



Town Council Agenda

Wednesday, January 15, 2025, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Mayor Chris Bubser, Mayor Pro Tem Amanda Rice, Councilmember Bill Sauser,
Councilmember Brent Truax, Councilmember John Wentworth

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may attend the Town Council meetings in person or watch them on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, or may be made in person or via Zoom.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:

Please type in or cut and paste in this URL to join. <https://monocounty.zoom.us/j/92958002088>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923

Webinar ID: 929 5800 2088

International numbers available: <https://monocounty.zoom.us/j/92958002088>

*To raise your hand Press *9, to Mute/Unmute Press *6*

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS**
 The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration.
4. **ADDITIONS TO THE AGENDA**
 Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary.
5. **INTRODUCTIONS**
 - 5.1 Introduce new Senior Accounting Assistant Dora Bessenbacher.
 - 5.2 Introduce new Engineering Assistant Trace Calvin.
 - 5.3 Introduce new Police Officer Julio Gonzalez.
6. **TOWN COUNCIL PRESENTATIONS**
 - 6.1 Recognize the promotion of Richard Marchant to Police Corporal.
 - 6.2 Recognition of Revenue Accountant Danny Earls for ten years of service.
7. **PUBLIC PRESENTATIONS**
 - 7.1 Golden State Connect Authority (GSCA) Broadband Update presented by Barbara Hayes, Chief Economic Development Officer of the Rural County Representatives of California (RCRC).
 - 7.2 Lease to Locals Program – Mid-Contract Update.
8. **REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)**
 - 8.1 January 2025 Public Works CIP Update.
9. **CONSENT AGENDA**
 - 9.1 Approve the minutes of the regular meeting of December 18, 2024.
 - 9.2 Authorize the Town to execute the Regional Housing Needs Assessment MOU and Cost-Sharing Agreement with Inyo County.
 - 9.3 Adopt the resolution approving the Fiscal Year 23/24 Report on Development Impact Fees on New Development within the Town.

9.4 **Accept Check Register 12/18/24 in the amount of \$1,268,373.47. Accept Check Register 12/20/24 in the amount of \$4,264.50. Accept Check Register 1/3/25 in the amount of \$1,892,823.69. Accept Check Register 1/9/25 in the amount of \$838,364.65.**

10. PUBLIC HEARINGS

Public Hearing Procedure.

The Mayor will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Town Council. Call for testimony. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Town Council will deliberate the matter and arrive at a decision.

10.1 **Public hearing to discuss the accomplishments of the Town's CDBG CARES Act Grants (20-CDBG-CV1-00028 & 20-CV-2-3-00093).**

11. POLICY MATTERS

11.1 **Town Council Strategic Planning Series – Presentation of community survey results and request for public comment.**

11.2 **Plan for allocation of additional Transient Occupancy Tax (TOT) received from Measure L.**

11.3 **Provide Direction on Phase 3 of the Parcel.**

11.4 **Town Council Adoption of California Joint Strategy for Sustainable Outdoor Recreation & Wildlife Resilience.**

12. COUNCILMEMBER REPORTS

Informational reports from Councilmember representatives on committees, commissions, and organizations; general reports on Councilmember activities.

13. CLOSED SESSION

13.1 **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One Case).**

14. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

15. ADJOURNMENT

The Town Council will adjourn to a special meeting to be held on Wednesday, January 22, 2025 at 9:00 a.m.

16. MAMMOTH LAKES MUNICIPAL SERVICE CORPORATION ANNUAL MEETING

The Town Council will hold its annual meeting of the Mammoth Lakes Municipal Service Corporation after the regular meeting of the Town Council.

HISTORIC INVESTMENT IN BROADBAND INFRASTRUCTURE (And Important Non-Monetary Wins, Too)

Senate Bill 156 – Unanimous Approval – Signed by Governor July 2021

HISTORIC \$6 BILLION INVESTMENT

- \$3.2 Billion – Middle Mile
- \$2 Billion – Federal Fund Account (FFA) Last Mile
- \$750 Million – Loan Loss Reserve
- \$50 Million – Local Agency Technical Assistance (LATA)

LANDMARK NON-MONETARY ITEMS

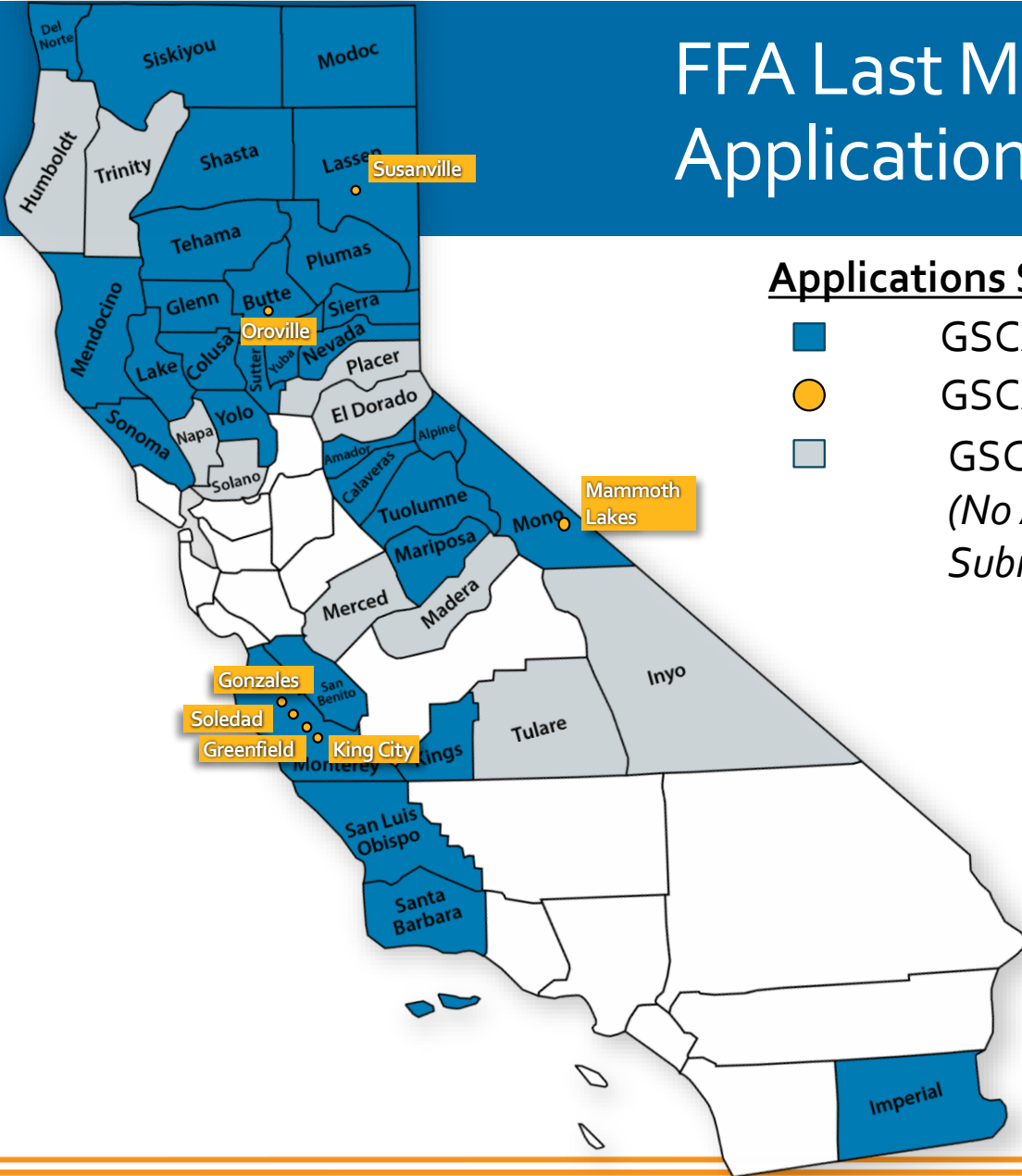
- State-Owned & Operated Open Access Middle Mile
- Local Governments Permitted to Own, Operate & Maintain Broadband Networks
- Creation of Loan Loss Reserve Fund
- Technical Assistance Funds Directed to Local Governments

GOLDEN STATE CONNECT AUTHORITY



- Formed Joint Powers Authority – (Dec. 2021)
Increase access to reliable, affordable, high-speed broadband for all rural Californians
 - 40 Member Counties
- Program of Work Includes:
 - Broadband Strategic Planning
 - Capacity Building, Information Sharing
 - Open Access Municipal Broadband Deployment

FFA Last Mile and Loan Loss Reserve Applications Submitted By GSCA



Applications Submitted by GSCA

- GSCA Member County
- GSCA Member City
- GSCA Member
(No Applications Submitted by GSCA)

FFA Last Mile Program

- 37 Applications
- \$818 Million Requested
- 4,552 Network Miles
- 132,208 Locations

Loan Loss Reserve Program

- 37 Applications
- \$434 Million Requested
- Secure GSCA Issued Tax-Exempt Bond

GSCA Town of Mammoth Lakes FFA Last Mile Project

96 Miles and 12,300 Locations

Open Access, Last Mile, Fiber Network

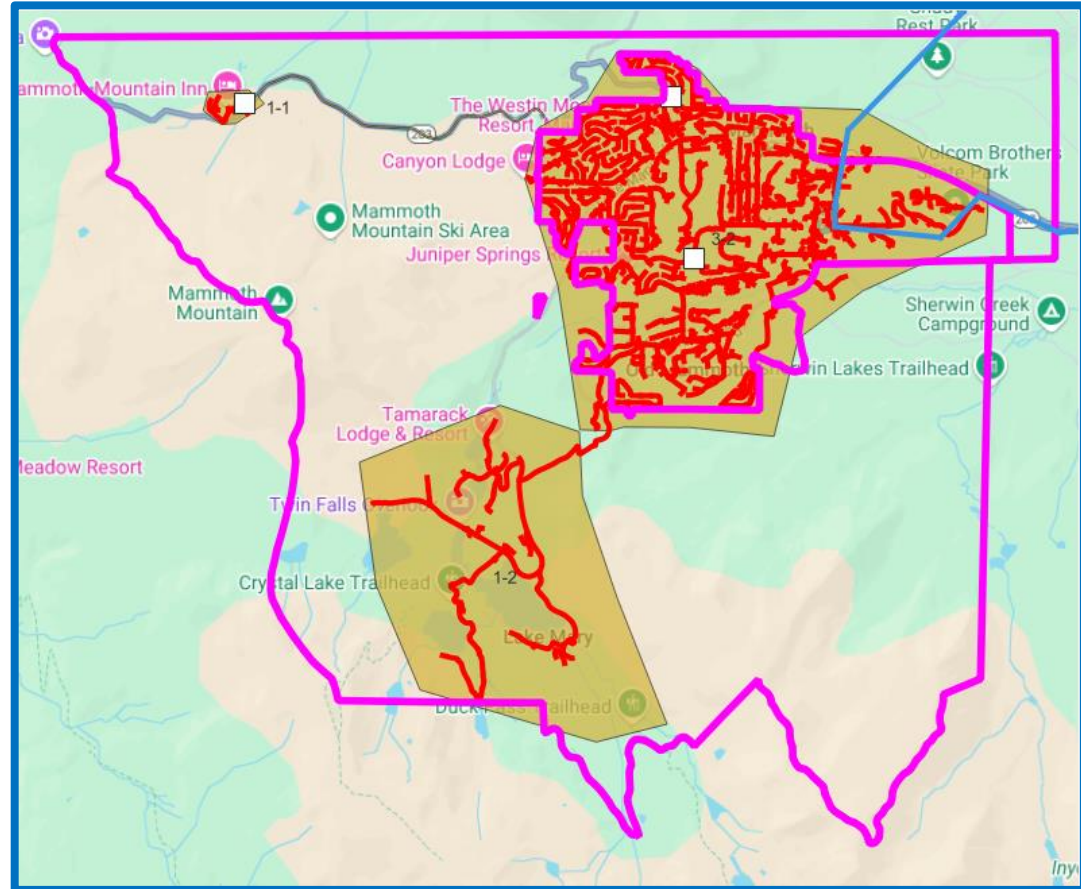
Open Access—The GSCA network is open to providers of all sizes

- Customer Choice
- Competition that drives down price

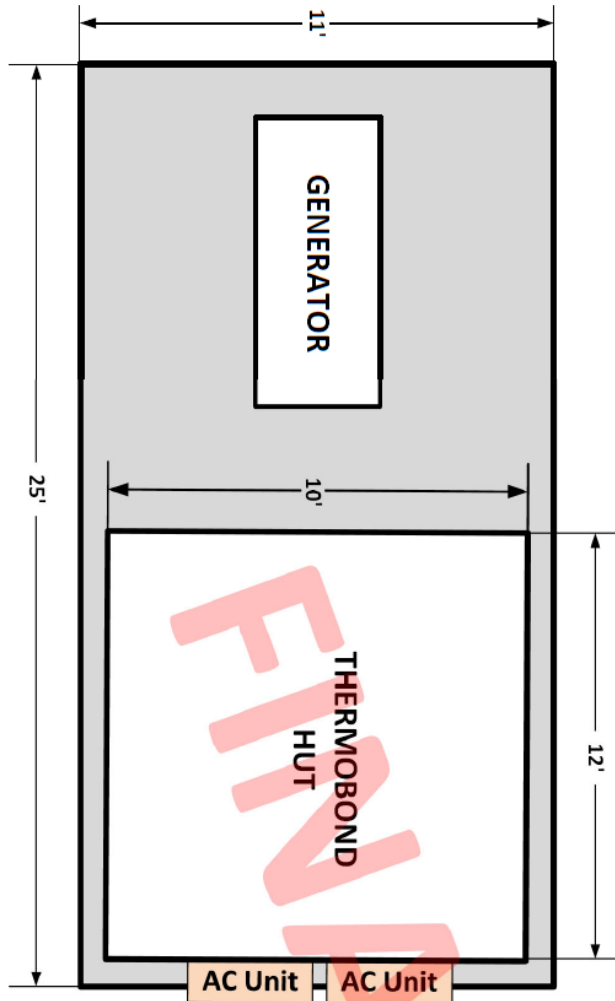
Last Mile—From State Middle Mile to the address

Fiber Network—Highest Quality

- Gig Speed
- Reliability



Town of Mammoth Lakes – GSCA Hut Location

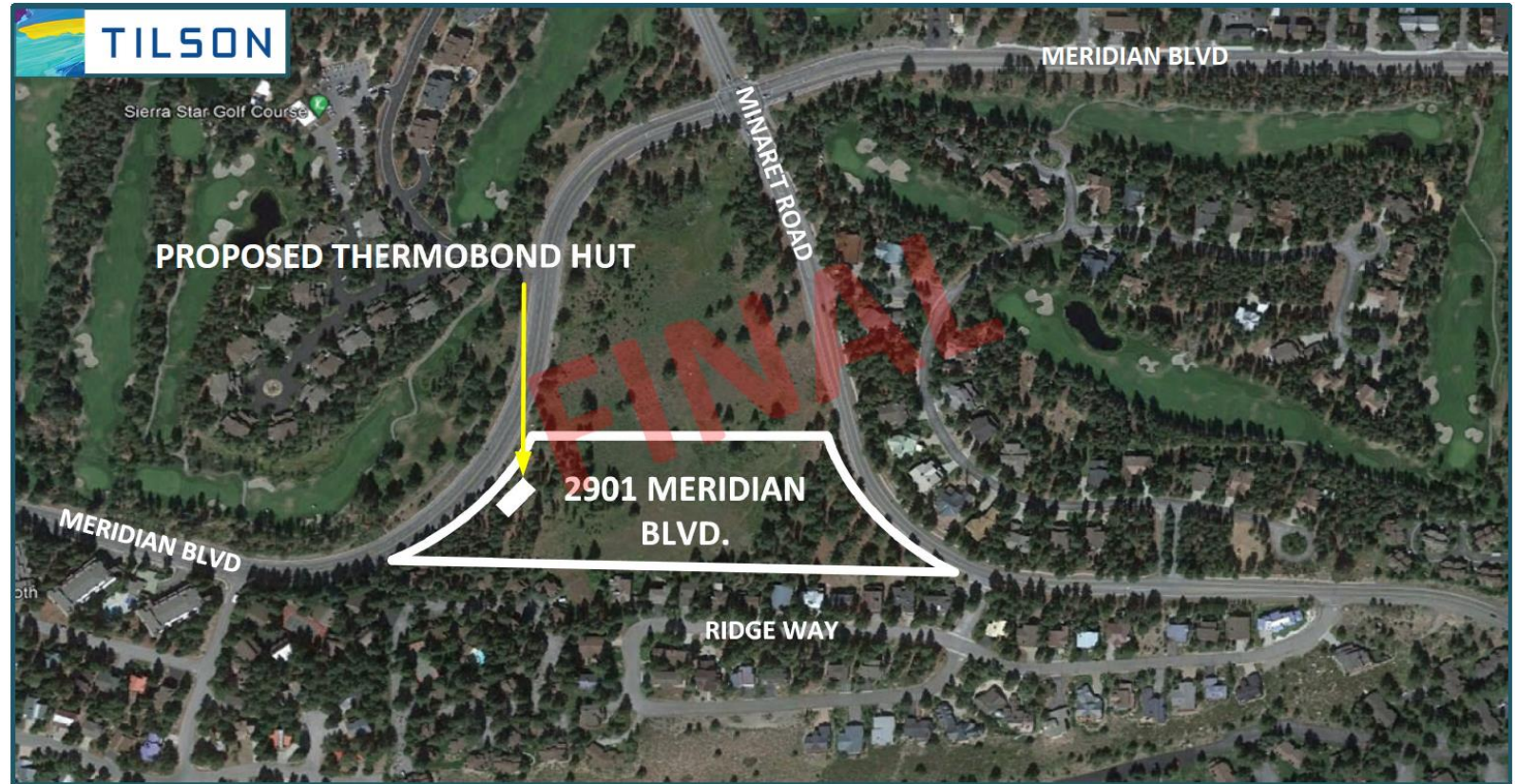


PROJECT ID: 222666-007
 REVISION: N/A
 PAGE 3 OF 8

JOB TITLE: TOWN OF MAMMOTH LAKES COMMUNITY CENTER HUT PROFILE NOTES: PROJECT SITE IS BEHIND TOWN OF MAMMOTH LAKES COMMUNITY CENTER DIRECTLY OFF FOREST TRAIL. THERE IS NO NATURAL GAS, BUT THERE IS PROPANE AND ELECTRICITY ON LOT. THERE IS ALSO AN EXISTING GENERATOR.



Town of Mammoth Lakes – GSCA Hut Location



PROJECT ID: 222666-007
REVISION: N/A
PAGE 3 OF 8

JOB TITLE: TOWN OF MAMMOTH LAKES MERIDIAN PUMP STATION HUT PROFILE NOTES: PROJECT SITE IS ACROSS FROM THE TOWN OF MAMMOTH LAKES MERIDIAN PUMP STATION, DIRECTLY OFF MERIDIAN BOULEVARD. TEP TO VERIFY IF THERE IS NATURAL GAS OR PROPANE ON THE LOT. THERE IS ELECTRICITY.



GSCA Town of Mammoth Lakes – Next Steps

Upon Final CPUC FFA Awards Will Finalize Loan Loss Reserve and Issue Bonds

Q1 2025 – GSCA to Meet with Town of Mammoth Lakes, Permit Submittal, Securing of Hut Sites, Phase 2 Network Design

Q2 2025 – GSCA to Select Construction Firms for Regional Project Builds, Begin Marketing & Community Engagement, Bond Issuance

Q3 2025 – Begin Phase 1 Construction, Continue Phase 2 Design, Marketing & Community Engagement, Sales

Q4 2025 – Phase 2 Network Design, Marketing & Community Engagement

Golden State Connect Authority Network

GOLDEN STATE CONNECT AUTHORITY CPUC FFA AWARDS Project Cost Breakdown

GSCA Project	Total Project Cost	FFA Award	Bond	FFA %	Bond %
Alpine County	\$ 10,676,488.00	\$ 6,985,978.00	\$ 3,690,000.00	65.4	34.6
Imperial County	\$ 22,864,949.00	\$ 13,834,949.00	\$ 9,030,000.00	60.5	39.5
Mono County	\$ 9,849,134.00	\$ 6,074,134.00	\$ 3,775,000.00	61.7	38.3
Town of Mammoth Lakes	\$ 38,268,014.00	\$ 4,158,014.00	\$ 34,110,000.00	10.9	89.1
Amador County	\$ 66,570,300.00	\$ 57,180,300.00	\$ 9,390,000.00	85.9	14.1
Glenn County	\$ 29,011,876.00	\$ 22,351,876.00	\$ 6,660,000.00	77.0	23
Tehama County	\$ 107,683,880.00	\$ 74,798,880.00	\$ 32,885,000.00	69.5	30.5
Sub-Total Awards	\$ 284,924,641.00	\$ 185,384,131.00	\$ 99,540,000.00		

GSCA Counties Awaiting FFA Last Mile Award Recommendations

- **Monterey County (5*)**
- **Calaveras County**
- **Trinity County**
- **Inyo County**

Plus two urban counties
*Five GSCA applications submitted
Applications submitted by GSCA

CPUC FFA Last Mile Program Awards

- 52 Counties
- \$1.05 Billion
- \$1.3 Billion FY 24/25 Authority

Mammoth Lakes Town Council Agenda Action Sheet

Title: Lease to Locals Program – Mid-Contract Update.

Council Meeting Date: 1/15/2025

Prepared by: Chase Janvrin, General Manager, Placemate; Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Receive the presentation and ask questions to the program operator and/or staff.

Summary: The Lease to Locals program, operated by Placemate, aims to connect tenants with property owners who wish to lease their property on a seasonal (5-11 months) to long-term (12+ months) basis in exchange for a financial subsidy from the Town that is in addition to the rental revenue that the owner will collect.

The Town Council approved a one-year pilot program with Placemate to operate the Lease to Locals program on July 3, 2024 and committed \$425,000 to the program, of which \$320,000 is for property lease subsidy payments and \$105,000 is to be paid to Placemate for the administration, implementation, and marketing of the program. The Program Guidelines specify that an update will be provided to the Town Council at the mid-point and end of the 1-year contract term.

The Mammoth Lakes program was officially launched on August 5, 2024 and to date, five properties have been leased through the program with an average subsidy of \$9,200 per property. The Year 1 goal for the program is to assist approximately 40 households.

In addition to the Program update, staff are looking for direction from the Town Council to allow staff to consider exceptions to the guidelines for unique circumstances that arise that are not addressed or considered in the program guidelines (i.e., mixed-use commercial/residential properties).

Additional information on the program is available at <https://placemate.com/mammoth/>.

LEASE TO LOCALS

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Town of Mammoth Lakes Pilot Program 6-Month Update

January 15, 2025

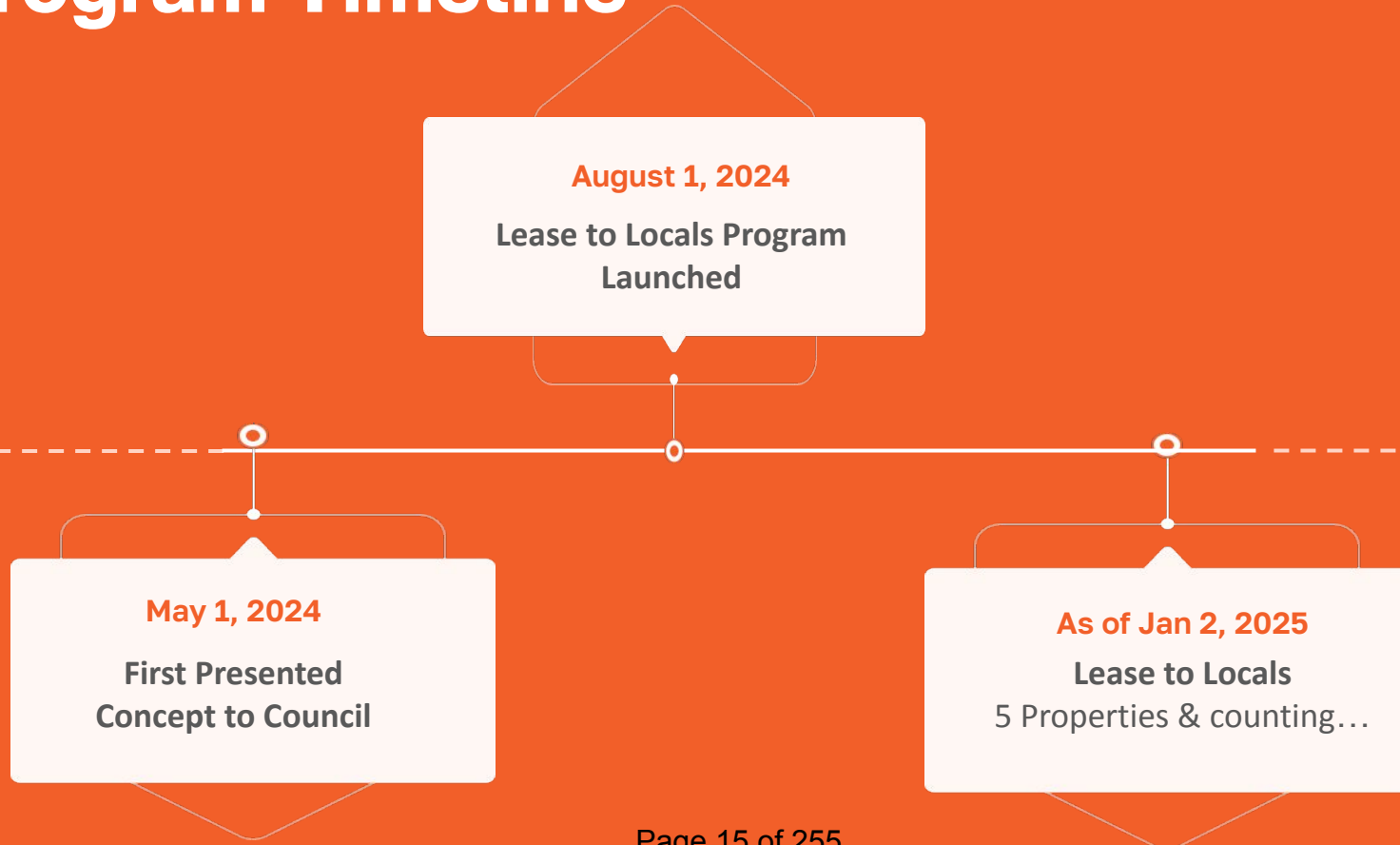
Chase Janvrin
General Manager
chase@placemate.com

Agenda

- ▶ Review Timeline and Program Policies
- ▶ Launch Recap
- ▶ Results
 - Total Pipeline
 - Pipeline Conversion vs Provincetown, MA (2024 launch)
 - Results - Properties
 - Results - Tenants
- ▶ Plans for 2025



Program Timeline



Program Policies



Property must be located in Mammoth Lakes Town limits

Property can not have been a full time rental in the past 12 months



Leases can be long-term (12+ mo) or seasonal (5-11 mo) and subject to rent caps based on unit size

Incentive amounts are \$4,500 for long-term leases or \$2,000 for seasonal leases (max of 4 Qualified Tenants)



At least 50% of the **household must be locally employed** (Town boundary) at least 30 hours per week

Gross Income can not average greater than 150% of the area median income (\$111,200).

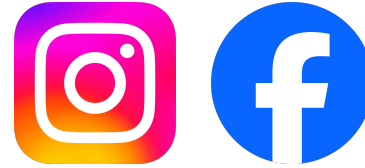
Launch Recap - Media



Town Press Release



Eastern Sierra Now (Print)



Social Media
(Facebook / Instagram from Town,
Placemate, and locals)



The Parcel
Ribbon Cutting



Sierra Wave Media
(Digital)



Mammoth Lakes Chamber
of Commerce



Launch Recap - Example Marketing

HOW THE PROGRAM WORKS:



Property Owners renting a room or a whole home can earn a one-time incentive of up to \$18,000.



Incentive amount depends on the length of lease and number of qualified tenants.



Properties located in Mammoth Lakes town limits and not leased long-term in the past 12 months are eligible.



Property Owners must sign a 5+ month lease with local employees who earn no more than 150% of the area median income (\$111,200).

To learn more and start an application:



VISIT: Placemate.com/Mammoth



CALL: (760) 965-8545

LEASE TO LOCALS

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**EARN UP TO \$18,000
BY RENTING YOUR
MAMMOTH LAKES
PROPERTY TO THE
LOCAL WORKFORCE**

6,504 postcards to
second-home owners
at their tax addresses

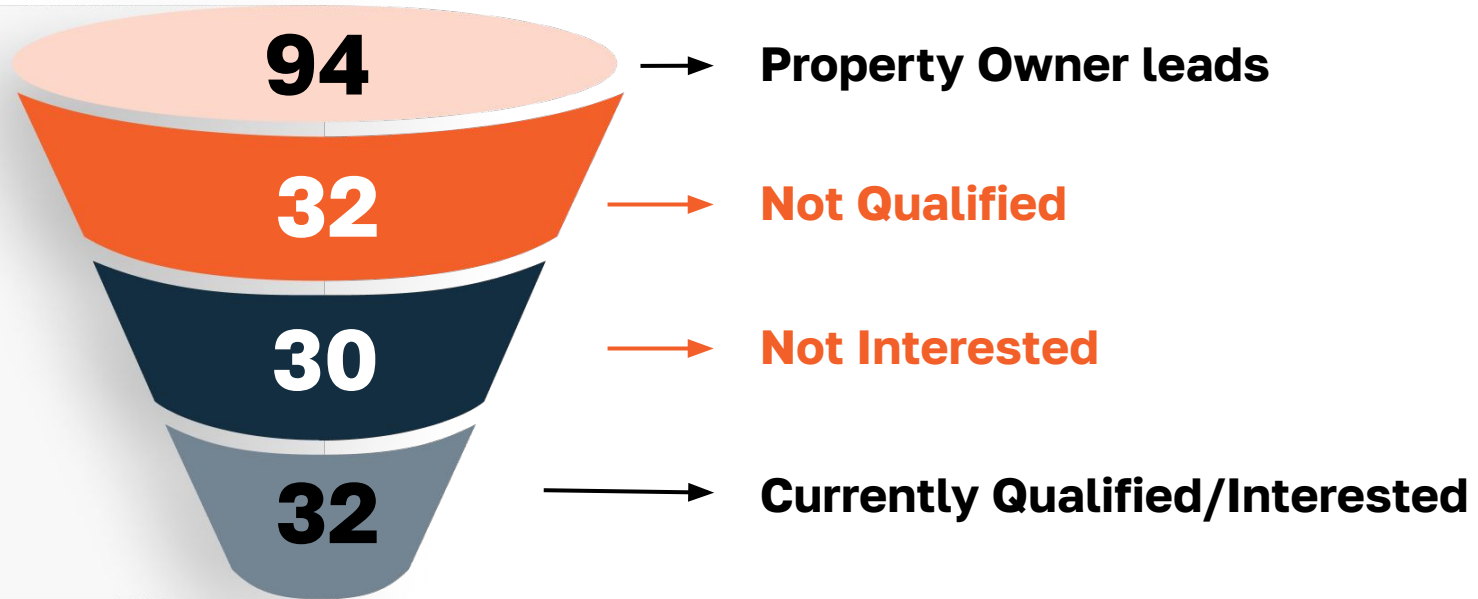


Results – Lead Generation

- ▶ **1,879** Program page views
- ▶ **360** Outbound emails
- ▶ **153** Outbound phone calls
- ▶ **119** Renter profiles completed
- ▶ **94** Property Owner leads

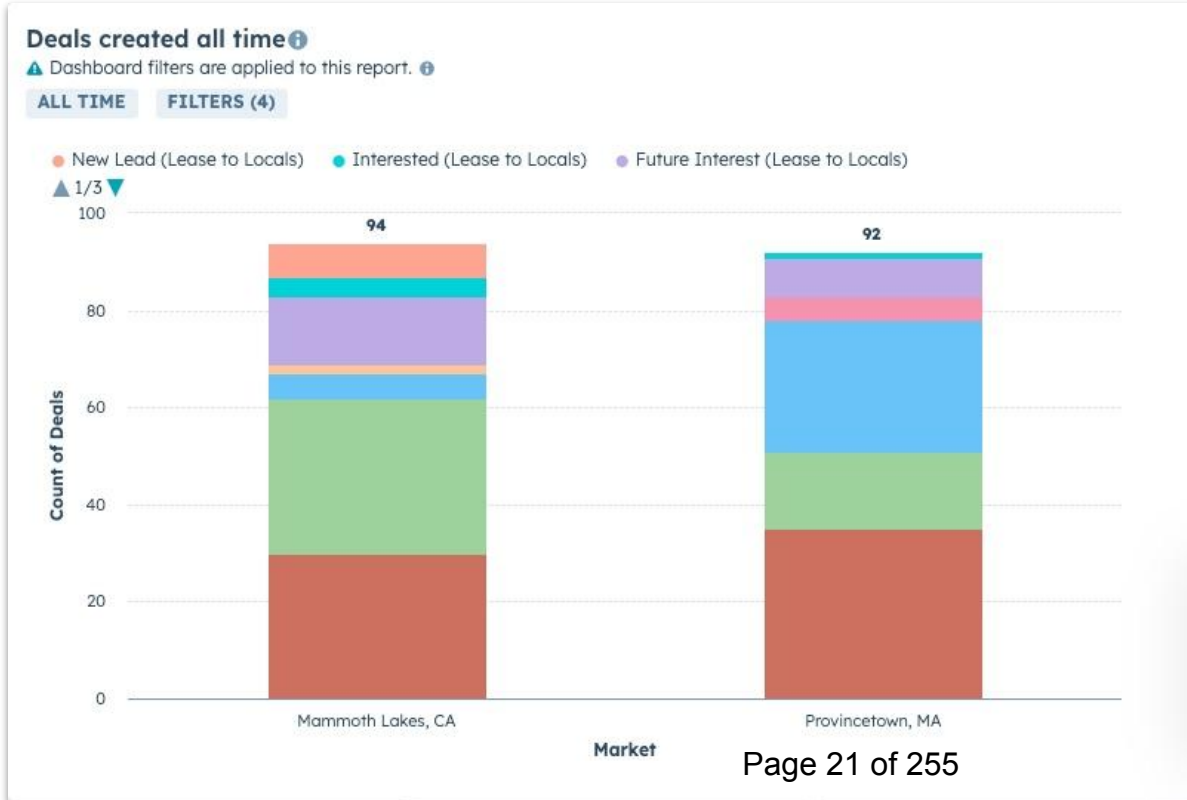


Results – Property Owner Pipeline



Results

Conversion Rate Comparison vs Provincetown, MA

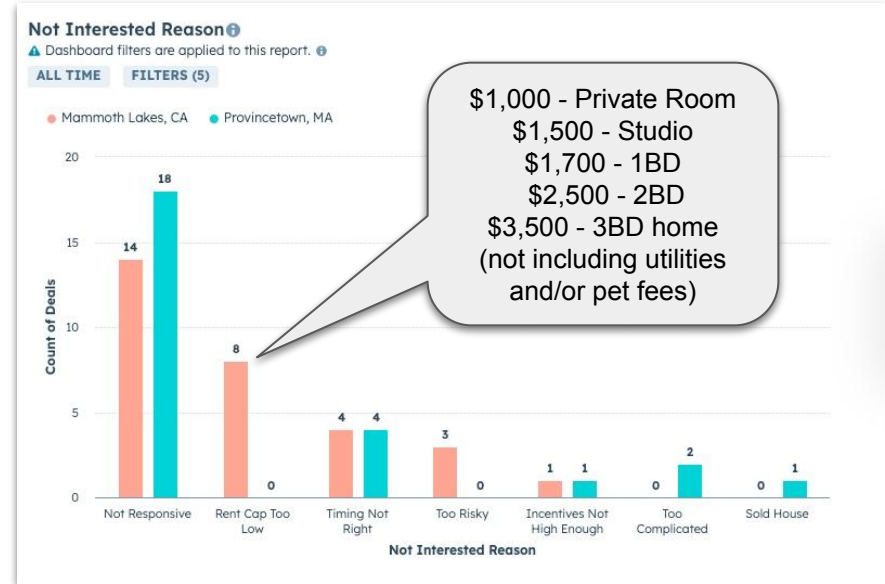
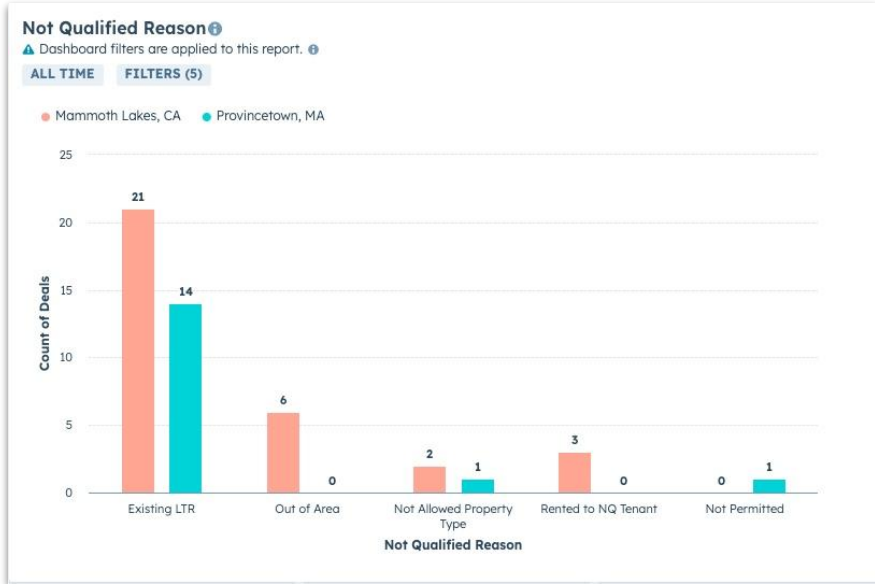


94 Leads is in line with what we'd expect, and is more than Provincetown, MA who launched 4/1



Results

Conversion Rate Comparison vs Provincetown, MA

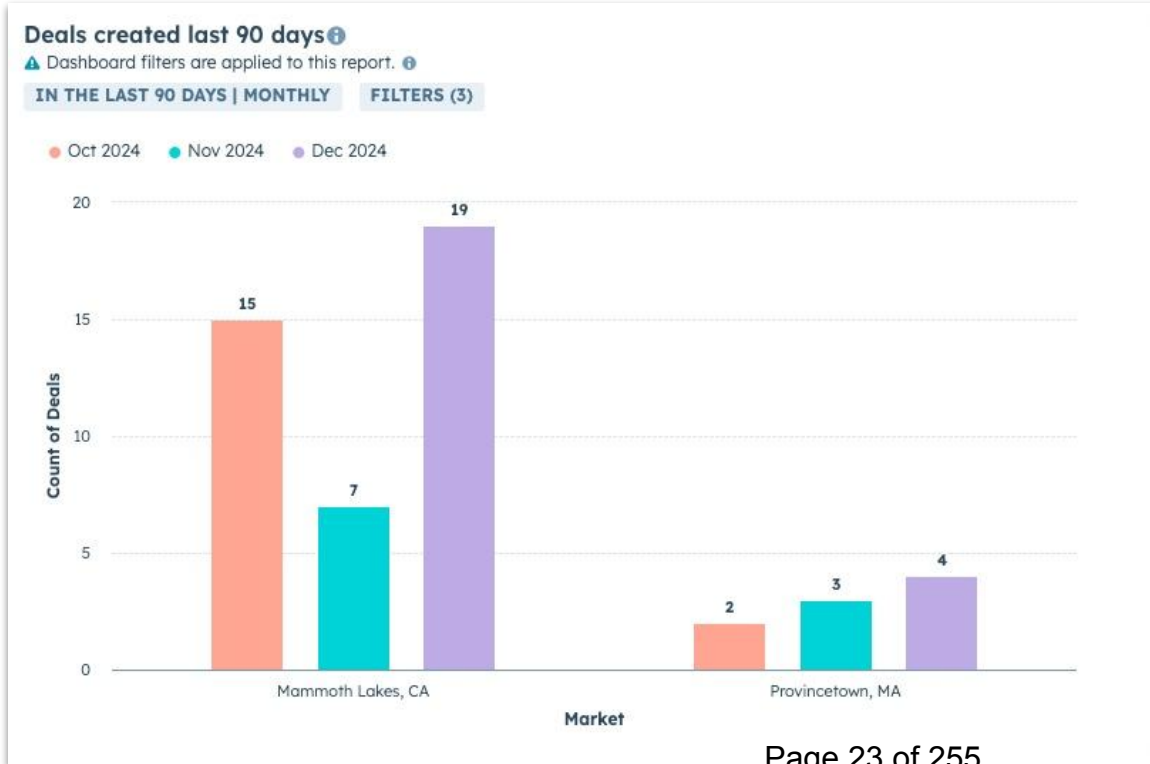


- Higher number of *Not Qualified*
 - Mostly Existing LTRs and Out of Area (June Lake)
- Lower number of *Not Interested*
 - Rent Cap too Low is significantly higher feedback 27%



Results

Conversion Rate Comparison vs Provincetown, MA



We continue to see strong response rate to marketing efforts and high level of initial interest in the program



Results – Future Interest

Available Start Date	Total Grant Amount	Deal Name
February 1, 2025	\$13,500	1xx PCH
April 1, 2025	\$18,000	2xx Rainbow Lane Unit #X
April 1, 2025	\$13,500	2xx Old Mammoth Rd. #X
April 1, 2025	\$6,000	1xx Old Mammoth Road, Unit #X
April 1, 2025	\$18,000	1xx Laurel Mtn Rd Unit X
April 1, 2025	\$6,000	3xx Chateau Rd #X
May 1, 2025	\$6,000	2xx Canyon Blvd Unit X
May 1, 2025	\$4,000	4xx Meridian Blvd
May 1, 2025	\$9,000	1xx Sierra Park
May 1, 2025	\$8,000	1xx Laurel Mountain Rd. Apt. X
May 1, 2025	\$18,000	9xx John Muir Road #X
May 1, 2025	\$13,500	3xx Fascination
November 1, 2025	\$18,000	2xx Tamarack Ln

We have a 13 property owners who are interested in starting Leases in Spring 2025 and beyond



Results – Properties



5
Properties

11
Bedrooms



\$46,000

Incentives
Committed



\$9,200

Average
Incentive per
Property



\$3,538

Average
Incentive per
Person Housed



\$2,420

Average Rent
per Property

Results – Tenants



13

Total
People
Housed



11

Qualified Adults
Housed



\$95,249

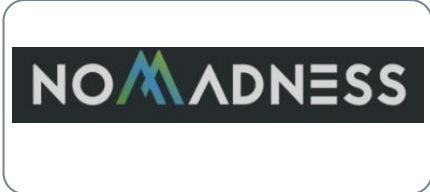
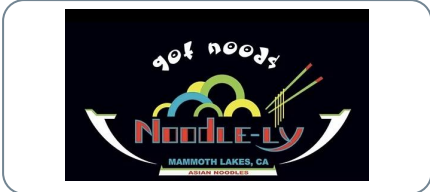
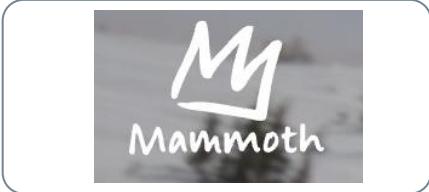
Average
Household
Income



\$55,956

Average
Adult Tenant
Income

Results – Local Employees / Employers



Looking at 2025...



- Momentum of the program takes time but is growing
 - Often takes 2-3 touchpoints to Property Owners to spark conversion
- Summer season is when property owners make fall/winter plans
- **Marketing Plan going into 2025:**

Postcard mailing to second-home owners in the spring

Posters and postcards at Mammoth businesses

Digital and print ads in Mammoth Times

Social Media Marketing
Facebook, Instagram, and possible local influencer interview

Targeted outreach to property managers and real estate agents
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Press release promoting pilot success and desire to extend the program until The Parcel is fully operational

Looking at 2025...



- Allowance for exceptions
 - Unforeseen unique circumstances that arise may be addressed by staff (i.e., mixed-use properties)
- RV/Van Life incentives
 - Placemate supports this concept, but it's not appropriate for the L2L program. L2L is not meant to be all things to all people.

LEASE TO LOCALS

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Mammoth Lakes Town Council Agenda Action Sheet

Title: January 2025 Public Works CIP Update

Council Meeting Date: 1/15/2025

Prepared by: Amy Callanan, PE, Engineering Manager

Recommended Motion: None

Summary: The attached CIP updated contains information about the Town's current design and construction projects.



Public Works Engineering Capital Project Update January 15, 2025

***** Text shown in bold has changed from the previous update *****

Project	Notes	Budget
CRC "Phase 2" - Interior TI Work	Progress is being made towards installation of stairs, bleachers and entrance pergola/sign by the end of the month, with the ADA lift and office spaces following in March and April.	\$1.12M
The Parcel Phase 1 "The Sawyer"	The Center St sidewalk and the picnic pavilion in the Park are now complete. Bus shelters and landscaping are substantially complete, and streetlights remain in progress.	\$58M (buildings) ~\$5.6M (public infrastructure)
The Parcel Phase 2 "Kingfisher 1"	Work on underground utilities and perimeter site retaining walls will resume in the spring.	\$46M (Kingfisher 1) TBD (Kingfisher 2)
60 Joaquin	The project is substantially complete and staff will soon begin working with Eastern Sierra Community Housing toward the sale of the units.	\$2.42M
Town Civic Center	The concrete floor slab was poured at the beginning of December, and the contractor has demobilized for winter. Work is expected to recommence in mid-April.	\$27M
Childcare Center (Core & Shell only)	The project is substantially complete with only minor punchlist items yet to be addressed.	\$1.65M
SHARP Trail head Infrastructure	The project is substantially complete, with installation of stormwater retention basin and final signage and appurtenances expected within the next month.	\$1M
Mammoth Creek Park West (CRC)	Installation of the climbing boulder and associated concrete work, a picnic/performance pavilion and CRC patio railing and shade structure is being planned for later this year.	\$500K
Mammoth Arts & Cultural Center (MACC)	The Town is completing its due diligence on the acquisition of the Foundation property and the next steps to bid the MACC.	~\$15M + (TBD)
Airport Reconstruct GA and Terminal Parking Lot	Construction is expected to begin in May 2025.	\$2M
2025 Road & MUP Rehabilitation	Staff is evaluating roads and multi-use paths (MUPs) for a variety of potential rehabilitation or reconstruction methods to be performed later this summer.	~\$2-4M
2025 Slurry Seal	Staff is evaluating roads and parking lots for slurry seal rehabilitation to be performed later this summer.	~\$1M
2025 Town Facility Repairs/Improvements	Staff is working to identify repairs and improvements needed to a variety of minor facilities, such as sidewalks, asphalt, fences, walls, ADA improvements etc, to be incorporated into a project with the intent of going out to bid this spring for construction this summer.	TBD
Volcom Skate Park Maintenance	Staff will be soliciting bids this winter for a multi-year maintenance contract for the Volcom Skate Park. Staff intends to work with the awarded contractor in the spring to determine specific scopes of work to be completed this summer.	~100K annually

Airport Tee-Hangar Taxilane Rehabilitation	<p>Staff is working to design the rehabilitation of deteriorated asphalt, grading and drainage improvements along 3 taxilanes at the airport. The airport's Pavement Maintenance Management Plan (PMMP) recommended the asphalt be reconstructed in 2018. The design will be completed this year, with the intention of going out to bid in early 2026 for construction next summer.</p>	
Airport Multipurpose Building (ARFF and SRE)	<p>Staff is working to re-design the ARFF and SRE building which has been renamed to the Multipurpose Building for funding eligibility purposes. Recent changes in airport operations caused some of the previously designed spaces to become ineligible for funding. The re-designed building will include seven bays, two restrooms, a lobby, workshop, training room, breakroom, and other office space. The design also includes an access road, relocation of Taxiway A3, a parking lot, and vehicle apron with an emergency ARFF access road. The design will be completed this year, with Phase 1 site work going out to bid this spring for construction this summer, and Phase 2 site work and Building Structure likely going out to bid in early 2026 for construction next summer.</p>	
Main Street MUP	<p>Staff is working to design a multi-use path (MUP) to complete the gap on the south side of Main Street (SR 203) between Callahan Way and Minaret/Lake Mary Rds. Design should be completed this year, however construction funds or schedule have not yet been identified.</p>	~\$200K (design)
Shady Rest Restroom	<p>Staff is working to design a new restroom and associated site improvements to replace the existing aging restroom near the playground at Shady Rest Park. Design should be completed this year, with the intent of going out to bid in early 2026 for construction next summer.</p>	~\$200K (design)
Minaret/Meridian Roundabout	<p>Staff is working to design a roundabout at the intersection of Minaret Rd and Meridian Blvd to replace the aging traffic signal. The project would also include signage/wayfinding, pedestrian improvements and lighting, and would be coordinated with the design of the future Minaret MUP. Design should be completed this year, however construction funds or schedule have not yet been identified.</p>	~\$180K (design)
The Parcel Phase 3 (homeownership)	<p>Staff is working with The Pacific Companies to design a phase of approximately 40 townhome-style homeownership units to be located at roughly the southeast corner of The Parcel. The project would include a new public road extension of Inyo St connecting to Chaparral Rd, and associated utilities. Design is expected to be completed this spring and summer, and site preparation may begin as early as this summer or fall.</p>	TBD



Town Council of Mammoth Lakes

Minutes of Regular Meeting

December 18, 2024, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor Chris Bubser, Mayor Pro Tem Amanda Rice,
Councilmember Bill Sauser, Councilmember Brent Truax,
Councilmember John Wentworth

1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:05 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Betsy Truax led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

5. COUNCIL PRESENTATIONS

5.1 Recognition of retiring Senior Accounting Assistant Renee Hallum.

Accounting Manager Stephanie Trujillo and Town Manager Rob Patterson thanked Ms. Hallum for her years of service.

6. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities.

Community and Economic Development Director Nolan Bobroff announced that he had received notice that Phase 1 of The Parcel was fully occupied now.

Mammoth Lakes Tourism Board Chair Pat Foster said that the Board would now have representatives attending the Town Council meetings on a more regular basis to provide updates. Mr. Foster spoke about the recent Police Chief's Advisory Committee meeting.

Police Chief Dan Casabian provided additional information about the Committee meeting.

Mammoth Lakes Recreation Executive Director Kim Anaclerio provided an update on the Measure U Allocations Program.

Public Works Director Haislip Hayes provided an update on the Town's snow removal program.

Town Manager Rob Patterson read a letter that he had received from a member of the public complimenting the high level of service received from Hot Creek Aviation. Mr. Patterson announced that this quarter's employee Spirit of Mammoth Award was awarded to Assistant Clerk Angie Plaisted.

There was discussion among the Councilmembers, Mr. Foster, Ms. Anaclerio, and staff.

6.1 December 2024 Office of Outdoor Recreation Update.

7. PUBLIC PRESENTATIONS

7.1 Mammoth Lakes Tourism (MLT) Annual Recap presented by MLT Executive Director John Urdi.

Mammoth Lakes Tourism (MLT) President and CEO John Urdi outlined the information in the MLT Annual Presentation, MLT Deliverables Recap, and MLT Fiscal Year 2023/24 Annual Wrap Report.

MLT Vice President of Community Engagement Betsy Truax spoke about the monthly Free Community Skate Nights and discussed the partnership with the Town for the tree lighting event.

There was discussion between members of the Council and MLT staff.

7.2 Broadband Update presented by Scott Armstrong, Regional Broadband Coordinator.

Regional Broadband Coordinator Scott Armstrong outlined the information in the 2024 Winter Mammoth Broadband Update.

PUBLIC COMMENT:

Brianna Goico, Executive Director of the Mammoth Lakes Chamber of Commerce, said that many local businesses had discussed internet service issues in Mammoth with Chamber representatives.

There was discussion among members of Council, Mr. Armstrong, and staff.

8. CONSENT AGENDA

Town Manager Rob Paterson requested that Agenda Item 8.4 be removed from the Consent Agenda for additional discussion.

Councilmember Truax announced that he needed to recuse himself from Agenda Item 8.5 due to a conflict of interest.

Moved by Mayor Pro Tem Amanda Rice
Seconded by Councilmember Bill Sauser

Approve the Consent Agenda, with Councilmember Truax recused on Agenda Item 8.5.

For (5): Mayor Chris Bubser, Mayor Pro Tem Amanda Rice, Councilmember Bill Sauser, Councilmember Brent Truax, and Councilmember John Wentworth

Carried (5 to 0)

8.1 Approve the minutes of the regular meeting of December 4, 2024.

8.2 Accept and File the SB 165 Tax Accountability Report for CFD 2001-1 (North Village), CFD 2004-1 (Fractional), CFD 2005-1 (In Lieu), CFD 2013-3 (Transit Services), and CFD 2023-1 (Maintenance Services).

8.3 Accept the Project Closeout Report for 2024 Road & MUP Rehabilitation Project.

8.4 Adopt a resolution authorizing the vacation of an existing slope easement along Canyon Boulevard.

This item was removed from the consent agenda for separate discussion.

Town Manager Rob Patterson and Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Councilmember Brent Truax

Adopt the resolution vacating an existing slope easement granted to the Town and recorded as Document No. 2003007395, in the Office of the County Recorder, County of Mono, State of California.

For (5): Mayor Chris Bubser, Mayor Pro Tem Amanda Rice, Councilmember Bill Sauser, Councilmember Brent Truax, and Councilmember John Wentworth

Carried (5 to 0)

8.5 Adopt the resolution declaring the Council's intention to annex territory into the Community Facilities District No. 2023-1 (Maintenance Services), levying a special tax in connection therewith, and setting the time and place for the public hearing on February 5, 2025.

8.6 Accept Check Register 12/5/24 in the amount of \$4,182,998.32. Accept Check Register 12/10/24 in the amount of \$197,571.53.

9. POLICY MATTERS

9.1 Approve the plan for collection of additional Transient Occupancy Tax (TOT) from Measure L.

Town Manager Rob Patterson outlined the information in the staff report.

PUBLIC COMMENT:

John Morris, Lodging Association Chair, thanked the Town Manager for attending the Association meeting to discuss this issue. He said that he appreciated the Town's amnesty and understanding with pre-existing reservations.

There was discussion among members of Council, Mr. Morris, and staff.

Moved by Councilmember Bill Sauser
Seconded by Councilmember John Wentworth

Approve the plan for implementation of the 2% rate increase for Transient Occupancy Tax (TOT), starting with all transactions booked on or after 1/1/2025 and requiring staff to provide a tax return to facilitate collection of both tax rates for up to six months.

For (5): Mayor Chris Bubser, Mayor Pro Tem Amanda Rice, Councilmember Bill Sauser, Councilmember Brent Truax, and Councilmember John Wentworth

Carried (5 to 0)

9.2 Strategic Planning Series - Presentation of major policies, projects, planning efforts, and workplan items for 2025.

Town Manager Rob Patterson and Assistant to the Town Manager Pam Kobylarz outlined the information in the staff report.

PUBLIC COMMENT:

Janet Hatfield, Whitebark Institute Forest Health Program Manager, spoke about the continued wildfire crisis and said that it should be included in the planning.

Ales Tomaier, Mammoth Lakes Fire Protection District Fire Chief, spoke about the potential upcoming challenges with Federal partners and the need to work together.

There was discussion among members of Council and staff.

10. COUNCILMEMBER REPORTS

Councilmember Sauser attended the Local Transportation Commission meeting, the Eastern Sierra Transit Authority Board meeting, the dedication of the McCoy highway section, and the grand opening of the Eastern Sierra Small Business Resource Center.

Councilmember Truax attended the Local Transportation Commission meeting, the Tree Lighting Ceremony, and the Night of Lights.

Mayor Bubser attended the Eastern Sierra Council of Governments meeting and the grand opening of the Eastern Sierra Small Business Center.

Mayor Pro Tem Rice attended the Tree Lighting Ceremony.

Councilmember Wentworth attended the Eastern Sierra Council of Governments meeting.

There was discussion among members of Council and staff.

11. ADJOURNMENT

The Council adjourned the meeting at 6:49 p.m.

Jamie Gray, Town Clerk

Mammoth Lakes Town Council Agenda Action Sheet

Title: Authorize the Town to execute the Regional Housing Needs Assessment MOU and Cost-Sharing Agreement with Inyo County.

Council Meeting Date: 1/15/2025

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Authorize the Town to execute the MOU with Inyo County agreeing to the reimbursement of Inyo County for the Town's proportional share of the Regional Housing Needs Assessment report.

Summary: The Town of Mammoth Lakes, Mono County, City of Bishop, and Inyo County have partnered together to complete a Regional Housing Needs Assessment and Housing Action Plan (Report) with the goal of creating a clearer picture of the Eastern Sierra's current regional housing needs and to guide future housing decisions. The Eastern Sierra Council of Governments (ESCOG) and SMR Development (under contract w/ Mono County) are providing technical assistance in the work effort.

An RFP was released in October 2024 seeking proposals from qualified firms to prepare the needs assessment and action plan, and two firms submitted proposals. Upon a review of the proposals by the group, BAE Urban Economics was selected.

In order to simply and streamline the contracting with BAE, it was determined that Inyo County would enter into, and administer, the contract with BAE, and the other three entities would then reimburse Inyo County for their proportional share of the costs. To memorialize this agreement, a memorandum of understanding (MOU) will be signed by the four entities agreeing to the terms of the relationship. The draft MOU is attached for reference and reflects the format and terms of the agreement. The placeholders in the draft MOU will be completed by Inyo County and the final MOU will be provided by Inyo County for signature upon approval by their Board, which is set to occur after the other three entities have approved the draft MOU. Inyo County will consider the MOU at the same time as the contract with BAE.

The Town's proportional share for the Report, plus the Town's proportional share for the cost of SMR Development to oversee the work effort and provide technical assistance, will be approximately \$55,000. The allocation of these funds will be addressed during the FY 24/25 2nd quarter budget update.

The timeline for completion is nine (9) months from the kickoff for the housing needs assessment and an additional four (4) months for the action plan.

With the recent progress that the Town has made in providing affordable units through projects such as the Parcel, the Innsbruck Lodge project, and the Bridge program, an update of the previous 2017 HNA is necessary to illustrate if these efforts are helping to address the housing crisis and to provide information and data for the implementation of future housing projects. This information will be critical as the Town plans for the implementation of the funding stream from the recently approved Measure L TOT tax increase.

The draft MOU, the scope of work from the Inyo County/BAE contract, and the proposal from BAE are attached.

Background: The last Town of Mammoth Lakes Housing Needs Assessment¹ was completed in 2017 (2017 HNA) as a part of the Community Housing Action Plan (CHAP) work effort (*prior HNA's for the Town were completed in 2011 and 2005*). The 2017 HNA included an evaluation of current community housing programs, a review of opportunities and constraints, and a comparison with similar resort communities.

Housing needs assessment reports are intended to provide a holistic view of the community and housing market to determine needs across the entire spectrum of housing from extremely low income through market rate. The reports typically assess what the market is providing, what residents and employees can afford, and where the gaps are, and summarize the needs for residents and employees in terms of how much housing is needed, what type (ownership/rental), who is it for, and at what price points.

¹ 2017 TOML Housing Needs Assessment: <https://ca-mammothlakes2.civicplus.com/DocumentCenter/View/8169>

MEMORANDUM OF UNDERSTANDING AMONG THE COUNTY OF INYO,
THE COUNTY OF MONO, THE TOWN OF MAMMOTH LAKES, AND THE
CITY OF BISHOP AUTHORIZING THE COUNTY OF INYO TO ENTER INTO AND ADMINISTER A CONTRACT
FOR THE PREPARATION OF A REGIONAL HOUSING NEEDS ASSESSMENT AND ACTION PLAN AND
PROVIDING FOR RIEMBURESEMENT TO THE COUNTY OF INYO FOR THE COST THEREOF

WHEREAS, the County of Inyo (Inyo), the County of Mono (Mono), the Town of Mammoth Lakes (Mammoth) and the City of Bishop (Bishop), in order to address the need for adequate housing in the region, determined that it will be beneficial to prepare an assessment of the region's housing needs and resources and an action plan for addressing those needs; and

WHEREAS, pursuant to that determination, a staff committee from Inyo, Mono, Mammoth, and Bishop prepared, approved, and distributed a Request for Proposals in order to solicit and ultimately retain the services of a consultant to prepare such a regional housing needs assessment; and

WHEREAS, the staff committee from Inyo, Mono, Mammoth, and Bishop subsequently selected, from among the respondents to the RFP, the firm of XXX of XXXX, to prepare the regional housing needs assessment; and

WHEREAS, in the interest of simplification and time savings, Inyo offered to prepare, enter into, and administer the contract with XXXX for the preparation of the Regional Housing Needs Assessment and Action Plan, contingent upon each of the other jurisdictions reimbursing Inyo for their respective shares of the cost of the XXXX contract; and

WHEREAS, the parties to this Memorandum of Understanding, wish to memorialize the above-described arrangement.

NOW, THEREFORE, BE IT UNDERSTOOD AND AGREED by the parties to this MOU that:

- 1) Inyo shall negotiate, prepare, and enter into a contract with XXXX for the preparation of a Regional Housing Needs Assessment and Action Plan; said contract shall, to the degree practicable, require that the needs assessment be completed in accordance with, and include the terms of, the Request for Proposals; the contract will be for a not-to-exceed amount of XXXX.
- 2) Inyo shall be responsible for administering all aspects of the contract with XXXX, and shall have the authority to do so, both generally and in accordance with its terms, except that it shall not terminate the contract without first consulting with representatives from the other four jurisdictions; and
- 3) Upon Inyo's approval of an invoice submitted to it by XXX, Inyo shall pay XXXX for services and work performed pursuant to the Inyo-XXX contract. Inyo will then submit invoices to Mono, Mammoth, and the City of Bishop, along with copies of the invoices and description of work performed. The invoices will request payment from Mono, Mammoth, and Bishop for the invoice in proportion to those entities funding commitments for the Regional Housing Needs Assessment and Action Plan, (each jurisdiction shall pay 25% of each invoice). Mono, Mammoth,

and Bishop shall remit payment to Inyo for the invoiced amounts within 30 days of their receipt of the invoice.

- 4) The four jurisdictions shall, no less frequently than monthly during the term of the Inyo-XXX contract, meet to discuss the status of the Regional Housing Needs Assessment and Action Plan and review any interim deliverables produced by XXXX.
- 5) Upon completion and delivery, all four jurisdictions shall receive a copy of the Regional Housing Needs Assessment and Action Plan.

WHEREFORE, by the signatures of their authorized representatives appearing below, Inyo, Mono, Mammoth, and Bishop agree to perform and be bound by the terms of this Memorandum of Understanding.

The County of Inyo

By: _____
Chairman of the Board of Supervisors

Dated: _____

Approved as to form and legality:

By: _____
County Counsel for County of Inyo

Dated: _____

Approved as to accounting form:

By: _____
County Auditor for County of Inyo

Dated: _____

The County of Mono

By: _____
Chairman of the Board of Supervisors

Dated: _____

Approved as to form and legality:

By: _____
County Counsel for County of Mono

Dated: _____

The Town of Mammoth Lakes

By: _____
Mayor

Dated: _____

Approved as to form and legality:

By: _____
Attorney for the Town of Mammoth Lakes

Dated: _____

The City of Bishop

By: _____
Mayor

Dated: _____

Approved as to form and legality:

By: _____
Attorney for the City of Bishop

Dated: _____

**Attachment A-1 to Agreement Between County of Inyo and BAE Urban Economics
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SCOPE OF WORK:

Phase I – Regional Housing Needs Assessment + Market Analysis

Phase I of the project will include collection of background information necessary to inform preparation of the Action Plan under Phase II.

Task 1: Kickoff Meeting and Information Request

BAE staff will attend a virtual kickoff meeting with members of the CHC, including representatives from Inyo and Mono Counties, the Town of Mammoth Lakes, the City of Bishop, the Eastern Sierra Council of Governments (ESCOG), and SMR Development. The purpose of this meeting will be to review the work scope and schedule, discuss project logistics and coordination, plan for the first community workshop, and to provide BAE with any relevant background materials and locally available datasets (e.g., building permit data, planned and proposed project inventory, assessors' parcel data, zoning and land use data, short-term rental permit data and transient occupancy tax receipts, etc.). The CHC may request modifications to the Study Region (Inyo County and Mono County) and/or sub-area boundaries (Town of Mammoth Lakes, City of Bishop, etc.). BAE will also provide the CHC with updated copies of the employer and employee survey tools for review and comment.

Task 2: Review Background Materials

BAE will review background materials provided by the CHC regarding affordable and workforce housing needs and policies within the Study Region, including but not limited to:

- 2005 Inyo and Mono County Housing Needs Assessment
- 2017 Mono County Housing Needs Assessment and Resident Survey
- 2017 Mammoth Lakes Housing Needs Assessment and Action Plan
- 2019-2027 Town of Mammoth Lakes Housing Element
- 2019-2027 City of Bishop Housing Element
- 2019-2027 Mono County Housing Element
- 2021-2029 Inyo County Housing Element
- 2022 Downtown Bishop Specific Plan and Mixed-Use Overlay
- 2022 Evaluating Infill Housing Opportunities to Reduce Inyo County per Capita VMT
- 2024 Town of Mammoth Lakes Short-Term Rental Study
- 2024 Mono County Short-Term Rental Housing Study

Task 3: Identify Current Demographic and Economic Trends

BAE will collect relevant statistics regarding community demographics, household composition, regional employment and commuting patterns, housing inventory characteristics, and housing market conditions from the 2010 and 2020 Decennial Census, as well as the most recent available American Community Survey (ACS), and will consult with members of the CHC (and

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the ESCOG in particular) regarding known errors and shortcomings associated with these data sets. BAE will also leverage other demographic and economic data source, as needed, including data available from the California Department of Finance (DOF), Department of Transportation (Caltrans), Employment Development Department (EDD), Department of Tax and Fee Administration (CDTFA), the U.S. Postal Service (USPS), and U.S. Bureau of Labor Statistics (BLS), as well as a variety of available private data sources such as CoStar, ListSource, and AirDNA. Data will be collected for the Study Region and established subareas. Some selected data may also be collected at the Census Block Group and/or Tract level to facilitate preparation of thematic maps.

The specific variables collected using publicly available data sources will include, but shall not be limited to, total population, age distribution, racial and ethnic distribution, seasonal population changes, number of households, households by income category, household size and type, occupied housing units by tenure (e.g., renter occupied, owner occupied, vacant), households by presence of housing problems,¹ housing units by type (e.g., single-family, multifamily, etc.), employment by industry (both monthly and annual for the two counties and incorporated cities), unemployment and labor force trends, occupational employment characteristics, regional commuting patterns, sales tax and transient occupancy tax trends, housing units by type of vacancy (e.g., functional vs. seasonal, etc.), and housing units by size. As an additional no-cost option, BAE can also supplement information previously collected for Mono County (i.e., add in data for Inyo County) regarding change of address requests submitted to the U.S. Postal Service (USPS) to assess the order of magnitude of in- and out-migration that occurred in recent years and a result of COVID-19 induced regional migration.

Additional data on recent trends in the for-sale and rental housing markets will be collected from private data vendors and various other local sources. For example, BAE will process and review information on residential purchases available through ListSource, a private data vendor, to identify trends in home sales volumes and pricing by subarea and asset class. BAE will also review the available data from CoStar on inventory and pricing trends within the multifamily rental housing market, but will also conduct primary research to identify private rental listings for single-family homes and condominiums that are for rent within the study area. BAE will also interview real estate brokers and property managers to assess trends in the housing market. Data on the tourist accommodations inventory will be collected from the local tourism bureaus (i.e., Visit Mammoth and Visit Bishop), as well as from CoStar for the hotel inventory and from AirDNA for the short-term rental industry. BAE will also request information on recent building permit trends and residential development projects planned for construction in the study area, as well as any non-residential projects that would involve a significant increase in local or regional employment (thereby creating new housing demand).

¹ As defined by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau.

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In addition to collecting the above data on household demographics and housing market trends, BAE will calculate the relative for-sale home prices and rental rates that may be affordable at different income levels, as well as the income that would be necessary to reasonably afford market rate housing within each market segment using industry standard methods and loan underwriting criteria, including the California State income limits.

Task 4: Community Outreach and Stakeholder Surveys

To collect additional information necessary to interpret the quantitative data collected under Task 3, which will also be needed to complete the housing need estimates under Task 5, BAE will complete a series of interviews and will administer a pair of custom survey tools.

Task 4a: Real Estate Industry Interviews

Under this task, BAE will conduct one-on-one and/or group interviews with up to 20 individuals knowledgeable about local housing market conditions and trends. This will include real estate brokers and property managers, as well as housing advocates, policymakers, and housing program administrators. The interviews may be conducted in-person or virtually (either by phone or web meeting), as dictated by the schedule and budget. BAE will work with the CHC as part of the kickoff meeting to identify potential contacts.

Task 4b: Employer and Employee Surveys

To collect information about the impacts of the workforce housing shortage on job creation, as well as on workforce housing preferences, BAE proposes to administer two concurrent surveys, one aimed at employers and the other at employees. These tools will be based on templates previously used by BAE for similar research but will be modified in consultation with the CHC prior to implementation. The survey tools will be made available online using the SurveyMonkey web platform, though hard copy surveys will be available upon request, as well as for use by partner organizations and agencies that would like to assist with survey implementation.

The CHC will compile available business license information and Chamber of Commerce member rolls, including mailing addresses and email addresses for businesses within the Study Region. If needed, BAE can also augment the data provided by the CHC with additional information available through Dun and Bradstreet (D&B), at an additional cost. BAE will then prepare a list of up to 400 businesses to invite to participate in the employer survey. BAE will then prepare customized survey packets for distribution to target employers via email and the USPS. Each information packet will include an introductory letter explaining the purpose of the survey and the uses of its data, including assurances of anonymity for all survey responses. The letter will give instructions for a business representative to fill out the employer survey and for the business to distribute the employee survey to its workers. The introductory letter will provide web links for the online employer and employee surveys and will also provide web links to download and print hard copy forms for both the employer and employee surveys, along with instructions to mail or email completed surveys to BAE for processing.

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In addition to requesting that businesses receiving the survey packets encourage their workers to respond to the employee survey, BAE will also strategize with the CHC to identify methods to publicize the availability of the employee survey through social media channels that would reach local employees independent of their employers. BAE will also work with the CHC to identify the most appropriate timing for administration of the employee survey to optimize the response rates for both year-round and seasonal employees (e.g., avoid the shoulder seasons when some year-round workers leave the area).

Once the survey period (approximately eight weeks) has lapsed, BAE will download all survey responses from the employer and employee surveys. BAE will also enter the data from any completed hard copy surveys returned to BAE via mail or e-mail. Upon completing survey data entry and cleaning, BAE will analyze the data for use in estimating demand for affordable workforce housing. An important goal of the survey work is to better understand the circumstances of workforce households and their housing needs, by income level.

Task 4c: Community Workshops

BAE will facilitate up to three in-person community workshops during Phase I which will be structured as presentations to members of the CHC, but will also be open to the public and will provide the public with opportunities to observe the process, learn from the information being presented, and provide their own input. The exact number of meetings and their locations will be up to the CHC, the proposed budget assumes the following:

Workshop #1 – Formally convene the CHC, provide a summary of the reasons for undertaking this work, introduce the consultant team, review the proposed process, scope of work, and schedule. Introduce the employer and employee surveys and begin soliciting support. BAE recommends holding this workshop shortly after the kickoff meeting, which can be used to coordinate the first workshop.

Workshop #2 – Present an interim update (with detailed slide deck) to the CHC on the Demographic and Economic Trends analysis and the stakeholder interviews. Announce plans for the employer and employee surveys.

Workshop #3 – Present on key findings (with detailed slide deck) from the community outreach interviews, prior CHC workshops, and the employer and employee surveys. Introduce the Phase II process.

Task 4d: Translation Services

For the purposes of facilitating workshops and other community outreach, BAE will provide Spanish language copies of public facing print and presentation materials, such as the survey tools, invitation letters, and presentation slides. The CHC will be responsible for coordinating and absorbing the cost of in-person Spanish language translations at each of the community workshops. BAE will provide Spanish language copies of the executive summaries for the Phase I and Phase II reports. A Spanish language copy of the full-text reports may be prepared upon request at additional cost.

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Task 5: Estimate and Forecast Housing Needs by Type

BAE will prepare estimates of the order of magnitude of housing demand originating from existing resident, non-resident, and seasonal worker households. These estimates will illustrate the relative magnitude of the mismatch between the available housing stock within the region and the types of housing units that may best suit the needs of the region's workforce. As a result, the estimates should not be interpreted strictly as the number of new units that need to be built, but as the number of units that need to be "made available" to meet the needs of the workforce. For example, a portion of the estimated unmet demand comes from households that live in housing units with inadequate kitchen and plumbing facilities, which are overcrowded, or in households that are significantly overpaying for housing. Therefore, a portion of the estimated unmet demand may be satisfied through programs aimed at residential rehabilitation and towards improving affordability within the existing rental and for-sale housing stock. Nonetheless, a portion of the identified unmet demand, notably the demand from non-resident in-commuter workforce households and households associated with new employment growth, must be satisfied through the provision of new units (e.g., either new construction or conversion of existing second homes).

Task 5a: Estimate Number of Resident Workforce Households

The first step in the process of estimating unmet workforce housing needs is to identify the number of existing resident workforce households. To do this, BAE uses the robust demographic data available through the U.S. Census Bureau Public Use Microdata Sample (PUMS). The PUMS data provide a sample of individual responses to the American Community Survey (ACS) for defined areas of 100,000 or more persons (Public Use Microdata Areas, or PUMAs), which allow the creation of cross-tabulations of data not otherwise available in the published ACS data tables. BAE will use the SPSS statistical software package to generate frequency counts of resident workers by occupation, household size, and combined household income. The data will then be adjusted to account for the number of workers in the Study Region compared to the PUMA analysis area. BAE will then use data from the Quarterly Census of Employment and Wages (QCEW) and the Census Bureau's Non-Employer Statistics, as well as a variety of other potential data sources like the employee and employer survey results, as needed, to adjust and reweight the distribution to align with the occupational employment distribution and household characteristics observed within the Study Region specifically. BAE will then use the resulting adjusted data to convert from resident workers to worker households by income level.

Task 5b: Estimate Number of Seasonal and In-Commuter Workforce Households

The next step is to estimate the number of seasonal workforce households living in the Study Region. This is done based on the total number of resident workers identified based in Task 5A, which represents an annual average. BAE will then adjust the total number of year-round resident workers downward, proportionate to the seasonal fluctuations in employment, to

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estimate the number of off-season resident workforce households, and upwards to estimate the number of peak season resident workforce households, based on QCEW and Census Non-Employer Statistics. The difference between these estimates equals the total number of seasonal workers that live in the Study Region. To estimate the number of households associated with the in-commuter workforce, BAE will apply the region's gross in-commuter rate, based on data from ESCOG and/or the U.S. Census Bureau, to the average annual resident workforce estimates. To convert from workers to workforce households, BAE will apply worker per household, total household size, and household income estimates derived based on the employee survey response data.

Task 5c: Estimate Unmet Workforce Housing Demand by Type

To estimate the anticipated housing demand generated by workforce households of all types, BAE makes the simplifying assumption that each household would occupy the smallest available unit, while simultaneously avoiding overcrowding (i.e., no more than two persons per bedroom, or more than one person per room). While many households prefer housing that is larger than the minimum necessary to avoid overcrowding, to the extent that housing affordability correlates with housing type and size, workforce households that are struggling to locate and secure housing often need to occupy smaller units than they might prefer. The unmet resident workforce housing demand estimates are subsequently based on estimates of total workforce housing demand from year-round resident worker households, multiplied by the proportion of households within each income category that experienced one of the four HUD defined housing problems, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) dataset. Unmet seasonal and non-resident workforce housing demand estimates are based the proportion of seasonal and in-commuter survey respondents who indicated their preferred housing type and who would relocate to the Study Area if adequate housing options were made available.

Task 5d: Forecast Future Housing Needs by Type, Size, and Affordability Level

BAE will forecast anticipated future housing needs over the next five to ten years by housing type, household size, and affordability level. To do this, BAE will evaluate jobs by industry forecasts available from the EDD and Caltrans and will convert forecasted workers to forecasted workforce housing demand based on the distribution of workforce households by type (i.e., resident, seasonal, and in-commuter), household size, and income level, based on the distributions matrices compiled in Tasks 5a-d above.

Task 5e: Prepare Housing Need Estimation and Forecasting workbook

As a final subtask under Task 5, BAE will prepare a Microsoft Excel workbook similar to the attached example (see Exhibit D), that will allow the CHC to replicate the methods used for this study for future updates. The workbook will identify where the CHC should enter newly updated data and will identify the appropriate data sources and formats to be used. The

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workbook will also provide aggregations of the workforce housing need estimates by type of need, income level, and housing unit type and size, which may be used to create figures.

Task 6: Housing Funding/Financing Gap Analysis

BAE will prepare a set of tables that compare consumer spending power for housing at different income levels with the cost associated with providing housing. BAE will prepare a table illustrating the maximum rent that can be considered affordable at each income level, assuming 30 percent of income goes to housing with allowances made for utilities. BAE will then calculate the amount of permanent debt that could be supported based on the rent that is affordable at each income level. BAE will also calculate the maximum for-sale home purchase prices that could be considered affordable at each income level based on prevailing mortgage lending terms. BAE will then compare the debt that would be supportable by rental income or the for-sale purchases price at each income level to the cost of providing different types of housing (e.g., single-family homes, ADUs, apartments, condominiums, etc.). The difference between what the consumer can afford to support and the cost of providing housing is known as the financing gap, which would need to be closed through some form of subsidy or cost reduction to make development financially feasible. The financing gap estimates and the housing need estimates, when combined, provide perspective on the order of magnitude cost associated with providing housing sufficient to meet the estimated and forecasted need.

Task 7: Prepare Draft and Final Regional Housing Needs Assessment Report

Concurrent with completion of Tasks 1-6, BAE will prepare a report that summarizes the data collected and identifies key findings. BAE will provide an *Administrative Draft* report to SMR Development for review. Upon receipt of comments, BAE will prepare a *Review Draft* report for circulation to the CHC. Upon receipt of one consolidated set of comments from the CHC, prepared by SMR Development, BAE will revise the *Review Draft* report and prepare a *Final* report for public distribution and use during the action planning process.

Phase II – Eastern Sierra Regional Housing Action Planning Process

Phase II of this scope of work will include preparation of a Regional Housing Action Plan.

Task 10: Facilitate a Regional Housing Action Planning Process

Upon completion of the Phase I research, BAE will facilitate up to three workshops with the CHC to review key findings from the Phase I research and discuss potential policy and program options for both local and regional implementation over a five-year Action Plan timeframe:

Workshop #4 – Discuss the spectrum of potential policy and program solutions that would meet the needs identified through the Phase I research. Receive guidance regarding which approaches may warrant consideration. Gain an understanding of what additional information the CHC members may need in order to build consensus around solutions.

Workshop #5 – Report back on the additional information that was requested by the CHC and receive additional guidance regarding which approaches may warrant inclusion in the draft

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Action Plan. Identify which solutions can be implemented right away, versus those that require additional research and preparation prior to implementation. The CHC will begin to assign roles and responsibilities and to discuss potential funding sources, with BAE serving in a consultation role.

Workshop #6 – Present the Review Draft Regional Housing Action Plan to the CHC and receive comments on the draft. Confirm that consensus of members. Receive public commitments to pursue near-term implementation.

Task 11: Prepare the Eastern Sierra Housing Action Plan

In preparation for the fourth CHC community workshop, BAE will prepare a slide deck summarizing the array of potential policy and program options that may warrant inclusion in the Regional Housing Action Plan. Upon receipt of comments from the CHC, BAE will conduct additional research and will refine the list of potential policy options. Upon completion of the fifth CHC community workshop, BAE will begin preparation of an *Administrative Draft Regional Housing Action Plan* for review by SMR Development. Upon receipt of comments from SMR Development, BAE will prepare a Review Draft Regional Housing Action Plan for review by the CHC and for presentation at a sixth workshop. Upon receipt of one consolidated set of comments from the CHC, prepared by SMR Development, BAE will prepare a Final Regional Housing Action Plan document for public distribution and implementation by the CHC.

Project Budget

BAE will complete the above scope of work on a percent complete basis for a fixed fee of \$193,175, as shown in Table 1 on the following page. Reported hourly rates include personnel and overhead costs, and are subject to revision on or after January 1, 2026. Revision to hourly rates shall not result in an increase in the not-to-exceed project cost, unless otherwise authorized by the client as a result of modifications to this scope of work. Travel costs and other expenses, such as data purchases, are passed through with no markup.

**Attachment A-1 to Agreement Between County of Inyo and BAE Urban Economics
January 28, 2025-June 30, 2026**

Table 1: Project Budget

Task	BAE Urban Economics				(a)
	Principal	Director	Associate	Analyst	
<i>hourly rates</i>	\$320	\$295	\$180	\$125	
Task 1: Kickoff Meeting and Information Request	2				\$640
Task 2: Review Background Materials	16				\$5,120
Task 3: Identify Current Demographic and Economic Trends	32	6	60	80	\$32,810
Task 4: Community Outreach and Stakeholder Surveys	122		64	28	\$54,060
<i>Task 4a: Real Estate Industry Interviews</i>	30				\$9,600
<i>Task 4b: Employer and Employee Surveys</i>	40		40	16	\$22,000
<i>Task 4c: Community Workshops</i>	48			12	\$16,860
<i>Task 4d: Translation Services</i>	4		24		\$5,600
Task 5: Estimate and Forecast Housing Needs by Type	44	42	0	20	\$28,970
<i>Task 5a: Estimate Number of Resident Workforce households</i>	4	16		4	\$6,500
<i>Task 5b: Estimate Number of Seasonal and In-Commuter Households</i>	8	8		2	\$5,170
<i>Task 5c: Estimate Unmet Workforce Housing Demand by Type</i>	8	8		4	\$5,420
<i>Task 5d: Forecast Future Housing Needs by Type</i>	8	6		2	\$4,580
<i>Task 5e: Prepare Housing Need Estimation and Forecasting Workbook</i>	16	4		8	\$7,300
Task 6: Housing Funding/Financing Gap Analysis	2		8		\$2,080
Task 7: Prepare Draft and Final Regional Housing Needs Assessment Report	40	6	16	16	\$19,450
Task 8: Facilitate a Regional Housing Action Planning Process	88			16	\$30,160
Task 9: Prepare the Eastern Sierra Housing Action Plan	40	4		16	\$15,980
Reimbursable Expenses					\$3,905
Data Purchase and Subscriptions					\$2,000
Travel (e.g., mileage, accommodations, etc.)(b)					\$1,905
Total, All Line Items	\$123,520	\$17,110	\$26,640	\$22,000	\$193,175

bae urban economics

Eastern Sierra Regional Housing Needs Assessment and Action Plan
Prepared for the Eastern Sierra Collective Action Committee
October 28, 2024



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October 28, 2024

Shellan Rodriguez, PMP
SMR Development

Via email: shellan@smrdevelopment.com

Dear Shellan Rodriguez:

I am pleased to have the opportunity to submit the attached proposal to prepare the Eastern Sierra Regional Housing Needs Assessment and Action Plan. As a resident of a mountain resort community, I deeply understand and appreciate the multifaceted nature of the issues facing the Eastern Sierra community, and applaud the efforts being undertaken to find a better balance between economic sustainability and quality of life for all residents of the region.

As a real estate economics consulting firm with 35 years of experience specializing in workforce and affordable housing, we believe we are uniquely positioned to complete this work on behalf of the Eastern Sierra Collective Housing Committee (CHC). We have extensive experience conducting related research on affordable and workforce housing issues in peer communities, as well as experience conducting related research within the Eastern Sierra Region. As such, I believe that we are well positioned to ask the right questions and to guide the CHC towards creation of an Action Plan which is right sized and readily implementable.

Per your stated preference in the RFP, we have kept the main proposal to 15 pages. However, we have elected to also provide some supplemental exhibits, to which you may refer at your discretion. These include brief examples of our relevant project experience and references, as well as examples of the survey templates and housing need estimation methods that we propose to use as the basis for completion of this assignment.

If you have any additional questions regarding our qualifications, experience, and/or proposed approach, please do not hesitate to contact me. I am available by phone at (530) 574-9285 or by email at aaronnousaine@bae1.com.

Sincerely,



Aaron Nousaine, MCRP
Principal, Lake Tahoe Region Office

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TEAM QUALIFICATIONS

BAE is an award-winning, national real estate economics consulting practice. Since 1986, we have completed more than 2,700 engagements for a wide variety of public agencies, non-profits, financial institutions, and real estate investors and developers throughout the nation.

BAE offers a broad range of consulting services related to the nexus of market economics and feasibility and community-based planning. Some of our key practice areas include:

- Workforce and affordable housing needs
- Market and financial feasibility analyses
- Public-private partnership (P3) structuring and negotiation support
- Fiscal impacts and economic benefits analyses
- Public policy analysis and strategy development
- Sustainability and transit-oriented development (TOD)
- Economic development and revitalization
- Public finance and infrastructure funding

BAE's passion for the "triple bottom-line" of sustainable economics, community equity and social justice, and environmental sustainability makes us unique among real estate economists. We believe there are practical solutions to real world issues that can achieve this triple bottom-line, and that consideration of environmental impacts and social benefits, in addition to financial returns, results in the highest quality outcomes and best overall value for our clients. Our company has practiced this same philosophy since our inception with intentional investments in our staff and workplaces to foster creativity, collaboration, innovation, and a commitment to excellence. We foster an environment of "confidence through competence," wherein we empower staff to grow as independent professionals and subject area experts, yet also foster the soft skills necessary to work collaboratively, recognizing each other's strengths. We bring a similar approach to our clients, seeking to augment, enhance, and build on their internal expertise to better achieve their mission(s)

All our work is led by seasoned professionals, who are responsible for project direction and quality control. We have 18 professional staff and three admin staff across five main offices in Davis, Berkeley, and Los Angeles in California, as well as Washington D.C. and New York City, as well as three satellite offices in Truckee, California, Portland, Oregon, and Atlanta, Georgia.

The BAE Difference shows. We have earned more awards for excellence than any other firm in our field, and our clients have retained us repeatedly over our 38-year history. For some examples of our relevant work experience and references, please see Exhibit A.

For more information, please visit our website at www.bae1.com.

Staff Qualifications

Aaron Nousaine, MCRP, Principal

Aaron will function as BAE's Principal-in-Charge and brings almost 20 years of experience in real estate economics, development feasibility, and regional planning. Aaron lives in Truckee, California, and has conducted extensive research into the economics of workforce and affordable housing in tourism-oriented communities. Aaron was lead author of the 2016 *Truckee-North Tahoe Regional Workforce Housing Needs Assessment*, in addition to countless other affordable and workforce housing needs assessments across the country. Aaron also provides project specific development advisory services, such as for the Sugar Pine Village project in South Lake Tahoe on behalf of the State Department of General Services (DGS) Excess Sites Program. Aaron also brings specialized expertise on the impacts of the short-term rental industry on workforce housing, as well as the relationships between housing instability and economic sustainability in destination communities. In addition to his cutting-edge research, Aaron has helped establish innovative programs for scaling workforce housing solutions, including deed restriction purchase programs, among other approaches. Aaron holds an MCRP from UNC Chapel Hill and BA from CSU Monterey Bay.



Matt Fairris, MCP, Vice President

Matt Fairris is Vice President and head of BAE's office in Portland, Oregon. Matt's brings extensive experience assisting BAE with housing market research throughout the West Coast and has extensive expertise in affordable housing finance and development feasibility. Matt is helping to revolutionize affordable housing policy in the greater Portland metro area through refinements to adopted development standards and inclusionary housing policies and is using that expertise to assist other communities throughout the region, most recently including work in Bend, Oregon, and Boise, Idaho. Matt holds an MCP from UC Berkeley and a BS from UC Davis.



Jenna Fairman, Analyst

Jenna is an Analyst in BAE's Sacramento Region office and will provide research support for this assignment. Jenna is currently providing data collection and GIS mapping for the TRPA Restoring Housing Justice project. She also recently supported short-term rental studies in Mariposa County, Mono County, and the Town of Mammoth Lakes, and residential vacancy tax analyses in Nevada County, the Town of Truckee, and the City of South Lake Tahoe. Jenna is an enthusiastic skier and grew up in Bear Valley, California. She holds a BS from UC Davis.



APPROACH AND METHODOLOGY

The following briefly summarizes BAE’s proposed scope of work, with optional tasks. We anticipate that this would represent a starting point for discussion. We look forward to working with the Collective Housing Committee (CHC) to tailor the scope of work further, if needed.

Phase I – Regional Housing Needs Assessment + Market Analysis

Per the requested scope of work, Phase I of the project will include collection of background information necessary to inform preparation of the Action Plan under Phase II.

Task 1: Kickoff Meeting and Information Request

BAE staff will attend a virtual kickoff meeting with members of the CHC, including representatives from Inyo and Mono Counties, the Town of Mammoth Lakes, the City of Bishop, the Eastern Sierra Council of Governments (ESCOG), and SMR Development. The purpose of the meeting will be to review the work scope and schedule, discuss project logistics and coordination, plan for the first community workshop, and to provide BAE with any relevant background materials and locally available datasets (e.g., building permit data, planned and proposed project inventory, assessors’ parcel data, zoning and land use data, short-term rental permit data and transient occupancy tax receipts, etc.). In addition, the CHC can provide direction on modifications to the Study Region (Inyo County and Mono County) and/or sub-area boundaries (Town of Mammoth Lakes, City of Bishop, and all Census Designated Places), and BAE and the CHC can discuss refinements to the work scope. BAE will also provide the CHC with updated copies of the employer and employee survey tools for review and comment.

Task 2: Review Background Materials

BAE will review background materials provided by the CHC regarding affordable and workforce housing needs and policies within the Study Region, including but shall not be limited to:

- 2005 Inyo and Mono County Housing Needs Assessment
- 2017 Mono County Housing Needs Assessment and Resident Survey
- 2017 Mammoth Lakes Housing Needs Assessment and Action Plan
- 2019-2027 Town of Mammoth Lakes Housing Element
- 2019-2027 City of Bishop Housing Element
- 2019-2027 Mono County Housing Element
- 2021-2029 Inyo County Housing Element
- 2022 Downtown Bishop Specific Plan and Mixed-Use Overlay
- 2022 Evaluating Infill Housing Opportunities to Reduce Inyo County per Capita VMT
- 2024 Town of Mammoth Lakes Short-Term Rental Study
- 2024 Mono County Short-Term Rental Housing Study

Task 3: Identify Current Demographic and Economic Trends

Under this task, BAE will collect relevant statistics regarding community demographics, household composition, regional employment and commuting patterns, housing inventory characteristics, and housing market conditions and. BAE will collect statistics from the 2010 and 2020 Decennial Census, as well as the most recent available American Community Survey (ACS), and will consult with members of the CHC (and the ESCOG in particular) regarding known errors and shortcomings associated with these data sets. BAE will also leverage other demographic and economic data source, as needed, including data available from the California Department of Finance (DOF), Department of Transportation (Caltrans), Employment Development Department (EDD), Department of Tax and Fee Administration (CDTFA), the U.S. Postal Service (USPS), and U.S. Bureau of Labor Statistics (BLS), as well as a variety of available private data sources such as CoStar, ListSource, and AirDNA. Data will be collected for the Study Region and subareas. Some selected data may also be collected at the Census Block Group and/or Tract level to facilitate preparation of thematic maps.

The specific variables collected using publicly available data sources will include, but shall not be limited to, total population, age distribution, racial and ethnic distribution, seasonal population changes, number of households, households by income category, household size and type, occupied housing units by tenure (e.g., renter occupied, owner occupied, vacant), households by presence of housing problems,¹ housing units by type (e.g., single-family, multifamily, etc.), employment by industry (both monthly and annual for the two counties and incorporated cities), unemployment and labor force trends, occupational employment characteristics, regional commuting patterns, sales tax and transient occupancy tax trends, housing units by type of vacancy (e.g., functional vs. seasonal, etc.), and housing units by size. As an additional no-cost option, BAE can also supplement information previously collected for Mono County (i.e., add in data for Inyo County) regarding change of address requests submitted to the U.S. Postal Service (USPS) to assess the order of magnitude of in- and out-migration that occurred in recent years and a result of COVID-19 induced regional migration.

Additional data on recent trends in the for-sale and rental housing markets will be collected from private data vendors and various other local sources. For example, BAE will process and review information on residential purchases available through ListSource, a private data vendor, to identify trends in home sales volumes and pricing by subarea and asset class. BAE will also review the available data from CoStar on inventory and pricing trends within the multifamily rental housing market, but will also conduct primary research to identify private rental listings for single-family homes and condominiums that are for rent within the study area. BAE will also interview real estate brokers and property managers to assess trends in the housing market. Data on the tourist accommodations inventory will be collected from the local tourism bureaus (i.e., Visit Mammoth and Visit Bishop), as well as from CoStar for the

¹ As defined by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau.

hotel inventory and from AirDNA for the short-term rental industry. BAE will also request information on recent building permit trends and residential development projects planned for construction in the study area, as well as any non-residential projects that would involve a significant increase in local or regional employment (thereby creating new housing demand).

In addition to collecting the above data on household demographics and housing market trends, BAE will calculate the relative for-sale home prices and rental rates that may be affordable at different income levels, as well as the income that would be necessary to reasonably afford market rate housing within each market segment using industry standard methods and loan underwriting criteria, including the California State income limits.

Task 4: Community Outreach and Stakeholder Surveys

To collect additional information necessary to interpret the quantitative data collected under Task 3, which will also be needed to complete the housing need estimates under Task 5, BAE proposes to complete a series of interviews and to administrate a pair of custom survey tools.

Task 4a: Real Estate Industry Interviews

Under this task, BAE will conduct one-on-one and/or group interviews with up to 20 individuals knowledgeable about local housing market conditions and trends. This will include real estate brokers and property managers, as well as housing advocates, policymakers, and housing program administrators. The interviews may be conducted in-person or virtually (either by phone or web meeting), as dictated by the schedule and budget. BAE will work with the CHC as part of the kickoff meeting to identify potential contacts.

Task 4b: Employer and Employee Surveys

To collect information about the impacts of the workforce housing shortage on job creation, as well as on workforce housing preferences, BAE proposes to administer two concurrent surveys, one aimed at employers and the other at employees. These tools will be based on templates previously used by BAE for similar research (see Exhibits B and C), but will be modified by BAE in consultation with the CHC prior to implementation. The survey tools will be made available online using the SurveyMonkey web survey platform, though hard copy surveys will be available upon request, as well as for use by partner organizations and agencies that would like to assist with survey implementation.

BAE will work with the CHC to compile available business license information and Chamber of Commerce member rolls, including mailing addresses and email addresses for businesses within the Study Region. If needed, BAE can also augment the data provided by the CHC with additional information available through Dun and Bradstreet (D&B), at an additional cost. BAE will then prepare a list of up to 400 businesses to invite to participate in the employer survey. BAE will then prepare customized survey packets for distribution to target employers via email and the USPS. Each information packet will include an introductory letter explaining the purpose of the survey and the uses of its data, including

assurances of anonymity for all survey responses. The letter will give instructions for a business representative to fill out the employer survey and for the business to distribute the employee survey to its workers. The introductory letter will provide web links for the online employer and employee surveys and will also provide web links to download and print hard copy forms for both the employer and employee surveys, along with instructions to mail or email completed surveys to BAE for processing.

In addition to requesting that businesses receiving the survey packets encourage their workers to respond to the employee survey, BAE will also strategize with the CHC to identify methods to publicize the availability of the employee survey through social media channels that would reach local employees independent of their employers. BAE will also work with the CHC to identify the most appropriate timing for administration of the employee survey to optimize the response rates for both year-round and seasonal employees (e.g., avoid the shoulder seasons when some year-round workers leave the area for vacations).

Once the survey period (approximately eight weeks) has lapsed, BAE will download all survey responses from the employer and employee surveys. BAE will also enter the data from any completed hard copy surveys returned to BAE via mail or e-mail. Upon completing survey data entry and cleaning, BAE will analyze the data for use in estimating demand for affordable workforce housing. An important goal of the survey work is to better understand the circumstances of workforce households and their housing needs, by income level.

