own resources but are managers responsible to future generations for their condition. The concept of land as a resource and our responsibility to wisely manage that resource as well as our responsibility to future generations for the condition of that resource when we leave it.

Storm Drain

A device used to capture storm water runoff, usually from streets or other non-permeable surfaces, and transport it via pipes to ditches, creeks, channels, and other drainage courses.

Storm Drainage Master Plan

Town of Mammoth Lakes document setting priorities and identifying long-range improvements to the Town's storm drainage system.

Street Furniture

Street side features intended to enhance the street's physical character and be used by pedestrians such as benches, trash receptacles, kiosks, lights and newspaper racks.

Streetscape

The space between the buildings on either side of a street that defines its character. The elements of a streetscape include:

- Building Frontage/Facade
- Landscaping (trees, yards, bushes, plantings, etc.)
- Sidewalks
- Street Paving
- Street Furniture (benches, kiosks, trash receptacles, fountains, etc.)
- Signs
- Awnings
- Street Lighting

Street Trees

Trees planted in medians or along sidewalks in the public right-of-way that are intended to enhance the visual quality of a street, provide shade, absorb pollutants and noise, and provide habitat for urban wildlife.

Sustainable or Sustainability

Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable Development

Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Telecommuting

Using computers, telephones, modems, fax machines and other telecommunications devices to connect to a workplace from a remote location (such as home) rather than physically being in that workplace.

Through-traffic

Traffic with both origins and destinations outside a particular area of reference such as a town or neighborhood.

Title 24

Regulations adopted in 1977 by the California Energy Commission; contains prescriptive standards for wall, ceiling, and floor insulation, vapor barriers, glazing, infiltration, climate control systems and water heating equipment.

Town

Town with a capital "T" generally refers to the Mammoth Lakes Town government or administration. Town with a lower case "t" may refer to the community or the geographical area of Mammoth Lakes (e.g. the town's scenic resources).

Town Limits

The legal boundaries of the geographical area subject to the jurisdiction of Mammoth Lakes Town government. For example, development applications for properties located within the Town limits must be reviewed by the Town.

Traffic Calming

Refers to measures that make permanent physical changes to streets to slow traffic and/or reduce volumes. It can also include education and enforcement measures to promote changes in driver behavior.

Trail

A general term describing any route which is intended for use by bicyclists, equestrians, hikers or joggers.

Trail System

The system of trails intended for bicyclists, equestrians, hikers or joggers.

Transect

A geographical cross section of a region used to reveal a sequence of environments. For human environments, this cross section can be used to identify a set of habitats that vary by their level and intensity of urban character. A continuum that ranges from rural to urban.

Transfer of Development Rights (TDR)

Program in which a landowner's development rights are relocated from a site where development is considered undesirable (due to environmental impacts) to another site chosen based on its ability to accommodate more development.

Transit Corridor

A major bus or rail route; it may also be used to describe land uses along the route.

Transit-oriented Development

Form of development that maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines. Development in such areas is designed to make transit use as convenient as possible.

Transitional Housing

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM)

Transportation Demand Management or TDM (also called Mobility Management) refers to various strategies that change travel behavior (how, when and where people travel) in order to increase transport system efficiency and achieve specific objectives such as reduced traffic congestion, road and parking cost savings, increased safety, improved mobility for non-drivers, energy conservation and pollution emission reductions.

Trip Reduction

An approach to reducing traffic congestion that minimizes the necessity of driving alone.

Urban Growth Boundary

A planning tool used to set the maximum extent of an area to be developed.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered and/or enlarged in accordance with the Town zoning ordinance and General Plan land use designations.

User-friendly Transit

Transit that is designed to be safe, convenient and easy to use; may also include use of small, environmentally friendly transit vehicles.

Vertical Curb

A curb with well-defined right-angled edges to discourage drivers from parking on the sidewalks.

Vertical Integration

The mixing of one land use over another in a building of two stories or more; for example, residential units over a retail store.

Vibrant

Pulsating with vigor and energy, exciting, stimulating, lively.

Viewshed

An area of land, water and other environmental elements visible from a fixed vantage point.

"Village in the Trees"

A landscape that is not dominated by the built environment.

Vision

A shared dream of the future characterized by longterm idealistic thinking. Provides the foundation for the development of the goals, policies and actions.

Walkable Neighborhood

An area designed and constructed in such a way as to provide and encourage pleasant, easy and efficient pedestrian movement.

Wastewater Recycling

The practice of using highly treated effluent from a wastewater treatment plant for landscape irrigation and other non-potable purposes.

Water Resources

Term used to collectively describe groundwater (aquifers), surface water (bays, rivers, creeks, oceans, etc.), precipitation and water supply.

Wetland

A lowland area such as a marsh that is saturated with moisture for all or part of the year. Standards for defining wetland boundaries consider hydrology, vegetation, and soil conditions.

Zoning

The division, by ordinance or other legislative regulation, of a town or Town into districts or zones that specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

Zoning District

A designated area of the town for which prescribed land use requirements and building and development standards are or will be established.

Zoning Map

Map that depicts the division of the town into districts or "zones" in which different uses are allowed and different building and lot size restrictions apply.

Zoning Ordinance

A set of land use regulations enacted by the Town to create districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height and the coverage of buildings.