Task 4c: Community Workshops

BAE will facilitate up to three in-person community workshops during Phase I which will be structured as presentations to members of the CHC, but will also be open to the public and will provide the public with opportunities to observe the process, learn from the information being presented, and provide their own input. The exact number of meetings and their locations will be up to the CHC, the proposed budget assumes the following:

- Workshop #1** – Formally convene the CHC, provide a summary of the reasons for undertaking this work, introduce the consultant team, review the proposed process, scope of work, and schedule. Introduce the employer and employee surveys and begin soliciting support. BAE recommends holding this workshop shortly after the kickoff meeting, which can be used to coordinate the first workshop.
- Workshop #2** – Present an interim update (with detailed slide deck) to the CHC on the Demographic and Economic Trends analysis and the stakeholder interviews. Announce plans for the employer and employee surveys.
- Workshop #3** – Present on key findings (with detailed slide deck) from the community outreach interviews, prior CHC workshops, and the employer and employee surveys. Introduce the Phase II process.

Task 4d: Translation Services

BAE For the purposes of facilitating workshops and other community outreach, BAE will provide Spanish language copies of public facing print and presentation materials, such as the survey tools, invitation letters, and presentation slides. The CHC will be responsible for coordinating and absorbing the cost of in-person Spanish language translations at each of the community workshops. BAE will provide Spanish language copies of the executive summaries for the Phase I and Phase II reports. A Spanish language copy of the full-text reports may be prepared upon request at additional cost.

Task 4e: Community Town Hall Forums (Optional)

As an optional task, BAE staff will be available to participate in up to eight community town hall forums at locations throughout the Study Region. The forums will be structured to summarize the available information on existing unmet housing needs and to solicit input on community housing needs throughout the Study Region. The intent will be to conduct up to four town halls in each county, distributing the meetings in such a way as to achieve the best possible geographic representation of the community. For example, in Mono County, the town halls might be held in the Colville/Walker, Bridgeport, June Lake/Mammoth Lakes, and Benton/Chalfant areas. In Inyo County, the town halls might be distributed across the Bishop, Lone Pine, and Shoshone/Tecopa areas. The exact locations for the town halls would be determined in consultation with the participating jurisdictions who would also be responsible for securing facilities and advertising the meetings to the public. The cost for this task will be determined in conversation with the CHC depending on the ability to consolidated multiple town halls into a small number of staff trips to the Eastern Sierra.

Task 5: Estimate and Forecast Housing Needs by Type

Under this task, BAE will prepare estimates of the order of magnitude of housing demand originating from existing resident, non-resident, and seasonal worker households. These estimates will illustrate the relative magnitude of the mismatch between the available housing stock within the region and the types of housing units that may best suit the needs of the region's workforce. As a result, the estimates should not be interpreted strictly as the number of new units that need to be built, but as the number of units that need to be "made available" to meet the needs of the workforce. For example, a portion of the estimated unmet demand comes from households that live in housing units with inadequate kitchen and plumbing facilities, which are overcrowded, or in households that are significantly overpaying for housing. Therefore, a portion of the estimated unmet demand may be satisfied through programs aimed at residential rehabilitation and towards improving affordability within the existing rental and for-sale housing stock. Nonetheless, a portion of the identified unmet demand, notably the demand from non-resident in-commuter workforce households and households associated with new employment growth, must be satisfied through the provision of new units (e.g., either new construction or conversion of existing second homes).

Task 5a: Estimate Number of Resident Workforce Households

The first step in the process of estimating unmet workforce housing needs is to identify the number of existing resident workforce households. To do this, BAE uses the robust demographic data available through the U.S. Census Bureau Public Use Microdata Sample (PUMS). The PUMS data provide a sample of individual responses to the American Community Survey (ACS) for defined areas of 100,000 or more persons (Public Use Microdata Areas, or PUMAs), which allow the creation of cross-tabulations of data not otherwise available in the published ACS data tables. BAE will use the SPSS statistical software package to generate frequency counts of resident workers by occupation, household size, and combined household income. The data is then adjusted to account for the number of workers in the Study Region compared to the PUMA analysis area. BAE will then use data from the Quarterly Census of Employment and Wages (QCEW) and the Census Bureau's Non-Employer Statistics to reweight the distribution to align with the occupational employment distribution observed within the Study Region specifically. BAE will then use the PUMS data to convert from resident workers to worker households by income level.

Task 5b: Estimate Number of Seasonal and In-Commuter Workforce Households

The next step is to estimate the number of seasonal workforce households living in the Study Region. This is done based on the total number of resident workers identified based on the PUMS analysis, which represents an annual average. BAE then adjusts the total number of year-round resident workers downward, proportionate to the seasonal fluctuations in employment, to estimate the number of off-season resident workforce households, and upwards to estimate the number of peak season resident workforce households, based on QCEW and Census Non-Employer Statistics. The difference between these estimates equals the total number of seasonal workers that live in the Study Region. To estimate the number of households associated with the in-commuter workforce, BAE will apply the region's gross in-commuter rate, based on data from ESCOG and/or the U.S. Census Bureau, to the average annual resident workforce estimates. To convert from workers to workforce households, BAE will apply worker per household, total household size, and household income estimates derived based on the employee survey response data.

Task 5c: Estimate Unmet Workforce Housing Demand by Type

To estimate the anticipated housing demand generated by workforce households of all types, BAE makes the simplifying assumption that each household would occupy the smallest available unit, while simultaneously avoiding overcrowding (i.e., no more than two persons per bedroom, or more than one person per room). While many households prefer housing that is larger than the minimum necessary to avoid overcrowding, to the extent that housing affordability correlates with housing type and size, workforce households that are struggling to locate and secure housing often need to occupy smaller units than they might prefer. The unmet resident workforce housing demand estimates are subsequently based on estimates of total workforce housing demand from year-round resident worker households, multiplied by the proportion of households within each income category that

experienced one of the four HUD defined housing problems, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) dataset. Unmet seasonal and non-resident workforce housing demand estimates are based the proportion of seasonal and in-commuter survey respondents who indicated their preferred housing type and who would relocate to the Study Area if adequate housing options were made available.

Task 5d: Forecast Future Housing Needs by Type, Size, and Affordability Level

BAE will forecast anticipated future housing needs over the next five to ten years by housing type, household size, and affordability level. To do this, BAE will evaluate jobs by industry forecasts available from the EDD and Caltrans and will convert forecasted workers to forecasted workforce housing demand based on the distribution of workforce households by type (i.e., resident, seasonal, and in-commuter), household size, and income level, based on the distributions matrices compiled in Tasks 5a-d above.

Task 5e: Estimate/Forecast Housing Needs by Race/Ethnicity (OPTIONAL)

As an optional task, BAE can also calculate the distribution of unmet housing needs for each worker household category by worker race and ethnicity. The calculations are based on the distribution of workers by race and ethnicity, as reported in the PUMS, as well as by seasonal workers and in-commuters as part of the employee survey. Additional cross tabulations not otherwise specified here may also be possible at an additional cost.

Task 5f: Prepare Housing Need Estimation and Forecasting workbook

As a final subtask under Task 5, BAE will prepare a Microsoft Excel workbook similar to the attached example (see Exhibit D), that will allow the CHC to replicate the methods used for this study for future updates. The workbook will identify where the CHC should enter newly updated data and will identify the appropriate data sources and formats to be used.

Task 6: Housing Funding/Financing Gap Analysis

Under this task, BAE will prepare a set of tables that compare consumer spending power for housing at different income levels with the cost associated with providing housing. BAE will prepare a table illustrating the maximum rent that can be considered affordable at each income level, assuming 30 percent of income goes to housing with allowances made for utilities. BAE will then calculate the amount of permanent debt that could be supported based on the rent that is affordable at each income level. BAE will also calculate the maximum for-sale home purchase prices that could be considered affordable at each income level based on prevailing mortgage lending terms and will compare. BAE will then compare the debt that would be supportable by rental income and the for-sale purchases prices at each income level to the cost of providing different types of housing (e.g., single-family homes, ADUs, apartments, condominiums, etc.). The difference between what the consumer can afford to support and the cost of providing housing is known as the financing gap, which would need to be closed through some form of subsidy or cost reduction to make development financially feasible. The funding/financing gap estimates and the housing need estimates, when combined, can

provide perspective on the order of magnitude cost that would need to be closed in order to provide housing sufficient to meet the estimated existing and forecasted need.

Task 7: Regional Housing Sites Inventory (Optional)

As an optional task, BAE will prepare an inventory of residentially zoned land throughout Inyo and Mono Counties, as well as the incorporated Town of Mammoth Lakes and City of Bishop. To do this, BAE will collect the current assessor's parcel database in ArcGIS geodatabase format, along with files associated with General Plan Land Use and Zoning designations. The participating jurisdictions will provide guidance regarding the land use and zoning districts that allow different types of housing, and will also need to provide BAE with other data sets necessary to evaluate the project readiness of different potential housing opportunity sites. These additional data sets will be dependent on what is available from the jurisdictions, but may include roadways; water, sewer, and electrical infrastructure; public land ownership; flood zone overlays; etc. BAE will use assessed value data and indicators within the assessors' parcel database related to the presence of built structures to identify vacant and underutilized parcels. BAE will coordinate with staff from each jurisdiction to identify additional government owned property that may represent potential housing opportunity sites. BAE will then work with staff from each jurisdiction to calculate an assumed buildout density and site efficiency factor for each applicable zoning district that may be reasonably achievable, and will use these factors to estimate the residential buildout potential of the existing sites inventory. Upon completion of this work, BAE will provide the CHC with an electronic database containing the collected information regarding the regional housing sites inventory. In lieu of completing this work as part of this initial needs assessment effort, this task may also be included as part of the Action Plan for completion during a future implementation phase.

Task 8: Housing Development Feasibility Analysis (Optional)

In addition to preparing the housing funding/feasibility gap analysis under Task 6, BAE staff will be available to prepare detailed pro-forma financial feasibility models for desired housing types in order to better assess barriers to development feasibility. This would include interviews with local developers to identify detailed construction costs, including land acquisition costs, site preparation costs, hard and soft construction costs, and financing terms. BAE would then work with each jurisdiction to estimate governmental fees. BAE would leverage work completed under Task 3 to estimate market rate and affordable housing costs. BAE would then calculate the relative feasibility of new construction and conduct sensitivity analysis to identify potential ways of improving the financial feasibility of new development, including potential updates to the development code, as well as innovative financing tools. In lieu of completing this work as part of this initial needs assessment effort, this task may also be included as part of the Action Plan for completion during a future implementation phase.

Task 9: Prepare Draft and Final Regional Housing Needs Assessment Report

Concurrent with completion of Tasks 1-8, BAE will prepare a report that summarizes the data collected and identifies key findings and conclusions. BAE will provide an *Administrative Draft*

report to SMR Development for review. Upon receipt of comments, BAE will prepare a *Review Draft* report for circulation to the CHC. Upon receipt of one consolidated set of comments, prepared by SMR Development, BAE Will revised the Public Review Draft report and prepare a *Final* report for public distribution and presentation at a community workshop.

Phase II – Eastern Sierra Regional Housing Action Planning Process

Per the requested scope of work, Phase II of this project will include preparation of a Regional Housing Action Plan. The following is a rough summary of BAE's proposed approach.

Task 10: Facilitate a Regional Housing Action Planning Process

Upon completion of the Phase I research, BAE will facilitate up to three workshops with the CHC to review key findings from the Phase I research and discuss potential policy and program options for both local and regional implementation over a five-year Action Plan timeframe:

Workshop #4 – Discuss the spectrum of potential policy and program solutions that would meet the needs identified through the Phase I research. Receive guidance regarding which approaches may warrant consideration. Gain an understanding of what additional information the CHC members may need in order to build consensus around solutions.

Workshop #5 – Report back on the additional information that was requested by the CHC and receive additional guidance regarding which approaches may warrant inclusion in the draft Action Plan. Identify which solutions can be implemented right away, versus those that require additional research and preparation prior to implementation. Begin to assign roles and responsibilities and to discuss potential funding sources.

Workshop #6 – Present the Review Draft Regional Housing Action Plan to the CHC and receive comments on the draft. Confirm that consensus of members. Receive public commitments to pursue near-term implementation.

Task 11: Prepare the Eastern Sierra Housing Action Plan

In preparation for the fourth CHC community workshop, BAE will prepare a slide deck summarizing the array of potential policy and program options that may warrant inclusion in the Regional Housing Action Plan. Upon receipt of comments from the CHC, BAE will conduct additional research and will refine the list of potential policy options. Upon completion of the fifth CHC community workshop, BAE will begin preparation of an *Administrative Draft Regional Housing Action Plan* for review by SMR Development. Upon receipt of comments from SMR Development, BAE will prepare a Review Draft Regional Housing Action Plan for review by the CHC and for presentation at a sixth community workshop. Upon receipt of one consolidated set of comments from the CHC, prepared by SMR Development, BAE will prepare a Final Regional Housing Action Plan document for public distribution and implementation by the CHC.

PROPOSED PROJECT TIMELINE

BAE proposes to complete the above scope of work over a work period of approximately 36 weeks (around nine months). For details, please refer to **Table 1** on the following page.

We anticipate that the initial demographic and economic trends analysis will take roughly six to eight weeks to complete, which would position the project team to report on the research conducted to date at the first of the CHC workshops. At that time the consultant team and the CHC would announce the launch of the employer and employee survey effort, which will include approximately two weeks of prep time along with six to eight weeks for survey administration. The housing needs estimation and forecasting effort would start concurrently with the background demographic and economic research, but will not be completed until after the survey results are tabulated. From the time that BAE initiates the background materials review and demographic/economic research, we will also be preparing draft report materials, such that we can provide the initial Administrative Draft of the Phase I report for review SMR Development shortly after completing the survey tabulation and the third CHC community workshop.

The timeline for the Phase II action planning process is intentionally short at approximately 16 weeks (around four months). This will help ensure that the project team and the CHC are able to maintain the level of engagement needed for a successful process. The proposed timeline assumes that the first action planning workshop would be held roughly 4-5 weeks following delivery of the final Phase I report. BAE is committed to maintaining an ongoing inventory of potential policy and program options from the start of the project, which will facilitate this quick turnaround. BAE then proposes to hold CHC action planning workshops every 4-5 weeks thereafter until the consultant team has received input sufficient to prepare the Administrative Draft Eastern Sierra Housing Action Plan for review by SMR Development.

Table 1: Proposed Project Timeline

Task	Proposed Project Schedule (Weeks)																																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36				
Phase I - Regional Housing Needs Assessment + Market Analysis																																								
Task 1: Kickoff Meeting and Information Request	Deliverable																																							
Task 2: Review Background Materials																																								
Task 3: Identify Current Demographic and Economic Trends	Progress	Progress	Progress	Progress	Progress	Progress	Deliverable																																	
Task 4: Community Outreach and Stakeholder Surveys																																								
Task 4a: Real Estate Industry Interviews		Progress	Progress	Progress	Progress	Progress	Deliverable																																	
Task 4b: Employer and Employee Surveys																																								
Task 4c: Community Workshops		Progress	Deliverable																																					
Task 4d: Translation Services																																								
Task 4e: Community Town Hall Forums (Optional)																																								
Task 5: Estimate and Forecast Housing Needs by Type																																								
Task 5a: Estimate Number of Resident Workforce households			Progress	Progress	Progress	Deliverable																																		
Task 5b: Estimate Number of Seasonal and In-Commuter Households				Progress	Progress	Progress	Deliverable																																	
Task 5c: Estimate Unmet Workforce Housing Demand by Type																																								
Task 5d: Forecast Future Housing Needs by Type																																								
Task 5e: Estimate/Forecast Housing Needs by Race/Ethnicity (Optional)																																								
Task 5f: Prepare Housing Need Estimation and Forecasting Workbook																																								
Task 6: Housing Funding/Financing Gap Analysis																																								
Task 7: Regional Housing Sites Inventory (Optional)																																								
Task 8: Housing Development Feasibility Analysis (Optional)																																								
Task 9: Prepare Draft and Final Regional Housing Needs Assessment Report																																								
Phase II - Eastern Sierra Regional Housing Action Planning Process																																								
Task 10: Facilitate a Regional Housing Action Planning Process																																								
Task 11: Prepare the Eastern Sierra Housing Action Plan																																								

Deliverable
 Progress

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PROPOSED BUDGET

BAE proposes to complete the above scope of work on a percent complete basis for a fixed fee of \$193,305, excluding optional tasks, as shown in Table 2 below. BAE looks forward to working with SMR Development and the CHC to further refine the scope of work and budget, including identifying costs for Optional Tasks 4e and 8. BAE proposes to complete Optional Task 7 for a fixed fee amount of \$18,560. Reported hourly rates include personnel and overhead costs, and are subject to revision on or after January 1, 2025. Travel costs and other expenses, such as data purchases, are passed through to the client with no markup.

Table 2: Proposed Project Budget

Task	BAE Urban Economics				
	Principal	Director	Sr. Assoc.	Analyst	
	\$310	\$285	\$220	\$120	(a)
					hourly rates
Task 1: Kickoff Meeting and Information Request	2				\$620
Task 2: Review Background Materials	16				\$4,960
Task 3: Identify Current Demographic and Economic Trends	32	6	60	80	\$34,430
Task 4: Community Outreach and Stakeholder Surveys	122		64	28	\$55,260
Task 4a: Real Estate Industry Interviews	30				\$9,300
Task 4b: Employer and Employee Surveys	40		40	16	\$23,120
Task 4c: Community Workshops	48			12	\$16,320
Task 4d: Translation Services	4		24		\$6,520
Task 4e: Community Town Hall Forums (Optional)	TBD				
Task 5: Estimate and Forecast Housing Needs by Type	48	42	0	20	\$29,250
Task 5a: Estimate Number of Resident Workforce households	4	16		4	\$6,280
Task 5b: Estimate Number of Seasonal and In-Commuter Households	8	8		2	\$5,000
Task 5c: Estimate Unmet Workforce Housing Demand by Type	8	8		4	\$5,240
Task 5d: Forecast Future Housing Needs by Type	8	2			\$3,050
Task 5e: Estimate/Forecast Housing Needs by Race/Ethnicity (Optional)	4	4		2	\$2,620
Task 5f: Prepare Housing Need Estimation and Forecasting Workbook	16	4		8	\$7,060
Task 6: Housing Funding/Financing Gap Analysis	2		8		\$2,380
Task 7: Regional Housing Sites Inventory (Optional)	16		40	40	\$18,560
Task 8: Housing Development Feasibility Analysis (Optional)	TBD - \$7,500 per prototype				
Task 9: Prepare Draft and Final Regional Housing Needs Assessment Report	40	4	16	16	\$18,980
Task 10: Facilitate a Regional Housing Action Planning Process	88			16	\$29,200
Task 11: Prepare the Eastern Sierra Housing Action Plan	40			16	\$14,320
Reimbursable Expenses					\$3,905
Data Purchase and Subscriptions					\$2,000
Travel (e.g., mileage, accommodations, etc.)(b)					\$1,905
Totals, Excluding Optional Tasks	\$120,900	\$14,820	\$32,560	\$21,120	\$193,305
Including Optional Tasks	TBD				

Note:

(a) Hourly rates are subject to revision on or after January 1, 2025.

(b) Assumes 250 miles round trip mileage at \$0.67 per mile, and one \$150 per night hotel stay, per workshop.

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EXHIBIT A: SELECT PROJECT EXAMPLES



Image Credit: Tahoe Prosperity Center.

Restoring Housing Justice in a Tourist Destination: Integrating Housing, Equity, and Conservation | Tahoe Regional Planning Agency | 2024

The Tahoe Regional Planning Agency (TRPA) 2020 to identify and prioritize specific, quantifiable local and regional actions that leverage environmental redevelopment and water quality improvements to achieve the housing goals of the region, as specified in the Housing Program update prepared in 2014 by BAE.

Since its inception in 2020, the Tahoe Living Working group has worked with various consultant teams to evaluate housing costs throughout the Lake Tahoe Basin and to prepare and adopt updates to the Regional Plan to facilitate construction of housing affordable to workforce households. The third phase of the Tahoe Living Working Group effort is now underway and is focused on updates to the transfer of development rights (TDR) program which limits the total amount of development allowed within the basin and directs the allocation of new development over time and my community subarea. At the request of TRPA leadership, BAE was added to the winning consultant team due to our unrivaled expertise regarding affordable and workforce housing needs in the region, as well as the unique economics associated with the development of housing in mountain resort communities, particularly within the context of the TRPA transfer of development rights (TDR) program.

BAE's scope of work for the project includes preparation of an update affordable and workforce housing needs and equity analysis. This includes a detailed evaluation of the available data from the U.S. Census Bureau, among other sources, which can often be unreliable given the community's rural character and seasonal tourist economy. As part of this work, BAE will also prepare updated and consolidated regional workforce housing needs estimates, including evaluation of in-commuter housing need, substandard housing conditions, prevalence of homelessness and underhoused seasonal workforce needs, as well as analysis of workforce housing needs by income level and race/ethnicity by subarea.

Web Link: <https://www.trpa.gov/housing/tahoe-living-working-group/>
<https://www.tahoeliving.org/>

Reference: Karen Fink, Housing and Community Revitalization Program Manager
Tahoe Regional Planning Agency
(775) 589-5258
kfink@trpa.org



Image Credit: YHLA Architects

Truckee North Tahoe Regional Workforce Housing Needs Assessment | North Lake Tahoe | 2016

A public/private consortium of regional stakeholders selected BAE to prepare this landmark study of housing needs within the Truckee-North Lake Tahoe Region. The 2016 Need Assessment has functioned as a key tool for developing consensus regarding affordable and workforce housing issues in the region and is now being updated by the client group on a two-year cycle, which is made possible due to BAE's

commitment to methodological transparency.

Although the community was not yet ready to prepare a formal action plan at the time due to a lack of initial consensus regarding scope and organizational responsibility, the 2016 Needs Assessment did include a variety of recommendations for near-term actions to help improve the availability and affordability of housing. More specifically, BAE recommended that the community consider taking a multi-faceted approach that included creation of an organization that could take ownership over the consensus-building process (i.e., the Mountain Housing Council); consideration of a variety of policy options and regulatory changes that recognize the geographic scope and organizational capacities of partner jurisdictions, organizations, and partners; establishment and coordination of incentives; inventorying of public resources and land that could be leveraged for workforce housing; and the establishment of supplemental funding mechanisms that spread the fiscal burden more broadly throughout the community.

In addition to quantitative and qualitative data analysis, BAE's scope included extensive interaction with a technical advisory group that included public and private stakeholder representatives from throughout the region, support for a comprehensive public outreach with multiple community-based workshops, and a cutting-edge employee and employer survey effort that reached over 1,600 workforce members and 300 businesses.

Web Link: <http://www.ttcf.net/wp-content/uploads/2016/01/NorthTahoe-Truckee-Housing-Study-Final-Presentation-Bookmarked.pdf>

Reference: Stacey Caldwell, CEO
Tahoe Truckee Community Foundation
(530) 587-1776
stacy@ttcf.net



Image Credit: AirBnB.com

Mammoth Lakes and Mono County Short-Term Rental Impacts Analyses | Town of Mammoth Lakes and Mono County, CA | 2023-2024

BAE was retained by the Town of Mammoth Lakes and Mono County to conduct analysis regarding the state of the short-term rental (STR) market and to assess the relationships between STR activity and conditions in the local housing market. This research built upon methods developed by BAE in other peer markets, including eastern Placer County, Mariposa County the Town of Truckee, and City of Goleta.

The foundation for BAE’s approach to this topic is an extensive and ongoing inventory of contemporary academic and professional literature on the impact of STRs on the availability and pricing of housing for local workforce households. While much of the available literature focuses on large international destinations, like Seattle, San Francisco, New York, Madrid, and London, a significant effort was made to identify studies that reflect non-urban environments, including professional literature pertaining to the impacts of STRs on communities throughout the Mountain West. The key findings from the literature review were then used to facilitate interpretation of quantitative and qualitative market data for the Town of Mammoth Lakes and unincorporated Mono County, including a variety of small Census Designated Places ranging from larger communities like Bridgeport and June Lake to small unincorporated hamlets like Topaz, Walker/Coleville, Benton, and Chalfant, among others. The analysis then looked at policy approaches in other mountain communities across the Mountain West.

Key findings included a determination that the concentration of STRs in the Town of Mammoth Lakes likely contributes to acute second home demand in that market, whereas the relatively small numbers of STRs in unincorporated Mono County are unlikely to be sufficient to drive the market, with some exceptions. Recognizing these dynamics, BAE offered recommendations for improving the existing regulatory framework and administration within each jurisdiction, including creation of a new *Certified Properties* requirement in the Town of Mammoth Lakes.

Web Link: https://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/5732/mono_county_short_term_rental_study_final2.pdf

Reference: Nolan Bobroff
Community and Economic
Development Director
Town of Mammoth Lakes
(760) 965-3631
nbobroff@townofmammothlakes.ca.gov

Wendy Sugimura
Community Development
Director
Mono County
(760) 924-1814
wsugimura@mono.ca.gov

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EXHIBIT B: EMPLOYER SURVEY TEMPLATE

Workforce Housing Needs Study - Employer Survey

[Client Group Name] is studying the housing needs of the regional workforce. This survey will help these agencies and organizations to better understand what kind of housing the workforce needs, where the housing is needed, and how much the workforce can afford to pay for housing. The agencies and organizations will use this information to serve workforce housing needs in the future. Please fill out the survey to the best of your knowledge. If you would prefer, you can send an email to [TBD] to receive a printable copy of the survey along with instructions on how to complete the form and return it by mail. If you would prefer to complete the survey online, please visit [TBD].

[Define study area and/or applicable region]

THIS HOUSING SURVEY IS ANONYMOUS. Your answers will only be presented in the study report in aggregate with other survey responses and none of your answers will be personally identifiable.

1) Where is your business located? (Fill in the ZIP Code for your business location)

Your business address ZIP Code: _____

2) What is your business type? (Check the best answer, or fill in “Other”)

Agriculture or Forestry

Natural Resources, Mining, Construction

Manufacturing

Transportation or Utilities

Wholesale Trade

Consumer Retail or Service

Restaurant

Hospitality and Entertainment

Recreation

Warehouse/Distribution

Business or Professional Services

Finance, Insurance, Real Estate

Healthcare/Medical

Education

Government

Other:_____

3) What months do you consider off-season in terms of the number of workers you employ.

(Check all that apply)

January	February	March	April	May	June
July	August	September	October	November	December

4) During your off-season, how many full-time employees and part-time employees do you have?

Full-Time Employees: _____ Part-Time Employees: _____

5) What months do you consider peak season in terms of the number of workers you employ?

(Check all that apply)

January	February	March	April	May	June
July	August	September	October	November	December

6) During your peak season, how many full-time employees and part-time employees do you have?

Full-Time Employees: _____ Part-Time Employees: _____

7) In the next five years, how do you expect your business's peak season workforce needs to change? (Check one)

Peak number of employees will stay about the same

Peak number of employees will grow less than 10% from current levels

Peak number of employees will grow between 11% and 25% from current levels

Peak number of employees will grow more than 25%

Peak number of employees will decline, but by less than 10%

Peak number of employees will decline between 11% and 25%

Peak number of employees will decline by more than 25%

8) As a rough percentage of total employment during peak season, who makes up your workforce? (Enter percentages to the best of your knowledge below)

Year-round Tahoe/Truckee/Reno area residents %

College-aged U.S. workers: %

Workers from outside U.S.: %

Semi-retired workers: %

Farmworkers during their off-season: %

Other: %

Please describe those in the Other category:

9) What, if any, types of housing assistance do you provide to your workforce?

(Check all that apply and/or fill in the blank)

None

Assist in locating roommates

Provide listings of available rental units

Provide housing stipend If yes, how much per month? Stipend: \$ _____

Provide employee housing on or off-site

Other (Please describe) _____

10) If you provide employee housing, please provide details below. (Check all that apply):

Dormitory Beds How many? ____ Rent \$ _____ per month

Apartment Units How many? ____ Rent \$ _____ per month

Single-family homes How many? ____ Rent \$ _____ per month

Other (Please describe) _____ How many? ____ Rent: \$ _____ per month

11) How does the availability of suitable housing for workers in the Tahoe/Truckee area impact your workforce recruitment and retention? (Check one)

Not at all Very little Moderately Somewhat Significantly

12) How does the availability of suitable housing for workers in the Tahoe/Truckee area impact the success of your business? (Check one)

Not at all

Current housing conditions contribute to the success of my business

Current housing conditions detract from the success of my business

I am not sure how housing conditions affect my business success

13) Please indicate whether you agree with the following statement

(1=completely disagree, 5=completely agree)

There are no significant workforce housing issues in the [Name] region.

1 2 3 4 5

14) In your opinion, how severely do the following issues impact the [Name] region?

(1=not a problem at all, 5=very high severity)

Insufficient availability of housing

0 1 2 3 4 5

Lack of affordable housing

0 1 2 3 4 5

Shortage of housing for year round residents

0 1 2 3 4 5

Lack of rental housing

0 1 2 3 4 5

Lack of housing for-sale

0 1 2 3 4 5

Insufficient housing in areas that are accessible to jobs

0 1 2 3 4 5

Transportation options to get workers from available housing to work locations

0 1 2 3 4 5

Poor quality of the available housing stock

0 1 2 3 4 5

Other (Please specify): _____

0 1 2 3 4 5

15) To help the sponsoring agencies and organizations understand housing affordability for employees, please provide the job title, the number of employees in that category during your business's peak season, and their average weekly wage. If you prefer, you can provide this information on a separate sheet.

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Job Title: _____ Number: ___ Weekly Wage: \$ _____

Thank you for completing our survey. If you have any questions regarding this survey, please call [TBD] at [TBD].

Opportunities for Further Participation

If you are interested in participating further in this study of regional workforce housing needs, including notifications of upcoming public meetings, having your employees fill out an employee survey, or potentially participating in a community workshop session, please provide your contact information to [TBD].

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EXHIBIT C: EMPLOYEE SURVEY TEMPLATE

Regional Workforce Housing Needs Study - Employee Survey

[Client Group Name] is studying the housing needs of the regional workforce. This survey will help these agencies and organizations to better understand what kind of housing the workforce needs, where the housing is needed, and how much the workforce can afford to pay for housing. The agencies and organizations will use this information to serve workforce housing needs in the future. Please fill out the survey to the best of your knowledge. If you would prefer, you can send an email to **[TBD]** to receive a printable copy of the survey along with instructions on how to complete the form and return it by mail. If you would prefer to complete the survey online, please visit **[TBD]**.

[Define study area and/or applicable region]

THIS HOUSING SURVEY IS ANONYMOUS. Your answers will only be presented in the study report in aggregate with other survey responses and none of your answers will be personally identifiable.

1) What is your primary work location? (Fill in the ZIP Code for your work place, or name of the city or community if you don't know the ZIP Code)

Your work address ZIP Code: _____ or city/community name:

2) Please check all the months that you typically work in the [Name] area.

Year-round January February March April May June

July August September October November December

3) If you work in the [Name] region, but live elsewhere, would you be interested in moving to the [Name] region if adequate housing was available in your price range?

Yes No I live in the [Name] region

4) Where is your current residence? (Fill in your home address ZIP Code, or name of the city or community if you don't know the ZIP Code)

Your home address ZIP Code: _____ or city/community name:

5) Do you own or rent this residence? (Check one)

Own Rent

6) What type of home is this? (Check one)

Apartment Dormitory Duplex Condo Mobile Home Single-Family Home RV
Other

7) How many bedrooms does this home have? (Check one)

Studio 1 2 3 4 5 6 Other: _____

8) Please check all the months that you live in this home.

Year-round January February March April May June
July August September October November December

9) Do you consider your current home to be your permanent place of residence? (Check one)

Yes No

10) If your current home is not your permanent place of residence, where is your permanent residence?

Your permanent ZIP Code: _____ or city/community name:

11) Please rate how satisfied you are with your current housing situation. (Check one)

Unsatisfied Somewhat Satisfied Satisfied Very Satisfied

12) If you are less than satisfied with your current housing situation, what would be your ideal housing situation? (Check all that apply)

I would like a larger home for me and my immediate family

I would like a larger home for me to share with housemates

I would like a home in a location closer to my work

I would like a home in a location closer to my spouse's work

I would like a home that is in better condition or has better features to suit my needs

I need housing that is more affordable

I am currently renting and I would like to purchase a home

I currently own a home and I would like to rent instead

My home is temporary or short-term and I need permanent housing

Other: _____

13) Including yourself, how many people live in this home? (Check one)

1 2 3 4 5 6 7 8 Other: _____

14) What is the total monthly rent or mortgage payment for this housing unit? (Give total paid by all people living in the unit, if you share the housing expenses with others.)

Rent or Mortgage Payment (excluding utilities, insurance, etc.): \$_____ per month

15) On average, what is your weekly pay (before taxes) when working in the [Name] region?

(Check one)

- | | | |
|-----------------------|------------------------|------------------------|
| under \$250 a week | \$600 to \$799 a week | |
| \$250 to \$399 a week | \$800 to \$999 a week | |
| \$400 to \$599 a week | \$1,000 or more a week | Choose not to disclose |

16) As a percentage of your monthly income (before taxes), roughly how much do you spend on housing.(ONLY IF YOU ARE A RENTER, include any water, sewer, electrical, and natural gas utility bills that you pay in addition to your rent)? (Check one)

- Less than 30% 30% or more but less than 50% 50% or more

17) Did you experience any problems when searching for and securing a place to live while you work in the [Name] region? (Check all that apply and/or fill in your own answer)

If you rent your home:

- The security deposit was more than I can afford
- The rent was not affordable
- Landlords didn't want to rent to seasonal workers
- Landlords required a long-term lease
- I could not find housing that was offered for year-round occupancy
- Landlords limited the number of persons that could live in the unit
- I had trouble finding roommates
- Suitable housing was too far from work
- Other: _____

If you own your home:

- Home purchase prices were not affordable
- I lacked a sufficient down payment and/or funds for closing costs
- Could not secure a mortgage loan on reasonable terms
- I could not find a suitable home to purchase
- Suitable housing was too far from work
- Other: _____

18) How did you locate your current housing? (Check all that apply)

Newspaper classified ads

Craigslist

Social media posting

Other Internet-based housing listings

Found out about available housing from a friend or family member

Found out about available housing from employer

Saw a for-rent or for-sale sign posted on the home

Obtained listing of available housing from Realtor or property management company

Other: _____

19) Are you currently on any waiting lists for the following types of housing or housing programs?

(Check all that apply)

Wait list for market rate rental housing

Wait list for below market rate (i.e., affordable) rental housing or a rental housing assistance program

Wait list for below market rate (i.e., affordable) for-sale housing

Wait list for a home ownership assistance program (e.g., down payment assistance, etc.)

20) On average, how long is your commute to work? (Check one)

Less than 10 minutes

30 to 39 minutes

10 to 19 minutes

40 to 49 minutes

20 to 29 minutes

More than 50 minutes

21) What is your occupation in your current job (Check the answer that best fits your occupation, or fill in the space for "Other")

Retail/Service Worker (staff in a store, resort, personal or business services company)

Professional (e.g., accountant, attorney, health care professional, other types of skilled office workers, etc.)

Tradesperson (e.g., carpenter, electrician, mechanic, equipment operator, etc.)

Business Manager, Executive, or Owner

Other: _____

22) If your current job is seasonal, please tell us about any other work that you do during the rest of the year (Check all that apply)

I do not have another job

I have one or more other jobs in the [Name] region

I have one or more other jobs outside of the [Name] region

I am a student and I live outside of the region when not working in the [Name] region

I am a student and I live inside the region when not working in the [Name] region

23) What is your age? (Check one)

under 18	31 to 40
18 to 23	41 to 50
24 to 30	51 and over

24) What is your marital status? (Check one)

Single Married Separated Divorced Widowed

25) How many children under the age of 18 live with you? (Check one)

0 1 2 3 4 5 6 Other:

26) To the best of your knowledge, check the annual income category that best describes your household's total combined income in 2015. (This includes you, your spouse, and any other people with whom you share household expenses.)

Choose not to disclose	\$45,000 to \$59,999
under \$15,000	\$60,000 to \$74,999
\$15,000 to \$24,999	\$75,000 to \$99,000
\$25,000 to \$34,999	\$100,000 to \$124,999
\$35,000 to \$44,999	\$125,000 and above

Thank you for completing our survey. If you have any questions regarding this survey, please call **[TBD]**.

Opportunities for Further Participation

If you are interested in further participating in this study of regional workforce housing needs, including notifications of upcoming public meetings or potentially participating in a community workshop, please provide your contact information to **[TBD]**.

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EXHIBIT D: Example Housing Need Estimation Workbook

Truckee North Tahoe Workforce Housing Study: Workforce Housing Demand Estimate Workbook

INTRODUCTION

This workbook is intended to provide a high-level overview of the method used to develop the workforce housing demand estimates reported as part of the Truckee North, Tahoe Regional Workforce Housing Needs Assessment. Due to the methods and data sources used, the workforce housing demand estimates do not lend themselves to easy replication. However, the steps outlined here should provide a reasonable framework through which a subject matter expert may develop alternative and/or updated figures.

Note that while the workforce housing demand estimates presented here were derived based on the best information currently available, they represent only a reasonable estimation of the existing unmet workforce housing demand within the region and should be interpreted with caution. The estimates reflect demand originating from existing resident, non-resident, and seasonal worker households and, as such, illustrate the magnitude of the mismatch between the available housing stock within the region and the types of housing units that may best suit the needs of the workforce. As a result, the estimates should not be interpreted strictly as the number of new units that need to be built, but as the number of units that need to be “made available” in order to meet the needs of the workforce.

For an additional qualitative description of the method used to generate the workforce housing demand estimates, please refer to the appropriate section of the 2016 Truckee North Tahoe Regional Workforce Housing Needs Assessment.

ORGANIZATION

This workbook provides a step-by-step outline of the methods used to generate the workforce housing demand estimates. It also provides a full list of data sources used to generate the estimates. The process is broken down into a number of stages, each of which is summarized on a separate worksheet. Each stage is then broken down into a series of component steps. Each step includes a brief description of each operation. Example data are used, where appropriate, for illustrative purposes.

List of Data Sources

Below is a brief listing of the data sources used to generate the workforce housing demand estimates. Note that the sources listed below represent the core pieces of data necessary to generate the estimates. In some cases, additional data may be needed.

Series or Table Name	Dataset Name	Published By	Available at:
Public Use Micro Data Sample (PUMS)	2010-2015 American Community Survey (ACS)	U.S. Census Bureau	http://www.census.gov/programs-surveys/acs/data/pums.html
Employment Status for the Population 16 Years and Over (B23025)	2010-2015 American Community Survey (ACS)	U.S. Census Bureau	http://factfinder.census.gov/
n.a.	Quarterly Census of Employment and Wages (QCEW)	Bureau of Labor Statistics	Special tabulation from the California Employment Development Department
n.a.	Census Nonemployer Statistics	U.S. Census Bureau	http://www.census.gov/econ/nonemployer/
OnTheMap Tool	LEHD Origin-Destination Employment Statistics (LODES)	U.S. Census Bureau	http://lehd.ces.census.gov/
Seasonal worker survey response extraction	Truckee North Tahoe Workforce Housing Employee Survey	BAE Urban Economics	Available upon request.
In-commuter survey response extraction	Truckee North Tahoe Workforce Housing Employee Survey	BAE Urban Economics	Available upon request.
n.a.	Comprehensive Housing Affordability Strategy (CHAS)	U.S. Department of Housing and Urban Development	https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

First Stage: Public Use Microdata Sample (PUMS) Extraction and Conversion

NOTES:

The steps identified below are intended primarily for informational purposes. Due to the complexity of the Public Use Microdata Sample (PUMS) dataset, the operations described should be undertaken by persons familiar with the strengths and limitations of the PUMS data.

STEP 1: Identify Appropriate Public Use Microdata Areas (PUMAS)

Use the U.S. Census Bureau's TIGER/Line Shapefiles to identify the Public Use Microdata Areas (PUMAS) that most closely approximate your study area. Note that due to minimum population requirements, the PUMAS will likely extend beyond the desired study area.

STEP 2: Download the Public Use Microdata Sample (PUMS) Data

Download the raw PUMS data from the U.S. Census Bureau website for the most appropriate time period.

STEP 3: Extract data from the Public Use Microdata Sample (PUMS)

Use the PUMS data to identify the number of employed residents, by household size and income level, who are employed within each major industry sector.

STEP 4: Adjust the data to account for the number of employed residents and the industry mix within the Study Area

If the PUMAS used for this analysis extend beyond the desired study area, use data from the Quarterly Census of Employment and Wages (QCEW) and the Census Non-Employer Statistics to control for the total number of employed residents and the mix of industries present within the study area. While the QCEW reports jobs, not employed residents, it provides a useful perspective regarding the mix of employment opportunities available within the Study Area.

STEP 5: Convert from employed residents to households

Use the average number of workers per household, as reported in the 2010-2014 American Community Survey (ACS), to convert from employed residents to workforce households.

Step 6: Convert from income level to income category.

Use the annual Income Limits published by the California Department of Housing and Community Development (HCD) to convert from Census income level (e.g., \$25,000 to \$50,000 per year) to correspond with the income categories defined by the U.S. Department of Housing and Urban Development (HUD). For an example, refer to the Placer County income limits provided below.

Median Family Income:	\$76,100				
	Number of People Per Household				
Income Level	One	Two	Three	Four	Five
Extremely Low-Income (30% MFI)	\$16,000	\$18,300	\$20,600	\$24,300	\$28,440
Very Low-Income (50% MFI)	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100
Low-Income (80% MFI)	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800
Median Income (100% HAMFI)	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200
Moderate Income (120% MFI)	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600

Step 7: Summarize the number of worker households by size and income category.

Create a table, similar to that provided below, that summarizes the number of workforce households by household size and income category. This will form the basis for the following stages of the demand estimation process.

Resident Workforce Households (Average Annual)

Income Category	Household Size					Total, All Households	Total, Workers
	1-Person	2-Person	3-Person	4-Person	5+ Person		
Extremely Low Income (\leq 30% of AMI)	200	183	132	116	87	718	1,166
Very Low Income ($>$ 30% \leq 50% of AMI)	211	357	146	203	125	1,042	1,692
Low Income ($>$ 50% \leq 80% of AMI)	222	636	365	218	221	1,662	2,699
Moderate ($>$ 80% \leq 120% of AMI)	183	701	407	356	334	1,981	3,217
Above Moderate ($>$ 120% AMI)	297	1,880	1,146	1,064	667	5,054	8,209
Total, All Income Categories	1,113	3,757	2,196	1,957	1,434	10,457	16,984

Second Stage: Adjusting for Seasonal Resident Employment

NOTES:

The prior stage generated estimates of the annual average employed residents and households. The purpose of the second stage is to account for seasonal fluctuations in the number of employed persons who live in the Truckee North Tahoe Study Area.

STEP 8: Purchase monthly employment data for the Study Area

In the absence of comprehensive data on seasonal fluctuations in the number of employed residents within the Study Area, this research utilized industry employment data (i.e., jobs not employed residents) to estimate the rough magnitude of seasonal fluctuations in regional employment. This assumes that seasonal fluctuations in the number of employed resident households will roughly correspond with seasonal changes in the number of employment opportunities.

In order to identify seasonal changes in industry employment, BAE collected data from the Quarterly Census of Employment and Wages (QCEW) for a set of ZIP Codes that roughly correspond to the Truckee North Tahoe Study Area. The data included monthly estimates of number of jobs, by major industry sector during 2014, the most recent year for which data were available.

STEP 9: Adjust to account for nonemployer based jobs

The number of jobs, as reported in the QCEW, was then proportionately adjusted to account for nonemployer based jobs (e.g., self-employed persons) based on the proportion of nonemployer based jobs in Placer and Nevada Counties in 2014, as reported in the U.S. Census Bureau's Nonemployer Statistics. Note that all nonemployer based jobs are assumed to be filled by permanent year-round residents.

STEP 10: Calculate seasonal fluctuations in the number of employment opportunities available in the region

Based on the combined (i.e., employer and nonemployer based) employment profile within the Study Area, BAE calculated the percent change in employment between the year-round average and both the seasonal high and the seasonal low. This was expressed as a percent change from the annual average. For an example, refer to the figures provided below.

	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>Annual Average</u>
Employment (thousands)	17.0	16.6	16.4	15.6	14.0	15.8
% of annual average	7.4%	4.7%	3.2%	-1.8%	-11.5%	

STEP 11: Estimate the number of permanent year-round resident workers

In order to estimate the number of permanent year-round workers that live within the Study Area, BAE took the employed resident totals developed in the first stage and adjusted the numbers downward based on the proportionate difference between the average annual employment total and the seasonal low-point.

STEP 12: Estimate the number of seasonal resident workers

In order to estimate the number of seasonal workers that live within the Study Area, BAE took the employed resident totals developed in the first stage and adjusted the numbers upward based on the proportionate difference between the average annual employment total and the seasonal high-point. BAE then subtracted out the permanent year-round resident workers identified in Step 4 to generate an estimate of the total seasonal resident workforce.

Step 13: Convert to Households and Identify characteristics for Year-Round and Seasonal Households

Based on the total number of seasonal and year-round workers identified in Steps 4 and 5 above, BAE then converted to households based on the average number of workers per household. Household characteristics for permanent year-round workforce households were identified based on the PUMS data. Household characteristics for seasonal workforce households were identified based on an analysis of results of the Truckee North Tahoe Workforce Housing Employee Survey. To do this, BAE identified those survey respondents who lived in the Study Area only during periods of peak employment and developed a profile of survey respondents by household size and income category. For an examples of the resulting estimates, refer to the figures provided below.

Resident Workforce Households (Year-Round)

Income Category	Household Size					Total, All Households	Total, Workers
	1-Person	2-Person	3-Person	4-Person	5+ Person		
Extremely Low Income ($\leq 30\%$ of AMI)	137	151	69	37	24	417	684
Very Low Income ($> 30\% \leq 50\%$ of AMI)	132	309	35	171	0	648	1,058
Low Income ($> 50\% \leq 80\%$ of AMI)	206	525	238	123	158	1,250	2,040
Moderate ($> 80\% \leq 120\%$ of AMI)	151	590	296	340	318	1,696	2,761
Above Moderate ($>120\%$ AMI)	186	1,626	1,051	953	619	4,436	7,219
Total, All Income Categories	812	3,202	1,690	1,624	1,119	8,447	15,024

Resident Workforce Households (Seasonal)

Income Category	Household Size					Total, All Households	Total, Workers
	1-Person	2-Person	3-Person	4-Person	5+ Person		
Extremely Low Income ($\leq 30\%$ of AMI)	63	32	63	79	63	301	482
Very Low Income ($> 30\% \leq 50\%$ of AMI)	79	48	111	32	127	396	634
Low Income ($> 50\% \leq 80\%$ of AMI)	16	111	127	95	63	412	660
Moderate ($> 80\% \leq 120\%$ of AMI)	32	111	111	16	16	285	457
Above Moderate ($>120\%$ AMI)	111	254	95	111	48	618	989
Total, All Income Categories	301	555	506	333	317	2,012	3,222

Third Stage: Adjusting for the Regional Commute Flow

NOTES:

The purpose of the third stage is to account for the regional flow of workers into the Study Area, recognizing that many of these workers may prefer to live within the Study Area, but live elsewhere due to excessive housing costs and poor housing availability within the Study Area. Note that while the regional commute-shed involves workers commuting both into and out of the Study Area, the demand estimates account only for those workers who commute into the Study Area and does not subtract those who commute out of the Study Area, since it was not possible, based on the available data, to identify which household contain only out-commuters and those which contain out-commuters, as well as workers who are employed within the Study Area.

STEP 14: Identify the rate of in-commuting and calculate the number of in-commuters

For the purposes of this research, the rate of in-commuting was calculated based on the ratio of in-commuters to employed Study Area residents. This is because the workforce household estimates described in prior stages are based on the number of employed residents, not jobs or employment opportunities. Note that this differs from the commute-rate typically cited, which calculates the percent of persons employed in an area who commute in from outside the area. Data on the regional commute shed were collected from the 2013 Longitudinal Employer-Household Dynamics (LEHD) OnTheMap Tool, which are published by the U.S. Census Bureau.

	Study Area Workers
Work In Region/Live Outside Region (In-Commuters)	9,271
Live Within the Region (Employed Residents)	12,277
<i>Ratio of In-Commuters to Employed Residents</i>	75.5%

STEP 15: Calculate the number of in-commuters and identify household characteristics

Once identified, the in-commuter rate was then applied to the annual average number of employed residents within the Study Area, as identified in the first stage. Household characteristics for in-commuter households, including household size, were identified based on an analysis of results of the Truckee North Tahoe Workforce Housing Employee Survey. To do this, BAE identified those survey respondents who commute into the Study Area on an ongoing basis and developed a profile of survey respondents by household size and income category. For an examples of the resulting estimates, refer to the figures provided below.

Non-Resident (In-Commuter) Workforce Households

Income Category	Household Size					Total, All Households	Total, Workers
	1-Person	2-Person	3-Person	4-Person	5+ Person		
Extremely Low Income (≤ 30% of AMI)	50	0	151	0	100	301	481
Very Low Income (> 30% ≤ 50% of AMI)	150	200	301	250	250	1,152	1,844
Low Income (> 50% ≤ 80% of AMI)	250	501	351	351	150	1,603	2,565
Moderate (> 80% ≤ 120% of AMI)	351	351	451	150	250	1,553	2,485
Above Moderate (>120% AMI)	301	1,453	651	551	451	3,407	5,451
Total, All Income Categories	1,102	2,505	1,905	1,302	1,202	8,016	12,826

Fourth Stage: Translating Households to Housing Demand

NOTES:

The purpose of the fourth stage was to translate the workforce household estimates generated in prior stages into estimates of housing demand. This was done in two distinct steps, described in greater detail below.

STEP 16: Translate household totals into gross housing demand estimates

Under this stage, BAE converted the workforce household estimates derived in prior stages into gross housing demand estimates. To simplify the calculation, in the absence of better information regarding housing preferences, this analysis assumed that households would occupy the smallest available units, while simultaneously avoiding overcrowding (defined as having more than two people per bedroom). Studio units are assumed to be occupied by one-person households only. These were determined to be reasonable assumptions, since both housing affordability and wide-spread overcrowding are known issues within the Truckee North Tahoe area. Therefore, by estimating demand based on the smallest suitable unit, this analysis focuses on estimating the number of units by size that would be sufficient/adequate to meet the needs of the region's workforce households. Below is a simple matrix that outlines the way in which the household estimates were allocated based on household size.

Household Size	Unit Size
1-Person	Studio
2-Person	1-Bedroom
3-person	2-Bedroom
4-Person	2-Bedroom
5+ Person	3+ Bedroom

Based on these simplifying assumptions, BAE estimates gross housing demand generated by local workforce households as follows:

Year-Round Resident Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	137	151	106	24	417
Very Low Income ($>$ 30% \leq 50% of AMI)	132	309	206	0	648
Low Income ($>$ 50% \leq 80% of AMI)	206	525	361	158	1,250
Moderate ($>$ 80% \leq 120% of AMI)	151	590	636	318	1,696
Above Moderate ($>$ 120% AMI)	186	1,626	2,004	619	4,436
Total, All Income Categories	812	3,202	3,314	1,119	8,447

Seasonal Resident Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	63	32	142	63	301
Very Low Income ($>$ 30% \leq 50% of AMI)	79	48	143	127	396
Low Income ($>$ 50% \leq 80% of AMI)	16	111	222	63	412
Moderate ($>$ 80% \leq 120% of AMI)	32	111	127	16	285
Above Moderate ($>$ 120% AMI)	111	254	206	48	618
Total, All Income Categories	301	555	839	317	2,012

Non-Resident (In-Commuter) Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	50	0	151	100	301
Very Low Income ($>$ 30% \leq 50% of AMI)	150	200	551	250	1,152
Low Income ($>$ 50% \leq 80% of AMI)	250	501	702	150	1,603
Moderate ($>$ 80% \leq 120% of AMI)	351	351	601	250	1,553
Above Moderate ($>$ 120% AMI)	301	1,453	1,202	451	3,407
Total, All Income Categories (b)	1,102	2,505	3,207	1,202	8,016

Workforce Housing Demand, All Worker Types

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	250	183	399	187	1,019
Very Low Income ($>$ 30% \leq 50% of AMI)	361	557	900	377	2,196
Low Income ($>$ 50% \leq 80% of AMI)	472	1,137	1,285	371	3,265
Moderate ($>$ 80% \leq 120% of AMI)	534	1,052	1,364	584	3,534
Above Moderate ($>$ 120% AMI)	598	3,333	3,412	1,118	8,461
Total, All Income Categories	2,215	6,262	7,360	2,638	18,475

Fifth Stage: Estimating the Unmet Demand for Workforce Housing

NOTES:

In the fifth and final stage BAE utilized the available data to estimate the existing unmet workforce housing demand. This was calculated somewhat differently for in-commuter households, compared to year-round and seasonal resident households. This was done in two distinct steps, described in greater detail below.

STEP 16: Estimate the existing unmet workforce housing need for year-round and seasonal workforce households

To convert the gross workforce housing demand estimates into estimates of unmet demand, BAE calculated the proportion of resident households within each income category that experienced any one of the four housing problems defined the U.S. Department of Housing and Urban Development (HUD). These include 1) overpaying for housing (i.e., paying more than 30 percent of income to housing costs), 2) living in overcrowded conditions (i.e., more than one person per room), 3) living with inadequate sanitary facilities, and/or 4) living with inadequate kitchen facilities). This data was obtained as part of the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is generated based on a special tabulation of the American Community Survey (ACS).

STEP 17: Estimate the existing unmet workforce housing demand for non-resident in-commuter workforce households

To convert the gross workforce housing demand estimates into estimates of unmet need for non-resident in-commuter workforce households, BAE analyzed the results of the Truckee North Tahoe Workforce Housing Employee Survey to identify the proportion of in-commuters who indicated that they would be interested in moving into the Truckee North Tahoe area (85.6 percent), if affordable and adequate housing were made available.

Step 18: Summarize the Unmet Workforce Housing Demand Estimates

As a final step, BAE compiled the resulting estimates of existing unmet workforce housing demand estimates into the following table.

Unmet Year-Round Resident Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	124	137	96	22	379
Very Low Income ($>$ 30% \leq 50% of AMI)	90	210	140	0	440
Low Income ($>$ 50% \leq 80% of AMI)	146	371	255	112	884
Moderate ($>$ 80% \leq 120% of AMI)	89	349	376	188	1,001
Above Moderate ($>$ 120% AMI)	59	512	631	195	1,396
Total, All Income Categories	508	1,579	1,498	516	4,100

Unmet Seasonal Resident Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	57	29	130	57	274
Very Low Income ($>$ 30% \leq 50% of AMI)	53	32	97	86	269
Low Income ($>$ 50% \leq 80% of AMI)	11	79	157	45	291
Moderate ($>$ 80% \leq 120% of AMI)	19	65	75	9	168
Above Moderate ($>$ 120% AMI)	35	80	65	15	194
Total, All Income Categories	176	285	523	212	1,196

Unmet Non-Resident Workforce Housing Demand

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	43	0	129	86	258
Very Low Income ($>$ 30% \leq 50% of AMI)	129	171	472	214	986
Low Income ($>$ 50% \leq 80% of AMI)	214	429	601	128	1,373
Moderate ($>$ 80% \leq 120% of AMI)	301	301	515	214	1,330
Above Moderate ($>$ 120% AMI)	258	1,244	1,029	386	2,917
Total, All Income Categories (b)	944	2,145	2,746	1,029	6,864

Worker Housing Demand, All Types

Income Category	Unit Size				Total, All Units
	Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms	
Extremely Low Income (\leq 30% of AMI)	225	166	354	165	911
Very Low Income ($>$ 30% \leq 50% of AMI)	272	414	709	300	1,695
Low Income ($>$ 50% \leq 80% of AMI)	371	879	1,014	285	2,548
Moderate ($>$ 80% \leq 120% of AMI)	409	714	965	411	2,499
Above Moderate ($>$ 120% AMI)	351	1,836	1,724	596	4,507
Total, All Income Categories	1,627	4,009	4,766	1,757	12,160

TOWN COUNCIL STAFF REPORT

Title: Fiscal Year 23/24 Report on Development Impact Fees on New Development within the Town.

Meeting Date: January 15, 2025

Prepared by: Stephanie Trujillo, Accounting Manager

RECOMMENDATION:

Adopt a Resolution Approving the FY 23/24 Development Impact Fee Report and Making Findings that there Remains a Reasonable Relationship for the Fee Program.

BACKGROUND:

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB 1600. When the Legislature passed AB 1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to exact fees from developers to defray the cost of construction of public facilities related to development projects. Section 66006 mandates the reporting requirements on fees that the local agency must adhere to each fiscal year. Through the General Plan and fee studies, the Town of Mammoth Lakes has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

On July 1, 2015, the Town Council reviewed an updated Development Impact Fee Study prepared by TischlerBise, conducted a Public Hearing and, after receiving public testimony and considering available information, approved the Development Impact Study and adopted the Resolution approving the updated Development Impact Fees.

Updated project categories included:

- Police Department
- Vehicle Circulation System
- Multi-Modal Circulation System
- Storm Drain System
- General Facilities, Vehicles, and Equipment
- Parks and Recreation Facilities
- No fee is recommended for the Airport

In FY24/25, the Town will complete a comprehensive update to the Development Impact Fee Study.

With each development during each fiscal year, the Town collected certain developer fees that are subject to the reporting requirement. The Town also collects fees as part of the building permit for Special Districts including the Mono County Office of Education for Library and Child Care Funds and for the Mammoth Lakes Fire Protection District for Fire Facilities. Funds collected for these two Special Districts are passed through when requested. Attention should be directed to the Special District regarding the specific use of the funds.

ANALYSIS:

The California Government Code Section 66006 requires local agencies to annually report certain financial information related to capital funds that were established to track fees charged in connection with the approval of a development project. The following information is required: the beginning and ending balance of the fund, the amount of the fees collected and the interest earned, an identification and amount of each public improvement on which fees were expended, the total percentage of the project funded by that fee, the approximate date by which the construction of the public improvement will commence (if financed), a description of each interfund transfer or loan including the project to be funded with the loan and the approximate date of repayment, and any refunds made to developers pursuant to the Code. This information is included in the attached report.

The attached Resolution includes necessary language for approval of the report and to make the necessary findings.

ENVIRONMENTAL CONSIDERATIONS:

The proposed approval of the Development Impact Fee Report is not a project as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378(b)(4), as it relates to a government funding mechanism which does not involve any commitment to any specific project which may result in a potentially physical impact on the environment.

LEGAL CONSIDERATIONS:

The Development Impact Fee Report, capital projects, and fees have been reviewed and prepared in accordance with Federal and State law. A review of existing environmental documents was also completed, and the proposed Development Impact Fee Program will not impact mitigation requirements.

Town of Mammoth Lakes

FISCAL YEAR 23-24
ANNUAL AB 1600 REPORT

**DEVELOPMENT IMPACT MITIGATION FEES
ON NEW DEVELOPMENT WITHIN THE
TOWN OF MAMMOTH LAKES**

Prepared by: Public Works and Finance Departments

Background

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB 1600. When the Legislature passed AB 1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth several requirements that local agencies must follow if they are to exact fees from developers to defray the cost of construction of public facilities related to development projects. Section 66006 mandates the reporting requirements on fees that the local agency must adhere to each fiscal year. Through the General Plan and fee studies, the Town of Mammoth Lakes has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures.

Compliance with Developer Fees Reporting Requirements of Section 66006 of the Government Code

With each development during the previous fiscal year, the Town collected certain developer fees that are subject to the reporting requirement. These developer fees are the Administration Fund, Police Impact Fund, Vehicle Circulation Impact Fund, Multi- Modal Circulation Impact Fund, Storm Drainage Impact Fund, General Facilities and Equipment Impact Fund, Parkland & Recreation Impact Fund, Airport Fund, Mono County Office of Education Library Impact Fund, Mono County Office of Education Child Care Impact Fund, and Fire Facilities Impact Fund. Funds collected for the two Special Districts are passed through when requested. Attention should be directed to the Special District regarding the specific use of the funds.

There are eight reporting requirements on fees that the local agency must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).
2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).
3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).
4. Review the report at a public meeting not less than 15 days after the report is released to the public (Section 66006(b)(2)).
5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001 (d)).

6. Refund to current owner of lots, units, or developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 6600 1 (e)).
7. A local agency must not commingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).
8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).

The Town is in compliance with the requirements. A Capital Improvement Program was prepared each year and funds expended are shown in this report. Financial information was also available from the Town financial system.

This year the Town will need to adopt a resolution regarding the funds because AB 1600 requires expenditures or commitment of funds within five years of their collection. Although AB 1600 requires that fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some project costs can be of a magnitude that it takes more than five years to accrue adequate funds; or matching funds may not be available within the five- year period.

On July 1, 2015, the Town Council reviewed an updated Development Impact Fee Study prepared by TischlerBise, conducted a Public Hearing and, after receiving public testimony and considering available information, approved the Development Impact Study and adopted the Resolution approving the updated Development Impact Fees. Updated project categories included:

- Police Department
- Vehicle Circulation System
- Multi-Modal Circulation System
- Storm Drain System
- General Facilities, Vehicles and Equipment
- Parks and Recreation Facilities
- No fee is recommended for the Airport

The California Government Code Section 66006 requires local agencies to annually report certain financial information related to capital funds that were established to track fees charged in connection with the approval of a development project. The information which is required by the fee, the beginning and ending balance of the fund, the amount of the fees collected and the interest earned, an identification and amount of each public improvement on which fees were expended, the total percentage of the project funded by that fee, the approximate date by which the construction of the public improvement will commence (if financed), a description of each inter-fund transfer or loan including the project to be funded with the loan and the approximate date of repayment, and any refunds made to developers pursuant to the Code. This information is included in this report.

In 2024, the Town will be completing a comprehensive update of the 2015 Development Impact Fee Study. In preparation for this new study, the Town is updating its processes around long-range capital improvement plans and incorporating them into the annual process. The Town has made similar improvements to the 5-year CIP

There were no refunds of Development Impact Fees during the past five years.

Total project costs are based on the most recently adopted Development Impact Fee Justification Study Report.

The Administrative Overhead fee established in Resolution 98-06 is 4% of all fees collected. The amount in the remaining Capital Funds were insufficient at year end to fund any significant improvements. Previous loans from the Town's Vehicle Replacement Fund made to cover fund shortfalls in the Capital funds have been written off.

On July 1, 2015, Town Council adopted an updated Development Impact Fee Study as a comprehensive update to previous studies. That study provided an updated framework and methodology and led to the establishment of updated Development Impact Fees.

TischlerBise and Town staff, in preparing the updated study:

- Reviewed available information regarding the previous DIF Study (2007) and amendments.
- Reviewed the previous Town Master Facilities Plan.
- Discussed development and planning changes since 2007.
- Determined information required to complete the update.
- Staff provided Mr. Bise with detail regarding housing, development and planning issues that have changed since 2007.
- Staff contacted other agencies to determine their interest in participating in this effort.
- Staff reviewed the previous Master Facilities Plan in an effort to establish a clear understanding of foreseeable Town needs.
- Staff TischlerBise have reviewed available methodologies for calculation of the updated DIF to determine the method most applicable to the Town.
- Staff has met with TischlerBise and various interested parties in Town to obtain input and to provide an update.

Description of the type of Development Impact Fee for each Fund Category:

Administrative Overhead Fund is for payment of the actual or estimated costs of administering the provisions of this article and any resolutions adopted pursuant hereto, all consistent with the provisions of the Development Impact Mitigation Fee Chapter.

Police Fund is for payment of the actual or estimated costs of law enforcement facilities improvements, including any required acquisition of land, and for the actual or estimated costs of acquiring vehicles or equipment.

Vehicle Circulation Fund is for payment of the actual or estimated costs of the design, upgrading, or improvement of the vehicular circulation network including any required acquisition of land.

Multi-Modal Circulation Fund is for payment of the actual or estimated costs of the design, upgrading, or improvement of the non-vehicular circulation and vehicular parking network including any required acquisition of land.

Storm Drainage Fund is for construction of drainage facilities from impacts of increased lot coverage and runoff from new development as provided for in the 2015 Storm Water Master Plan.

General Facility Fund is for payment of the actual or estimated costs of general facilities improvements, including public meeting facilities, any required acquisition of land, and for the actual or estimated costs of acquiring vehicles or equipment.

Parkland and Recreation Facilities is for payment of the actual or estimated costs of constructing and improving parks and recreation facilities, including any required acquisition of land, as well as grading, irrigation, and landscaping costs associated therewith.

Airport Improvement Fund is for payment or estimated costs of airport improvement costs including any required acquisition of land, improvements, and equipment benefiting the municipal airport.

Mono County Office of Education Facilities is for the payment of the actual or estimated costs of construction and improving library facilities, acquiring books, and providing childcare facilities, including any required acquisition of land.

Mammoth Lakes Fire Protection District Fire Suppression Facilities, Vehicle, and Equipment Fund is for payment of the actual or estimated costs of fire facilities improvements, including any required acquisition of land, and for the actual or estimated costs of acquiring vehicles or equipment.

DEVELOPMENT IMPACT FEES

Refer to the Municipal Code and authorizing Resolutions for Details

As Updated July 1, 2015, Effective August 31, 2015

Facility	Single Family (Per Unit)	Mobile Home (Per Unit)	Multi-Unit (Per Unit)	Lodging (Per Room)	Commercial (Per Square Foot)	Offices & Other Services (Per Square Foot)	Industrial (Per Square Foot)	Institutional (Per Square Foot)
Police	\$150	\$128	\$156	\$301	\$1.04	\$0.41	\$0.26	\$0.57
Vehicle Circulation	\$265	\$139	\$184	\$166	\$0.58	\$0.21	\$0.15	\$0.31
Multi-Modal Circulation	\$1,389	\$727	\$969	\$871	\$3.01	\$1.17	\$0.74	\$1.65
Storm Drainage	\$845	\$459	\$586	\$438	\$0.08	\$0.08	\$0.27	\$0.33
General Facilities & Equipment	\$707	\$602	\$739	\$432	\$0.66	\$0.66	\$0.27	\$0.36
Parkland and Recreation	\$713	\$607	\$746	\$533	\$0.00	\$0.00	\$0.00	\$0.00
Airport	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Town Fees	\$4,069	\$2,661	\$3,380	\$2,740	\$5.37	\$2.55	\$1.70	\$3.21

Development Impact Fee for Other Districts

Facility	Single family Non-transient	Single family Transient	Mobile Home	Multi-unit Non Transient	Multi-Unit Transient	Commercial and Office	Industrial
Library Fees	\$2,001	\$340	\$1,721	\$1,721	\$340	-	-
Child Care Fees	\$374	\$624	\$374	\$374	\$624	-	-
Fire District Fees	\$1,526	\$2,014	\$1,526	\$961	\$2,014	\$2,610	\$1,007
Subtotal Other Fees	\$3,901	\$2,978	\$3,621	\$3,056	\$2,978	\$2,610	\$1,007

*Developer Impact Fee Fund Balances
Development Impact Fees (DIF)*

Revenue, Expenditure and Fund Balance Summary

Revenues/Expenditures by Fund		Actual	Actual	Actual	Actual	Actual	Actual
		FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Administration (Fund 830)							
	Beginning Fund Balance	19,130	33,091	44,659	59,729	90,305	134,174
	Revenue	13,961	11,568	15,069	30,576	43,869	35,176
	Expenditures						
	Write Off						
	Ending Fund Balance	33,091	44,659	59,729	90,305	134,174	169,350
General Facilities & Equipment (Fund 831)							
	Beginning Fund Balance	34,715	66,938	94,181	138,665	180,268	275,652
	Revenue	33,566	28,378	46,314	43,315	99,094	122,188
	Expenditures	(1,343)	(1,135)	(1,830)	(1,712)	(3,710)	(4,323)
	Write Off						
	Ending Fund Balance	66,938	94,181	138,665	180,268	275,652	393,517
Police (Fund 832)							
	Beginning Fund Balance	24,519	34,343	48,975	58,609	70,559	129,174
	Revenue	10,233	15,242	10,025	12,438	60,936	47,456
	Expenditures	(409)	(610)	(390)	(489)	(2,321)	(166,619)
	Write Off						
	Ending Fund Balance	34,343	48,975	58,609	70,559	129,174	10,011
Storm Drainage (Fund 833)							
	Beginning Fund Balance	26,675	56,692	75,519	114,161	151,023	245,149
	Revenue	31,268	19,611	40,233	38,380	97,619	100,822
	Expenditures	(1,251)	(784)	(1,591)	(1,518)	(3,688)	(3,538)
	Write Off						
	Ending Fund Balance	56,692	75,519	114,161	151,023	244,954	342,433
Parkland & Recreation (Fund 834)							
	Beginning Fund Balance	41,157	74,853	20,485	64,393	101,121	211,422
	Revenue	35,100	21,492	45,728	38,247	114,694	85,450
	Expenditures	(1,404)	(75,860)	(1,821)	(1,519)	(4,393)	(2,995)
	Ending Fund Balance	74,853	20,485	64,393	101,121	211,422	293,877

Revenues/Expenditures by Fund		Actual	Actual	Actual	Actual	Actual	Actual
		FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
MCOE Library Fees (Fund 835)							
	Beginning Fund Balance	47,697	73,412	90,710	115,902	166,235	262,955
	Revenue	26,786	18,019	26,221	173,056	100,513	46,768
	Expenditures	(1,071)	(721)	(1,029)	(122,723)	(3,792)	(1,365)
	Adjustment						
	Ending Fund Balance	73,412	90,710	115,902	166,235	262,955	308,358
Vehicle Circulation (Fund 836)							
	Beginning Fund Balance	18,764	27,567	38,797	51,001	63,748	100,011
	Revenue	9,170	11,698	12,703	13,271	37,679	52,723
	Expenditures	(367)	(468)	(499)	(523)	(1,416)	(1,892)
	Write Off						
	Ending Fund Balance	27,567	38,797	51,001	63,748	100,011	150,842
MCOE Child Care Fees (Fund 837)							
	Beginning Fund Balance	54,216	104,139	122,563	158,901	217,172	176,424
	Revenue	52,003	19,192	37,823	60,674	124,056	33,228
	Expenditures	(2,080)	(768)	(1,485)	(2,403)	(164,805)	(200,505)
	Adjustment						
	Ending Fund Balance	104,139	122,563	158,901	217,172	176,424	9,147
Fire District Fees (Fund 838)							
	Beginning Fund Balance	130,531	92,011	167,598	254,560	557,149	43,875
	Revenue	84,875	78,737	90,542	315,149	256,923	130,216
	Expenditures	(123,395)	(3,149)	(3,580)	(12,560)	(770,197)	(102,839)
	Ending Fund Balance	92,011	167,598	254,560	557,149	43,875	71,251
Airport (Fund 839)							
	Beginning Fund Balance	13,866	14,193	14,574	14,644	14,715	15,058
	Revenue	327	381	70	70	344	674
	Expenditures						(22)
	Ending Fund Balance	14,193	14,574	14,644	14,715	15,058	15,711
Multi-Modal Circulation (Fund 841)							
	Beginning Fund Balance	96,622	149,190	208,514	272,732	339,504	529,617
	Revenue	54,759	61,796	66,844	69,512	197,533	211,006
	Expenditures	(2,190)	(2,472)	(2,627)	(2,740)	(7,421)	(7,337)
	Ending Fund Balance	149,190	208,514	272,732	339,504	529,617	733,286
Total		726,430	926,576	1,303,297	1,951,799	2,123,315	2,497,782

RESOLUTION NO. 25-

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
APPROVING THE FISCAL YEAR 2023-24 DEVELOPMENT IMPACT FEE
REPORT AND MAKING FINDINGS THAT THERE REMAINS A
REASONABLE RELATIONSHIP FOR THE FEE PROGRAM**

WHEREAS, the Town of Mammoth Lakes imposes fees to mitigate the impact of development pursuant to Government Code sections 66000 et seq.; and

WHEREAS, the Town maintains separate accounts for Administration, Police, Vehicle Circulation, Multi-Modal Circulation, Storm Drainage, General Facilities and Equipment, Parkland & Recreation, Airport, Mono County Office of Education Library, Mono County Office of Education Child Care, and Fire Facilities; and

WHEREAS, the Town is required within 180 days after the last day of each fiscal year to make available to the public information for the fiscal year regarding these fees under Government Code section 66006; and

WHEREAS, Town staff has prepared a report that contains the information required by Government Code section 66006, a copy of which is attached hereto as Attachment "A"; and

WHEREAS, the Administration Fund, General Facilities Impact Fund, Law Enforcement Impact Fund, Storm Drain Impact Fund, and Circulation Impact Fund previously had a negative balance as the Town General Fund had loaned them funds from the Vehicle Replacement Fund for projects constructed prior to the 2010/11 fiscal year and those inter-fund loans were written off in FY 2015/16 and there currently are no inter-fund transfers; and

WHEREAS, the Circulation Impact Fund was revised in 2015 to reflect two funds, the Vehicle Circulation Fund and Multi-Modal Circulation Fund; and

WHEREAS, the Airport Fund was revised in 2015 to indicate no further collection of fees; and

WHEREAS, the Mono County Office of Education Impact Fund was revised in 2015 to reflect two funds, the Mono County Office of Education Library Impact Fund, and the Mono County Office of Education Impact Fund; and

WHEREAS, there were no refunds of development impact fees collected pursuant to Government Code 66001(e); and

WHEREAS, no interested persons have requested notice of the AB 1600 Report; consequently, no notices of the availability of the AB1600 Report were mailed; and

WHEREAS, the Administration Fund, Police Impact Fund, Vehicle Circulation Impact Fund, Multi-Modal Circulation Impact Fund, Storm Drainage Impact Fund, General Facilities and Equipment Impact Fund, Parkland & Recreation Impact Fund, Airport Fund, Mono County Office of Education Library Impact Fund, Mono County Office of Education Child Care Impact Fund, and Fire Facilities Impact Fund, have fund balances; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, there continues to be a distinct nexus between continued development and the necessity to mitigate developments impacts on traffic circulation and drainage; and

WHEREAS, fees collected previously and in the future are necessary to fund identified improvements; and

WHEREAS, the Town annually prepares a comprehensive Capital Improvement Program to prioritize identified improvements and allocate funds to construct the improvements as mitigation for continued development in the Town; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, there continues to be a distinct nexus between continued development and the necessity to mitigate development's impacts on improvements.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mammoth Lakes hereby:

1. In accordance with Government Code section 66006, the Town has conducted an annual review of its development impact fees and capital infrastructure programs and the Town Council has reviewed the report attached hereto as Exhibit A and incorporated herein by this reference.

2. The funds have been and shall be used for the purposes stated in said reports and are necessary to mitigate impacts resulting from development in the Town and further find that there is a reasonable relationship between the use of the fees and type of development project upon which the fee is imposed.
3. The Town Council hereby approves, accepts, and adopts the AB 1600 Report.
4. The AB 1600 report is available for public review at the Town Clerk's Office upon request.

APPROVED AND ADOPTED this 15th day of January 2025.

CHRIS BUBSER, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

Report Criteria:
 Report type: Invoice detail
 Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
A BETTER FIREPLACE								
12/18/2024	112330	24	19346	A BETTER FIREPLACE	100-440-44500	WOODSTOVE PROGR	2,000.00	12/24
12/18/2024	112330	46	19346	A BETTER FIREPLACE	100-440-44500	WOODSTOVE PROGR	2,000.00	12/24
Total A BETTER FIREPLACE:							4,000.00	
A T & T								
12/18/2024	112331	11/24-1311	1447	A T & T	210-452-43404	11/24-PWM	69.74	12/24
12/18/2024	112331	11/24-2490	1447	A T & T	100-420-43404	11/24-PD	43.85	12/24
12/18/2024	112331	11/24-8983	1447	A T & T	100-416-43404	11/24-TOWN	24.83	12/24
Total A T & T:							138.42	
ALEX PRINTING								
12/18/2024	112332	57709	2976	ALEX PRINTING	100-416-42002	ENVELOPES	690.56	12/24
Total ALEX PRINTING:							690.56	
ALLEC, TINA MARIE								
12/18/2024	112333	2024/25	19282	ALLEC, TINA MARIE	210-452-43031	SNOW STORAGE	2,500.00	12/24
Total ALLEC, TINA MARIE:							2,500.00	
ALPINE PAINT								
12/18/2024	12182410	M0268708	5517	ALPINE PAINT	210-452-42025	TRAFFIC BLACK SPRA	141.64	12/24
12/18/2024	12182410	M0269077	5517	ALPINE PAINT	210-452-42022	TRAFFIC RED PAINT	251.50	12/24
Total ALPINE PAINT:							109.86	
AMERIGAS								
12/18/2024	112334	3170924698/20	6982	AMERIGAS	100-416-43404	11/24-TOWN (S-1)	14.32	12/24
12/18/2024	112334	3170924700/20	6982	AMERIGAS	100-416-43404	11/24-TOWN (T)	334.06	12/24
12/18/2024	112334	3170924706/20	6982	AMERIGAS	100-416-43404	11/24-TOWN (T)	312.17	12/24
12/18/2024	112334	3170924708/20	6982	AMERIGAS	100-416-43404	11/24-SUITE Z	365.69	12/24
12/18/2024	112334	3170926203/20	6982	AMERIGAS	100-420-43404	11/24-PD	1,808.02	12/24
12/18/2024	112334	3170930599/20	6982	AMERIGAS	100-464-43404	11/24-TAVERN RD A3	32.78	12/24
12/18/2024	112334	3170930600/20	6982	AMERIGAS	100-438-43404	11/24-PARKS	14.32	12/24
12/18/2024	112334	3170930602/20	6982	AMERIGAS	210-452-43404	11/24-PWM	4,145.00	12/24
12/18/2024	112334	3170924696/20	6982	AMERIGAS	100-416-43404	11/24-TOWN (R)	18.10	12/24
12/18/2024	112334	3170924703/20	6982	AMERIGAS	100-416-43404	11/24-TOWN (U)	164.60	12/24
12/18/2024	112334	3171136899/20	6982	AMERIGAS	220-471-43404	11/24-AIRPORT	161.36	12/24
12/18/2024	112334	3171224745/20	6982	AMERIGAS	220-471-43404	11/24-AIRPORT	18.04	12/24
12/18/2024	112334	3171227411/29	6982	AMERIGAS	858-436-43404	11/24-CRC	2,616.36	12/24
12/18/2024	112334	740921061	6982	AMERIGAS	220-471-43404	10/24-AIRPORT OFFIC	148.09	12/24
Total AMERIGAS:							10,152.91	
AMG & ASSOCIATES, INC								
12/18/2024	12182410	PAY EST 4	19717	AMG & ASSOCIATES, I	300-531-43031	NOV 2024 CIVIC CTR	836,681.18	12/24
Total AMG & ASSOCIATES, INC:							836,681.18	
ANDREW J. MORRIS, ATTORNEY AT LAW								
12/18/2024	12182410	NOV 2024	10439	ANDREW J. MORRIS, A	100-412-43031	11/24-C DEV	7,287.55	12/24

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							7,287.55	
ASTROTURF CORP.								
12/18/2024	112335	PYMT 2 OF 2	19683	ASTROTURF CORP.	300-531-43031	WHITMORE TRACK &	33,397.50	12/24
Total ASTROTURF CORP.:							33,397.50	
AT&T MOBILITY								
12/18/2024	112336	287292079320	8453	AT&T MOBILITY	100-416-43404	11/24-REC	40.74	12/24
Total AT&T MOBILITY:							40.74	
AVCOM COMPANY								
12/18/2024	12182410	11011124	6453	AVCOM COMPANY	220-471-43031	TRI ANNUAL MAINT A	969.00	12/24
Total AVCOM COMPANY:							969.00	
BISHOP AUTOMOTIVE CENTER								
12/18/2024	12182410	1-GS75195	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	2,656.14	12/24
Total BISHOP AUTOMOTIVE CENTER:							2,656.14	
BLUEBIRD IMAGING								
12/18/2024	112337	6458	8182	BLUEBIRD IMAGING	858-436-43120	SIGNAGE	135.77	12/24
12/18/2024	112337	6532	8182	BLUEBIRD IMAGING	858-436-43120	SIGN	90.51	12/24
Total BLUEBIRD IMAGING:							226.28	
BPR CONSULTING GROUP								
12/18/2024	12182410	1755	19259	BPR CONSULTING GR	100-442-43031	APRIL 22-MAY 31 2024	11,055.00	12/24
12/18/2024	12182410	1803	19259	BPR CONSULTING GR	100-442-43031	JUNE 2024	6,733.75	12/24
12/18/2024	12182410	1878	19259	BPR CONSULTING GR	100-442-43031	JULY 2024	1,133.75	12/24
Total BPR CONSULTING GROUP:							18,922.50	
BRANDLEY ENGINEERING, INC.								
12/18/2024	12182410	11312	3443	BRANDLEY ENGINEER	220-531-43031	RELOCATE & UPGRAD	1,350.00	12/24
12/18/2024	12182410	11323	3443	BRANDLEY ENGINEER	220-471-43031	CAPITAL IMPROVEME	4,010.00	12/24
Total BRANDLEY ENGINEERING, INC.:							5,360.00	
BROWN, STUART								
12/18/2024	112338	ICE RINK SUP	7748	BROWN, STUART	858-436-42008	TREE LIGHTING	51.59	12/24
Total BROWN, STUART:							51.59	
CAMARGO-AGUILOR, SERGIO								
12/18/2024	112339	12/08/24	19466	CAMARGO-AGUILOR,	210-452-42030	MEAL ALLOWANCE	69.00	12/24
Total CAMARGO-AGUILOR, SERGIO:							69.00	
CASELLE INC.								
12/18/2024	112340	137005	10606	CASELLE INC.	100-418-45050	INCREASE USER LICE	16,000.00	12/24
12/18/2024	112340	137525	10606	CASELLE INC.	100-418-45050	JAN 2025	3,983.00	12/24
Total CASELLE INC.:							19,983.00	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
CEPEDA, LUIS								
12/18/2024	112341	12/08/24	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total CEPEDA, LUIS:							92.00	
CORWIN FORD RENO								
12/18/2024	112342	2735	19214	CORWIN FORD RENO	915-570-48100	AIRPORT TRUCK	57,976.20	12/24
Total CORWIN FORD RENO:							57,976.20	
DAYSMART SOFTWARE								
12/18/2024	112343	INV01343917	19303	DAYSMART SOFTWARE	100-432-43031	NOV 2024 SUBSCRIPTI	3,491.77	12/24
Total DAYSMART SOFTWARE:							3,491.77	
DESIGNS UNLIMITED SCREEN PRINTS								
12/18/2024	112344	28866	63	DESIGNS UNLIMITED	220-471-42006	UNIFORM	2,706.00	12/24
12/18/2024	112344	919506	63	DESIGNS UNLIMITED	220-471-42006	EMBROIDERY	15.00	12/24
12/18/2024	112344	28947	63	DESIGNS UNLIMITED	210-455-42006	UNIFORM	928.81	12/24
Total DESIGNS UNLIMITED SCREEN PRINTS:							3,649.81	
DIMAS, JESUS								
12/18/2024	112345	12/08/24	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	184.00	12/24
Total DIMAS, JESUS:							184.00	
DIY HOME CENTER								
12/18/2024	112346	146762	5476	DIY HOME CENTER	210-452-46200	MAINT SUPPLIES	17.44	12/24
12/18/2024	112346	146831	5476	DIY HOME CENTER	210-452-42022	MAINT SUPPLIES	43.88	12/24
12/18/2024	112346	146988	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	17.43	12/24
12/18/2024	112346	147126	5476	DIY HOME CENTER	210-452-42022	MAINT SUPPLIES	38.77	12/24
12/18/2024	112346	147212	5476	DIY HOME CENTER	210-452-42007	MAINT SUPPLIES	4.55	12/24
12/18/2024	112346	147380	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	7.74	12/24
12/18/2024	112346	147458	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	46.53	12/24
12/18/2024	112346	147667	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	43.98	12/24
12/18/2024	112346	147707	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	59.50	12/24
12/18/2024	112346	147934	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	8.72	12/24
12/18/2024	112346	148011	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	8.72	12/24
12/18/2024	112346	148094	5476	DIY HOME CENTER	100-420-45060	MAINT SUPPLIES	49.17	12/24
12/18/2024	112346	148127	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	2.41	12/24
12/18/2024	112346	148143	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	7.33	12/24
12/18/2024	112346	148196	5476	DIY HOME CENTER	858-436-45080	MAINT SUPPLIES	6.29	12/24
12/18/2024	112346	148379	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	56.22	12/24
12/18/2024	112346	148387	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	1.25	12/24
12/18/2024	112346	148448	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	56.22	12/24
12/18/2024	112346	148468	5476	DIY HOME CENTER	210-452-45220	MAINT SUPPLIES	140.57	12/24
12/18/2024	112346	148469	5476	DIY HOME CENTER	210-456-42007	MAINT SUPPLIES	4.84	12/24
12/18/2024	112346	148658	5476	DIY HOME CENTER	100-420-42007	MAINT SUPPLIES	21.31	12/24
12/18/2024	112346	148700	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	9.01	12/24
Total DIY HOME CENTER:							651.88	
DRAPER, MICHAEL								
12/18/2024	112347	09/01/24	19771	DRAPER, MICHAEL	858-436-43150	USA HOCKEY OFFICIA	55.00	12/24
Total DRAPER, MICHAEL:							55.00	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
EASTERN SIERRA LAND SURVEYS, INC.								
12/18/2024	112348	1944	18396	EASTERN SIERRA LAN	220-531-43031	TOPOGRAPHIC SURV	5,000.00	12/24
Total EASTERN SIERRA LAND SURVEYS, INC.:							5,000.00	
EASTERN SIERRA PROPANE								
12/18/2024	112349	3874121203-N	5323	EASTERN SIERRA PR	210-456-43404	11/24-VOO DOO CHUT	650.52	12/24
12/18/2024	112349	0724446	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE	2,684.02	12/24
12/18/2024	112349	03054	5323	EASTERN SIERRA PR	210-456-43404	VOO DOO CHUTE TAN	366.36	12/24
Total EASTERN SIERRA PROPANE:							3,700.90	
ELDRIDGE ELECTRIC & SON, INC.								
12/18/2024	112350	TOML 2409	6917	ELDRIDGE ELECTRIC	100-464-43031	12/24-SVCS	306.00	12/24
Total ELDRIDGE ELECTRIC & SON, INC.:							306.00	
EMPLOYEE RELATIONS								
12/18/2024	112351	98289	10338	EMPLOYEE RELATION	100-417-43140	11/24-SVCS	486.17	12/24
Total EMPLOYEE RELATIONS:							486.17	
ENTENMANN-ROVIN COMPANY								
12/18/2024	112352	0184977-IN	423	ENTENMANN-ROVIN C	100-420-42006	UNIFORM	689.12	12/24
Total ENTENMANN-ROVIN COMPANY:							689.12	
ESTA								
12/18/2024	112353	241209-01	7884	ESTA	100-475-43031	11/24-ROUTE HOURS	76,806.93	12/24
Total ESTA:							76,806.93	
FELKEL CONSTRUCTION INC.								
12/18/2024	12182410	2024-285	18990	FELKEL CONSTRUCTI	100-420-43031	11/11-11/24/24 SNOW S	7,495.62	12/24
12/18/2024	12182410	2024-300	18990	FELKEL CONSTRUCTI	100-420-43031	SNOW SHOVELING 11/	6,806.38	12/24
Total FELKEL CONSTRUCTION INC.:							14,302.00	
FIGUEROA ALVARADO, SALVADOR								
12/18/2024	112354	12/08/24	18759	FIGUEROA ALVARADO,	210-452-42030	MEAL ALLOWANCE	69.00	12/24
Total FIGUEROA ALVARADO, SALVADOR:							69.00	
FRONTIER BUILDING PRODUCTS PACIFIC INC.								
12/18/2024	112355	10-1-1048570	19736	FRONTIER BUILDING	100-464-43031	10/24-SVCS	2,770.00	12/24
Total FRONTIER BUILDING PRODUCTS PACIFIC INC.:							2,770.00	
FRONTIER COMMUNICATIONS								
12/18/2024	112356	11/24-7493	10869	FRONTIER COMMUNIC	100-416-43404	11/24-TOWN	92.74	12/24
12/18/2024	112356	11/24-3636	10869	FRONTIER COMMUNIC	100-420-43404	11/24-PD	314.42	12/24
Total FRONTIER COMMUNICATIONS:							407.16	
GALVAN, JOSE								
12/18/2024	112357	12/08/24	19439	GALVAN, JOSE	210-452-42030	MEAL ALLOWANCE	69.00	12/24

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Total GALVAN, JOSE:							69.00	
GAMETIME								
12/18/2024	112358	PJI-0254350	18193	GAMETIME	300-531-43031	CITY YARD DOG WAST	1,383.37	12/24
Total GAMETIME:							1,383.37	
GARNICA, VICTOR								
12/18/2024	112359	12/08/24	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	69.00	12/24
Total GARNICA, VICTOR:							69.00	
HALFERTY, DERRICK								
12/18/2024	112360	12/08/24	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total HALFERTY, DERRICK:							92.00	
HERNANDEZ-LOPEZ, JONATHAN								
12/18/2024	112361	12/08/24	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	69.00	12/24
Total HERNANDEZ-LOPEZ, JONATHAN:							69.00	
HERNANDEZ-PEREZ, JONATHAN								
12/18/2024	112362	12/08/24	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total HERNANDEZ-PEREZ, JONATHAN:							92.00	
HIGH COUNTRY LUMBER								
12/18/2024	112363	65064	830	HIGH COUNTRY LUMB	210-452-42022	MAINT SUPPLIES	7.53	12/24
12/18/2024	112363	66561	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	56.22	12/24
12/18/2024	112363	73949	830	HIGH COUNTRY LUMB	210-452-42025	MAINT SUPPLIES	38.75	12/24
12/18/2024	112363	74165	830	HIGH COUNTRY LUMB	210-452-46200	MAINT SUPPLIES	21.54	12/24
12/18/2024	112363	74214	830	HIGH COUNTRY LUMB	210-452-42007	MAINT SUPPLIES	2.14	12/24
12/18/2024	112363	74903	830	HIGH COUNTRY LUMB	858-436-45080	MAINT SUPPLIES	8.18	12/24
12/18/2024	112363	75286	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	23.03	12/24
12/18/2024	112363	75743	830	HIGH COUNTRY LUMB	100-467-43031	MAINT SUPPLIES	408.20	12/24
12/18/2024	112363	75746	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	38.34	12/24
12/18/2024	112363	75905	830	HIGH COUNTRY LUMB	100-464-43031	MAINT SUPPLIES	117.43	12/24
12/18/2024	112363	75922	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	80.34	12/24
Total HIGH COUNTRY LUMBER:							801.70	
HINDERLITER, DE LLAMAS AND ASSOCIATES								
12/18/2024	112364	SIN044958	4974	HINDERLITER, DE LLA	100-418-43031	SALES TAX OCT-DEC 2	1,345.58	12/24
Total HINDERLITER, DE LLAMAS AND ASSOCIATES:							1,345.58	
HMC GROUP								
12/18/2024	12182410	177433	10804	HMC GROUP	300-531-43031	NOV 2024-CRC INTERI	4,082.32	12/24
12/18/2024	12182410	177434	10804	HMC GROUP	300-531-43031	NOV 2024-CRC CTR	23,457.50	12/24
12/18/2024	12182410	177435	10804	HMC GROUP	300-531-43031	NOV 2024-CIVIC CTR	23,410.86	12/24
Total HMC GROUP:							50,950.68	
HOMETOWN MANUFACTURING INC.								
12/18/2024	112365	11016	19426	HOMETOWN MANUFA	910-000-13003	PARTS	65.83	12/24
12/18/2024	112365	11025	19426	HOMETOWN MANUFA	910-000-13003	SEATS	349.63	12/24


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Total HOMETOWN MANUFACTURING INC.:							415.46	
HORIZON CALIFORNIA PUBLICATIONS, INC.								
12/18/2024	12182410	300344183	6100	HORIZON CALIFORNIA	100-417-43140	10/24-ADVERT	62.50	12/24
Total HORIZON CALIFORNIA PUBLICATIONS, INC.:							62.50	
HOT CREEK AVIATION, LLC								
12/18/2024	112366	JANUARY 202	6335	HOT CREEK AVIATION,	220-471-45010	01/25-HANGAR RENTA	7,061.27	12/24
Total HOT CREEK AVIATION, LLC:							7,061.27	
HOT CREEK AVIATION, LLC CAR RENTAL								
12/18/2024	112367	SEPT 2024	6622	HOT CREEK AVIATION,	220-471-43031	09/24-CAR RENTAL	430.80	12/24
Total HOT CREEK AVIATION, LLC CAR RENTAL:							430.80	
ISE STRUCTURAL ENGINEERS								
12/18/2024	112368	16555	19773	ISE STRUCTURAL EN	100-442-43031	NOV 2024	1,360.00	12/24
Total ISE STRUCTURAL ENGINEERS:							1,360.00	
KIMBALL-MIDWEST								
12/18/2024	12182411	102845993	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,076.33	12/24
12/18/2024	12182411	102847592	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	296.10	12/24
12/18/2024	12182411	102848981	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	51.76	12/24
12/18/2024	12182411	102849652	4812	KIMBALL-MIDWEST	210-455-46200	PARTS	9,697.50	12/24
12/18/2024	12182411	102849653	4812	KIMBALL-MIDWEST	210-455-46200	PARTS	1,076.42	12/24
12/18/2024	12182411	102862254	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	853.90	12/24
Total KIMBALL-MIDWEST:							13,052.01	
KITTREDGE SPORTS								
12/18/2024	112369	1-622052	18278	KITTREDGE SPORTS	100-420-42006	UNIFORM	189.65	12/24
Total KITTREDGE SPORTS:							189.65	
L.A. PERKS PLUMBING & HEATING, INC.								
12/18/2024	112370	890189	19441	L.A. PERKS PLUMBING	210-000-20010	SALES TAX	6,545.00	12/24
Total L.A. PERKS PLUMBING & HEATING, INC.:							6,545.00	
LEMUS, ARTURO								
12/18/2024	112371	12/08/24	19438	LEMUS, ARTURO	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total LEMUS, ARTURO:							92.00	
LEMUS, BRIAN								
12/18/2024	112372	12/08/24	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	69.00	12/24
Total LEMUS, BRIAN:							69.00	
LINDE GAS & EQUIPMENT INC.								
12/18/2024	112373	46816192	19251	LINDE GAS & EQUIPM	910-000-13003	WIRE	329.81	12/24
Total LINDE GAS & EQUIPMENT INC.:							329.81	


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LUTTRELL HOLDINGS IIM LLC								
12/18/2024	121824111	4934	19462	LUTTRELL HOLDINGS	100-442-43031	11/24/24	760.00	12/24
Total LUTTRELL HOLDINGS IIM LLC:							760.00	
MALDONADO, FERNANDO								
12/18/2024	112374	12/08/24	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total MALDONADO, FERNANDO:							92.00	
MAMMOTH HOSPITAL								
12/18/2024	112375	210032443	7376	MAMMOTH HOSPITAL	100-417-43140	MEDICAL EXAM	358.40	12/24
12/18/2024	112375	210032671	7376	MAMMOTH HOSPITAL	100-417-43140	MEDICAL EXAM	127.40	12/24
Total MAMMOTH HOSPITAL:							485.80	
MAMMOTH LAKES CREATIVE								
12/18/2024	12182411	1504	18437	MAMMOTH LAKES CR	858-436-43120	ANNUAL RACK CARD	1,927.09	12/24
Total MAMMOTH LAKES CREATIVE:							1,927.09	
MAMMOTH MOUNTAIN SKI AREA								
12/18/2024	12182411	2201-001688	330	MAMMOTH MOUNTAIN	210-456-43404	09/30-10/29/24 SNOWM	58.82	12/24
Total MAMMOTH MOUNTAIN SKI AREA:							58.82	
MAMMOTH/JUNE PUBLISHING COMPANY								
12/18/2024	112376	LA KINGS ICE	2831	MAMMOTH/JUNE PUB	858-436-43130	2025 WINTER MAP	495.00	12/24
Total MAMMOTH/JUNE PUBLISHING COMPANY:							495.00	
MARTINEZ, FEDERICO								
12/18/2024	112377	12/08/24	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total MARTINEZ, FEDERICO:							92.00	
MISSION LINEN SUPPLY, INC								
12/18/2024	112378	522311970	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	171.50	12/24
12/18/2024	112378	522801254	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	109.15	12/24
12/18/2024	112378	522850439	6482	MISSION LINEN SUPPL	910-000-13003	MAINT SUPPLIES	635.38	12/24
12/18/2024	112378	522885974	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	186.53	12/24
12/18/2024	112378	522932025	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORM	162.13	12/24
Total MISSION LINEN SUPPLY, INC:							1,264.69	
MONO COUNTY PUBLIC WORKS DEPT								
12/18/2024	112379	1024	3178	MONO COUNTY PUBLI	210-452-43031	SOLID WASTE	3,482.94	12/24
Total MONO COUNTY PUBLIC WORKS DEPT:							3,482.94	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
12/18/2024	112380	DEC 2024	19168	MOUNTAIN SHADOWS	100-464-43404	MS17952 12/24-D8	330.41	12/24
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							330.41	
MURPHY, LUCAS								
12/18/2024	112381	12/08/24	19292	MURPHY, LUCAS	210-452-42030	MEAL ALLOWANCE	69.00	12/24


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Total MURPHY, LUCAS:							69.00	
NBS GOVERNMENT FINANCE GROUP								
12/18/2024	12182411	202412-3758	5991	NBS GOVERNMENT FI	862-450-43031	CFD 2023-1 ANNEX #1	1,000.00	12/24
Total NBS GOVERNMENT FINANCE GROUP:							1,000.00	
NORTHERN INYO HOSPITAL								
12/18/2024	112382	MAGDALENA	535	NORTHERN INYO HOS	100-420-43031	MEDICAL EXAM	515.00	12/24
Total NORTHERN INYO HOSPITAL:							515.00	
OCAMPOS, ISIDRO								
12/18/2024	112383	12/08/24	19263	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total OCAMPOS, ISIDRO:							92.00	
OPTIMUM BUSINESS								
12/18/2024	112384	07715-101881-	10002	OPTIMUM BUSINESS	100-438-43404	12/24-C CTR	10.78	12/24
12/18/2024	112384	07715-653440-	10002	OPTIMUM BUSINESS	100-464-43404	12/24-TAVERN A3	171.17	12/24
Total OPTIMUM BUSINESS:							181.95	
PARS								
12/18/2024	112385	56882	6552	PARS	100-420-43031	10/24-PD	800.00	12/24
12/18/2024	112385	56963	6552	PARS	100-416-43031	10/24-SVCS	456.64	12/24
Total PARS:							1,256.64	
PEDERSON, WILL								
12/18/2024	112386	12/08/24	19764	PEDERSON, WILL	210-452-42030	MEAL ALLOWANCE	60.00	12/24
Total PEDERSON, WILL:							60.00	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
12/18/2024	12182411	X101250239:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	59.35	12/24
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							59.35	
PITNEY BOWES-LEASE								
12/18/2024	12182411	3106958727	122	PITNEY BOWES-LEAS	100-416-42005	NOV, DEC 2024 & JAN	492.08	12/24
Total PITNEY BOWES-LEASE:							492.08	
PITNEY BOWES-RESERVE ACCT.								
12/18/2024	12182411	NOV 2024	127	PITNEY BOWES-RESE	100-416-42005	11/24-POSTAGE	3,166.00	12/24
Total PITNEY BOWES-RESERVE ACCT.:							3,166.00	
PLEXUSGLOBAL								
12/18/2024	112388	17996	18747	PLEXUSGLOBAL	100-417-43140	MEDICAL EXAM	283.00	12/24
Total PLEXUSGLOBAL:							283.00	
PRICE PAIGE & CO.								
12/18/2024	112389	34775	19277	PRICE PAIGE & CO.	100-415-43100	JUNE 2024 AUDIT	1,930.00	12/24

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Total PRICE PAIGE & CO.:							1,930.00	
RICH ENVIRONMENTAL SERVICE STATION SVCS								
12/18/2024	112390	110288	10132	RICH ENVIRONMENTA	910-456-43031	NOV 2024	150.00	12/24
Total RICH ENVIRONMENTAL SERVICE STATION SVCS:							150.00	
SHEET, THE								
12/18/2024	112391	12113	6678	SHEET, THE	858-436-43130	11/24-ADVERT	850.00	12/24
12/18/2024	112391	12161	6678	SHEET, THE	210-458-43031	11/24-ADVERT	696.00	12/24
Total SHEET, THE:							1,546.00	
SIERRA GEOTECHNICAL SVCS.								
12/18/2024	112392	310017A	1876	SIERRA GEOTECHNIC	100-442-43031	MILEAGE	45.56	12/24
Total SIERRA GEOTECHNICAL SVCS.:							45.56	
SILVER STATE INTERNATIONAL TRUCKS								
12/18/2024	12182411	X201157500:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,492.90	12/24
12/18/2024	12182411	X201158735:01	35	SILVER STATE INTERN	910-000-13003	PARTS	58.63	12/24
12/18/2024	12182411	X201158784:01	35	SILVER STATE INTERN	910-000-13003	PARTS	228.97	12/24
12/18/2024	12182411	X201159047:01	35	SILVER STATE INTERN	910-000-13003	PARTS	45.21	12/24
Total SILVER STATE INTERNATIONAL TRUCKS:							1,367.77	
TAPIA, ALEXIS								
12/18/2024	112393	12/08/24	19752	TAPIA, ALEXIS	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total TAPIA, ALEXIS:							92.00	
THOMAS PETROLEUM, LLC								
12/18/2024	12182411	1071499-IN	7891	THOMAS PETROLEUM	220-471-42016	GASOLINE	977.27	12/24
12/18/2024	12182411	1071504-IN	7891	THOMAS PETROLEUM	220-471-42016	DIESEL	3,038.04	12/24
12/18/2024	12182411	1074986-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	11,295.47	12/24
12/18/2024	12182411	1077285-IN	7891	THOMAS PETROLEUM	910-000-13001	DIESEL	14,913.40	12/24
Total THOMAS PETROLEUM, LLC:							30,224.18	
UCSB CASHIER'S OFFICE								
12/18/2024	112394	2024/25 MEAS	19218	UCSB CASHIER'S OFFI	217-513-43031	MEASURE U AWARD	10,000.00	12/24
Total UCSB CASHIER'S OFFICE:							10,000.00	
VARGAS, ISIDRO								
12/18/2024	112395	12/08/24	19751	VARGAS, ISIDRO	210-452-42030	MEAL ALLOWANCE	92.00	12/24
Total VARGAS, ISIDRO:							92.00	
VERIZON WIRELESS								
12/18/2024	112396	6100331773	10652	VERIZON WIRELESS	100-438-43404	11/24-PARKS	114.03	12/24
Total VERIZON WIRELESS:							114.03	
WEST, QWINA								
12/18/2024	112397	12/08/24	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	69.00	12/24

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Total WEST, QWINA:							69.00	
WHITE CAP, L.P.								
12/18/2024	112398	50029272629	19191	WHITE CAP, L.P.	210-452-42025	MAINT SUPPLIES	4,310.00	12/24
12/18/2024	112398	50029409539	19191	WHITE CAP, L.P.	210-452-42025	BARRICADE	3,528.82	12/24
Total WHITE CAP, L.P.:							7,838.82	
XEROX CORPORATION								
12/18/2024	112399	022399776	234	XEROX CORPORATIO	100-420-46010	OCT 2024	194.30	12/24
12/18/2024	112399	022584381	234	XEROX CORPORATIO	100-416-46010	NOV 2024 7TX-145461	192.04	12/24
Total XEROX CORPORATION:							386.34	
Grand Totals:							1,268,373.47	

Signature: HAISLIP HAYES  Date 12.18.24

Signature: NOLAN BOBROFF  Date 12-18-24


Signature: STEPHANIE TRUJILLO  Date 12/18/24


Report Criteria:
 Report type: Invoice detail
 Check.Type = {<>} "Adjustment"


Report Criteria:

Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
COLANTUONO, HIGHSMITH & WHATLEY, PC								
12/20/2024	12182412	62344	18736	COLANTUONO, HIGHS	100-480-43031	09/24-MAIN ST TAXPAY	4,264.50	12/24
Total COLANTUONO, HIGHSMITH & WHATLEY, PC:							4,264.50	
Grand Totals:							4,264.50	

Signature: ROB PATTERSON  Date 12/20/2024

Signature: NOLAN BOBROFF  Date 12-20-24

Signature: STEPHANIE TRUJILLO  Date 12/20/24

Report Criteria:

Report type: Invoice detail
 Check.Type = {<-} "Adjustment"

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ACCESS APARTMENTS AFFORDABLE HOUSING LLC								
01/03/2025	10325000	1013	19710	ACCESS APARTMENT	245-445-43035	PAY APP #5 - CDBG	270,289.85	01/25
01/03/2025	10325001	1014	19710	ACCESS APARTMENT	245-445-43035	PAY APP #5 - TOWN	56,700.00	01/25
Total ACCESS APARTMENTS AFFORDABLE HOUSING LLC:							326,989.85	
AMAZON CAPITAL SERVICES								
01/03/2025	10325002	1HVP-WDCG-	19234	AMAZON CAPITAL SER	100-420-42002	OFFICE SUPPLIES	103.11	01/25
Total AMAZON CAPITAL SERVICES:							103.11	
ASCENT ENVIRONMENTAL, INC.								
01/03/2025	10325003	20210079.01-3	19114	ASCENT ENVIRONME	100-440-43031	11/24-SVCS	3,088.50	01/25
Total ASCENT ENVIRONMENTAL, INC.:							3,088.50	
AT&T DOJ LINE								
01/03/2025	112408	000022684545	18336	AT&T DOJ LINE	100-420-43404	NOVEMBER 2024	924.12	01/25
Total AT&T DOJ LINE:							924.12	
BEST BEST & KRIEGER								
01/03/2025	10325004	1009623	33	BEST BEST & KRIEGE	100-412-43031	09/24-SUDDENLINK	260.92	01/25
01/03/2025	10325004	1011016	33	BEST BEST & KRIEGE	100-440-43031	10/24-SVCS	442.00	01/25
01/03/2025	10325004	1014293	33	BEST BEST & KRIEGE	100-412-43031	11/24-GENERAL	214.90	01/25
01/03/2025	10325004	1014294	33	BEST BEST & KRIEGE	300-531-43031	11/24-PWM	1,292.00	01/25
01/03/2025	10325004	1014295	33	BEST BEST & KRIEGE	100-412-43031	11/24-C DEV	2,332.00	01/25
01/03/2025	10325004	1014296	33	BEST BEST & KRIEGE	100-412-43031	11/24-C DEV	38,546.77	01/25
Total BEST BEST & KRIEGER:							43,088.59	
BG MOUNTAIN ENTERPRISES, INC								
01/03/2025	112409	242501010	19001	BG MOUNTAIN ENTER	858-436-43031	11/24-SNOW REMOVAL	3,450.00	01/25
Total BG MOUNTAIN ENTERPRISES, INC:							3,450.00	
BIGWOOD OWNERS' ASSOC.								
01/03/2025	112410	JAN 2025 UNIT	19470	BIGWOOD OWNERS' A	100-464-43404	01/25-MAJESTIC PINE	855.00	01/25
Total BIGWOOD OWNERS' ASSOC.:							855.00	
BISHOP AUTOMOTIVE CENTER								
01/03/2025	10325005	1-GS75309	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,247.05	01/25
01/03/2025	10325005	1-GS75564	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	2,897.56	01/25
01/03/2025	10325005	1-GS75644	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	540.58	01/25
Total BISHOP AUTOMOTIVE CENTER:							4,685.19	
BLACK POINT LLC								
01/03/2025	112411	TOMLMIC1212	18912	BLACK POINT LLC	910-000-13003	SALES TAX	139.20	01/25
01/03/2025	112411	TOMLPDSTP1	18912	BLACK POINT LLC	910-000-13003	SALES TAX	1,800.00	01/25
01/03/2025	112411	TOMLSINGOF	18912	BLACK POINT LLC	910-000-13003	SALES TAX	1,548.61	01/25

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Total BLACK POINT LLC:							3,487.81	
BRANDLEY ENGINEERING, INC.								
01/03/2025	10325006	11272	3443	BRANDLEY ENGINEER	220-471-43031	10/24-RELOCATE AND	5,059.12	01/25
Total BRANDLEY ENGINEERING, INC.:							5,059.12	
BUCHER MUNICIPAL NORTH AMERICA, INC.								
01/03/2025	112412	62352	18537	BUCHER MUNICIPAL N	910-000-13003	BRUSH	4,756.07	01/25
Total BUCHER MUNICIPAL NORTH AMERICA, INC.:							4,756.07	
BURKE, WILLIAMS & SORENSEN, LLP								
01/03/2025	10325007	332501	4910	BURKE, WILLIAMS & S	100-412-43031	OCT 2025	1,579.76	01/25
Total BURKE, WILLIAMS & SORENSEN, LLP:							1,579.76	
CALIFORNIA CONSULTING, INC.								
01/03/2025	10325008	7089	19212	CALIFORNIA CONSULT	100-416-43031	DEC 2024 GRANT WRI	4,250.00	01/25
Total CALIFORNIA CONSULTING, INC.:							4,250.00	
CALIFORNIA DEPT. OF TAX AND FEE ADMIN.								
01/03/2025	112413	641910383	3156	CALIFORNIA DEPT. OF	100-000-20010	SALES TAX LIABILITY	253.20	01/25
Total CALIFORNIA DEPT. OF TAX AND FEE ADMIN.:							253.20	
CAMARGO-AGUILOR, SERGIO								
01/03/2025	112414	12222024	19466	CAMARGO-AGUILOR,	210-452-42030	MEAL ALLOWANCE	92.00	01/25
Total CAMARGO-AGUILOR, SERGIO:							92.00	
CANON FINANCIAL SERVICES, INC								
01/03/2025	10325009	36967972	19353	CANON FINANCIAL SE	100-416-46010	DEC 2024	2,504.16	01/25
Total CANON FINANCIAL SERVICES, INC:							2,504.16	
CAPITAL INDUSTRIAL MEDICAL SUPPLIES								
01/03/2025	112415	059967	19775	CAPITAL INDUSTRIAL	910-000-13003	MEDICAL SUPPLIES	1,417.61	01/25
Total CAPITAL INDUSTRIAL MEDICAL SUPPLIES:							1,417.61	
CAPITAL ONE TRADE CREDIT								
01/03/2025	112416	54354604	10174	CAPITAL ONE TRADE	210-455-43031	RENEWAL	43.09	01/25
Total CAPITAL ONE TRADE CREDIT:							43.09	
CEPEDA, LUIS								
01/03/2025	112417	12222024	6911	CEPEDA, LUIS	210-452-42030	MEAL ALLOWANCE	92.00	01/25
Total CEPEDA, LUIS:							92.00	
CITIZENS BUSINESS BANK								
01/03/2025	112418	PROGRESS P	19738	CITIZENS BUSINESS B	300-531-43031	ESCROW 2816	44,035.85	01/25
Total CITIZENS BUSINESS BANK:							44,035.85	

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COLANTUONO, HIGHSMITH & WHATLEY, PC								
01/03/2025	10325010	63101	18736	COLANTUONO, HIGHS	100-480-43031	11/24-MAIN ST TAXPAY	536.00	01/25
01/03/2025	10325010	63102	18736	COLANTUONO, HIGHS	100-480-43031	11/24-MAIN ST TAXPAY	436.00	01/25
Total COLANTUONO, HIGHSMITH & WHATLEY, PC:							972.00	
CRAFCO INC.								
01/03/2025	112419	9403195567	10398	CRAFCO INC.	210-450-43031	DELIVERY FEE-NO SA	700.00	01/25
01/03/2025	112419	9403196759	10398	CRAFCO INC.	220-471-43031	DELIVERY FEE-NO SA	700.00	01/25
Total CRAFCO INC.:							1,400.00	
CUTTING EDGE SUPPLY								
01/03/2025	10325011	056755	19061	CUTTING EDGE SUPP	910-000-13003	PARTS	76,547.65	01/25
Total CUTTING EDGE SUPPLY:							76,547.65	
DAVALOS, EVELYN								
01/03/2025	112420	5MML	19772	DAVALOS, EVELYN	245-445-43035	LEASE TO LOCALS	4,000.00	01/25
Total DAVALOS, EVELYN:							4,000.00	
DELL MARKETING L.P.								
01/03/2025	112421	10787472300	3486	DELL MARKETING L.P.	100-418-48900	OFFICE 365	37,609.20	01/25
01/03/2025	112421	10788461406	3486	DELL MARKETING L.P.	100-418-48900	OFFICE 365	46,267.93	01/25
Total DELL MARKETING L.P.:							83,877.13	
DIMAS, JESUS								
01/03/2025	112422	12222024	18507	DIMAS, JESUS	210-452-42030	MEAL ALLOWANCE	230.00	01/25
Total DIMAS, JESUS:							230.00	
DIY HOME CENTER								
01/03/2025	112423	143284	5476	DIY HOME CENTER	100-438-42007	MAINT SUPPLIES	19.37	01/25
01/03/2025	112423	146486	5476	DIY HOME CENTER	215-511-42007	MAINT SUPPLIES	139.56	01/25
01/03/2025	112423	146498	5476	DIY HOME CENTER	100-467-42007	MAINT SUPPLIES	15.47	01/25
01/03/2025	112423	146857	5476	DIY HOME CENTER	100-434-42007	MAINT SUPPLIES	18.78	01/25
01/03/2025	112423	146952	5476	DIY HOME CENTER	100-467-42007	MAINT SUPPLIES	7.74	01/25
01/03/2025	112423	147749	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	11.13	01/25
01/03/2025	112423	147752	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	11.13	01/25
01/03/2025	112423	K47690	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	7.74	01/25
01/03/2025	112423	148005	5476	DIY HOME CENTER	100-438-42007	MAINT SUPPLIES	3.28	01/25
01/03/2025	112423	148006	5476	DIY HOME CENTER	100-438-45080	MAINT SUPPLIES	7.26	01/25
01/03/2025	112423	148105	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	9.69	01/25
01/03/2025	112423	148764	5476	DIY HOME CENTER	100-438-42007	MAINT SUPPLIES	19.37	01/25
01/03/2025	112423	148833	5476	DIY HOME CENTER	215-511-42007	MAINT SUPPLIES	40.01	01/25
01/03/2025	112423	149222	5476	DIY HOME CENTER	100-420-42007	MAINT SUPPLIES	9.68	01/25
01/03/2025	112423	149241	5476	DIY HOME CENTER	100-420-42007	MAINT SUPPLIES	27.12	01/25
01/03/2025	112423	149436	5476	DIY HOME CENTER	100-420-45060	MAINT SUPPLIES	.41	01/25
01/03/2025	112423	149696	5476	DIY HOME CENTER	858-436-42007	MAINT SUPPLIES	15.47	01/25
Total DIY HOME CENTER:							264.71	
DOOLEY ENTERPRISES, INC								
01/03/2025	112424	69068	10803	DOOLEY ENTERPRISE	100-420-46450	SUPPLIES	6,591.81	01/25

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Total DOOLEY ENTERPRISES, INC:							6,591.81	
DTA ASSESSMENT ENG. SVCS INC.								
01/03/2025	112425	2411013	19134	DTA ASSESSMENT EN	100-440-43031	NOV 2024	2,748.75	01/25
Total DTA ASSESSMENT ENG. SVCS INC.:							2,748.75	
EL SOL DE LA SIERRA								
01/03/2025	112426	3724	7831	EL SOL DE LA SIERRA	100-413-43130	11/24-DYK	209.16	01/25
Total EL SOL DE LA SIERRA:							209.16	
ELBERT DISTRIBUTING								
01/03/2025	10325012	PI0057838	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	290.60	01/25
Total ELBERT DISTRIBUTING:							290.60	
EMANUELS JONES AND ASSOCIATES LLC								
01/03/2025	10325013	F24 12 10	19350	EMANUELS JONES AN	100-413-43031	DEC 2024 LOBBYING F	3,350.00	01/25
Total EMANUELS JONES AND ASSOCIATES LLC:							3,350.00	
EMBLEM ENTERPRISES, INC.								
01/03/2025	112427	936888	4593	EMBLEM ENTERPRISE	100-420-42006	PATCHES	1,295.20	01/25
Total EMBLEM ENTERPRISES, INC.:							1,295.20	
EMPIRE SOUTHWEST								
01/03/2025	112428	EMPS6528796	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	105.04	01/25
01/03/2025	112428	EMPS6616924	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	248.09	01/25
01/03/2025	112428	EMPS6655489	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	190.85	01/25
01/03/2025	112428	EMPS6660648	19724	EMPIRE SOUTHWEST	210-455-43110	PARTS	768.26	01/25
Total EMPIRE SOUTHWEST:							1,312.24	
ETTINGHOFF, TRACY								
01/03/2025	112429	12172024	19777	ETTINGHOFF, TRACY	001-000-10760	BTC RENEWAL OVERP	500.00	01/25
Total ETTINGHOFF, TRACY:							500.00	
FEDERAL EXPRESS CORP								
01/03/2025	112430	8-689-71134	717	FEDERAL EXPRESS C	300-531-43031	SHIPPING CHGS	22.48	01/25
01/03/2025	112430	2-336-63967	717	FEDERAL EXPRESS C	215-511-42007	SHIPPING CHGS	67.63	01/25
Total FEDERAL EXPRESS CORP:							90.11	
FIGUEROA ALVARADO, SALVADOR								
01/03/2025	112431	12222024	18759	FIGUEROA ALVARADO,	210-452-42030	MEAL ALLOWANCE	23.00	01/25
Total FIGUEROA ALVARADO, SALVADOR:							23.00	
FRONTIER COMMUNICATIONS								
01/03/2025	112432	11/24-3825	10869	FRONTIER COMMUNIC	220-471-43404	11/24-AIRPORT	128.59	01/25
Total FRONTIER COMMUNICATIONS:							128.59	

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GALVAN, JOSE								
01/03/2025	112433	12222024	19439	GALVAN, JOSE	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total GALVAN, JOSE:							69.00	
GARNICA, VICTOR								
01/03/2025	112434	12222024	18535	GARNICA, VICTOR	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total GARNICA, VICTOR:							69.00	
GRANITE DATA SOLUTIONS								
01/03/2025	112435	IN96397-1	18359	GRANITE DATA SOLUT	100-418-48800	COMPUTER SUPPLIES	3,921.27	01/25
Total GRANITE DATA SOLUTIONS:							3,921.27	
GROUP DELTA CONSULTANTS, INC.								
01/03/2025	112436	49363	18874	GROUP DELTA CONSU	220-471-43031	NOV 2024	18,250.63	01/25
Total GROUP DELTA CONSULTANTS, INC.:							18,250.63	
HALFERTY, DERRICK								
01/03/2025	112437	12222024	10324	HALFERTY, DERRICK	210-452-42030	MEAL ALLOWANCE	46.00	01/25
Total HALFERTY, DERRICK:							46.00	
HASTINGS, ROY								
01/03/2025	112438	121624-4	10698	HASTINGS, ROY	100-445-43031	LONG TERM MONITOR	10,350.00	01/25
Total HASTINGS, ROY:							10,350.00	
HERNANDEZ-LOPEZ, JONATHAN								
01/03/2025	112439	12/08/24	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	69.00	01/25
01/03/2025	112439	12222024	19273	HERNANDEZ-LOPEZ, J	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total HERNANDEZ-LOPEZ, JONATHAN:							138.00	
HERNANDEZ-PEREZ, JONATHAN								
01/03/2025	112440	12222024	19274	HERNANDEZ-PEREZ, J	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total HERNANDEZ-PEREZ, JONATHAN:							69.00	
HIGH COUNTRY LUMBER								
01/03/2025	112441	58710	830	HIGH COUNTRY LUMB	215-511-42007	BOARDWALK JARELY	969.53	01/25
01/03/2025	112441	59291	830	HIGH COUNTRY LUMB	100-438-42007	MAINT SUPPLIES	43.51	01/25
01/03/2025	112441	62723	830	HIGH COUNTRY LUMB	858-436-45080	MAINT SUPPLIES	67.31	01/25
01/03/2025	112441	69329	830	HIGH COUNTRY LUMB	215-511-42007	MAINT SUPPLIES	46.85	01/25
01/03/2025	112441	73399	830	HIGH COUNTRY LUMB	215-511-43150	MAINT SUPPLIES	172.38	01/25
01/03/2025	112441	73449	830	HIGH COUNTRY LUMB	100-467-42007	MAINT SUPPLIES	17.20	01/25
01/03/2025	112441	73717	830	HIGH COUNTRY LUMB	215-511-42007	MAINT SUPPLIES	51.47	01/25
01/03/2025	112441	73805	830	HIGH COUNTRY LUMB	100-467-42007	MAINT SUPPLIES	20.01	01/25
01/03/2025	112441	74002	830	HIGH COUNTRY LUMB	100-467-42007	MAINT SUPPLIES	20.01	01/25
01/03/2025	112441	74294	830	HIGH COUNTRY LUMB	100-467-42007	MAINT SUPPLIES	23.68	01/25
01/03/2025	112441	75988	830	HIGH COUNTRY LUMB	100-467-42007	MAINT SUPPLIES	30.15	01/25
01/03/2025	112441	76372	830	HIGH COUNTRY LUMB	215-511-42007	MAINT SUPPLIES	70.44	01/25
01/03/2025	112441	76417	830	HIGH COUNTRY LUMB	910-000-13003	MAINT SUPPLIES	21.54	01/25
01/03/2025	112441	76624	830	HIGH COUNTRY LUMB	100-420-42007	MAINT SUPPLIES	24.77	01/25
01/03/2025	112441	76685	830	HIGH COUNTRY LUMB	220-471-42007	MAINT SUPPLIES	8.60	01/25

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Total HIGH COUNTRY LUMBER:							1,587.45	
HORIZON CALIFORNIA PUBLICATIONS, INC.								
01/03/2025	10325014	300344213	6100	HORIZON CALIFORNIA	100-420-43120	11/24-ADVERT	31.00	01/25
Total HORIZON CALIFORNIA PUBLICATIONS, INC.:							31.00	
HOT CREEK AVIATION, LLC CAR RENTAL								
01/03/2025	112442	JUL 2024	6622	HOT CREEK AVIATION,	220-471-43031	07/24-CAR RENTAL	916.80	01/25
01/03/2025	112442	OCT 2024	6622	HOT CREEK AVIATION,	220-471-43031	10/24-CAR RENTAL	818.10	01/25
Total HOT CREEK AVIATION, LLC CAR RENTAL:							1,734.90	
IDAHO PACIFIC WEST BUILDERS INC								
01/03/2025	112443	11/13/24	19774	IDAHO PACIFIC WEST	300-531-43031	THE PARCEL PUBLIC	218,340.10	01/25
Total IDAHO PACIFIC WEST BUILDERS INC:							218,340.10	
IIMC								
01/03/2025	112444	THROUGH 12/	7993	IIMC	100-414-43110	ANNUAL MEMBERSHI	195.00	01/25
Total IIMC:							195.00	
INNOVATIVE EMERGENCY EQUIPMENT								
01/03/2025	112445	33221	18432	INNOVATIVE EMERGE	910-000-13003	PARTS	187.81	01/25
Total INNOVATIVE EMERGENCY EQUIPMENT:							187.81	
INTERNAL REVENUE SERVICE								
01/03/2025	112446	01022025	18161	INTERNAL REVENUE S	100-000-20020	IRS TAX PAYMENT 4TH	3.34	01/25
Total INTERNAL REVENUE SERVICE:							3.34	
JET ICE LIMITED								
01/03/2025	112447	129446	19421	JET ICE LIMITED	858-436-42007	EASY-IN TEXTILE CEN	2,633.60	01/25
Total JET ICE LIMITED:							2,633.60	
JIM CHARLON FORD, INC.								
01/03/2025	112448	66002	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	1,335.66	01/25
01/03/2025	112448	66047	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	27.03	01/25
01/03/2025	112448	66048	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	1,314.41	01/25
01/03/2025	112448	66122	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	2,494.11	01/25
Total JIM CHARLON FORD, INC.:							5,171.21	
KIMBALL-MIDWEST								
01/03/2025	10325015	102913870	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,849.29	01/25
01/03/2025	10325015	102914061	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	897.10	01/25
Total KIMBALL-MIDWEST:							2,746.39	
KMMT-FM								
01/03/2025	112449	142-00079-000	3050	KMMT-FM	858-436-43130	WINTER SKATE MEMB	785.00	01/25
Total KMMT-FM:							785.00	

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KNORR SYSTEMS, INC								
01/03/2025	10325016	252710	18390	KNORR SYSTEMS, INC	100-434-42009	MAINT SUPPLIES	89.59	01/25
Total KNORR SYSTEMS, INC:							89.59	
KURNIK PROPERTIES, LLC								
01/03/2025	112450	JAN 2025	19406	KURNIK PROPERTIES,	210-452-43031	EQUIPMENT STORAG	438.00	01/25
Total KURNIK PROPERTIES, LLC:							438.00	
L'ABRI HOMEOWNERS ASSOCIATION								
01/03/2025	112451	UNIT 2-JAN 20	5816	L'ABRI HOMEOWNERS	100-464-43404	01/25-CAM	412.00	01/25
Total L'ABRI HOMEOWNERS ASSOCIATION:							412.00	
LEMUS, ARTURO								
01/03/2025	112452	12/08/24	19438	LEMUS, ARTURO	210-452-42030	MEAL ALLOWANCE	92.00	01/25
01/03/2025	112452	12222024	19438	LEMUS, ARTURO	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total LEMUS, ARTURO:							161.00	
LEMUS, BRIAN								
01/03/2025	112453	12222024	19130	LEMUS, BRIAN	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total LEMUS, BRIAN:							69.00	
LOS ANGELES DEPARTMENT OF WATER & POWER								
01/03/2025	112454	07/01/24-06/30	259	LOS ANGELES DEPAR	100-434-45010	BL-1093 TAX	423.52	01/25
Total LOS ANGELES DEPARTMENT OF WATER & POWER:							423.52	
LUTTRELL HOLDINGS IIM LLC								
01/03/2025	10325017	3530	19462	LUTTRELL HOLDINGS	100-442-43031	07/28/2024-L. APODAC	1,520.00	01/25
Total LUTTRELL HOLDINGS IIM LLC:							1,520.00	
LWC								
01/03/2025	112455	4929	18203	LWC	100-440-43031	MAIN LODGE	6,436.25	01/25
01/03/2025	112455	4959	18203	LWC	100-440-43031	MAIN LODGE	5,983.75	01/25
Total LWC:							12,420.00	
MALDONADO, FERNANDO								
01/03/2025	112456	12222024	7688	MALDONADO, FERNA	210-452-42030	MEAL ALLOWANCE	92.00	01/25
Total MALDONADO, FERNANDO:							92.00	
MAMMOTH BUSINESS ESSENTIALS								
01/03/2025	112457	11110	18730	MAMMOTH BUSINESS	100-420-42005	POSTAGE	35.02	01/25
Total MAMMOTH BUSINESS ESSENTIALS:							35.02	
MAMMOTH COMMUNITY WATER DISTRICT								
01/03/2025	112458	03239	308	MAMMOTH COMMUNI	100-434-43031	09/24-WHITMORE BAL	44.00	01/25
Total MAMMOTH COMMUNITY WATER DISTRICT:							44.00	

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MAMMOTH DISPOSAL								
01/03/2025	112459	411	19454	MAMMOTH DISPOSAL	215-511-43404	10/24-TRASH SVCS	26.00	01/25
Total MAMMOTH DISPOSAL:							26.00	
MAMMOTH DISPOSAL, INC.								
01/03/2025	112460	1316245U014	94	MAMMOTH DISPOSAL,	205-490-43031	10/24-BUS STOPS	2,087.29	01/25
01/03/2025	112460	1316272U014	94	MAMMOTH DISPOSAL,	205-490-43031	10/24-BUSINESS & VA	2,906.26	01/25
01/03/2025	112460	1320136U014	94	MAMMOTH DISPOSAL,	205-490-42030	11/24-WHITMORE BAL	456.46	01/25
01/03/2025	112460	1320166U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-AIRPORT	5,906.59	01/25
01/03/2025	112460	1320169U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-PWM	6,115.22	01/25
01/03/2025	112460	1320181U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-WHITMORE BAL	327.41	01/25
01/03/2025	112460	1320185U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-SDY RST PARK	592.40	01/25
01/03/2025	112460	1320333U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-PD	567.32	01/25
01/03/2025	112460	1320445U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-TRANSIT	625.24	01/25
01/03/2025	112460	1320798U014	94	MAMMOTH DISPOSAL,	205-490-43031	11/24-TRANSIT RECYC	6,340.33	01/25
01/03/2025	112460	1320824U014	94	MAMMOTH DISPOSAL,	205-490-43031	11/24-MAMMOTH LAKE	16,639.60	01/25
01/03/2025	112460	1320855U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-C CTR	1,244.32	01/25
01/03/2025	112460	1320896U014	94	MAMMOTH DISPOSAL,	205-490-42030	PARCEL GRAND OPEN	496.05	01/25
01/03/2025	112460	1321216U014	94	MAMMOTH DISPOSAL,	205-490-43404	11/24-CRC TRASH SER	587.78	01/25
Total MAMMOTH DISPOSAL, INC.:							44,892.27	
MAMMOTH LAKES FIRE PROTECTION DISTRICT								
01/03/2025	112461	24121699501	1696	MAMMOTH LAKES FIR	300-531-43031	PERMIT FEE	1,013.55	01/25
Total MAMMOTH LAKES FIRE PROTECTION DISTRICT:							1,013.55	
MAMMOTH LAKES TOURISM-TBID								
01/03/2025	10325018	NOV 2024	8858	MAMMOTH LAKES TO	218-480-49020	TBID PASS THROUGH	227,648.66	01/25
01/03/2025	10325018	OCT 2024	8858	MAMMOTH LAKES TO	218-480-49020	TBID PASS THROUGH	305,805.10	01/25
Total MAMMOTH LAKES TOURISM-TBID:							533,453.76	
MANOR TRUE VALUE HARDWARE								
01/03/2025	112462	12202024	3558	MANOR TRUE VALUE	100-440-44500	WOODSTOVE PROGR	2,000.00	01/25
Total MANOR TRUE VALUE HARDWARE:							2,000.00	
MARTINEZ, FEDERICO								
01/03/2025	112463	12222024	18775	MARTINEZ, FEDERICO	210-452-42030	MEAL ALLOWANCE	92.00	01/25
Total MARTINEZ, FEDERICO:							92.00	
MINARET VILLAGE SHOPPING CENTER								
01/03/2025	10325019	JAN 2025	1	MINARET VILLAGE SH	100-416-45010	01/25-LEASE	35,006.64	01/25
Total MINARET VILLAGE SHOPPING CENTER:							35,006.64	
MISSION LINEN SUPPLY, INC								
01/03/2025	112464	522723511	6482	MISSION LINEN SUPPL	858-436-42007	MAINT SUPPLIES	106.67	01/25
01/03/2025	112464	522725310	6482	MISSION LINEN SUPPL	858-436-42007	MAINT SUPPLIES	1,029.87	01/25
01/03/2025	112464	522806296	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	232.72	01/25
01/03/2025	112464	522971995	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORMS	162.13	01/25
01/03/2025	112464	523017073	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORMS	186.53	01/25
Total MISSION LINEN SUPPLY, INC:							1,717.92	


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MONO COUNTY INFORMATION TECHNOLOGY								
01/03/2025	112465	IT-TOML-SPLU	10069	MONO COUNTY INFOR	100-418-43031	SPLUNK COST SHARE	1,914.90	01/25
01/03/2025	112465	IT-TOML-FOR	10069	MONO COUNTY INFOR	100-418-43031	12/01/24-11/30/25 QUIC	1,500.00	01/25
01/03/2025	112465	IT-TOMLQUIC	10069	MONO COUNTY INFOR	100-418-43031	QUICKBASE 07/21/24-0	19,755.00	01/25
Total MONO COUNTY INFORMATION TECHNOLOGY:							<u>23,169.90</u>	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
01/03/2025	112466	JAN 2025 G1	19168	MOUNTAIN SHADOWS	100-464-43404	01/25-CAM	385.41	01/25
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							<u>385.41</u>	
MULFORD, ANDREW								
01/03/2025	112467	11/6-9/24	18764	MULFORD, ANDREW	100-467-43150	LODGING	558.76	01/25
Total MULFORD, ANDREW:							<u>558.76</u>	
MURPHY, LUCAS								
01/03/2025	112468	12222024	19292	MURPHY, LUCAS	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total MURPHY, LUCAS:							<u>69.00</u>	
NBS GOVERNMENT FINANCE GROUP								
01/03/2025	10325020	202412-4017	5991	NBS GOVERNMENT FI	856-450-43031	1/1/25-3/31/25 SVCS B	7,785.62	01/25
01/03/2025	10325020	202412-4133	5991	NBS GOVERNMENT FI	862-450-43031	1/1/25-3/31/25 SVCS C	5,948.48	01/25
Total NBS GOVERNMENT FINANCE GROUP:							<u>13,734.10</u>	
NCE								
01/03/2025	112469	220172535	10411	NCE	100-440-43031	NOV 2024	3,150.00	01/25
Total NCE:							<u>3,150.00</u>	
OCAMPOS, ISIDRO								
01/03/2025	112470	12222024	19263	OCAMPOS, ISIDRO	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total OCAMPOS, ISIDRO:							<u>69.00</u>	
O'REILLY								
01/03/2025	112471	3091-197566	19413	O'REILLY	910-000-13003	PARTS	172.30	01/25
Total O'REILLY:							<u>172.30</u>	
PEDERSON, WILL								
01/03/2025	112472	12222024	19764	PEDERSON, WILL	210-452-42030	MEAL ALLOWANCE	60.00	01/25
Total PEDERSON, WILL:							<u>60.00</u>	
PERFORMANCE TOWING								
01/03/2025	112473	24D643	19062	PERFORMANCE TOWI	100-420-43031	TOWING SVCS	265.00	01/25
01/03/2025	112473	24D756	19062	PERFORMANCE TOWI	100-420-43031	TOWING SVCS	265.00	01/25
01/03/2025	112473	12072024	19062	PERFORMANCE TOWI	100-420-43031	TOWING SVCS	265.00	01/25
Total PERFORMANCE TOWING:							<u>795.00</u>	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
01/03/2025	10325021	X101250854:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	240.44	01/25

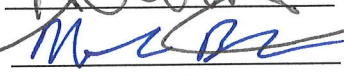
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Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							240.44	
PLACEMATE, INC.								
01/03/2025	10325022	1768	19701	PLACEMATE, INC.	245-445-43035	12/24-LEASE TO LOCA	8,831.61	01/25
Total PLACEMATE, INC.:							8,831.61	
POLAR ICE ENTERPRISES, LLC								
01/03/2025	112474	0000442-IN	19317	POLAR ICE ENTERPRI	858-436-43031	CONSULTING FEE	50,000.00	01/25
Total POLAR ICE ENTERPRISES, LLC:							50,000.00	
QUILL CORPORATION								
01/03/2025	10325023	41772057	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	160.02	01/25
Total QUILL CORPORATION:							160.02	
SAWTOOTH INDUSTRIAL LLC								
01/03/2025	112475	245	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	18,998.64	01/25
Total SAWTOOTH INDUSTRIAL LLC:							18,998.64	
SHEET, THE								
01/03/2025	112476	300344839	6678	SHEET, THE	100-413-43130	11/24-DYK	260.00	01/25
01/03/2025	112476	12113	6678	SHEET, THE	100-413-43130	11/24-DYK	234.00	01/25
01/03/2025	112476	12170	6678	SHEET, THE	100-440-43130	11/24-ADVERT	364.00	01/25
Total SHEET, THE:							858.00	
SHRED PRO, INC								
01/03/2025	112477	10401	8188	SHRED PRO, INC	100-416-43031	SHREDDING	68.00	01/25
Total SHRED PRO, INC:							68.00	
SIERRA GEOTECHNICAL SVCS.								
01/03/2025	112478	310315	1876	SIERRA GEOTECHNIC	100-442-43031	09/24-SVCS	3,534.07	01/25
Total SIERRA GEOTECHNICAL SVCS.:							3,534.07	
SIERRA MANORS HOMEOWNERS ASSOC.								
01/03/2025	112479	JAN 2025	19351	SIERRA MANORS HOM	100-464-43404	01/25-CAM	458.34	01/25
Total SIERRA MANORS HOMEOWNERS ASSOC.:							458.34	
SILVER STATE INTERNATIONAL TRUCKS								
01/03/2025	10325024	X201158356:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,824.15	01/25
01/03/2025	10325024	X201159650:01	35	SILVER STATE INTERN	910-000-13003	PARTS	1,201.00	01/25
01/03/2025	10325024	X201159657:01	35	SILVER STATE INTERN	910-000-13003	PARTS	29.70	01/25
01/03/2025	10325024	X201159849:01	35	SILVER STATE INTERN	910-000-13003	PARTS	4,251.67	01/25
01/03/2025	10325024	X201159944:01	35	SILVER STATE INTERN	910-000-13003	PARTS	240.63	01/25
01/03/2025	10325024	X201159697:01	35	SILVER STATE INTERN	910-000-13003	PARTS	115.16	01/25
Total SILVER STATE INTERNATIONAL TRUCKS:							7,662.31	
SPI SURFACE PUMPS, INC.								
01/03/2025	112480	0161324-IN	10566	SPI SURFACE PUMPS,	100-434-43031	PARTS	2,028.97	01/25


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Total SPI SURFACE PUMPS, INC.:							2,028.97	
SPIESS CONSTRUCTION CO., INC.								
01/03/2025	112481	PROGRESS P	2906	SPIESS CONSTRUCTI	300-531-43031	CHAPARRAL RD EXTE	165,226.85	01/25
Total SPIESS CONSTRUCTION CO., INC.:							165,226.85	
STEVE'S AUTO & TRUCK PARTS								
01/03/2025	112482	129168	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	34.88	01/25
01/03/2025	112482	129387	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	103.38	01/25
01/03/2025	112482	129408	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	47.15	01/25
01/03/2025	112482	129550	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	883.07	01/25
01/03/2025	112482	129559	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	261.85	01/25
01/03/2025	112482	129668	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	51.50	01/25
01/03/2025	112482	129783	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.40-	01/25
01/03/2025	112482	130079	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	16.05	01/25
01/03/2025	112482	130094	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	736.97	01/25
01/03/2025	112482	130258	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.11	01/25
01/03/2025	112482	130302	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	155.16-	01/25
01/03/2025	112482	130331	1221	STEVE'S AUTO & TRU	210-455-46200	PARTS	429.92	01/25
01/03/2025	112482	130356	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	1,337.11	01/25
01/03/2025	112482	130370	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	106.37	01/25
01/03/2025	112482	130403	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	31.51	01/25
01/03/2025	112482	130413	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	2.92-	01/25
01/03/2025	112482	130415	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	31.59	01/25
01/03/2025	112482	130427	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	20.00	01/25
01/03/2025	112482	130575	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	189.52	01/25
01/03/2025	112482	130577	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	19.34	01/25
01/03/2025	112482	130687	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	87.28-	01/25
01/03/2025	112482	130696	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	20.00	01/25
01/03/2025	112482	130698	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	2.79	01/25
01/03/2025	112482	130739	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	883.07	01/25
01/03/2025	112482	130741	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	100.94	01/25
01/03/2025	112482	130768	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	10.00	01/25
01/03/2025	112482	130771	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	76.50	01/25
01/03/2025	112482	130862	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	120.60	01/25
01/03/2025	112482	130863	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	149.56	01/25
01/03/2025	112482	130905	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	149.56	01/25
01/03/2025	112482	130923	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	84.00	01/25
01/03/2025	112482	644279	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	158.95	01/25
01/03/2025	112482	131082	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	126.84	01/25
01/03/2025	112482	131110	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	28.10	01/25
01/03/2025	112482	644559	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	281.53	01/25
01/03/2025	112482	131200	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	399.27	01/25
01/03/2025	112482	131300	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	471.88	01/25
01/03/2025	112482	131302	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	6.57	01/25
01/03/2025	112482	131305	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	58.19-	01/25
01/03/2025	112482	131325	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.64	01/25
01/03/2025	112482	131333	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	29.46	01/25
01/03/2025	112482	131339	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	6.57-	01/25
01/03/2025	112482	131344	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	104.53	01/25
01/03/2025	112482	131367	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	8.61	01/25
01/03/2025	112482	131400	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	9.35	01/25
01/03/2025	112482	131409	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	14.50	01/25
01/03/2025	112482	131467	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	24.22	01/25
01/03/2025	112482	131469	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	12.11	01/25
01/03/2025	112482	131523	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.15	01/25

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01/03/2025	112482	131539	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	51.86	01/25
01/03/2025	112482	131558	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	89.42	01/25
01/03/2025	112482	131581	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	16.87	01/25
01/03/2025	112482	131603	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.84	01/25
01/03/2025	112482	131904	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	798.54	01/25
01/03/2025	112482	131913	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	116.37-	01/25
01/03/2025	112482	132015	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	22.12	01/25
Total STEVE'S AUTO & TRUCK PARTS:							8,162.81	
TAPIA, ALEXIS								
01/03/2025	112483	12222024	19752	TAPIA, ALEXIS	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total TAPIA, ALEXIS:							69.00	
THOMAS PETROLEUM, LLC								
01/03/2025	10325025	195077-IN	7891	THOMAS PETROLEUM	910-000-13003	DIESEL	15,427.99	01/25
Total THOMAS PETROLEUM, LLC:							15,427.99	
THOMSON REUTERS - WEST								
01/03/2025	112484	851241820	6945	THOMSON REUTERS -	100-420-43110	SUBSCRIPTION	202.58	01/25
Total THOMSON REUTERS - WEST:							202.58	
TRANSUNION RISK & ALTERNATIVE								
01/03/2025	112485	45851-202411-	10413	TRANSUNION RISK &	100-420-43031	CREDIT CHECK-PD	75.00	01/25
Total TRANSUNION RISK & ALTERNATIVE:							75.00	
TRB & ASSOCIATES								
01/03/2025	112486	5866	19719	TRB & ASSOCIATES	100-442-43031	J. RISENHOOVER	20,522.67	01/25
Total TRB & ASSOCIATES:							20,522.67	
TRINITY INTEGRATED SOLUTIONS, INC								
01/03/2025	112487	11424	19706	TRINITY INTEGRATED	100-418-43031	QUICKBASE PROJECT	10,710.00	01/25
Total TRINITY INTEGRATED SOLUTIONS, INC:							10,710.00	
VARGAS, ISIDRO								
01/03/2025	112488	12222024	19751	VARGAS, ISIDRO	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total VARGAS, ISIDRO:							69.00	
VERIZON WIRELESS								
01/03/2025	112489	9979522862	10652	VERIZON WIRELESS	100-420-43404	11/24-PD	1,118.75	01/25
Total VERIZON WIRELESS:							1,118.75	
WEST, QWINA								
01/03/2025	112490	12222024	18760	WEST, QWINA	210-452-42030	MEAL ALLOWANCE	69.00	01/25
Total WEST, QWINA:							69.00	
WESTERN NEVADA SUPPLY CO.								
01/03/2025	10325026	51532629	155	WESTERN NEVADA SU	858-436-45080	MAINT SUPPLIES	298.08	01/25
01/03/2025	10325026	51550233	155	WESTERN NEVADA SU	100-438-45080	MAINT SUPPLIES	125.22	01/25

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Total WESTERN NEVADA SUPPLY CO.:							423.30	
WHITE CAP, L.P.								
01/03/2025	112491	50029516495	19191	WHITE CAP, L.P.	910-000-13003	UNIFORM	921.92	01/25
Total WHITE CAP, L.P.:							921.92	
Grand Totals:							1,892,823.69	

Signature: HAISLIP HAYES  Date: 1-3-25

Signature: NOLAN BOBROFF  Date: 1-3-25

Signature: ROB PATTERSON  Date: 1/6/2025

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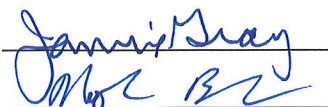
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A T & T								
01/09/2025	112492	12/24-1311	1447	A T & T	210-452-43404	12/24-PWM	35.20	01/25
01/09/2025	112492	12/24-2422	1447	A T & T	210-452-43404	12/24-PWM	.67	01/25
01/09/2025	112492	12/24-8983	1447	A T & T	100-416-43404	12/24-TOWN	103.32	01/25
Total A T & T:							139.19	
ALPINE PAINT								
01/09/2025	10925000	M0269767	5517	ALPINE PAINT	210-450-42025	PAINT	147.14	01/25
Total ALPINE PAINT:							147.14	
AMERIGAS								
01/09/2025	112493	3171867620	6982	AMERIGAS	220-471-43404	12/24-NEW TERMINAL	2,664.01	01/25
01/09/2025	112493	3171868943	6982	AMERIGAS	100-438-43404	11/24- C CTR	1,766.34	01/25
01/09/2025	112493	3171940916	6982	AMERIGAS	220-471-43404	12/24-NEW TERMINAL	240.65	01/25
01/09/2025	112493	3172455619	6982	AMERIGAS	220-471-43404	12/24-HANGAR	18.34	01/25
01/09/2025	112493	3172465804	6982	AMERIGAS	100-464-43404	12/24-TAVERN RD	156.33	01/25
01/09/2025	112493	3172465806	6982	AMERIGAS	100-438-43404	12/24-PARKS	14.32	01/25
01/09/2025	112493	3172465808	6982	AMERIGAS	210-452-43404	12/24-PWM	1,681.68	01/25
Total AMERIGAS:							6,541.67	
AT&T MOBILITY								
01/09/2025	112494	287347012516	8453	AT&T MOBILITY	100-420-43404	SEPT & OCT 2024 RAD	525.93	01/25
01/09/2025	112494	287347012516	8453	AT&T MOBILITY	100-420-43031	11/24 RADIO SVCS	362.16	01/25
01/09/2025	112494	287311715401	8453	AT&T MOBILITY	100-420-43404	12/24- MIFI PD	85.00	01/25
01/09/2025	112494	287292079320	8453	AT&T MOBILITY	100-416-43404	12/24-REC	40.74	01/25
Total AT&T MOBILITY:							1,013.83	
CALIFORNIA BROADBAND CORP								
01/09/2025	112495	20000065559	10416	CALIFORNIA BROADB	100-418-43404	DEC 2024	2,696.44	01/25
Total CALIFORNIA BROADBAND CORP:							2,696.44	
CALIFORNIA BUILDING STANDARDS COMMISSION								
01/09/2025	112496	OCT-DEC 2024	8665	CALIFORNIA BUILDING	100-000-20072	BLD STD FEE	410.40	01/25
Total CALIFORNIA BUILDING STANDARDS COMMISSION:							410.40	
CALIFORNIA DEPT. OF TAX AND FEE ADMIN.								
01/09/2025	112497	OCT-DEC 2024	3156	CALIFORNIA DEPT. OF	100-000-20010	SALES TAX LIABILITY	2,110.00	01/25
Total CALIFORNIA DEPT. OF TAX AND FEE ADMIN.:							2,110.00	
CAMARGO-AGUILOR, SERGIO								
01/09/2025	112498	010525	19466	CAMARGO-AGUILOR,	210-452-42030	MEAL ALLOWANCE	23.00	01/25
Total CAMARGO-AGUILOR, SERGIO:							23.00	
CANON FINANCIAL SERVICES, INC								
01/09/2025	10925001	37327177	19353	CANON FINANCIAL SE	100-416-46010	JAN 2025	409.31	01/25


Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total CANON FINANCIAL SERVICES, INC:							409.31	
CORWIN FORD RENO								
01/09/2025	112499	2747	19214	CORWIN FORD RENO	915-570-48100	VEHICLE #0612	55,336.33	01/25
Total CORWIN FORD RENO:							55,336.33	
DAYSMAST SOFTWARE								
01/09/2025	112500	INV01362720	19303	DAYSMAST SOFTWARE	100-432-43031	DEC 2024	2,271.32	01/25
Total DAYSMAST SOFTWARE:							2,271.32	
DEPT OF CONSERVATION, DIV OF ADMIN SVCS								
01/09/2025	112501	OCT-DEC 2024	3045	DEPT OF CONSERVATI	100-000-20071	STRONG MOTION FEE	1,262.26	01/25
Total DEPT OF CONSERVATION, DIV OF ADMIN SVCS:							1,262.26	
DIY HOME CENTER								
01/09/2025	112502	149019	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	44.86	01/25
01/09/2025	112502	149212	5476	DIY HOME CENTER	100-464-43031	MAINT SUPPLIES	15.51	01/25
01/09/2025	112502	149230	5476	DIY HOME CENTER	210-450-45228	MAINT SUPPLIES	16.96	01/25
01/09/2025	112502	149298	5476	DIY HOME CENTER	210-450-45224	MAINT SUPPLIES	27.69	01/25
01/09/2025	112502	149813	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	106.54	01/25
01/09/2025	112502	150027	5476	DIY HOME CENTER	220-471-42007	MAINT SUPPLIES	5.13	01/25
Total DIY HOME CENTER:							216.69	
DOLL HOUSE CHALET BTC 781								
01/09/2025	112503	122624	19778	DOLL HOUSE CHALET	001-000-10760	2025 BTC RENEWAL O	750.00	01/25
Total DOLL HOUSE CHALET BTC 781:							750.00	
ELDRIDGE ELECTRIC & SON, INC.								
01/09/2025	112504	TOML2412	6917	ELDRIDGE ELECTRIC	300-531-43031	DOG PARK	968.58	01/25
01/09/2025	112504	TOML 2413	6917	ELDRIDGE ELECTRIC	100-464-43031	RECONNECTED WIRE	543.00	01/25
Total ELDRIDGE ELECTRIC & SON, INC.:							1,511.58	
EMPLOYEE RELATIONS								
01/09/2025	112505	98452	10338	EMPLOYEE RELATION	100-417-43140	BACKGROUND CHECK	177.03	01/25
Total EMPLOYEE RELATIONS:							177.03	
FEDERAL EXPRESS CORP								
01/09/2025	112506	8-710-40692	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING CHGS	35.39	01/25
01/09/2025	112506	8-717-06376	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING CHGS	35.39	01/25
01/09/2025	112506	8-724-78796	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING CHGS	32.55	01/25
Total FEDERAL EXPRESS CORP:							103.33	
FELKEL CONSTRUCTION INC.								
01/09/2025	10925002	2024-309	18990	FELKEL CONSTRUCTI	100-420-43031	SNOW SHOVELING 12/	9,154.63	01/25
Total FELKEL CONSTRUCTION INC.:							9,154.63	
FRONTIER BUILDING PRODUCTS PACIFIC INC.								
01/09/2025	112507	12-19-1081542	19736	FRONTIER BUILDING	100-464-43031	MAINTENANCE	1,704.00	01/25


Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total FRONTIER BUILDING PRODUCTS PACIFIC INC.:							1,704.00	
FRONTIER COMMUNICATIONS								
01/09/2025	112508	12/24-3509	10869	FRONTIER COMMUNIC	858-436-43404	12/24-OLD ICE RINK	76.93	01/25
01/09/2025	112508	12/24-0348	10869	FRONTIER COMMUNIC	210-452-43404	12/24-PWM	293.48	01/25
01/09/2025	112508	12/24-2490	10869	FRONTIER COMMUNIC	100-420-43404	12/24-PD FAX	92.25	01/25
01/09/2025	112508	12/24-2536	10869	FRONTIER COMMUNIC	100-420-43404	12/24-PD	408.90	01/25
01/09/2025	112508	12/24-3119	10869	FRONTIER COMMUNIC	220-471-43404	12/24-AIRPORT	246.54	01/25
Total FRONTIER COMMUNICATIONS:							1,118.10	
HEILMAN, JASON								
01/09/2025	112509	01/14-01/17/25	18174	HEILMAN, JASON	100-420-43150	PER DIEM	248.00	01/25
Total HEILMAN, JASON:							248.00	
HIGH COUNTRY LUMBER								
01/09/2025	112510	76320	830	HIGH COUNTRY LUMB	210-452-42025	PARTS	15.07	01/25
01/09/2025	112510	76432	830	HIGH COUNTRY LUMB	210-452-42025	MAINT SUPPLIES	58.12	01/25
Total HIGH COUNTRY LUMBER:							73.19	
HOT CREEK AVIATION, LLC								
01/09/2025	112511	FEBRUARY 20	6335	HOT CREEK AVIATION,	220-471-45010	HANGAR RENT	7,061.27	01/25
Total HOT CREEK AVIATION, LLC:							7,061.27	
KIMBALL-MIDWEST								
01/09/2025	10925003	102932141	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	49.20	01/25
Total KIMBALL-MIDWEST:							49.20	
KOBYLARZ, PAM								
01/09/2025	112512	12232024	7358	KOBYLARZ, PAM	100-413-43150	COFFEE FOR TRAFFIC	20.00	01/25
Total KOBYLARZ, PAM:							20.00	
L'ABRI HOMEOWNERS ASSOCIATION								
01/09/2025	112513	UNIT 4-JAN 20	5816	L'ABRI HOMEOWNERS	100-464-43404	01/25-CAM	412.00	01/25
Total L'ABRI HOMEOWNERS ASSOCIATION:							412.00	
LEHMAN CONSTRUCTION, INC								
01/09/2025	10925004	PROGRESS P	19754	LEHMAN CONSTRUCTI	300-531-43031	CRC INTERIOR	136,019.91	01/25
Total LEHMAN CONSTRUCTION, INC:							136,019.91	
LINDE GAS & EQUIPMENT INC.								
01/09/2025	112514	47018826	19251	LINDE GAS & EQUIPM	210-455-43031	MISC SUPPLIES	1,160.83	01/25
01/09/2025	112514	47118111	19251	LINDE GAS & EQUIPM	910-000-13003	PARTS	48.13	01/25
01/09/2025	112514	47186434	19251	LINDE GAS & EQUIPM	910-000-13003	WIRE	329.81	01/25
Total LINDE GAS & EQUIPMENT INC.:							1,538.77	
MAMMOTH BUSINESS ESSENTIALS								
01/09/2025	112515	11197	18730	MAMMOTH BUSINESS	100-416-42002	OFFICE SUPPLIES	140.81	01/25

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total MAMMOTH BUSINESS ESSENTIALS:							140.81	
MAMMOTH COMMUNITY WATER DISTRICT UTILIT								
01/09/2025	112516	12/24-5700	97	MAMMOTH COMMUNI	858-436-43404	12/24-ICE RINK	755.43	01/25
01/09/2025	112516	12/24-6000	97	MAMMOTH COMMUNI	100-438-43404	12/24-HWY LAND	130.63	01/25
01/09/2025	112516	12/24-6398	97	MAMMOTH COMMUNI	100-438-43404	12/24-C CTR	131.53	01/25
01/09/2025	112516	12/24-6440	97	MAMMOTH COMMUNI	210-452-43404	12/24-PWM	352.33	01/25
01/09/2025	112516	12/24-6564	97	MAMMOTH COMMUNI	100-438-43404	12/24-SHADY REST	179.39	01/25
01/09/2025	112516	12/24-7514	97	MAMMOTH COMMUNI	100-464-43404	12/24-BIGWOOD 101	41.07	01/25
01/09/2025	112516	12/24-7548	97	MAMMOTH COMMUNI	100-464-43404	12/24-BIGWOOD 91	37.28	01/25
01/09/2025	112516	12/24-7851	97	MAMMOTH COMMUNI	100-438-43404	12/24-SKATE PARK	214.37	01/25
01/09/2025	112516	12/24-7884	97	MAMMOTH COMMUNI	100-438-43404	12/24-OMR	44.93	01/25
01/09/2025	112516	12/24-7981	97	MAMMOTH COMMUNI	100-475-43404	12/24-TRANSIT	199.50	01/25
01/09/2025	112516	12/24-8069	97	MAMMOTH COMMUNI	100-438-43404	12/24-PICKLEBALL CO	114.51	01/25
01/09/2025	112516	12/24-8520	97	MAMMOTH COMMUNI	210-452-43404	12/24-HYDRONIC SYS	30.73	01/25
01/09/2025	112516	12/24-8577	97	MAMMOTH COMMUNI	100-438-43404	12/24-PARK & RIDE	24.18	01/25
01/09/2025	112516	12/24-8657	97	MAMMOTH COMMUNI	100-420-43404	12/24-PD	212.15	01/25
01/09/2025	112516	12/24-8765	97	MAMMOTH COMMUNI	100-464-43404	12/24-FOURPLEX	149.12	01/25
01/09/2025	112516	12/24-8767	97	MAMMOTH COMMUNI	100-438-43404	12/24-DOG PARK	30.73	01/25
01/09/2025	112516	12/24-8776	97	MAMMOTH COMMUNI	100-438-43404	12/24-PARCEL RESTR	30.73	01/25
01/09/2025	112516	12/24-8779	97	MAMMOTH COMMUNI	100-464-43404	12/24-DAYCARE	14.85	01/25
01/09/2025	112516	12/24-8784	97	MAMMOTH COMMUNI	300-531-43031	12/24-CIVIC CTR	69.88	01/25
Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							2,763.34	
MAMMOTH LAKES CHAMBER OF COMMERCE								
01/09/2025	10925005	1081	2279	MAMMOTH LAKES CH	100-480-44810	JAN 2025	75,000.00	01/25
Total MAMMOTH LAKES CHAMBER OF COMMERCE:							75,000.00	
MAMMOTH LAKES HOUSING,INC								
01/09/2025	10925006	632	6441	MAMMOTH LAKES HO	100-445-43031	JAN-MARCH 2025 CON	84,000.00	01/25
Total MAMMOTH LAKES HOUSING,INC:							84,000.00	
MAMMOTH LAKES TOURISM-TOT								
01/09/2025	10925007	2548	19320	MAMMOTH LAKES TO	100-480-44810	TOT Q3-FY24/25	431,250.00	01/25
Total MAMMOTH LAKES TOURISM-TOT:							431,250.00	
MANOR TRUE VALUE HARDWARE								
01/09/2025	112517	102424	3558	MANOR TRUE VALUE	100-440-44500	WOODSTOVE PROGR	2,000.00	01/25
01/09/2025	112517	12262024	3558	MANOR TRUE VALUE	100-440-44500	WOODSTOVE PROGR	6,000.00	01/25
Total MANOR TRUE VALUE HARDWARE:							8,000.00	
MISSION LINEN SUPPLY, INC								
01/09/2025	112518	522959099	6482	MISSION LINEN SUPPL	210-456-42007	MAINT SUPPLIES	222.30	01/25
01/09/2025	112518	523055005	6482	MISSION LINEN SUPPL	210-455-42006	UNIFORMS	207.72	01/25
Total MISSION LINEN SUPPLY, INC:							430.02	
MONO COUNTY PUBLIC WORKS DEPT								
01/09/2025	112519	033.165.022.00	3178	MONO COUNTY PUBLI	100-464-43031	SOLID WASTE-L'ABRI	30.00	01/25
01/09/2025	112519	035.010.056.00	3178	MONO COUNTY PUBLI	858-436-43031	SOLID WASTE-ICE RIN	60.00	01/25
01/09/2025	112519	035.151.002.00	3178	MONO COUNTY PUBLI	100-464-43031	SOLID WASTE-L'ABRI	60.00	01/25
01/09/2025	112519	037.200.022.00	3178	MONO COUNTY PUBLI	100-475-43031	SOLID WASTE-TRANSI	240.00	01/25

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
01/09/2025	112519	037.200.069.00	3178	MONO COUNTY PUBLI	210-452-43031	SOLID WASTE-PWM	240.00	01/25
01/09/2025	112519	037.250.004.00	3178	MONO COUNTY PUBLI	220-471-43031	SOLID WASTE-AIRPOR	60.00	01/25
01/09/2025	112519	039.030.003.00	3178	MONO COUNTY PUBLI	100-438-43031	SOLID WASTE-FORES	360.00	01/25
01/09/2025	112519	1124	3178	MONO COUNTY PUBLI	210-452-43031	SOLID WASTE	413.40	01/25
Total MONO COUNTY PUBLIC WORKS DEPT:							1,463.40	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
01/09/2025	112520	JAN 2025 D8	19168	MOUNTAIN SHADOWS	100-464-43404	01/25-MS17952	363.45	01/25
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							363.45	
ONWARD								
01/09/2025	112521	10001859481	18118	ONWARD	100-418-43404	DEC 2024	518.12	01/25
Total ONWARD:							518.12	
PETTY CASH								
01/09/2025	112522	12122024	351	PETTY CASH	100-413-42030	SPIRIT OF MAMMOTH	100.00	01/25
Total PETTY CASH:							100.00	
PLAISTED, ANGELA								
01/09/2025	112523	01082025	18589	PLAISTED, ANGELA	100-413-43150	VONS	140.31	01/25
01/09/2025	112523	12032024	18589	PLAISTED, ANGELA	100-413-43150	FOOD FOR OPERATIN	647.56	01/25
Total PLAISTED, ANGELA:							787.87	
SILVER STATE INTERNATIONAL TRUCKS								
01/09/2025	10925008	X201159999:01	35	SILVER STATE INTERN	910-000-13003	PARTS	675.56	01/25
01/09/2025	10925008	X201160093:01	35	SILVER STATE INTERN	910-000-13003	PARTS	206.84	01/25
01/09/2025	10925008	X201160230:01	35	SILVER STATE INTERN	910-000-13003	PARTS	14.85	01/25
01/09/2025	10925008	X201160372:01	35	SILVER STATE INTERN	910-000-13003	PARTS	131.80	01/25
Total SILVER STATE INTERNATIONAL TRUCKS:							1,029.05	
Grand Totals:							838,364.65	

Signature: JAMIE GRAY  Date 1/9/25

Signature: NOLAN BOBROFF  Date 1-9-25

Signature: STEPHANIE TRUJILLO  Date 1/9/25

Report Criteria:
 Report type: Invoice detail
 Check.Type = {<>} "Adjustment"

Mammoth Lakes Town Council Agenda Action Sheet

Title: Public hearing to discuss the accomplishments of the Town’s CDBG CARES Act Grants (20-CDBG-CV1-00028 & 20-CV-2-3-00093).

Council Meeting Date: 1/15/2025

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Conduct public hearing, provide any desired direction to staff, and authorize the Town Manager to sign all documents related to the closeout of the CDBG CARES Act grants.

Summary: The purpose of the public hearing is to give citizens an opportunity to make their comments known on the Town’s performance related to the Community Development Block Grant (CDBG) CV Programs. Notification of the public hearing was posted in four (4) unique public places as a printed legal notice within the local government on Friday, January 3, 2025 in accordance with the CDBG Public Participation requirements.

The Town was successful in being awarded funding in both rounds of the CDBG Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding cycles for projects that assisted in the prevention of, preparation for, and response to COVID-19. The Town was awarded \$68,375 in CV-1 funds in May 2021 under Standard Agreement #20-CDBG-CV1-00028 and \$248,809 in CV2/3 funds in September 2021 under Standard Agreement #20-CDBG-CV-2-3-00093.

The approved scope of work included the following activities:

- Subsistence Payment Program – Rent, Mortgage, & Utility Payment Assistance
- Park Improvements and Facilities – Parcel Public Park Improvements [Amended scope of work approved in November 2022]
- General Administration

Highlights of the approved activities include:

Subsistence Payment Program (Rent, Mortgage, & Utility Payment Assistance)

- 15 households assisted w/ an average rental subsidy amount of \$1,445/household
- \$27,178 was utilized for rental assistance (\$21,678 in rent payments and \$5,500 in activity delivery costs paid to Mammoth Lakes Housing to administer the program)
- Interest was initially high for rental assistance, but then waned due to duplicative rental assistance programs being administered by the State in response to the COVID-19 health crisis (i.e., “Housing Is Key”)
- There was little to no interest in Mortgage or Utility payment assistance
- Subsistence Payment Program discontinued in March 2022 and the remaining funds were committed to the Park Improvement project

Park Improvements and Facilities (Parcel Public Park)

- \$289,919 in CDBG CARES Grant funds were committed to the Parcel Public Park in November 2022

- Grant funds were used for the acquisition of the playground structure, surfacing, and other park amenities (public bathroom, picnic tables, drinking fountain, bike racks, and shade pavilion), while the installation costs were funded by the Town and through other grants.
- Park equipment was installed in spring and summer 2024 and the park was opened to the public on August 8, 2024 in conjunction with the ribbon cutting for the adjacent Sawyer affordable housing project.
- The Parcel Public Park provides a public park within ½ mile walking distance of the Sierra Valley Sites



TOWN COUNCIL STAFF REPORT

Title: Town Council Strategic Planning Series – Presentation of community survey results and request for public comment

Meeting Date: January 15, 2025

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

Receive a presentation from staff and provide consensus comments or direction regarding the 2025 Town Council Strategic Planning Series Presentation of community survey results.

BACKGROUND INFORMATION:

On November 6, 2024, the Town Council began the Strategic Planning Series (SPS) with the goal of adopting a one-page statement defining the Council's Strategic Priorities and Key Objectives for 2025.

The order and outline of the planned Strategic Planning Series are as follows:

- ~~November 6, 2024 – Overview of Strategic Planning Series and review of public comments received from the Town's 40th Anniversary Visioning Exercise~~
- ~~November 20, 2024 – Town Core Services Update~~
- ~~December 4, 2024 – Review 2023 Town Council Strategic Priorities and Key Objectives~~
- ~~December 18, 2024 – Presentation and review of major policy, projects, planning efforts and workplan items.~~
- January 15, 2025 – Input from the public to inform the Town Council's Strategic Priorities and Key Objectives for 2025.
- January 22, 2025 - Strategic Planning Workshop to discuss and determine 2025 strategic priorities.
- February 5, 2025 - Presentation of draft 2025 Strategic Priorities and Key Initiatives for refinement
- February 18, 2025 – Final review and adoption

The first session of the Strategic Planning Series on November 6 was the review of public comments received at the Town's 40th Anniversary as part of the Town's visioning exercise where the Council provided comments and recommendations to staff. The visioning exercise was an opportunity for our community to engage directly with the subject matter experts on a range of topics. The discussion topics included Town Economy, Housing and Development, Mobility and Transportation, Parks, Recreation and Trails, Public Safety, Environment and Sustainability, and Land Use and Development. The

comments received in this informal process provided a general direction on community thoughts and desires. This information can serve to inform the Town Council on the development of their next strategic priorities and key initiatives.

The second session was a review of the Town's Core Services on November 20. This session included a detailed overview of the various categories of services, defined as mandated, essential, or important. As the name suggests, mandated services are required by State and/or local laws and policies. Essential services are not legally required but are critical to the operation of the Town and quality of life for its residents. Important services are additional services provided by Town staff that work to support the type of community that we want to provide for our residents and visitors.

The third session of the Strategic Planning Series was a presentation of the existing priorities, and the work accomplished within the last year. The list of achievements was not an exhaustive list of work performed but serves to illustrate how the key objectives serve to shape and guide the Town's work plans. The day-to-day core operations of the Town consume 85% to 90% of staff time and financial resources. This work does overlap with Council priorities, which often emphasizes or expands on core services.

The fourth session of the Strategic Planning Series is to present the results of the Community Survey and request additional comments that will assist the Town Council and staff with work plans for 2025.

ANALYSIS AND DISCUSSION:

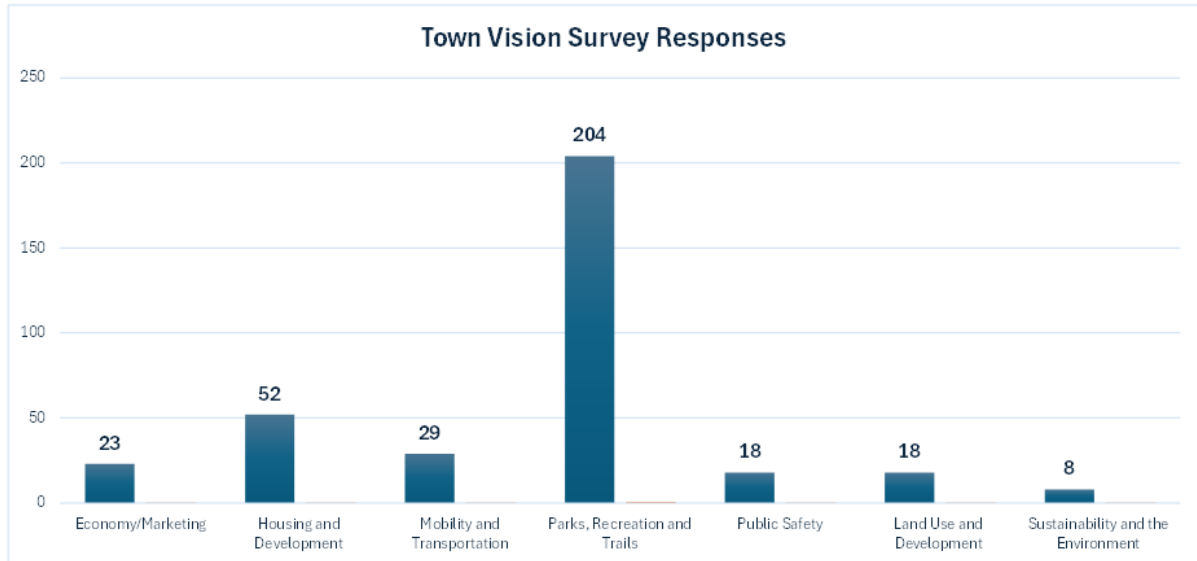
A major part of the strategic planning process is to obtain as much information as possible in working through the planning process. Thus far, the information provided has been staff driven based on existing assignment or planned accomplishments for the coming year. The Town Council has a desire to ensure the community has an opportunity to engage in this strategic planning process for the future. The original plan was to have a public meeting where interested parties could come and provide feedback directly to the Town Council on an agenda item. Understanding that attending a public meeting and providing this input could be difficult for a busy community, staff generated a one-question, online survey allowing all interested people to engage in this planning process.

This survey had one simple question:

Please provide your comments or recommendations for Town Council on what the Town should change, build, or improve on, to make Mammoth Lakes a great place to live, work, and play!

The survey was included in the weekly Community eNews, posted on the homepage of the Town's website, distributed on Town social media channels, featured at the Community Recreation Center (CRC) with a large QR code and shared to parents of the Mammoth Mountain Ski and Snowboard team.

In summary, the survey was up for almost a month, and we received 352 responses, all of which were well articulated and thoughtful. It should be noted however, that the responses are not segmented by any demographic filter such as residency (zip code), age, income, gender, or education etc. While we will group and summarize the responses below in the categories defined in the survey, the raw responses as provided are also provided in Attachment A.



Community Feedback for Town Council Strategic Planning Series			
Category	Response	%	Comments
Economy/Marketing	23	7%	
Housing and Development	52	15%	
Mobility and Transportation	29	8%	
Parks, Recreation and Trails	204	58%	highest responses include a Woodward type facility, in-town, year-round aquatics facility and bike park
Public Safety	18	5%	
Land Use and Development	18	5%	
Sustainability and the Environment	8	2%	
	352	100%	

As of 1/9/2025

These responses will be used for several purposes. The first is to inform the Town Council on community and visitor sentiments as we work through the strategic planning process. We also expect some members of the public to provide additional comments to highlight their areas of interest or concern during the meeting. Staff will also use the responses to inform work plans for various departments at the Town. Many of the comments involved

improvement of government best practices and will serve to guide those improvements. Finally, any capital infrastructure or amenity recommendation can inform staff where interest exists for the community and how they may fit into future available funding. In all, the responses were very helpful and many of the respondents were appreciative of our efforts to seek their input. Based on the success of this process, staff is working on a process where we poll the community for input a few times a year allowing the community to provide input on emerging topics and ongoing products and services delivered by the Town. The goal of the future survey is to ensure that it is statistically relevant (representative sample, collect accurate data and have a large enough sample size).

Staff have summarized the responses, capturing those responses that are similar and segmented them in existing Town Council defined Strategic Priorities.

A. Investment in Community Focused Projects

- Implement a beautification program for Old Mammoth Rd
- Solution to the daycare shortage
- Enhance the Dog Park to support year-round operations
- Develop more health care options like urgent care facilities
- Enhance the investment in schools and early childhood development programs.
- Incentivize more businesses to open in Town to provide more options.
- Year-round aquatics facility
- Year-round indoor athletic center to support teams and training for a wide variety of community sports, events and activities
- Build a field house that could provide field sports year-round.
- Work to improve communication infrastructure, phone and internet options
- Install more DC chargers for electric cars. There are not enough non-Tesla charging options
- MUP or sidewalk Minaret between Meridian and Main Street
- Install a roundabout at the intersection of Minaret and Forest Trail to control traffic flow
- Find an effective solution to slow down traffic on Main Street
- Develop parking solutions around The Village and ensure all new development has adequate parking
- Expansion of bike trails, multi-surface, MUP, Gravel etc., grow our world class offerings
- Build more soft surface and multi-use trails. This program has not grown along with other offerings
- Connect our surrounding communities (June Lake & Crowley) with options for bike trails for commute and pleasure
- Develop more sidewalks in our neighborhoods and lighted pedestrian areas
- Develop better parking for trailheads, especially in winter in the Lakes Basin
- Build a pedestrian bridge on both sides of The Village on Canyon Blvd.

- Build a parking garage on the hillside parking lot or at the Community Center
- Build an indoor / outdoor geothermal pool and hot tub facility down by Whitmore
- Build a bike park or pump track to provide alternative options, skill development
- Invest in financial support programs for local residents and workers to grow a sense of community
- Program(s) that will focus on a sense of community we have lost in recent years.
- Building a sense of community within all groups in town
- “The town council should focus on the livability of Mammoth for its residents, and the preservation of our surrounding environment and wildlife.”

B. Enhance Sustainability and Diversity of the Local Business and Tourism Economy

- Develop and implement effective caps on the number of short-term rentals in Town.
- Housing options more suitable for the needs of the community, not all needs are ultra-low income.
- Affordable housing options for various levels of income, include subsidized or controlled rent and home ownership options
- Continue or enhance workforce housing options, incentivize development and business investment in this space
- Provide safe options for people who choose to live in their cars, mitigate the impacts of this on our community and improve safety
- Institute rental caps on mobile home spaces to address unregulated cost increases
- Year-round public restrooms on or near main street to reduce impact on businesses
- Designate a public sledding hill where people can enjoy a low-cost winter activity
- Strategy to increase stores providing clothing and everyday supplies
- Invest in strength and options for local businesses that support our community
- Expand air service to provide year-round service to more destinations.
- Develop more casual, middle income dining options for residents
- Develop a system where locals get more affordable dining options, support needs of businesses
- Implement Town-wide reusable water bottle filling stations
- Fiber optic internet solutions for all businesses
- Develop programs that will mitigate the impact of visitation on our community

- Expansion of the MUP system around Lake Mary
- Encourage development of high-quality dining experiences.
- Focus on improving customer service to improve visitor experience
- Develop a system where locals do not pay Tourism Business Improvement District fees
- Incentivize local businesses to re-invest in the community they can be a big part of our community feel
- Install a digital welcome sign with current events in front of Footloose
- “Housing is the biggest issue in our town and it breaks my heart every time another amazing human leaves this community because of housing insecurity.”
- “The Town should change their focus from low income housing to creating better opportunities for small businesses, so locals can create and sustain small businesses so they could afford to live here.”

C. Environmental Resiliency by Proactive Planning and Project Implementation

- Solutions to address rising costs of Insurance, wildfire risk and other natural hazards
- Develop community programs that focus on wildfire risks, get everyone involved in the solution
- Programs to enhance understanding and protection of wildlife and natural habitat
- Strive to keep open spaces open, do not build too high to effect town character
- Programs to clear forest debris to reduce risk of wildfire / eliminate slash piles in the forest
- The Town should do more to reduce wildfire risk and improve forest health around Mammoth Lakes.
- Better master planning throughout town with both public and private coordination.

D. Implementation of Enhanced and Required Municipal Services

- Improve Town process to make it easier for opening businesses or obtaining building permits.
- Restriction on new development that will exacerbate the current workforce problems.
- Public Safety investment to control speeding and other driving issues
- Refined design review and approval process for new development
- Work to provide a long-term solution to snow storage needs of the community.
- Work to improve the Mammoth Disposal Transfer Station to mitigate smell produced by the facility in summertime.

- Improvements to provide more efficiency, reducing cost of government
- Enhance public safety and police enforcement, traffic/parking offenses
- Enforcement of Town Ordinances, education and endorsement when necessary
- Enforcement of leash laws, develop programs to improve pet waste collection
- Enforcement of "dark sky" ordinances to prevent light pollution
- Develop a system that will remove propane tanks from single family residences
- Reduce restrictions on signs, they are too restrictive making them difficult to read
- Develop a multi-agency system to support wildlife through education, advocacy, and capital investment
- Assist the Forest Service in developing a better permit process for filming

RECOMMENDATION:

Receive a presentation from staff and provide consensus comments or direction regarding the 2025 Town Council Strategic Planning Series Presentation of community survey results.

Q1 Please provide your comments or recommendations for Town Council on what the Town should change, build, or improve on, to make Mammoth Lakes a great place to live, work, and play!

Answered: 352 Skipped: 0

#	RESPONSES	DATE
1	CRC- The CRC has been a massive driver in building community. It has been really nice to have a friendly, non-alcohol based community event during the week after dark. Mammoth has really lacked that space in the past- folks tend to spend time at a bar, at the gym, or at home during the winter evenings. I have been able to get know new folks from all over town. I do think the programming could accommodate this community building more- hockey (specifically beginner hockey) has the highest participation of the programs. It is quite apparent that youth hockey needs to move to the 2-5 pm slot since the kids are out of school and it's a low revenue, low use free skate session. I know folks who are hesitant to join hockey because it is so late- it's tough for teachers, hospital workers, and other community members who need to be at work early stay up until 11 or so. Keep programming and keep building community for both adults and kids- thanks! Another facility that would work in this style would be a climbing gym. It would create another non-alcohol, healthy, community space that would bring together the seasoned climbers (of whom there are many), the new climbers and the climbing-curious folks in Town. As always, housing needs to remain a priority! The Town is building lots which we appreciate. Just keep exploring policy items and doing what you can to create housing and possibly reducing tourists- I think we have all felt the strain during peak busy times and not being able to move around town, shop for groceries, and the frustration of Town being over capacity. Thank you!	1/9/2025 10:51 AM
2	Not sure. I'd lived here through my 20s and 30s but am no closer to my hopes of owning a home and starting a family than I was when I first moved here. I struggle to find appropriate housing to rent, let alone purchase. I struggle to keep up financially despite my full time job in town. I don't know what needs to be done, but as someone who would like to live here, I am not sure how to make it work.	1/9/2025 10:23 AM
3	Earlier times for adult programs. The lease! It's difficult for adults to participate in the amazing town programs when they go so late. Thank you!!!	1/9/2025 10:15 AM
4	Bike Park, Indoor Pool	1/9/2025 10:12 AM
5	Mammoth Lakes deserves to have an in-town aquatic center. Whitmore pool is too modest and to far away from town. If the town council needs inspiration, they should visit the aquatic center in Revelstoke, BC. John Diegoli, Mammoth homeowner for over 30 years.	1/9/2025 8:33 AM
6	Aquatic center in town. Two pools: cold, Olympic-size for lap swimming and attractive for groups high altitude training and meets, with viewing area/spectator seating; one warm pool with zero entry and slide(s) etc. for recreational swimming, swim lessons, water exercise and therapy, and with lap lanes for older or any swimmers that prefer warmer water. Include a multi-use space (or several, more like a true rec center - for classes, groups, whatever) and 3 locker rooms (men's, women's, family). Do this right, don't short change or short fund it. Do it ASAP. No more driving to or investment in Whitmore and not our land. The CRC is amazing but it was rushed and not invested in enough, it could have been so much more with a little more space. Go as big as possible with the aquatic center. Add space for a small cafe and lease it. Add office space. This would be a huge asset for town and a huge impact on quality of life for residents. More parking. More sidewalks, bikes paths, and bike lanes. Thanks!	1/9/2025 8:17 AM
7	1. Either initiate a task force/commission or work with an established non-governmental group as well as other agencies (e.g., NFS, Fish & Game) to advocate for and protect bears. 2. STOP the building of resort housing communities. The town does not have the infrastructure (e.g., parking, emergency services) to support an enjoyable living experience with the continued influx of people.	1/9/2025 8:03 AM
8	Winter (and summer) non-snow recreation infrastructure and management: indoor athletic field	1/9/2025 6:57 AM

for soccer, basketball and volleyball, etc. Better winter management of Whitmore Rec site. Indoor swimming area, to include splash zone, etc. More financial investment into school system, eg : provide funding for athletic travel, as coaches have to fund raise to pay for travel without funding from the school! Affordable Housing (as always) for the teachers, staff, support personnel and parents of service job folks in Mammoth. A better farmers market - dedicated space and financial support by the town.

9	It would be great to build an indoor facility much like a Woodward for families to use year round. This would be a great addition to things like the skate park and ice rink for local and visiting families.	1/9/2025 6:49 AM
10	Reduce money spent on marketing.	1/9/2025 6:40 AM
11	We are loosing our customer due to such poor customer service, terrible restaurants, and high prices...when they choose where to ski they are not going to keep paying for a lousy experience that does not meet their expectations.	1/8/2025 11:19 PM
12	An indoor year round pool. Not only will that provide year round aquatic activities not just a few months when Whitmore pool is open, but will also allow for youth and adults to participate in a wide range of activities such as swim team, swim lessons, water aerobics, water therapy, water polo, swim safety, swim lessons, triathlon training and a various other possibilities. What a blessing this would be to our community to make Mammoth Lakes an even greater place to live, work and play!	1/8/2025 9:31 PM
13	An indoor sport complex that included a pool, functional fitness space, indoor track, space for ski/snowboard athletes to do their strength & trampoline training. More housing and parking- the new hotels going in are going to need a work force. More childcare options Sidewalks through main street, Minaret, and meridian Commitment to clearing/thinning forest, forest debris, and piles that have been sitting for years- work with local & federal agencies to address excessive debris that puts Mammoth more at risk for a fire disaster	1/8/2025 9:20 PM
14	why would you only make the limelight and all the other new hotels going in pay such a miami amount for not building work force housing?	1/8/2025 7:24 PM
15	More affordable option for local recreation- locals ski pass for instance	1/8/2025 6:57 PM
16	The town of Mammoth Lakes could really use a Recreation Center. I have visited another ski resort town that has a recreation center that offers indoor activities for all ages, including gymnastics, basketball, swimming, rock climbing, arts and crafts, ice skating, and even an afterschool club with homework help. The recreation center offers a membership for full-time residents, as well as drop-in/day pass pricing for visitors. I think this would be an amazing addition to the town, and is something that almost every resident (or visitor) could benefit from, especially the town's youth.	1/8/2025 6:55 PM
17	Employee housing	1/8/2025 6:10 PM
18	We need a larger indoor pool. Whitmore is great for summer but it would be great to swim all year round. Snowcreek is too small for lap swimming. They could even put in a couple of slides or splash play to make it fun for kids all year round. Another place families can go when all the parks are snowed in and a pool they can go in summer that is in town and protected from the winds we can get down in Whitmore.	1/8/2025 6:05 PM
19	Continue to keep workforce housing as our top priority. Start charging new developments A LOT MORE for employee housing, and/or consider requiring inclusionary (employee) housing once again. Get this done before approving any new development(s). A resort town without service workers is doomed to failure.	1/8/2025 4:18 PM
20	indoor pool, year round ice, pump track/ bike park, indoor rec center for town OLYMPIC altitude training center	1/8/2025 2:57 PM
21	Please build a Woodward type facility:)	1/8/2025 2:49 PM
22	Overhaul Mammoth Police Department. There's a lack of integrity and morals within the department. Having interacted with patrol officers and the chief on numerous occasions, there's huge room for improvement. What they say behind closed doors would shock town council and the public. The department does not hold officers accountable for their own code of ethics. Officers show no sign of empathy or sincerity. How law enforcement carries themselves in small town has a huge impact on everyone living and visiting the town.	1/8/2025 12:51 PM

23	Mammoth is a great place to play, but terrible to work and live in. Local work force is priced out of most housing unless they want to cram multiple people in each room. Need more parcel type projects and less limelights. However, the parcel still falls short. So many people that live below the local poverty line still make too much to live there. Please stop letting developers pay the in-lieu cost instead of building housing for the increased workforce created by their projects. Separate note- the new ice rink has been nice but it feels like the Town has been taking advantage of the local hockey community. The facility was largely paid for with tax revenues, yet prices keep going up, and there is no local discounts. The hockey program is growing, yet availability of pickup is going down and adult league is being pushed later and later into the night. Hard to show up to work at 7AM for a professional career when you finish hockey games at 11PM.	1/8/2025 12:34 PM
24	Indoor sports facility for the whole community. Similiar to Woodward.	1/8/2025 12:10 PM
25	-indoor training facility for Mountain athletes (and anyone visiting or local who just wants to have fun and get some exercise) that provides a foam pit, trampolines, take off practice area... something like a Woodward indoor park -outdoor strength training workout park in Mammoth where people can take advantage of the outdoor environment and utilize equipment to workout outside for free -indoor swim facility -indoor running track	1/8/2025 12:03 PM
26	Please back off on the marketing accelerator and the "There's a sucker born every minute" business model. We need to give our visitors a reason to come back. It is time to focus on repairing and enhancing our infrastructure to provide capacity to handle these folks who will never stop coming. Also, please stop taking credit for the surge in visitation. Our unique setting surrounded by the natural environment is why people come here. Always has, always will. Thank you God.	1/8/2025 11:39 AM
27	More indoor facilities for children to stay active and entertained, including a Woodward-like facility and indoor tennis / pickle ball facility.	1/8/2025 11:35 AM
28	HOUSING that's not impossible for locals making \$25 an hour or more to live in. An indoor training facility like Woodward would be amazing! We need more facilities for locals and visitors. Live music venue with partial weather coverage	1/8/2025 11:05 AM
29	The new ice rink was an idea pushed and backed by the Mammoth hockey community for many years. This community was the driving force for this project, and now is marginalized. The rink schedule seems to prioritize open public skate, while the Rec. department continues to create new programs, resulting in less opportunity to play hockey. Hockey players have very limited opportunity to play on a weekly basis. The adult hockey leagues play once a week, there are two pick-up hockey opportunities per week, and one opportunity for stick-time, which is the only opportunity to really learn and develop skills outside game situations. No adults have practice times. Hockey is scheduled in off hours that many find difficult to meet; late nights or early mornings. As many know, the popularity of hockey in this community has grown significantly. These are local people and families. The rink needs to support this growing interest of the local community, and stop prioritizing public skate for tourists. Yes, the rink earns a lot of money from public skate, but wasn't the intention of the rink to serve the community? Additionally, prices continue to increase significantly with no discounts to locals, when local tax money was used to construct the rink. Please maintain and prioritize the existing community before searching for new sources of revenue that marginalize the backbone of this community - hockey players.	1/8/2025 10:37 AM
30	rather than just ban plastics, institute/support the reusable to go program so that it's town supported program. develop branded water reusable water bottles and water filling station network around town so easy for tourists and locals alike to get water.	1/8/2025 10:36 AM
31	More indoor recreation opportunities for our kids and the community - full-size pool, soccer field, volleyball, batting cages, etc.	1/8/2025 10:26 AM
32	More sidewalks. Clearing sidewalks to tamarack. Along majestic to protect pedestrians from cars. Multiuse center. Nothing just ice skating hockey etc. a bonafide gym better than snowcreek. Rock wall. Promote more athleticism to area for training at altitude. Better planning for homogeneous landscape in town. Better planning for workforce development. More parking at tamarack for winter enthusiasts and walkers. Work with forest service on this project. More trailhead parking in general for summer as our visitation has out passed available parking. Encourage another supermarket or better pricing for locals and not resort prices as this kills us every week.	1/8/2025 10:19 AM

33	A swimming pool in town	1/8/2025 10:19 AM
34	A training facility with trampolines and ramps to foam pits would be so beneficial for our athletes	1/8/2025 10:07 AM
35	Year round ice at the under performing CRC	1/8/2025 9:50 AM
36	Wildfire preparedness. Fires in La are scary and mammoth would be destroyed. Also year round community center or educational center for kids with community events.	1/8/2025 9:35 AM
37	Please consider more choices for local and visiting kids. An indoor Woodward style facility which includes trampolines, foam pits, skatepark would be an excellent amenity for families year round. A bicycle jump and pump track for summer guests and locals is much needed. Adding a skateboard pump track near Brothers should be prioritized as well. Thanks for your consideration and continued support of kids and their activities.	1/8/2025 8:33 AM
38	The Town should do more to reduce wildfire risk and improve forest health around Mammoth Lakes. All around Mammoth trees are dying because they are stressed from drought, pests, and are competing with each other for resources. There is extensive scientific evidence that forests in the west are overly dense because of fire suppression, and these dense conditions result in tree decline and mortality and also support high-severity, catastrophic wildfire. The Town should put more emphasis on forest thinning and restoration projects to reduce wildfire risk and to enhance forest health; tree thinning has been shown to be effective at doing this. Healthy forests are also critical for the Mammoth economy because people don't want to see dead trees or completely burned landscapes when they come to recreate in the area. Wildfire has already devastated communities in California, such as the Dixie Fire, Caldor Fire, etc., and the same could happen to Mammoth if action is not taken to thin these unhealthy and dense forests.	1/8/2025 7:29 AM
39	Indoor pool. Great for locals and visitors to have more family experiences	1/8/2025 7:25 AM
40	Adding a swim complex for water safety and swim in all seasons!	1/8/2025 7:10 AM
41	ChatGPT Memory Full You said: we have a small town community pool that has a swim season from mid May to early September. I'd like to write something to the town about focusing on why having a year round pool is a benefit to the community and tourism. here's what I wrote so far: We've done a lot of great things with the hockey rink and I love the women's/adult programming. I think now we should shift our focus to the whitmore pool and improving it. A lot of our community doesn't know how to swim and that is an important life skill. The pool season is too short. And Snowcreek charges way too much for a swim lesson/even pool access which could be a barrier to our most vulnerable communities. I'd like to see town/parks and rec focused on creating a way to have a longer swim season or better yet, year round access to the pool at an affordable cost. ChatGPT said: ChatGPT Your draft is a great start, highlighting the importance of swimming and the barriers many people face. Here's a revised version to make it more persuasive and community-focused: Subject: Investing in Our Community: Extending the Whitmore Pool Season Dear [Town/Community Leaders], We've accomplished incredible things with the hockey rink, including the expansion of women's and adult programming, and it's clear that investments like these have brought immense value to our community. Now, I believe it's time to turn our focus to the Whitmore Pool and the potential it holds to serve as a year-round resource for residents and visitors alike. Swimming is not only a fun activity but also a critical life skill. Sadly, many in our community don't have access to learn how to swim—a gap that could be life-changing, especially for children and families. The current pool season, from mid-May to early September, is simply too short to meet the growing needs of our town. Moreover, the high costs of private swim facilities, like Snowcreek, create barriers for many of our most vulnerable residents, limiting their opportunities to engage in this essential activity. A year-round pool facility would provide numerous benefits: Health and Wellness: Swimming is a low-impact exercise suitable for all ages, from toddlers to seniors. Youth Development: Year-round access could support swim lessons, school programs, and competitive teams, fostering confidence and discipline in our youth. Tourism and Economic Growth: A year-round pool could attract visitors looking for activities outside of winter sports, boosting local businesses. Community Connection: Affordable, accessible programming would create a more inclusive and vibrant community space. I encourage the town and Parks and Recreation to explore ways to extend the Whitmore Pool's season—or better yet, make it a year-round facility. By investing in this project, we can create a lasting legacy of safety, health, and community enrichment.	1/8/2025 7:00 AM


42	Year - round ice at the rink. All programs are growing exponentially. Why not keep the cash flow coming in!	1/8/2025 5:52 AM
43	Could Adults get earlier ice time at the Mammoth Rec Center? We wake up at 6am to work, while kids get 5pm ice time and we're playing games at 9:45pm. It would be pretty awesome if adults and kids could both share the times in programming!	1/7/2025 10:50 PM
44	Indoor Training facility like Woodward with a Pool. 1. Pool for year around swimming for everyone. 2. Pool for year around swimming for Swim Teams and kids 3. Pool for year around high altitude training 4. Foam Pits, Tramps, Jumps for training for Ski & Snowboard Teams, Dance Team, Gymnastics. 5. Foam Pits, Tramps, Jumps for all people in the community. A place the public can go jump for hours and learn. 6. Pool and Jump for Ski & Snowboard jump training.	1/7/2025 10:36 PM
45	Indoor Training Facility similar to Woodward, with Tramps, Foam Pits, Ramps, Jumps, etc. 1. This would benefit all families both local and visiting. A place kids can play and jump freely. 2. Training center for Gymnastics, Dancing out of down Dance Teams, Gymnastic Teams. 3. Most obvious, World Class training facility for Ski, Snowboard, Skate, Bike, Mtn Bike, Mountain Sports. This would benefit the local population and teams, helping send local athletes to the Olympics. 5. The facility would generate a massive amount of revenue from Ski & Snowboard Teams across the World who would want to rent out for training all year around.	1/7/2025 10:32 PM
46	Build a year round indoor soccer facility	1/7/2025 8:44 PM
47	We need something for our teen kids to do besides expensive bowling. An actual arcade with year round access and activities.	1/7/2025 3:42 PM
48	A climbing gym would be great! Some sort of side walk along minaret between old mammoth and main street in the winter would be great for running and walking Something to improve the traffic backing up at the village at the end of busy days at the mountian, some days it can take an hour to get home from the mountain	1/7/2025 2:55 PM
49	More affordable housing / rental options for locals. Rent prices are not reflective of the average income for the working class of this town. An affordable grocery store would make a huge difference in the community. More multi use trail systems would also be great, as would an indoor climbing gym.	1/7/2025 2:04 PM
50	Indoor pool, climbing gym More housing More winter parking	1/7/2025 1:21 PM
51	I would love to see a Woodward-type facility in town with all the trampolines, mats, skate park, and ramps that skiers and skaters use to train; but also would be great if that facility had other things that anyone in town would enjoy such as a climbing wall	1/7/2025 1:20 PM
52	I believe Frontage Rd should be a pedestrian road connecting businesses from the village to Old Mammoth Rd. These are the two hubs of town and would provide businesses with more visibility and foot traffic. It is currently very unsafe for driving and provides no benefit that 203 doesn't already have. This would also provide more walkable/bikeable space, decrease car traffic, and incentivize businesses to fill in empty lots and spruce up their old, rundown store fronts. With the new hotels going in, it would be a beautiful update to our town.	1/7/2025 1:20 PM
53	It would be great to have an indoor skate/trampoline venue	1/7/2025 12:58 PM
54	Construction of year round swimming facility (ideally 50m Olympic size pool). Will make Mammoth Lakes world-class swimming destination - Barrett Tester, Mammoth Lakes Sharks Head Swim Coach	1/7/2025 12:48 PM
55	Our community would greatly benefit from expanding indoor recreation opportunities for kids and families, such as an indoor climbing gym, an indoor playground, or a children's museum. These spaces would provide much-needed options for year-round activities, especially during the winter months, fostering a sense of connection and engagement among residents. Additionally, enhancing the presence of arts in our town through initiatives like public murals, art festivals, and art walks would add a vibrant charm to Mammoth Lakes, celebrating creativity while attracting both locals and visitors to experience our unique cultural identity.	1/7/2025 12:38 PM
56	Indoor pool is by far my number one request/suggestion! Also would be great to have an indoor climbing gym and Woodward style training facility here.	1/7/2025 12:01 PM
57	More year round facilities for kids/adult recreation please!!	1/7/2025 11:58 AM

58	Having more indoor activities during winter time like an indoor pool and indoor climbing gym	1/7/2025 11:57 AM
59	Indoor recreating and training facilities would be a wonderful addition to mammoth lakes.	1/7/2025 11:04 AM
60	more parks, less density	1/7/2025 11:03 AM
61	We need access to a higher quality indoor training facility as this will greatly improve our local community. A real, commercial style climbing gym with weights/cardio/yoga is what I'd propose as this will allow community members of ALL ages to have something fun and safe to do indoors. It will also allow for things such as birthday parties and kids camps, options which are lacking here. Indoor recreation and community space in Mammoth are very limited. We need more spaces like this for people to interact and connect in healthy ways (ie, not just bars, restaurants, coffee shops). Snowcreek is crowded, outdated. Our community deserves better!!!	1/7/2025 11:02 AM
62	Increased traffic enforcement to ensure slower speeds and both pedestrian and wildlife safety.	1/7/2025 11:00 AM
63	A real indoor climbing gym (not monkeybar)	1/7/2025 10:58 AM
64	Indoor climbing gym! The Monkey Bar is old, dirty, and has dangerous padding. The community would benefit from a new facility where climbers and youth could gather and train!	1/7/2025 10:57 AM
65	The town needs an indoor pool. Too many local kids don't learn to swim. It could be part of their PE curriculum at school. Possibly built on the Cerro Coso campus? Many communities are able to build pools using donations from wealthy homeowners. Check out the Coggan Family Aquatic Center built on campus of La Jolla High School. Thank you	1/7/2025 10:44 AM
66	This town council should not focus on spending money or attracting more tourists to Mammoth. They already know we are here and this is a waste of our tax dollars. The town council should focus on the livability of Mammoth for its residents, and the preservation of our surrounding environment and wildlife. I find it very sad to see another expensive nightly rental complex approved when the town can't support necessary public services like law enforcement. I would like to see some reasonable work force housing, instead of people being packed in like sardines. The tourists are destroying our town, such that most locals can't wait to leave during any holiday period. Very sad.. Tourism, and catering to it, has gotten out of control in this town such that it is becoming an undesirable and unsustainable place to live. The town has to stop approving projects that create the need for more of what we don't have, since even charging the second homeowners more money won't stop them from buying, and the tax money just goes to support more tourism!! Just stop!	1/7/2025 10:43 AM
67	We need an indoor climbing gym! The monkey bar is in decay and not safe.	1/7/2025 10:23 AM
68	I feel Mammoth Lakes needs more indoor recreation options such as a rec center with a pool, climbing gym etc. Or possibly some sort of indoor field house located at Whitmore so our youth can practice baseball soccer football, etc.	1/7/2025 10:23 AM
69	climbing gym	1/7/2025 10:20 AM
70	A field house similar to park city where all community members can play sports indoors during winter	1/7/2025 10:18 AM
71	I would like to see an indoor swim facility built. This facility should be multi-use and include a track around the perimeter on a higher floor. Our town also needs an indoor training facility for our elite mountain athletes. Something that offers the same safe training space that Woodward facilities offer. Currently our athletes are at a disadvantage when you look at what Tahoe and Copper mountain have to offer. We have a world class mountain, but we fall short in offering the world class training facilities that other mountains offer.	1/7/2025 10:16 AM
72	Mammoth Lakes needs a year round in door pool. All people from infants to geriatric population can use a pool for health and recreation. Currently we have no aquatic options for families unless they can afford a gym membership. We could desperately use a pool.	1/7/2025 10:16 AM
73	Can we use the empty space in the rec center for climbing walls? A climbing gym would be so helpful for so many in this community. Many people would be able to consult/give feedback/would likely contribute funds. Thank you!	1/7/2025 10:15 AM
74	New: Build an indoor rock climbing gym. keep: free buses	1/7/2025 10:13 AM
75	The need for more activities for kids is huge. Indoor gyms, tennis, and a woodward like facility would really set our town apart.	1/7/2025 10:13 AM

76	Indoor climbing gym. Woodward facility. Indoor pool. Second sheet of ice at the rink.	1/7/2025 10:11 AM
77	In no particular order: 1. Building a real dirt jump/bike skills park would be amazing. Instead of people building their own all over the shady rest area. For inspiration, South Lake Tahoe has an amazing one. 2. A full sized (olympic long course) swimming pool would make Mammoth perfect 3. A more permanent mini bus route or better route communication? I feel like every season the bus routes change and as soon as I learn the lines they change again. 4. Moratorium on new short term/vacation rentals (or something comparable). I don't understand how this hasn't passed already. Housing is the biggest issue in our town and it breaks my heart every time another amazing human leaves this community because of housing insecurity. Take care of our people. The parcel is such a good step but I think more can be done for middle/low income people (teachers, surveyors, town & hospital employees, contractors, etc). Places of employment shouldn't have to buy housing just to employ people, and it is insane to me that this is the norm here (hospital, water district, housing developers such as Obsidian, the town to name a few).	1/7/2025 10:11 AM
78	An indoor/outdoor skatepark or action sport training facility would allow year around participation and training for young kids/athletes. Similar to what woodward has done. https://www.woodwardwest.com/facilities	1/7/2025 10:01 AM
79	Increased amenities for community members - especially families - who are already established here. Local businesses, especially Mammoth Mountain Ski Area, should lean in heavily on providing transitional, seasonal housing, and not rely solely on the Town for solutions.	1/7/2025 9:58 AM
80	Mammoth Lakes needs an indoor training facility, similar to Woodward. Mammoth is a world class mountain, but without an indoor facility it falls short in what it can offer to the community. The indoor facility is integral to athletes and the rest of the community. Ideally it would have trampoline options, skateboarding areas, foam pit jumps. Also a turf field would be a great addition to be inclusive of other types of activities, such as soccer or training areas.	1/7/2025 9:56 AM
81	work with the National Forest Service closely to assist in expediting the permitting process for filming	1/7/2025 9:51 AM
82	We would love to see an indoor recreation center with a full range of sports including tennis, pickleball, gymnastics, dance and work out facilities. Also, continued improvements for affordable housing for all. Thank you.	1/7/2025 9:50 AM
83	We need an indoor facility like Woodward in town, more activities for kids to do in the evening, indoor tennis, gymnastics areas and the list goes on. Need better traffic heading down from Main Lodge into the town.	1/7/2025 9:49 AM
84	Build an all-season swimming pool.	1/7/2025 9:44 AM
85	I'd like to see more recreation opportunities for families. Could the town offer incentives to lure a business like Woodward Tahoe or Movement or Touchstone Climbing Gyms to open locations in Mammoth? A year round aquatic center like the Carson Valley Swim Center would be great for residents and visitors alike.	1/7/2025 9:43 AM
86	More affordable housing, focus on sustainable infrastructure, more community events not surrounding alcohol	1/7/2025 9:41 AM
87	(1) Keep the indoor ice rink running all year round to continue to support more diversity in activities for the local community. Mammoth has wonderful summer weather to host activities outdoors and already a number of great outdoor recreational spaces that support basketball, volleyball and skateboarding, to name a few. (2) To further differentiate our town and potentially appeal to some of the demographic who come in the summer, how about a carting track? (3) As a local resident, one of the reasons we moved here was the beauty of this area and the town. It is disappointing to see many buildings/institutions in high visible areas sitting vacant and falling into disarray over the years. Empty storefronts and shuttered buildings do not elicit a vibrant town. We need mechanisms in place to encourage property owners to bring in and support businesses that will serve locals and visitors alike.	1/7/2025 9:34 AM
88	My family loves the ice rink. It would be nice if it were open year-round for public skate sessions, and also if there were food and drinks sold.	1/7/2025 9:30 AM
89	Build a multi use indoor temperature controlled recreating center. The ice rink is not sufficient during the winter nor is the village community center. Mammoth needs a Woodward (or similar)	1/7/2025 9:30 AM

indoor training center. It also needs a much larger space for its growing gymnastics program. An indoor kids play space would be wonderful as well.

90	Woodward like indoor facility, indoor tennis courts, more summer camp options like weeklong sleepaway camps, more indoor miniature, golf or activities for kids. And above all else, workforce housing. None of this is possible, if people cannot afford to live in town.	1/7/2025 9:24 AM
91	Woodward facility for kids to keep busy and train	1/7/2025 9:18 AM
92	High level indoor ski/snowboarding skill practicing area, like Woodward	1/7/2025 9:13 AM
93	Mammoth Lakes needs an indoor-training facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.	1/7/2025 9:12 AM
94	Please get DC fast chargers for non-Teslas. And an indoor skate park would be great!	1/7/2025 9:12 AM
95	Athlete training center	1/7/2025 9:11 AM
96	I would like to see a indoor facility that services the tennis pickle ball and rock climbing community	1/7/2025 9:08 AM
97	I think a Woodward style training facility would be a huge draw. More housing that is protected from short term rentals is also badly needed.	1/7/2025 8:39 AM
98	The town should build a multi-purpose, year-round sports complex for kids. Ideally it could incorporate indoor trampolines and foam pits (like Woodward), climbing wall, gymnastics space, indoor soccer, and maybe even an indoor pool. The ice rink was a big miss in my opinion, we do not go there at all.	1/7/2025 7:58 AM
99	Plowing/ maintaining the bike path from Waterford to Eagle lodge in the winter. Bike park/skills park	1/7/2025 7:53 AM
100	Encouraging development either along old Mammoth or Main Street so that you have a "town center" in town. The village is for tourists. If the actual town has more of an appeal, maybe some of those visitors will be inclined to spend more time with the businesses outside of the village.	1/7/2025 7:53 AM
101	We need another short term rental ban asap!	1/7/2025 7:52 AM
102	Indoor lap pool and track!!! Rec center and day care	1/7/2025 7:52 AM
103	Indoor swimming pool!!!	1/7/2025 7:46 AM
104	Completion of the ice rink/Community Recreation Center (CRC) is essential. While the facility is impressive, it remains unfinished. With a \$17 million investment, it is concerning that guests have limited options for refreshments, relying on a single water fountain or vending machines for soft drinks. The notion that "it's better than what we had" is insufficient. The construction process has been lengthy, yet this facility has established itself as the premier destination in town, evidenced by the substantial increase in user group participation. It is imperative to finalize the project, ideally during the spring and summer months when usage is lower. This is a topic for further discussion at a later time. This facility must optimize ice usage. The failure of numerous ice rinks is a reality we must avoid, as we have all worked diligently to ensure its success. It is difficult to envision this facility being managed by a private or corporate entity. While it is impossible to satisfy every user group completely, favoritism towards one group can foster resentment among others. Currently, there is a lack of programming from 7 AM to noon, yet scheduling continues to be congested from 5 PM to 10 PM, with high demand for prime time ice slots. Prime time translates to revenue. For example, you are offering happy hour specials on New Year's Eve. There are ways to accommodate all user groups without creating the appearance of prioritizing one over the others. Expanding participation in the sport will contribute to the growth of programs. There are numerous talented individuals in the area eager to assist in various aspects of the ice rink, but their potential contributions are being hindered by a prevailing focus on a singular program.	1/7/2025 7:20 AM

105	We need a full size swimming pool indoor. All year long discount to locals on ice rink access. Indoor skate park. Indoor playground	1/7/2025 6:42 AM
106	Mammoth needs an indoor skate park!	1/7/2025 1:07 AM
107	Please build an indoor Woodward-like facility with skateboarding, drop ramps, foam pit, trampolines and tumbling area. And more affordable housing.	1/6/2025 11:22 PM
108	Adding a climbing gym! More public parking near the village, pedestrian bridge at the village bus stop to prevent traffic coming down from the resort in the afternoons, advocate for locals to not have to get permits into Yosemite	1/6/2025 10:58 PM
109	Mammoth athletes need a place to train. A Woodward - like facility with trampolines, foam pits, etc would be a great addition to the area. Additionally a summer time ski ramp and airbag would draw guests and athletes from all around. All prestigious winter resorts have places like this for athletes to train in the summer.	1/6/2025 10:56 PM
110	Build a parking structure on the Hillside property which has been designated for a structure, not a surface lot. Enforce parking restrictions around the Village - I'm surprised that the merchants haven't complained about losing business. Also, add amenities to Community Center Park and promote to residents and adjacent condos - don't take away park space for a parking structure which has been on Council's minds for years.	1/6/2025 10:33 PM
111	<p>The town needs a year-round pool. For maximum use by locals, children, and tourists, it should be located in town and not at Whitmore. Swimming is a life saving skill that we should prioritize for our community and children. Cost is a big barrier obviously. That said, several resorts have large pools, such as the Westin, that they heat (and never cover) year-round. The Westin pool is outdoors, but with creative planning/building, and investigating what other winter resorts have, we should be able to make a year-round pool work, potentially something that is convertible from indoor to outdoor seasonally, to take advantage of our beautiful summers and as de-humidification can be expensive apparently. Partnerships could be developed with high school, college, and professional swim teams for high altitude training similar to the running teams and elite athletes that visit and/or make Mammoth their home. Much like the ice rink, it could generate revenue from tourists and would be a great poor-weather-day activity. Additionally, corporate partnerships could alleviate the cost. The summer olympics in Los Angeles in 2028 could provide funding opportunities. I would like to recommend women-specific adult team activities. Currently there is a wildly popular town women's hockey league, but only co-ed soccer and volleyball. For many women it is intimidating to play with men, especially at a beginner or recreational level. The women's hockey league has become a community for the participants in a way that is difficult to cultivate in a co-ed space. Given the epidemic of loneliness and isolation, the town could help to build relationships and increase the resilience of the community, especially for women and mothers. Childcare and housing insecurity are serious issues impacting our community and making it difficult to survive in our town. Many steps are being taken to help alleviate them, but we need to continue projects and develop new ones. The town must hold large developments accountable for the workforce that they require and may poach from other businesses. Creative solutions like Forest Service land trades should be considered, especially if the town can collaborate with government agencies to achieve their goals. We should encourage and facilitate ADU development, specifically for second homeowners but also enforce accountability (I know of at least one wealthy second home-owner who created an "ADU" and uses it instead as an art studio). The benefits of having a long-term rental on-site should be marketed to second home owners. The tenants can keep an eye on their place, provide snow removal, and offset their expenses. The town of Mammoth Lakes is vulnerable to disaster as we saw in the 22-23 winter. That said, wildfire is likely the greatest danger and has been called "an existential threat" by our fire chief, Ales Tomaier. There are great mitigation projects happening around town, but hardly any education or push for homeowners to maintain defensible space. Tahoe has many successful projects including: https://www.trpa.gov/trees-and-defensible-space/ They passed a ballot measure that provides funding for inspections and for the removal of fuels: https://www.truckee-fire.org/wildfireprevention. Please help us mitigate the risk of a devastating fire that could destroy our town. Mammoth Lakes is a beautiful town in a beautiful place. With the consolidation of ski areas nationally, we have an opportunity as the highest elevation and busiest ski resort in California to maintain and build our visitation. We must support the vital workers who maintain our town for visitors and locals alike. I am not available for the town council meeting but can be for a further conversation. Sierra Bourne, sierrainmammoth@gmail.com</p>	1/6/2025 10:15 PM
112	 More large trash bins around the town around the winter holiday szn , we have had	1/6/2025 9:45 PM

overflowing dumpsters the past few weeks 🏊 Full sized indoor swimming pool 🧘 Tall indoor climbing wall/gym 🌲 Connector trail from Sherwin Lakes TH to Mammoth Rock so you don't have to share foot traffic with Motorized Vehicles on the lower trail , with kids and dogs it's not fun or safe to connect those on foot 🚶 resurface lanes 1-2 at whitmore track, they are warped

113	Mammoth high school soccer is a winter sport in need for a field nearby, in which we use Whitmore. When there is snow we aren't aloud to clean it to play which I think the town should shovel it with their machine specifically made for turf since they don't want us to shovel it. We would greatly appreciate it.	1/6/2025 8:52 PM
114	Indoor skatepark. A town rec center with a gym	1/6/2025 8:36 PM
115	Dirt jump park with skills features (ie Sapwi bike park style), Appropriate length indoor swimming pool (25m or 50m), paved bike paths to all MM lodges	1/6/2025 7:47 PM
116	Need to do something about STRs taking all the housing away from locals!!!	1/6/2025 7:30 PM
117	Year round aquatics	1/6/2025 7:28 PM
118	TOML must stop approving these huge developments. Limelight is going to kill this town. It will pull the small business workers away from the mom and pops, then they will go under because there just aren't enough people in town to fill all the jobs. And for what? So TOML can bring in more tax dollars? We have enough. It needs to be better managed. I read the other corners, Uller and the Catholic Church sold. So is the Town and Planning Commission going to approve some gawdawful behemoth structures on those corners also? WHY? We are a small town. We will never ever be a destination resort, and it shouldn't be. Marketing has made sure we have enough visitors to sustain us and all the businesses. Yet, somehow the powers that be still cannot see that. Where will people live? Where will our "community" be? I live in a condo and all but four of 60 units units are on a rental program. That is typical. Locals can't even afford to rent an apartment, let alone buy a condo. Half a million+ for a 1 bedroom...it's criminal. Where will all the water come from? Will locals have to stop watering every little thing so there is enough water for tourists to waste at these developments? Is that why MCWD has imposed such strict regulations, so Limelight and breweries will have enough water to waste? We all moved here for the small town atmosphere. What part of that are you all actively protecting and preserving? I will say that twice. What part of our small town atmosphere are you actually protecting? Who look at Limelight and says, oh, Mammoth is a great place to live! Certainly not many who live here and make Mammoth their home. It's just sickening what you all are allowing to happen to our town. It's growing further and further away from a great place to live, work, and play, yet you claim that is your mission. Maybe that's your mission as far as tourists are concerned, but it is not your mission as far as locals are concerned. What are you doing for me, a local of 30+ years who moved here because it was a great place to live, work, and play.	1/6/2025 7:15 PM
119	Indoor skatepark with mini ramp, bowl, small features. See Woodward and evo for examples. Every major snow town has one!	1/6/2025 7:10 PM
120	An indoor place for skating, foam pits etc.	1/6/2025 6:53 PM
121	A walking bridge at the village for the village parking lot would help with the winter traffic	1/6/2025 6:45 PM
122	More events during off season so year round work is possible. Local deals for recreation like bowling, ice skating, lift tickets, movie theater. More frequent poss stops through Mono street.	1/6/2025 6:27 PM
123	More affordable housing for the employees that make this town run! Outside of employee housing. Adults shouldn't have to live like college kids to live here!	1/6/2025 6:09 PM
124	By the village there needs to be a walking bridge or an underground tunnel for pedestrians. If there is no crossing guard it is a nightmare getting down from main lodge. There is no where to recreate in the winter inside besides the ice rink... I think there should be an indoor skate park built & you can pay a small fee for monthly access. I also think TOT tax should not apply to locals. if you show an ID showing you reside in mammoth lakes there should be a way to wave this.	1/6/2025 6:08 PM
125	Indoor skatepark	1/6/2025 6:01 PM
126	The town should build a large indoor multi-use facility for our local sports teams to use. Our high school soccer team plays in the winter. We have a hard time getting the town to clear the field at Whitmore. We need an indoor soccer facility that could also be used by our basketball and volleyball teams year round. We also need some sort of retractable cover to put over the	1/6/2025 5:50 PM

	field at Whitmore to keep it free from snow. It would also be nice to have an indoor swimming facility.	
127	I would like to see a bridge or an underground tunnel built at that AWFUL village crosswalk that causes so many MMSA Main Lodge employees hours of their life on busy winter days, handicap accessible of course. I'd also love to see more affordable housing options for people like me who work for the mountain and want to live here long term, but also can't afford a 500 square foot \$500k studio.	1/6/2025 5:25 PM
128	More trash bins along the bike/walking path, from Starbucks to mammoth creek park I only saw one trash can and not until the fork, discouraging for a local so imagine how discouraging to a visitor. Especially for dog poop bags	1/6/2025 5:22 PM
129	Address the pedestrian traffic issue n the village. A footbridge from the village parking lot, over the road to the shops, would significantly reduce the back up coming down from main lodge, and would help keep pedestrians off the road and safer!	1/6/2025 5:21 PM
130	Indoor skatepark!!! More indoor courts for soccer/basketball/volleyball etc.	1/6/2025 5:20 PM
131	Bus enclosures would be awesome. Also, as much as people want to live here, I think it would be a good idea to have regular bus service going back back-and-forth from Bishop, Lee Vining, June Lake. The reality is that Mammoth is very expensive and we need to use all the surrounding towns so that workers can have homes.	1/6/2025 5:19 PM
132	Build a year round pool and more areas for our kids to play safely and congregate.	1/6/2025 5:06 PM
133	The town needs to build a Woodward with foam pits, skate park, dirt and concrete pump track, trampolines to help kids learn new tricks in a safe environment. Keep the dog park open year round. More affordable housing for mtn and town employees. Bike path on Minaret.	1/6/2025 5:00 PM
134	1) Stop raising TOT and TBID ! At the very least a portion of the current tax should be allocated directly to business owners in town and not giving to the MLT for a job that can be done for a fraction of the cost by someone with a laptop or phone 2) fix the dilapidated street signs, including the intersection sign for 203 and meridian that has been done for years now (intersection adjacent to MBC) 3) stop subsidizing multi billion dollar corporations like MMSA and start charging billion dollar developers for housing 4) Get permitting departing straightened out, more stream line , and reasonable 5) we will get more reliable foot traffic and tourism dollars by not taxing everyone into oblivion 6) Embrace your inner George Costanza and start doing the opposite	1/6/2025 4:53 PM
135	Build more infrastructure for the local youth and visitors alike, such as a Woodward at Copper Mountain, with activities like an indoor skatepark, trampolines, but also indoor pool/basketball courts, etc. maybe with an area for them and parents to work/study/read or simply enjoy a coffee.	1/6/2025 4:16 PM
136	There is so much opportunity for Mammoth to create jobs, bring in much more town revenue, and be a desired destination for many active families. Mammoth Lakes should utilize the space for a Woodward facility that incorporates indoor skateboarding, gymnastics, trampolines, mountain biking, snowboarding/skiing foam pits with use of roallerboards. Such a facility can be used year round and incorpoate an area for food and beverage. This type of facility would allow for year round activities, camps, and events for young and old. As a new homeowner in Mammoth Lakes, I'd rather spend my money locally that travel to Tahoe or Copper Mountain for such a facility. In NJ they have the indoor facility called Big Snow and it draws people year round. Imagine Mammoth NOT losing employees in the summer since they can utilize their skills in such a facility.	1/6/2025 4:08 PM
137	Indoor skate park!	1/6/2025 3:57 PM
138	First of all great job relandscaping Main it looks great. But what about all the money I'm paying for the Old Mammoth Rd Benefit. It is almost as much as all of the other "Special Assessments" combined. All we have is broken sprinklers and weeds. Also do all of the other streets have "benefits" that pay for snow removal and sidewalk sweeping? 3.2 Definitions of Budget Items The following definitions describe the services and costs included in the District budget: 3.2.1 MAINTENANCE COSTS Snow Management: Includes the clearing and hauling of snow from the District improvements and sidewalk snowmelt expenses. The annual snow management budget is based upon a 200-inch snow yea Summer Sidewalk Sweeping: Includes sweeping of the sidewalk improvements during the summer mon Landscape Maintenance: Includes the required landscaping maintenance costs necessary for a contracto	1/6/2025 3:28 PM

or Town staff member to maintain landscaped areas and irrigation; including aesthetic treatment and replacement of landscaping, as necessary.

139	We need an indoor facility like Woodward which would create a space for kids to recreate while other extracurricular activities are not happening. My child does girl scouts, 5 dance classes through Snowcreek, MMSST U10, and when these programs take a break, a place like Woodward would be a tremendous opportunity for them to stay active and entertained.	1/6/2025 3:27 PM
140	Outdoor recreation is the economic driver of the town. It is the one investment we make that earns money over time. Everything else spends money. Always be investing in expanded outdoor recreation no mater the year or economy. In good times pursue other initiatives alongside outdoor Rec. In bad times cut back but always budget something for outdoor rec. Essentially, expanding outdoor rec should be like breathing for us, it's just something we are constantly doing without question. It needs to be baked into our DNA and part of our identity as a town and government.	1/6/2025 2:54 PM
141	The amount of development currently occurring, and that has been approved, has out-paced the towns ability to absorb impacts. Council must hold developers accountable by requiring impact mitigation be done first, or pay higher amounts in impact fees. Put the brakes on these huge resorts development before the town is truly unable to support all the tourist. We are already close to that point and more development is coming.	1/6/2025 2:53 PM
142	Prioritize public safety. There has been an uptick in criminal activity in town. There have been burglaries, vehicle pursuits, weapons violations, and other dangerous activity in and around town. Not to mention drug dealers operate with impunity here. I don't care if it's a tourist town. I want common sense laws enforced, regardless of how that impacts tourism. For example, speed surveys need to be conducted so that the police can use radar or laser guns in town on streets other than the 203.	1/6/2025 2:48 PM
143	DIGITAL welcome sign w current events in front of footloose, continued effort for workforce housing, 2 roundabouts on 203 instead of flashing lights, continued public transportation, village parking	1/6/2025 2:45 PM
144	1. Always, always building and put resources towards affordable housing. 2. Housing laws. Rent ceilings. There is very limited policy here to protect tenants. For example, my neighbor moved into their unit in 2022 and their rent last was \$1800. They moved out in summer 2024 and my landlord listed for \$2850 with no upgrades, no new carpets, nothing. That should be illegal! Without housing policy, locals will be priced out. 3. Why are 3 hotels going in without affordable and workforce housing as a major component?! I heard they were in the plans and then not. Who is going to work those hotels? 4. Town quiet hours. There are quiet hours for construction with allowed hours of 7:30 am - 10 pm. How come plows and garbage trucks do not fall into this? Garbage should not be allowed until 7:30 am. We have been woken by a crashing dumpster too much lately. Also, what is up with Town Plows roaming the streets at 4 am when it snowed 2 inches 2 days ago?! The plow situation lately has been out of hand. We are now sleeping and we are moving out of town as a result of affordability and not sleeping in our current place on Mountain Blvd. The plows (private and town plows) have been nonstop this past month despite little snow. It shakes and rattles our whole building and we do not sleep. There should be regulated hours for plow services throughout town with an exception for "extreme snow storms" because we completely understand the need for that. But two inches on the ground? Plows do not need to be running in the middle of the night. 5. Local community events.	1/6/2025 2:24 PM
145	1 - Better master planning throughout town with both public and private coordination. There are ski resort towns that have great layouts/transportation/etc. that all fit together well and Mammoth still has a "hodgepodge" feel. 2 - Work with Mono County on new neighborhoods and development throughout the County. With USFS and LADWP being majority land owners it may be a struggle, but there may be some opportunities over the long term (20+ years) so residents don't have to be crammed into town limits and can get away from the business. This would replicate many other resort towns. 3 - Evaluate what makes a "happy" community and integrate that mindset/solutions into all decisions. Many people in the community feel burnt out/over worked...what can the Town do to counteract that and improve local moral.	1/6/2025 1:57 PM
146	More sidewalks(specifically on Lakeview from voodoo chutes to Canyon Lodge), more bus stations/ busses, more traffic calming on Main street, buy Sam's Woodsite to have an outdoor event space for the TOML during the summer, continue to invest in the parcel and missing middle housing(put all extra TOT from Measure L into housing DONT get sidetracked with it and put that money elsewhere), EXPAND RMFI zoning (long term multi family housing) and	1/6/2025 1:30 PM

increase density limits in town We have to start building more dense housing there is far too much single family zoning to meet our housing needs. Actually enforce plastic bottle and Styrofoam bans.

147	What is being done to make our town livable and affordable for people that actually want to live here? Why was the STR moratorium tables? Will the fact that most homes are being purchased solely for use as STRs and are pricing out people that would actually be a part of the community ever be addressed?	1/6/2025 1:13 PM
148	1) Tear down that empty community center near village and build a paid parking structure. 2) incentivize new restaurants by offering to subsidize lease for one year, help with renovations, etc. We can't keep spending millions on marketing yet our guest experience SUCKS.	1/6/2025 1:09 PM
149	Not sure if this is related to the town council or not....but I would love to know what efforts are being made to bring more restaurants into the town? All of the construction with new houses, condos and hotels.....but yet we have lost so many restaurants. My guests have made comments about the lack of options for restaurants recently. We have lost so many solid options Skadi (I know they will re-open), Jimmys, Bleu, Petras to name a few. This puts more pressure on Vons....which is usually picked bare on busier weeks. Is there some sort of plan to entice new restaurant owners to open a restaurant in town for more options?	1/6/2025 12:51 PM
150	Indoor training center with skate area, foam pits, etc	1/6/2025 12:32 PM
151	I'm a local paramedic with Mono County. I make \$21 p/hr as a medic here. I can't afford to live here on my income alone. Although I make too much to qualify for the parcel. The last 5 medics we've interviewed all turned down the job for better paying positions elsewhere. You focus on building more homes for those who don't even live in town. Most of those who qualify for the parcel are coming from outside of town to live here, and have cash jobs, which is why they qualify. We're understaffed, get forced to work on the days we're off, and underpaid for the amount of liability and recurring education needed for this job. Mono county won't increase our wages as they are broke, and we don't have the funds to fight them with our own lawyers. In essence, this will and currently does reflect on the tourists who visit mammoth, as well as the locals who live here. I bet if they knew how underpaid, short staffed, and overworked we are, they'd probably care. Not to mention how we can't afford to live here on a single income. The TOT / Mammoth mountain should help with this. Just like keeping the roads in good shape, EMS should not be neglected and forgotten about.	1/6/2025 12:04 PM
152	Bring back the labor and delivery department at the hospital. It speaks volumes as to what type of community you are trying to build if you are not incentivizing people to have children IN your community. More bike trail off the mountain. Stops building sprung structures! It was nice to see you finally build the ice rink, but that structure as well as eagle Lodge and the old waiting area at the airport are embarrassing. Build real buildings and be proud of the builds! Climbing walls are great centers for community activity as well but maybe all these would be better in the private sector... L&D is the main thing, if you want to make a community it starts incentivizing growth from within. Also the tax structure here is almost punitive. There should be some sort of benefit you can receive if you live and work in mammoth and don't just own a home or condo here. Anyway hope this helps	1/6/2025 11:27 AM
153	Please build an indoor skatepark facility in memory of our friend Parker Roose.	1/6/2025 10:56 AM
154	Bring Woodward training center to Mammoth. A training facility with trampolines and ramps to foam pits would be so beneficial for our athletes. It would be fun for all locals and tourists. The Tahoe Woodward is phenomenal and year round.	1/6/2025 10:42 AM
155	Please please please build an indoor skateboarding facility!!!! Our town needs a Woodward just like every other ski town!!! Plus we need a facility where people can go do something other than drinking during the winter months.	1/6/2025 10:32 AM
156	Rec center with pool and indoor activities for kids to do in bad weather (weight training / Olympic training facility at altitude)	1/6/2025 10:28 AM
157	One of the greatest challenges of being in the Town of Mammoth Lakes is the clash of residential and recreational life. This clash manifests itself in various ways; however, the most potentially troublesome and dangerous regards traffic. Locals who miss a turn for whatever reason know how to navigate legally, using another route to reach their destination; whereas, a tourist who is not familiar with the layout of the town will often make an illegal and potentially unsafe driving maneuver in order to get back to the turn they missed. Add snow and ice to the mix, and things can get very dangerous very quickly. Solution 1: Education. While informing	1/6/2025 10:18 AM

the public about how to navigate safely in the place they love to recreate would be ideal, devising a campaign to successfully reach more than 10-20% of the recreating tourists is lofty at best. Solution 2: Is it fair to ask the populace who live and work in the Town of Mammoth Lakes to be more patient and accepting of those who don't follow rules and/or increase the danger we face when navigating sketchy roads in winter? In doing so, we can all be helpful in educating the out-of-towners. Solution 3: Find a middle ground that involves a more active presence of Town employees (MLPD?) to help enforce safe practices (outlined in the California State Driver's Education manual) along with an incentive program perhaps to encourage more understanding from our local population.

158	Mammoth is already a great place, but definitely has some shortcomings. As a tourism based economy our biggest Achilles heel currently is our lack of flight offerings year-round both for locals and tourists. Simply put we need to have 365 day a year access in and out of Mammoth.	1/6/2025 10:05 AM
159	More parking structures for visitors, urgent care hours, more incentives for longterm rentals	1/6/2025 9:54 AM
160	It is just unfortunate that Mammoth Lakes doesn't have some facility like Woodward with one of the best ski/snowboard clubs and one of the best resorts in US.	1/6/2025 9:35 AM
161	We would love an adventure center like Park City's Woodward for kids who want all season training. A training facility with trampolines and ramps to foam pits would be so beneficial for our athletes.	1/6/2025 9:14 AM
162	1- Traffic down from main lodge is a mess on busy days (30 min. delay). Probably should study turning the signal at the pedestrian crossing (to the village parking lot) into a proper traffic light that is coordinated with the signal at Main/Minerat. Only necessary between 2-6pm on Saturdays and Holidays otherwise the current system works fine. 2- The Whitmore Pool facility is long in the tooth. time for some upgrades... consider moving the entry/ restroom building to the north end so as to not block the views from the pool. the geothermal possibilities seem underutilized considering the location. why not create a 'natural' hot spring complex of 'pools' that could be open year around? 3- More bike lanes (and racks). we'll really never be a true walking village (and that's okay) but amazing biking options abound. 4- Need a dedicated drop off/ pick up location at the Village Gondola. Lets get more people up the mountain without driving and parking. Thanks!	1/6/2025 9:13 AM
163	Public Parking near the Village!!! It was needed 20 years ago and now with even more development around the Village, it's an absolute must! Please don't overlook this.	1/6/2025 9:00 AM
164	Don't bite the hand that feeds you and over tax the tourists.	1/6/2025 8:59 AM
165	Afordable housing We need more workers	1/6/2025 8:53 AM
166	In no particular order: 1. a sledding hill or designated locations for families to take kids sledding. Obviously parking would be necessary & a possible issue 2. Family friendly mountain bike park/trails. No need for everything to be lift service & downhill orientated. 3. bike pump track 4. indoor climbing gym 5. improved shuttle service to & from base lodges (run more frequently) 6. improves signs on the mountain for uphill routes 7. overnight camp options for kids	1/6/2025 8:29 AM
167	Please build an indoor Woodward-like facility with skateboarding, drop ramps, foam pit, trampolines and tumbling area.	1/6/2025 7:37 AM
168	We need an indoor training facility with trampolines and ramps to foam pits would be so beneficial for our athletes. Also more housing available for rent/purchase, affordable/reasonable priced townhomes and condos.	1/5/2025 9:53 PM
169	Woodward and more parks /community rec classes for summer months	1/5/2025 9:04 PM
170	- Ski training facility with trampolines and ramps to foam pits - Climbing gym	1/5/2025 8:58 PM
171	A training facility for the skiers to practice tramps, foam pit for advanced training. Perhaps there can be open hours for public to enjoy.	1/5/2025 8:55 PM
172	There should be a year round soccer facility.	1/5/2025 8:53 PM
173	Something like "Woodward" would do amazing in Mammoth. Trampoline park at an affordable rate for local families- we need more indoor options during the winter months- most of the year. Also, an indoor pool facility would be incredible.	1/5/2025 8:41 PM

174	An indoor Woodward ski/scate facility would be well utilized and bring tourism into the city	1/5/2025 7:26 PM
175	We need an indoor tramps/foam pit facility for our local kids on ski team to have access to. Right now, all we have is training on Saturdays and it is VERY crowded with out of towners at snowcreek tramps. The local community and kids need to have access mid-week to gain skills needed for their ski development.	1/5/2025 7:19 PM
176	Would be great to have a training facility for everyone to work on their ski/snowboard tricks. Trampolines, foam pits, etc	1/5/2025 6:52 PM
177	We need something similar to Woodward to attract families to visit in the summer time	1/5/2025 6:26 PM
178	I would love to see a bike park, similar to the Truckee Bike Park, with a variety of options for various abilities. Having an indoor climbing gym would be a huge benefit for our community as well. Another recreational item would be an indoor facility, similar to Woodward, for people to learn trampoline tricks and have an option for inclement weather. I love the many paved bike paths around town, but if the path along Lake Mary Road could be plowed in the winter it would make it safer for people to use instead of walking or running on the street. Having permanent restrooms and plowed parking lots along the scenic loop would be safer and address public health concerns with the many people who camp and enjoy the scenic loop. Creating more deed restricted housing and considering a cap on storm term rentals would also help address the challenges associated with housing many in our community feel.	1/5/2025 5:30 PM
179	The town has no character or charm in comparison to other ski towns. With the right planning and development, Main St. could have been a more attractive entry to the town. There is also not much going on - no good shopping, spas, art galleries, etc. and restaurants are not the best and limited. I assume that old-timers want to keep the town a humble eye-sore, but by doing so, you are leaving money on the table in terms of tourism. I know so many people from the LA and OC area who go to Mammoth only when they don't have the time to go elsewhere. Otherwise, people are going to ski towns that are much more desirable with charm and amenities that Mammoth lacks.	1/5/2025 4:37 PM
180	Prioritize bear safety, signage, and set up strict fines for people and businesses for unlocked dumpsters, poor food storage or getting too close. It's upsetting to see how irresponsible we've gotten and that we loose the wildlife that makes living here so special.	1/5/2025 4:19 PM
181	indoor training facilities like Woodward, indoor pool and public gym that could be used by locals and guests. Like so many resort towns around the world have.	1/5/2025 3:29 PM
182	We are a MMSST family, our son is in snowboard team, and we LOVE Mammoth. We plan to relocate to live permanently in town from this summer. We would really like if the town could add an indoor training facility like Woodward, with large trampolines, ramps and airbags for aerial skills training and gymnastics. We would be ready to donate money to make this happen and help build!	1/5/2025 2:47 PM
183	Need more activities for kids. Tennis be great especially indoors activities .	1/5/2025 2:40 PM
184	Affordable/workforce housing is #1. It would be great to have a year around pool. Whitmore pool is awesome. So either work on maintaining Whitmore pool or build indoor pool for year around use. The Sharks swim team is awesome. We want to assure that our local kids have an opportunity to learn to swim.	1/5/2025 2:35 PM
185	1.) It all comes down to housing. Without affordable housing, we can't attract enough workers to sustain basic service businesses. 2.) Invest in new local businesses that benefit the community and attract top tier talent (like chefs) through grants or subsidies. 3.) invest in our future through geothermal & solar to reduce our dependence on propane and the grid. ++ bury our electricity lines to prevent outages. 3.) common sense building codes like no flat roofs (I can't believe I had to say that.) begin phasing out our strip mall and parking lot town by ensuring all new developments hide parking in the back or underground to bring the businesses and buildings front and center. Invest in trees to help hide what's already there. 4.) a training center similar to Woodward. 5.) Full day summer camps for kids all summer long. Prioritize local kids - getting to sign up for a single week long camp a day early isn't enough.	1/5/2025 2:17 PM
186	Indoor recreation for kids for winter (climbing walls, gymnastics, volleyball/tennis, soccer). Somewhere they can go that is not the gym. Keep ice rink year-round, or turn into roller rink during summer.	1/5/2025 2:06 PM
187	The new Kings Ice Skating Rink has ruff floors. During the summer, volleyball nets are set up,	1/5/2025 2:01 PM

	but the floors are just too rough to dive on. Along with a year-round pool, the Whitmore pool is 25 yards, which is inconvenient, and it's an outdoor pool. Adding a roof would make it a year-long pool.	
188	More bike racks. Professional theater. Bike park. Change monopoly of Mammoth disposal. Complete sections of the multi use path to create safe places to walk/bike. Shut down the Lakes Basin to vehicles with the same exceptions as Reds Meadow.	1/5/2025 1:48 PM
189	Add a Woodward	1/5/2025 1:05 PM
190	Have the hockey rink have ice all year long. A regular sized indoor pool	1/5/2025 12:47 PM
191	A rec center for the kids to jump and train in the off season would be ideal	1/5/2025 12:46 PM
192	-trampoline park like Woodward -increased frequency red line service -frequent airport bus service and rental cars -Trader Joe's (not grocery outlet) -flights from the OC -indoor pickleball courts -climbing gym	1/5/2025 12:42 PM
193	Woodward	1/5/2025 12:30 PM
194	The children of Mammoth Lakes needs an indoor-training like a Woodward! A indoor facility for the winter and summertime that has a skateboarding track/bowl, roller boards for a jump ramp, foam pits, trampolines, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate. Mammoth families need this! Keep our youth focused on healthy activities! Kennon & Mark McCarthy 310-990-2705	1/5/2025 12:08 PM
195	An indoor pool, regulation size (25 yards), so athletic aquatic kids can train in the winter when the outdoor pool is unusable. Subsidies for businesses or non-profits that focus on fulltime residents' needs - e.g. a small grant to help out thrift stores, veterinarians, library, that kind of thing.	1/5/2025 11:38 AM
196	All year around indoor soccer	1/5/2025 11:20 AM
197	A town recreation center including indoor pool, climbing gym and training/gym facilities for the town. Could include outdoor pump track for mountain biking.	1/5/2025 11:04 AM
198	Build a year round swimming pool. It's a cradle to grave sport. Swimming is a life-saving skill that all our residents should have access to and know how to do. Please!	1/5/2025 10:41 AM
199	Housing! Not low income. I have lived here for 31 years and have never been able to afford a home. Years ago we worked with MLH, but we made just a bit over the threshold for requirements. I worked hard over the years and am a business owner and still cannot afford a home.	1/5/2025 10:27 AM
200	we need an indoor facility like Woodward in town so we have more activities for kids and families to do in the evening, e.g. indoor skate park, trampoline park, indoor tennis, gymnastics areas.	1/5/2025 10:13 AM
201	The town should prioritize an indoor facility for our high school and club soccer, volleyball, and basketball teams. It should also prioritize more maintenance staff to clear snow from the current track and field at Whitmore Recreation Area and install lights at the Whitmore Recreation soccer field.	1/5/2025 10:06 AM
202	Town Council should build batting cages.	1/5/2025 9:55 AM
203	We need an indoor facility similar to what Woodward facilities offer. We have one of the best mountains in the world, but we lack the training facilities to give our kids/athletes the opportunity to train at the highest level. This not only puts our kids at a disadvantage, it can also create situations where our kids learn in more dangerous, on mountain training sites, instead of a safe environment built to safely learn high level skills. Please also consider an indoor pool facility. Swimming is an essential life skill (unlike hockey which was prioritized over a swim facility). As an added benefit, athletes of the highest levels would travel here to practice and build high altitude endurance. Adding an indoor track around the perimeter of the	1/5/2025 9:50 AM

	pool facility or above, on a second floor (which should have been a consideration at the hockey rink), would help make it a more enticing, multi-use facility.	
204	Indoor trampoline, skatepark and training facility for local kids	1/5/2025 9:26 AM
205	Year round pool	1/5/2025 9:15 AM
206	Indoor pool!!! Indoor pool recreation center for ALL activities. The town needs gym space/ indoor space for athletics like soccer, volleyball, & basketball in the winter months & a full size indoor pool. For a town named Mammoth "Lakes" and having as many lakes as we do we should not have least amount of young capable swimmers. Also ALL athletes should have ample place to get out of the winter elements and practice their sport, not just skaters.	1/5/2025 8:13 AM
207	Hello, Mammoth Mountain is world renown as one of the top skiing and snowboarding destinations in the world. That said, it is sad to see our local athletes leaving Mammoth regularly to train elsewhere. Our snow is terrific, and our mountain crew outstanding, however, we do not have a year-round, indoor facility like Woodward's or Wendell's. What a shame that our mountain does not have this type of training facility! At one time long ago, Mammoth was THE spot for progressive snow sports, but has now fallen far behind the curve for training world class athletes as our snow sports advance. This is why we need a Mammoth Mountain training facility, to keep our athletes at the top of the class as well as to eliminate the need to travel elsewhere for training. More importantly, if done properly, this training facility that we can create should be town-based and not Alterra-based! It would benefit all families in town, even those not involved in mountain sports. A positive, safe place where kids can be introduced to gymnastics, stunts, and all other activities where kids can learn and grow (and not just hang out at the Vons center all day!) If done properly where teams and public can share time in this facility, it would not only generate revenue for the town (thus paying for itself most likely in under 7 years), it would attract world class athletes and other mountain teams as well, thus putting Mammoth back at the top of the progressive snow sport world. A large warehouse with trampolines, jumps and foam pits, as well as areas to play things like futsal/volleyball, is desperately needed year round, especially in the Winter since the multi-us facility just completed is mainly used for an ice rink. This facility is a no-brainer! It would be a much-needed and welcomed addition to what the town already offers, and more importantly, give our kids and local athletes a top-notch place to train and not have to leave to do so. Even better, we can brand it as a Mammoth facility, not a Woodward's or not even an Alterra facility. Please consider investigating and eventually executing a Woodward-type, all-Mammoth facility that would benefit our town, local-families, and generate a wealth of revenue!	1/5/2025 7:49 AM
208	Mammoth needs an indoor activity center like a woodward	1/5/2025 7:46 AM
209	Workforce housing, pedestrian bridge from parking to village, parking structures at the major lodges	1/5/2025 6:43 AM
210	The new ice rink has been a great addition to town and our community. I hope this is a realisation that the town and community desperately needs another indoor complex to host indoor sports for our kids and community. There is simply nothing available in town from October to June for our kids, the community and guests to do indoors while we are under snow. Which leave 3 months of the year to use shady rest park. Even during those 3 months the parks and rec won't put up soccer goals out at shady rest until mid August, why is that? seems ridiculous. Also the area behind the Mammoth Middle School is quite frankly an embarrassment to this community. If you haven't been there it's a dirt field and has been for years. So to you our town council, please please wake up and get out and about, speak to your people and realise how desperate our community is for more. We deserve more. Thank you.	1/5/2025 6:32 AM
211	We need a year round pool	1/5/2025 6:30 AM
212	A Woodward style training facility	1/5/2025 5:54 AM
213	An indoor facility for sports testing would be an amazing addition for Mammoth.	1/5/2025 5:30 AM
214	Have a recreation building that has a large indoor swimming pool, indoor climbing gym with auto belay, indoor track. Have more single track, multi use trails!!!!!! There are so many mountain towns that have a great network of single track trails and we have plenty of space to make it happen.	1/4/2025 9:24 PM
215	An indoor rec center with rec amenities such as a gym, aquatics center, wood floor courts, and rooms for classes would be great. Also, additional single track multi-use trails would really take	1/4/2025 9:23 PM

	Mammoth to another level for summer recreation.	
216	An indoor climbing wall Woodward type trampoline center Indoor lap pool	1/4/2025 9:21 PM
217	We need an indoor training facility like Woodward	1/4/2025 8:31 PM
218	Mammoth Lakes needs an indoor-training facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.	1/4/2025 7:36 PM
219	We need a bike park	1/4/2025 7:28 PM
220	It would be great to have a covered pool that we could use year-round, especially in our small town where the long, snowy winters make outdoor swimming impossible for several months. A covered pool would not only provide a space for swimming regardless of the weather, but it would also offer kids expanded opportunities to take swim lessons and develop essential water safety skills year-round. Furthermore, it could help us establish swimming as a high school sport, giving local students a chance to compete at a higher level. Additionally, having an indoor, year-round facility would attract high-level athletes looking to train at high altitude, further boosting the town's appeal as a destination for serious training and fitness.	1/4/2025 6:36 PM
221	The future of the community lies in the hands of those that will inherit it. Seeking safe and engaging facilities for our youth to feel at home, keep active and healthy, and connect with others. We want them disconnected from their screens and internet, but connected with friends and the community with sports, entertainment, and health & wellness focused lifestyle support. We need more activities for kids to do in the evening - clubs, tennis, padel, pickleball courts, indoor gymnasium, and multi-purpose areas.	1/4/2025 6:16 PM
222	Woodward-style trampoline, skate, board, ski, mtn bike, foam pit facility	1/4/2025 5:56 PM
223	It would be great if there was an all-year-around pool (with some features such as diving board or similar) in town. Swimming is fun. Water safety is also a very important factor. Aqua yoga, rehabilitation tool, etc. With the indoors pool built, there will be many opportunities for all ages and abilities.	1/4/2025 5:48 PM
224	an indoor facility like Woodward in town, more activities for kids to do in the evening, indoor tennis, gymnastics areas, indoor skatepark	1/4/2025 5:39 PM
225	A training facility with trampolines and ramps to foam pits would be so beneficial for our athletes.	1/4/2025 5:37 PM
226	An indoor activity center with swimming and tennis	1/4/2025 5:34 PM
227	Hi all, thank you for asking what our community would like to see. We definitely need a facility like the Woodward (or better) in Tahoe. I already took the survey and then this idea came up and I had to make sure that this message gets AMPLIFIED. I hope you hear this message from many of our parents who have young athletes. Snowcreek just doesn't cut it with their trampoline space. I even looked at doing this as a business at the old KMart building in Bishop--- I would way rather TOML takes the lead here. If Rite Aid goes out of business, it would be a great location for such a facility!!	1/4/2025 5:28 PM
228	A year round regulation size lap pool	1/4/2025 5:21 PM
229	Thinking of the children: My kids, born in Mammoth Lakes, now teens, enjoyed a highly unstructured, largely outdoors, play-based childhood. All the current research and social commentary points toward the diminishment of green spaces, the over-structuring of childhood, and the rise of mental health issues. I feel Mammoth Lakes has the potential to be an example of a community that goes against the grain to promote health and wellness by increasing green spaces instead of reducing them, promoting UNSTRUCTURED outdoor activity, and providing relatively safe environments for play and exploration. For example, the "town sled hill." Whatever happened to that? Lake Mary Road in the Lakes Basin is swarming with visitors during these holiday weeks, because people like the idea of just stepping outside and building a snowman. Lastly, many of the local places we like to walk and explore feel less safe to me as the years go by. I know these issues have been discussed, but off-leash dogs,	1/4/2025 5:14 PM

remnants of a drinking gathering, and lone parked vans make me feel hesitant to enjoy areas that were once favorite spots. It seems there are fewer and fewer places in our state to enjoy the simplicity of being outside in a beautiful environment. I would love to see Mammoth Lakes protecting and promoting this simplicity.

230	We desperately need a Woodward-like community center. These Woodward locations profitable and benefit both local residents and visitors during all seasons. The benefits of a center like this in our town are innumerable. Please strongly consider.	1/4/2025 4:56 PM
231	A year around pool would be wonderful for our community and offer year around training for local athletes.	1/4/2025 4:51 PM
232	The town of Mammoth Lakes and Mammoth Mountain desperately need a "Woodward" like indoor training facility. This type of facility includes trampoline training, roll in foam pits from indoor ski jumps, indoor skatepark and much more. Many other mountains now have some sort of training facility. Whistler/Blackcomb, Tahoe, Copper, and Park City to name a few. Mammoth has always been a breeding ground for champions and to keep up with other areas this is necessary. Many locations in Europe are also building similar facilities, Crans-Montana has Alaia and LAAX has it's own facility. These are not only for training champions but are enjoyed by many including kids, parents, and friends.	1/4/2025 4:45 PM
233	A new gym that doesn't smell and look unsanitary, where swimming and exercising feels good would be a huge plus. A trampoline place, similar to Sky Zone or Gravady would be amazing.	1/4/2025 4:27 PM
234	Year-round community pool	1/4/2025 4:24 PM
235	yes for Woodward	1/4/2025 4:23 PM
236	It would be great to have another indoor option for kids/adults in the TOMLs. A facility similar to Woodward would be an excellent addition to this town. Many kids would build confidence and ability with this type of improvement. It has been a success elsewhere and would be here as well.	1/4/2025 4:22 PM
237	We need something like Woodward, activities for teens, shopping not just mammoth paraphernalia variety of restaurants	1/4/2025 4:18 PM
238	Community pool and year round athlete training facility like Woodward.	1/4/2025 4:14 PM
239	i think that building a woodward in town would be incredibly beneficial for the tourism department and for the local skiers in the area. it would also be a really good money maker as woodward racks in about 3 billion yearly. the kids on the mountain would also love it	1/4/2025 4:11 PM
240	Would like to see a woodward style facility in this town.	1/4/2025 4:04 PM
241	Improve- town should have some more activities for kids like a Woodward and fun adult stuff like a vueve yurt	1/4/2025 4:04 PM
242	Something family oriented with indoor space for people to gather.	1/4/2025 4:03 PM
243	We need a year round pool and batting cages.	1/4/2025 3:53 PM
244	An indoor facilities where there is trampolining, ramps for athletes to practice jumps into foam pits, rock climbing (also with foam pits) would be a great year round facility for both locals and out of town visitors. It would serve as a major attraction for variety of users and elevate Mammoths reputation as a leading destination for athletes!	1/4/2025 3:41 PM
245	A training facility with trampolines and ramps to foam pits would be so beneficial for our ski team athletes. It would be fun for everyone.	1/4/2025 3:37 PM
246	Indoor Tennis. Or a bubble over one of our courts. They would require less repair if they were not subject to snow all winter. Also, An indoor (woodward style) snowsports training facility with trampolines, skatepark and ramps to foam pits. These facilities exist in boreal, park city and many other places. They are amazing. It would create revenue for the town and jobs for locals.	1/4/2025 3:30 PM
247	Mammoth desperately needs a Recreation Center with indoor track, year-round swimming pool, weight room, climbing wall, running track, pickleball ball, and other normal facilities to support general recreation in the fall through spring months. Recommended site could include area near Whitmore track and field, with a dedicated bike path connecting to town biking pathways. Please consider!	1/4/2025 3:28 PM

248	Year round, indoor, community pool and fitness center (weights and cardio equipment). Thank you!	1/4/2025 3:14 PM
249	Indoor pool	1/4/2025 3:14 PM
250	A public indoor pool within town limits ! Now that the CRC is a reality and lots of housing development are happening I think is time to invest back in the community. A indoor pool is so needed for the entire population of Mono County .	1/4/2025 3:08 PM
251	As part of the highschool soccer team, I would like to recommend an indoor soccer field or soccer field that can be used year round.	1/4/2025 3:02 PM
252	year round soccer facility	1/4/2025 3:01 PM
253	We need a year round soccer facility	1/4/2025 2:55 PM
254	The Town should change their focus from low income housing to creating better opportunities for small businesses, so locals can create and sustain small businesses so they could afford to live here. You have all these plazas with parking lots in front of businesses so businesses have no visibility. People window shop from their cars. You need to create a slower, strolling..more manageable shopping experience for visitors, many of which dont bike or ski while the rest of their family does. The tax revenue from Retail doesn't even exist for this town when it should because the dollars are there...just not captured. The fact you have a 6 lane road with a sidewalk going down close to the middle with no barriers in a Mountain Town where the Mountain encourages so much drinking is beyond me.	1/4/2025 2:51 PM
255	Indoor/outdoor year round training facility for youth and active adults. Like a Woodward Facility.	1/4/2025 2:50 PM
256	More buses. More parking. Indoor terrain park. Like Woodward.	1/4/2025 2:49 PM
257	One addition to Mammoth that would thrive in the community is an indoor multi-use Woodward-like recreation facility. A facility that could offer year round an indoor skate park, foam pits, roller-board tracks, trampolines, indoor running track, climbing wall and more. This would allow for awesome dry-land training for the team kids as well a huge attraction to the outdoor enthusiasts living in and visiting Mammoth that want to work on their off mountain skills. This facility could potentially offer summer camps giving kids another fun option for activities during their breaks. Overall, a multi-use Woodward-like facility would be a huge benefit to the town for both the local population and visitors alike.	1/4/2025 2:49 PM
258	We need more services and facilities aimed at residents and not just tourists. We need a year round pool and quicker/better plowing of residential streets.	1/4/2025 2:43 PM
259	The recent improvements (e.g., Rec Center) have been great. Our kids would love to have an indoor facility for skateboarding and snowboard/ski training, like Woodward. It would bring Mammoth ski and snowboard teams to another level, and attract summer visitors.	1/4/2025 2:41 PM
260	We need a pump track and an indoor swimming pool for both kids and adults.	1/4/2025 2:40 PM
261	I recommend an indoor training facility that better supports key youth sports on a year-round basis, but that will ALSO provide incremental town revenue for visitors looking to engage in activities beyond those offered by Alterra. Such as a "Snowboard/Freeski (a-la Woodward), indoor soccer, indoor skateboarding, indoor climbing and an indoor track.	1/4/2025 2:36 PM
262	Build an indoor recreation facility like Woodward Tahoe. Public indoor pool. Bicycle jump park. More law enforcement addressing speeding in the 25 mph zone on Old Mammoth Road between Waterford and Snow Creek.	1/4/2025 2:34 PM
263	Build a Woodward Training Camp in Mammoth	1/4/2025 2:28 PM
264	-trampoline park -more frequent red line service in winter -regular transportation from Bishop and direct flights to/from Orange County -car rental at ALL airports and regular bus service from airports for flights	1/4/2025 2:26 PM
265	Mammoth Lakes needs an indoor-training facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest	1/4/2025 2:23 PM

Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.

266	I am a single parent and have lived here since 2017 with my kid. I would love to have programs that my child could get rides home from. For example, possibly a van system for children that need rides would be helpful. I know we have the bus, but it would be helpful if there was a service for locals in need that I could call to pick my child up from Snowcreek or the Library for example. Thank you for listening.	1/4/2025 2:16 PM
267	An indoor pool in town would be great. Indoor soccer/volleyball/basketball facility, (similar to CRC but open year round) would also be great. Need to open better restaurants and also better grocery stores.	1/4/2025 2:14 PM
268	1) Year round indoor pool & rec center w/ field house ! Ice rink is done and a huge success. Pool & rec center should be next. 2) Really appreciate the snow blowing on the bike paths but we need more sidewalks and they need to be cleared through winter, e.g., ALL of Minaret, Meridian, & Old Mammoth. 3) Another grocery store like the Village Market that was here 22 years ago. 4) More affordable & decent restaurants. Every restaurant run by Levy is terrible. Most of the good & remotely affordable family restaurants have closed: shogun, bleu, Petra's, whiskey creek, dish bistro, snowcreek bistro, & chart house. Tourists ask me where to eat and I say "home."	1/4/2025 2:10 PM
269	Mammoth Lakes needs an indoor-training and recreational facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics, swimming pools and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is a great time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.	1/4/2025 1:59 PM
270	Mammoth Lakes is in need of a state-of-the-art indoor training facility. A space with trampolines, foam pits, skateboarding and roller board areas, along with amenities such as tennis and pickleball courts, an indoor track encircling the top, and dedicated zones for gymnastics and rock climbing, would be ideal. A "Woodward-plus" concept would not only meet these needs but also support the Parks and Recreation Commission's mission to "provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." The corner of Forest Trail and Minaret is the perfect location to modernize and maximize its potential with this facility. I greatly appreciate your consideration and hope to make this vision a reality for the town.	1/4/2025 1:59 PM
271	Requiring developers (ie Limelight) to build/provide housing to their anticipated employees. Using MLT funds to improve our town including summer bike pump track, indoor facility akin to Woodward, after school activities for local children, providing safety resources such as a crossing guard at our local schools (the 4 way stop sign), providing more resources to local families, removing the tourist tax for local families, reducing marketing efforts and spending until the town's infrastructure catches up with the already booming tourism year-long,...	1/4/2025 1:57 PM
272	Indoor tennis courts, community center with indoor playground	1/4/2025 1:50 PM
273	Mammoth is in desperate need of something like Woodward and sports training facility. We are a town of athletes and we would love a place that supports us in our sports/athletic careers	1/4/2025 1:48 PM
274	Mammoth Lakes needs an indoor-training facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.	1/4/2025 1:47 PM
275	Training facilities like Woodward for the ski and snowboard kids, gymnastics/ninja gyms	1/4/2025 1:45 PM
276	An indoor facility like Woodward would be nice. Maybe also a dedicated touring base to the Sherwood.	1/4/2025 1:44 PM
277	More ski in ski out access . Easier to got to mtn from southern california. More flights.	1/4/2025 1:37 PM

278	We should have a Woodward to improve the training of our ski and snowboard teams that represent our town.	1/4/2025 1:30 PM
279	1. The town needs to step up its snow plowing game. There are days I can't get my kid to school or go to work. 2. The town needs a year round aquatic center for lap swimming, lessons, and swim team. See Carson valley aquatics, Carson city aquatics, or any of the pools in Reno for examples of how to do it right.	1/4/2025 1:27 PM
280	Year round ice at the ice rink!!!! No body wants to play soccer or basketball inside in the summer when it's beautiful outside and the sun is up later in the day. Ice year round will allow training camps at elevation for elite level hockey teams and camps. People will pay good money for this and come from far and wide to attend. Outbound or other lodging places can help with lodging deals for players.	1/4/2025 1:24 PM
281	The town should invest in a) indoor facilities like Woodward to enrich off-snow activities and b) dry-land ski slopes and air bag facilities (like those that can be found in Park City, UT) for all season training.	1/4/2025 1:23 PM
282	More indoor recreation areas	1/4/2025 1:23 PM
283	We need safe, maintained and accessible side walks, paths. This could be paid for by charging for parking or having metered parking in main tourist areas. The town paths should be plowed. There are areas where they are not. We need year round, indoor structures that have activities and recreation for kids and adults. If registration is required, LOCALs should be given priority. New construction in Mammoth should not be able to "opt out" of providing affordable/employee housing. The penalty for opting out is a drop in the bucket for these companies, but ultimately detrimental to the workforce. Businesses should be supported and encouraged to update and refresh buildings without the red tape and fees the town requires. It feels like anything goes for outside construction and local businesses are hassled. Parking on streets (like Meridian for over flow parking @ Eagle), needs to be managed and monitored for safety. People must be ticketed for parking where they aren't supposed to. Mtn hosts, MLPD or town reps need to prioritize safety. Crossing guards should be returned to drop off and pick up at the schools. Dog park should be open year round. In a nutshell-local businesses, employees, residents and economy needs to be the priority of the town. The mountain is no longer "family owned" and has their own global priorities.	1/4/2025 1:18 PM
284	Mammoth is a great ski town, however it lacks many amenities for kids and families. More is needed after the mountain closes. Personally my wife doesn't like coming to mammoth simply because there's nothing to do in the evenings or on days off.. not only for adults but for the kids as well. Something like a Woodward facility, more fast food options, shopping centers would be greatly welcomed by everyone in the community and would bring far more revenue to the town. An additional cell tower is also needed as there are often times no or very poor cell reception and coverage.	1/4/2025 1:13 PM
285	I believe we should extend the hours for the village gondola and also the days in service. Currently the operations seem to only favor those staying in the village however, this would service those who live at canyon and would encourage more patronizing of village businesses. In addition, Mammoth Lakes needs an indoor-training facility. A Woodward-plus facility is ideal - skateboarding, roller boards, trampolines, foam pits, and beyond that an indoor track to ring the top, tennis and pickle ball courts as well as gymnastics and rock climbing areas. The facility will further the Parks and Recreation Commission's mission "to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors." It is time for the town to update and greater utilize the facilities and land at the corner of Forest Trail and Minaret. Let's do it by creating an indoor training facility - a Woodward-plus. Thank you for the opportunity to participate.	1/4/2025 1:13 PM
286	1. Please this town needs more affordable housing for the people who live full time. 2 I think a Woodward type thing would be very beneficial for the town. It would open up job opportunities. If built correctly you can build it with employee housing. It would open up opportunities for the youth to train with foam pits and skate during the winter. As well as giving something else for the tourists to do	1/4/2025 1:09 PM
287	Build a Woodward-like facility	1/4/2025 1:08 PM
288	Add a Woodward facility. This facility will attract more tourists and help train professional skiers/snowboarders.	1/4/2025 1:08 PM
289	1 is housing for families. Not condos. real houses for families! 2.limited vacation rentals	1/4/2025 1:08 PM

	outside of hotels 3. Indoor training! We won't have world class athletes come out of here anymore without indoor training like dry jumps and gymnastics areas.	
290	we should get a wood ward in town for all of the team kids to train and improve on and off hill	1/4/2025 1:07 PM
291	Needs a mammoth Woodward type facility, more parking, more housing and job opportunities	1/4/2025 1:06 PM
292	It would be amazing if we could get a woodward type facility here in town. It would bring in a lot of revenue and help future athletes grow in their perspective sport. Woodward is an indoor training facility with a skate park, trampolines and foam pits and ramps for jumps into foam pits. Along with other amazing activities.	1/4/2025 1:05 PM
293	I think we need a Woodward at mammoth lakes	1/4/2025 1:04 PM
294	Indoor activities for kids during winter. Jungle gym, gymnastics ect. Quiet, comfortable Viewing area for parents to watch kids at play.	1/4/2025 1:04 PM
295	I would like to see a Woodward type facility in Mammoth Lakes that would provide activities that are popular in the summer during the winter months. I would like a facility that would provide alcohol free sport related activities indoors.	1/4/2025 1:03 PM
296	More affordable housing for locals	1/3/2025 5:52 PM
297	The Town should continue investing in maintaining and creating new recreation amenities and facilities like the CRC, dog park, MACC, etc.! The Town should also seek immediate solutions to the housing crisis, as well as creative ways to assist the "missing middle" and others who don't meet stringent AMI requirements. Please make it easier for individuals who wish to open/operate new businesses, perhaps working in conjunction with the Chamber of Commerce. The Town should do whatever it can to encourage good restaurants with the losses in the fine dining sector like Petra's and Jimmy's Taverna. Real-time transit information and better bike infrastructure would also be very valuable.	1/3/2025 4:31 PM
298	Free bike park! big and little jumps, fun rollers. Indoor Recreation center - pool, gym, indoor track.	1/3/2025 3:59 PM
299	Encourage more affordable housing by reduce permitting complexity and requirements for apartments. Build a bike pump track.	1/3/2025 3:54 PM
300	Consequences for overflowing dumpsters	1/3/2025 3:52 PM
301	Mammoth Lakes would benefit greatly from the installation of a community bicycle park complete with pump tracks and dirt jumps. These facilities are excellent areas for skills building and progression. Additionally, I believe that our motorized community is underserved on our local forest service lands. We currently have 11 miles of disparate motorized singletrack on the Mammoth Ranger district of the Inyo National Forest, users have a hard time navigating between these very spread out facilities and visitors have little to no chance of even finding them. Our recreation situation would benefit from a well designed and maintained motorized trail network. This network would protect sensitive resources by concentrating use on sanctioned facilities that are sustainably designed and constructed.	1/3/2025 3:49 PM
302	Please give us a year round indoor pool.	1/3/2025 3:41 PM
303	Mammoth Lakes needs an indoor, year-round sports facility that will both: (1) Amplify and extend support of key youth sports in the town; and (2) Drive incremental town revenue by providing visitors with additional and complementary activities beyond those provided by Alterra and the mountain. Such a facility would ideally support: (1) Snowboard/Freeski + Gymnastics (similar to Woodward facilities with trampolines, foam pits, tumbling mats, etc.); (2) Indoor skateboarding/skating/scootering facility; (3) Indoor soccer facility to extend and enhance the very short soccer season and facilitate workshops and training camps; (4) Indoor track for general fitness; and (5) Indoor rock climbing wall(s). Such a facility would not only enhance youth sports and general fitness in our community, but it would also continue to support Mammoth's ongoing position as a leading destination for action sports in the United States.	1/3/2025 2:04 PM
304	1. of course housing. you knew that. 2. business permit process - it becomes so difficult to open a restaurant or bar that between exorbitant rents and the difficult process not to mention a dearth of potential employees that we are a food desert. is it possible to streamline the process and work w the fire dept and the town to make this as simple as possible? 3. transportation - i know we have esta and the night trolley. they are not abundant enough. it is	1/3/2025 11:59 AM

not easy nor fun to take when you have to wait up to 29 minutes for one. other ski towns you only wait a few minutes. and we have virtually no affordable alternatives i.e. cabs. they fought for the right to do business and now the only thing they seem interested in is airport runs that are embarrassingly expensive.

305	Add a sidewalk/bike path on Minaret between Main Street and Meridian.	12/31/2024 12:40 PM
306	Make it easier to do business with the town. For example, one landing page on how to set up a property for nightly rentals. Currently it is a scavenger hunt to find anything. This goes for building permits and guidelines. It should be simple (ie Step 1, Step 2, Step 3).	12/31/2024 11:58 AM
307	We need more affordable housing that doesn't have extremely low income cut offs.	12/31/2024 11:51 AM
308	Implement the planned beautification project for Old Mammoth Road.	12/31/2024 11:27 AM
309	1. More public restrooms so businesses aren't impacted. Also keep more restrooms on trails open during the winter. 2. Round about at the intersection of Forest Trail and Minaret 3. Fiber internet options for all businesses 4. Clear business guide so businesses know what to do to open/renovate 5. More daycare options 6. Add another light signal, roundabout or something on main between OMR and Minaret to make people drive slower.	12/31/2024 9:45 AM
310	We need more dependable stores to grab every day needs.. rite isn't providing and having the "two" vons is complicated. We NEED clothing stores and everyday shopping. People that work and live here full time need options other than Amazon and want to support local businesses. TOT increases should be capped for full time residents at places like vons, grocery outlet, rite aid and local coffee shops. Full time residents and full time workers , especially hospitality should have stipends to help them continue to make this community grow. Care more about the people who care to be here and SERVE the community. Also better flight availability and more destinations. Full time air service to lax, sfo, las, and Denver because those that live here full time would like to avoid a 5 hr drive.	12/31/2024 1:46 AM
311	Affordable housing for mountain, town and lodging employees and contractors.	12/30/2024 8:37 PM
312	More affordable housing	12/30/2024 8:27 PM
313	Housing, infrastructure, parking. Stop approving hotels with nowhere for workforce to live.	12/30/2024 7:20 PM
314	Employee housing. Community building. Bike path along minaret from meridian to Main Street. More XC trails maybe by Sherwins? Intersection coming down from the mountain before you get to village. Parking lot for people living in cars (potential to charge overnight fee). Public sledding hill with safe parking area. Year round dog park. You guys are amazing! Really appreciate everything you do for our town!	12/30/2024 3:36 PM
315	Make housing more affordable for the middle class, not just the low income people. I make too much money for "help" with housing, but still can't buy anything. I'm sorry I have 2 degrees and have worked for the mountain for the last 8 years, and make good money. But still over here renting and wasting away money.	12/30/2024 10:40 AM
316	More affordable housing, limiting the immense air b & b short term rentals	12/30/2024 10:08 AM
317	More highway patrol entering and leaving town. Tourists and construction trucks are out of control!!	12/29/2024 6:26 PM
318	Stop focusing on the dollars that tourism brings and start focusing on the needs of locals. Too many variances for building monstrosities ala Limelight. It feels like all yiu care about is the almighty dollar and not the people who keep this town running	12/29/2024 5:21 PM
319	-Alterra should pay for work force housing. -MMT should stop overbuilding (e.g., limelight). It will destroy the town.	12/29/2024 10:20 AM
320	Invest in the workforce: housing, early childhood education, schools, walk-in urgent care instead of ER, public transportation	12/28/2024 6:41 PM
321	General stuff	12/27/2024 4:10 PM
322	Make Mammoth a much more bike friendly community. Create more bike trails that are around town and north of town to link up June Lake and Mammoth. A link from Mammoth to Crowley Lake would be a fantastic feature for guests to explore and for locals to commute on. We really have very few mountain bike trails in Mammoth aside from the Bike Park on the mountain	12/27/2024 12:24 PM

	itself. We need to have well signed routes that people can go exploring on and ride on the flats if possible.	
323	Would like to see more soft surface multi-use trail development outside of the Sherwin area and Lake Basin. Frustrating how few miles are being added to the exceptional work that has been done to date. Securing a long-term snow pit, ideally by purchasing the old one. Limiting business growth until we are able to appropriately staff new businesses. Quite soon, the business community and then our visitors are going to find the increasing costs of hiring service employees drives down tourism.	12/27/2024 10:00 AM
324	Quit building	12/27/2024 9:59 AM
325	The town should build an indoor and outdoor geothermal pool and hot tub facility down by Whitmore. Please improve on future design approvals in the future, the Limelight is hideous. Main Street beautification has begun, that's great, now how about slowing traffic down on Main Street? How about a roundabout by the post office? The new transfer station in the industrial park is repulsive when things heat up in the summer. I feel bad for the residents in the trails and for the businesses next to the transfer station, that's a complaint not a solution, but the solution is to reconsider where we let the town's trash rot. Main Street needs bathrooms that are maintained by the town, currently local businesses on main street provide the bathrooms for our guests and locals. This bathroom should also have trash and recycling receptacles that are larger than the normal ones around town. You guys have a lot to do, you do a great job, keep up the good work. Oh, and for the van lifers, can you try to make somewhere that vans have to park... the scenic loop is now covered in toilet paper. Runs and cross country skiing out there feels like you're cruising through an r.v. suburb rather than out for a quick peaceful jaunt in the local forest. Thanks for asking!	12/27/2024 9:53 AM
326	More casual middle income dining options and restaurants. How can the council incentivize more entrepreneurs or attract out of town brands to open here	12/23/2024 11:16 PM
327	Help establish more rent controlled housing and more rent to own properties, look into more programs to allow home ownership to the town's working class who can't keep up with rent increases.	12/23/2024 11:15 PM
328	Mammoth Lakes is a great place to live, work, and play! That is why I choose to live here. However, I find with each passing year (11 year resident) - it becomes increasingly difficult to live here. My wage increases do not match my rent increases and other cost of living increases (groceries, gas, utilities). What can the town do to address this? You are addressing this issue with your housing assistance programs. I especially like the BRIDGE program. Let's be honest though, if you want to retain a quality workforce you can't be housing them in "affordable housing units" such as the Parcel. It is a great stepping stone, but if you want to keep quality workers, families need access to something they can call their own. Next up, your M.U.P. system is exceptional. I would love to see an extension of it, not necessarily paved, but packed gravel or more dirt trails closer to town would be great (path out to the Sherwins trail head?). I would love to see a pump track or more mountain bike trails. Finally, let's talk tourists. We love them and we understand they are a necessary component of our economy. However, you know the saying, "too much of a good thing." Locals are feeling pushed out and outpriced by tourists. This understandably makes it challenging to provide the guest services and welcoming atmosphere that is expected from a world class destination. Can we identify a baseline need for tourism to support our community without jeopardizing the quality of life for people who chose to live here? I appreciate you taking the time to ask this question.	12/23/2024 12:24 PM
329	Public safety number 1; stop unpermitted car camping; leave private owners alone if they want to rent out units — you've got plenty of nuisance laws to stop bad actors; leave the good dogs and their owners alone.	12/23/2024 11:00 AM
330	The town needs to figure out how to support more restaurants and retail stores. We don't have enough now and there are multiple hotels being built. The town also needs to figure out how to get a full-size year-round pool for residents. I also still think that nightly rentals should be re-zoned to tourist areas closer to the mountain.	12/21/2024 5:31 PM
331	I'm a long time resident (30 years) who feels Mammoth has lost its soul. We're becoming a playground for the ultra-rich and the local community is withering. We should stop incentivizing development that doesn't provide adequate parking and fails to address the needs of workforce housing.	12/21/2024 3:35 PM
332	Year round pool accessible to the town. Interest would be far greater than an ice rink.	12/21/2024 8:05 AM

333	For anyone employed or residing in Mammoth Lakes, allow them to avoid the Tourism tax when shopping in the Town stores like Vons, Grocery Outlet, etc. Residents should NOT have to pay this tax!	12/21/2024 6:54 AM
334	Town has done such a fantastic job with construction of multi-use bike pathways throughout Mammoth. Would love to see an extension of a multi-use pathway actually "around" Lake Mary to allow safer exploration of area without worrying about car traffic.	12/20/2024 5:47 PM
335	Spend less, figure out more parking for Village, keep up the good work!	12/20/2024 4:53 PM
336	more sidewalks throughout neighborhoods, police enforcement, we need a community rec center (with an indoor pool, playground, fitness center, and multi-purpose rooms)	12/20/2024 3:07 PM
337	First priority is providing housing and support for our town workers. Not just lowest income but also workers above that level that need housing. More support and goal of retaining health service works particularly specialists and education professionals. More stress on education and enforcement of town regulations and ordinances.	12/20/2024 9:53 AM
338	Fines/Traffic control for people not stopping at cross walks. Fines for people not picking up their dog poop or dogs off leash in public areas	12/18/2024 4:26 PM
339	More respect to nature and animals and our natural habitat that we are so lucky to be surrounded by. Less emphasis on tourism (tourists will always come) more focus on community and the people who live and work here. It would be nice if "the mountain" invested more in the community, local business, non profits, the arts, etc.	12/18/2024 3:38 PM
340	Provide incentives to rent to locals. More funding to schools.	12/18/2024 3:11 PM
341	Indoor swimming pool	12/18/2024 3:11 PM
342	1) Work on building community among all groups. 2) And as a Council understand that your role is to plan, and give directions how to implement.	12/16/2024 9:16 AM
343	Desperate need for indoor athletic center to include appropriate soccer and volleyball amenities for local teams as well as indoor training for action sports athletes with climbing wall, skate park, ski/board training with jumps, ramps, foam pit, etc. Along the lines of a Woodward facility geared towards local athletes training as well as camps and tourists drop in visits. Also need for diverse, casual, full serve, sit down dining. We have plenty of Mexican and Italian as well as fine dining, but very few casual restaurants with diverse menu options.	12/16/2024 9:07 AM
344	Keep the open spaces open. Careful that you don't overbuild or build too high. Keep increasing taxes and visitors will go elsewhere.	12/16/2024 7:38 AM
345	Increase shuttle service and parking near shuttle points at The Village and Eagle Lodge.	12/13/2024 1:39 PM
346	I can't think of anything. Funny, huh?	12/13/2024 1:18 PM
347	In general, I think that the town should strongly support locals where possible, while maintaining a world class tourist destination. Supporting local families/people does not go against tourism, but helps the people who live here give better services to tourists and elevates everyone's experience in Mammoth. Mammoth spends a lot of money to get tourists here and that is great because we all rely on tourism. I think that we just also need to look more closely at the people living here and what the town can do to support them. I commend the town for doing this over the last few years and I hope that they continue to improve and grow. The missing middle seems to be one of the populations that currently needs support.	12/13/2024 11:09 AM
348	Goes without saying, low income, employee housing should be very high on the list. Insurance rates are crazy due to the fire zone ratings. Can that be helped? Trolley system is very good. Thank you. Shopping! There is no place to buy non ski clothes. Need some thing like Bass or Polo back for short timers and guests. No place to spend money on cool clothes. People who ski have money and want to spend it!	12/13/2024 11:06 AM
349	There should be "dark sky" enforcement. Also, any system which will eliminate propane tanks at SFRs.	12/13/2024 10:29 AM
350	This is a big question! I feel like the town has yet to bounce back post-covid, so many businesses and restaurants have closed. What is the town doing to make Mammoth an economically sustainable town that benefits locals, where it's possible to buy affordable underwear without having to order online? Is it possible to eat out in this town without going broke? If restaurants offered a bit of a discount for full time locals one special, one mealtime or	12/13/2024 10:24 AM

one happy hour a week, they might get more business mid-week and stay viable. Are there any perks to being a local in a town that caters to tourists? I appreciate what the town is doing to improve housing - it's essential! - but it's easy to feel like we don't count because when you can barely afford to live here you can't really help support the economy very well. There's a big divide between the haves and have nots. But you know that. Reliable communications infrastructure - phone and internet - would be amazing. We still get sketchy signals when town is at capacity.

351	The signage restriction in size above or on many retail outlets fascias s is not user friendly for user friendly read. I'm not a Business owner but a visiting resident for 8 years+.	12/13/2024 9:59 AM
352	I believe the town understands housing is the #1 priority and all other priorities are far behind. If housing is not fixed, no other priorities will matter because their will be no citizens left to use them. Within housing I would strongly recommend a space rent increase cap on mobile home parks in Mammoth Lakes. Most mammoth Lakes residents space rent goes up 7+% a year and is currently well over \$1000 per month. This cost is on top of mortgage payments. Over 100 municipalities in California have this legislation in place currently. Outside of housing, I hope the town prioritizes pedestrian infrastructure inclusive of building the Minerat Rd MUP and more side walks and pedestrian lighted walkways in town.	12/13/2024 9:23 AM

TOWN COUNCIL STAFF REPORT

Title: Plan for allocation of additional Transient Occupancy Tax (TOT)
received from Measure L

Meeting Date: January 15, 2025

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

It is recommended that the Town Council review and approve the plan for integration of the TOT rate change, committing all funds provided by the two additional percentage points of TOT rate (13% to 15%) to Housing Now! program revenue.

BACKGROUND:

As part of the work completed by the STR Advisory Committee last fiscal year, a 2% TOT increase was recommended and presented to voters within the Town of Mammoth Lakes. This initiative, called Measure L, was passed by voters on 11/5/2024. The recommendation from the Advisory Committee was to generate a consistent funding source for the Town's Housing Now! initiatives. The current method of funding is to commit unallocated TOT to Housing Now! during the quarterly budget review. In the last few years, the Town has been blessed with excess revenue for this purpose; however, that funding is not likely to match the needs of the program in the near future. While this ballot measure was a general tax, without restrictions, the Town Council can decide how these new proceeds will be distributed. Staff understands it is the will of the Town Council to distribute these funds to Housing Now! and has developed a process that will achieve those desired outcomes.

ANALYSIS:

The budget practices of the Town have been consistent for the past nine years, establishing a conservative estimate of revenue and limited growth in expenditures that are closely monitored on a quarterly basis. In most cases, General Fund revenues are directly tied to visitation and are therefore variable year to year. There are a number of items that are less dependent on tourism, but they are not a high percentage of necessary revenue. The common practice has been to conservatively estimate the tourism-based revenue while forecasting non-tourism revenue closer to actuals. This process ensures the Town does not become over dependent on the more volatile revenue streams. On the expenditure side of the balanced equation, staff work to maintain efficiencies and grow the size of the organization through strategic investments in staffing and equipment. There are of course natural cost increases that occur every year and they must be accounted for to maintain the core services performed by the Town. However, there is a strong desire to control this growth to ensure that no significant adjustments or "right sizing" of the organization would be required in the future.

One of the key functions of the budget process require the Town to review actual performance to budget on a regular basis. To achieve this, the Town conducts quarterly budget reviews, adjusting revenues that are performing well in order to allocate those available funds to expenditures, capital projects or housing programs. The allocation to one-time funding has been successful in building the Housing Now! program that we have today. It has also been effective in providing funding for capital projects and infrastructure improvements. The investment in these areas does not grow the annual operating budget, aside from some maintenance costs of new amenities, and the Town is essentially re-investing in our community with these excess revenues. This budget discipline has been effective, and the Town has no desire to abandon this budgeting discipline while implementing this new revenue stream.

The Town will use the existing budget methodology to determine the TOT revenue expected for the General Fund. This portion of the TOT will be the base TOT (13%) that has been in effect for several years. This base TOT will be subject to current Measure A allocations, committing a portion to Tourism (18.08%), Housing (6.54%), and Transit (6.54%) with the remaining to the General Fund (68.84%). There is effectively no change in this process from prior budget development. In order to determine the budget for Measure L TOT (2%), staff will use the base TOT number times 15.3846% which is the percentage of increase the 2 percentage points represents. ($13/2 = .153846$). The resultant of this calculation will be the revenue allocated to Fund 245 – Housing Now! for housing programs. This revenue will not be considered in the General Fund and will not be subject to the Measure A allocations listed above. This means 100% of the revenue calculated in this method will be applied to housing.

Example using current budgeted rate for TOT

FY24-25 - TOT Budget Revenue = \$18,500,000

Base Rate (Fund 100 - General Fund)	13%	\$	18,500,000
	$18,500,000 \times 15.3846\% =$	\$	2,846,150

The budget for Measure L allocation (Fund 245 - Housing Now!) would be \$2,846,150 for the year

This methodology would also be used during the quarterly budget process to allocate any incremental TOT budget to each respective area, so as the base TOT increments through the year, so does the allocation to Housing Now!.

Staff has worked on a program to record tax returns that are submitted to account for the distribution of the base and Measure L generated funds. In this case, 13.3336% of every dollar collected will be allocated to the Housing Now! initiative. The difference in percentage is that one is calculated against 13%, for a rate of increase (15.3486%), and the other is calculated against 15% as a percentage of total TOT collected (13.3334%). Reporting will be developed to show total TOT collected and how each dollar was distributed. During the transition period, there will be some taxes still collected at the old

rate to honor existing reservations. Those transactions will only be allocated to the base TOT and not include an allocation directly to Housing Now! aside from measure A allocations.

OPTIONS ANALYSIS

Option 1: Adopt a resolution committing all proceeds generated by the Measure L ballot initiative to Housing Now! fund 245 for the 10-year term, until such time the incremental TOT expires.

Option 2: Make an alternate finding and direct staff.

RESOLUTION NO. 25-

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
COMMITTING ALL PROCEEDS FROM MEASURE L TRANSIENT OCCUPANCY
TAX INCREASE TO HOUSING NOW! PROGRAM REVENUE**

WHEREAS, the Town Council authorized the inclusion of Measure L on the November 2024 ballot – increasing the Transient Occupancy Tax (TOT) from 13% to 15%; and

WHEREAS, Measure L is a General Tax requiring 50% +1 for passage with no restrictions on use of revenue; and

WHEREAS, on November 5, 2024 the voters of the Town of Mammoth Lakes voted in favor of increasing the TOT rate from 13% to 15% from January 1, 2025 through December 31, 2034; and

WHEREAS, the Town Council’s strategic priorities adopted on December 20, 2023 include a priority to “Invest in Community Focused projects” and a key objective statement to “Continue implementation of the Town’s Housing NOW! Initiative programs to deliver a mix of community housing opportunities (e.g., ‘missing middle’ and Parcel Phase 2)”; and

WHEREAS, the Town Council has authorized funding for the implementation of several housing policy directives and programs, branded as the “Housing NOW!” initiative; and

WHEREAS, implementation of Town housing programs includes the dedication of Town resources to provide a range of community housing that is available and affordable to those working in the community.

NOW, THEREFORE, BE RESOLVED that the Town Manager is hereby directed to allocate all proceeds from Measure L, a 2% Transient Occupancy Tax Increase, to the Housing NOW! Initiative Fund 245 from January 1, 2025 through December 31, 2034.

APPROVED AND ADOPTED THIS 15th day of January 2025.

CHRIS BUBSER, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Provide Direction on Phase 3 of the Parcel.

Meeting Date: January 15, 2025

Prepared by: Haislip Hayes, PE Public Works Director
Nolan Bobroff, Community and Economic Development Director
Amy Callanan, PE Engineering Manager

RECOMMENDATION:

Provide by consensus direction to staff on the unit count and character of the Parcel Phase 3 affordable housing development.

BACKGROUND:

The Town has been advancing the development of the Parcel since purchasing the site in 2018. The Town entered into an agreement with The Pacific Companies to develop and construct the various phases in 2019. In early 2021, a Master Plan for the site was approved providing the development intent for the project.¹ The first phase of the development was completed in 2024 and is now fully occupied. The second phase is well into construction. Staff understands that all the modules for the first half of Phase 2 are complete and will be installed summer of 2025. The first two phases of the Parcel are rental products developed to meet specific low-income levels (30-80% AMI) based on State funding source requirements. As previously discussed with Council and consistent with the Master Plan, the third phase of the Parcel is envisioned to consist of an ownership product to be sold to middle-income residents (120-200% AMI) with deed restrictions to ensure affordability over time.

As was contemplated during the “Plan the Parcel” Conceptual Land Use Planning process and shown in the Master Plan as “Development Area 6”, the third phase of the Parcel will be located south of Tavern Road along the eastern and southerly property lines of the site. Staff and the Pacific development team envision a mix of 2- and 3-bedroom attached townhome-style units all with private garages and driveways. The development would be created as a Planned Unit Development (PUD) in which the buyers will own the land under their unit as well as a small back yard, similar to the Town’s 60 Joaquin project.

The phase would be accessed via an extension of Inyo Street south of Tavern Road connecting to Chaparral Road. The new section of road would be owned and maintained by the Town as public right of way (ROW), similar to the new roads built along with Phase 1. Like other phases, pedestrian infrastructure and connectivity would be provided in the form of multi-use paths (MUPs) and/or sidewalks. The alignments will be determined

¹ Parcel Master Plan - <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11312>

during the required Planning and Economic Development Commission entitlement approval which would include a Tentative Map for the subdivision as well as Design Review for the units.

Staff have been working with The Pacific Companies and their development partners, The Pinyon Group and Dahlin Group, on the preliminary design of this phase and seek direction from Council before moving further on to entitlement and development.

ANALYSIS:

Staff have reviewed and provided feedback on several iterations of the Phase 3 plan submitted by Pacific and have also internally developed several additional concepts. There are trade-offs or pros and cons to all of the concepts. Staff will provide a presentation during the meeting that will explain the following concepts in greater detail, and is seeking specific input from Council on those concepts, all of which will influence the unit count, cost and character of this phase:

- **Density** - Maximizing units vs “homeowner” neighborhood character. The Phase 3 area is permitted to contain up to 80 units, although building height limits of 2- or 3-stories for this Development Area provide a practical restriction on this number. Per the Master Plan, no more than 15% of the total number of units in the development are permitted to be designated for households between 120-200% AMI.
- **Building Type** - A variety of building types (e.g. small house, duplex, triplex, townhouse, apartment) are identified in the Master Plan’s Guiding Principles, which were developed in accordance with the Town’s Community Housing Action Plan (CHAP).

Pacific’s current proposal includes larger 6-plex rowhouse style buildings to maximize unit count and economy of scale. This creates a denser neighborhood character with a reduced tree canopy. Pacific is currently proposing for there to not be any common area spaces, which would eliminate the need for an HOA. This scenario would reduce the monthly cost of ownership since there would not be a required monthly HOA payment, but it could have negative impacts in the long-term since there would not be a dedicated funding source for ongoing maintenance of the units. Under this development structure, common exterior maintenance of units which are attached into single buildings (i.e., rowhouses) would be governed by a maintenance agreement, however the details of this type of development structure are not yet clear to staff.

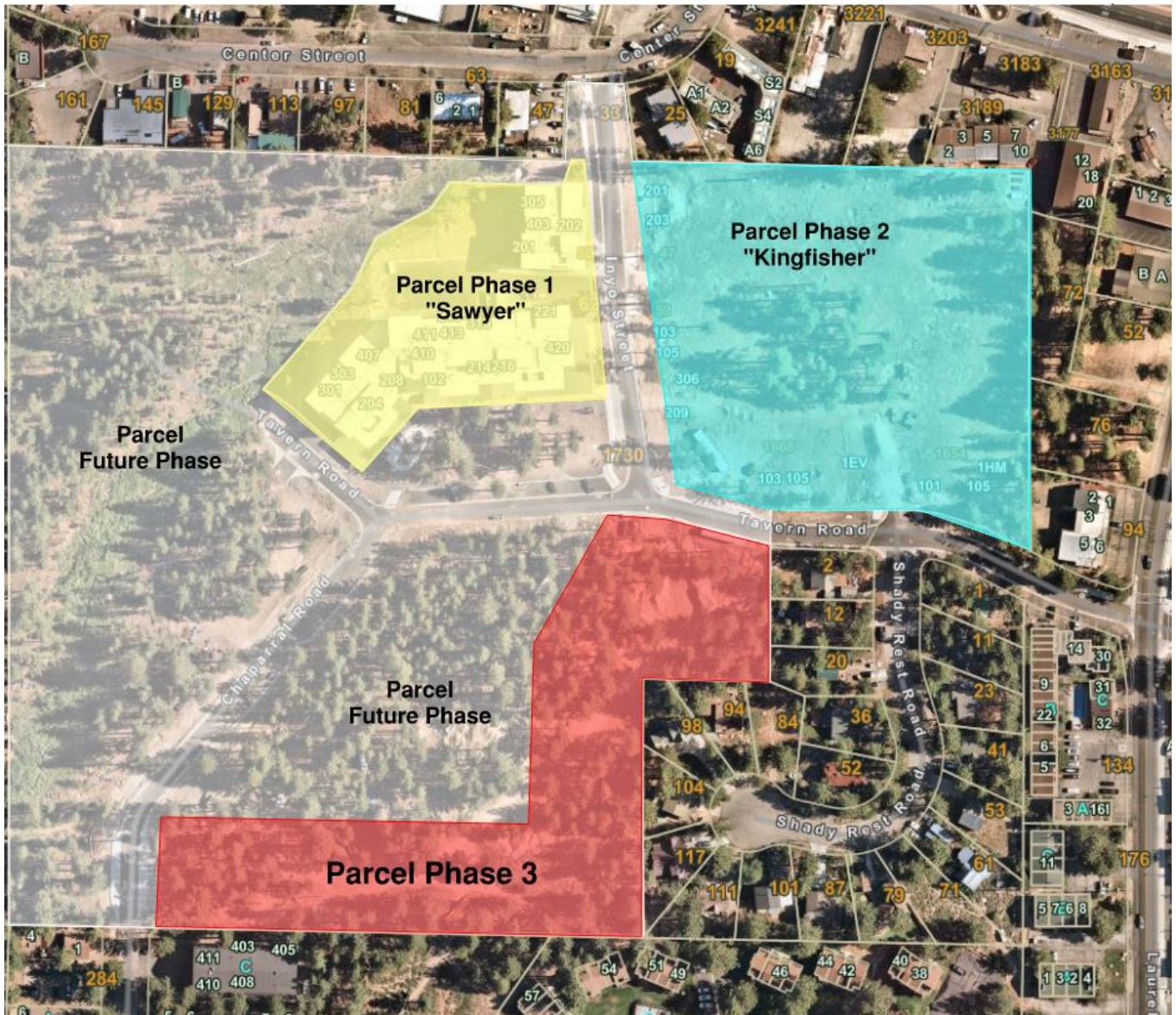
Alternately, smaller buildings (e.g. duplex or 4-plex) or a mix of buildings may be more desirable, although this may result in some loss of economy or reduction of unit count. A more familiar common space/HOA development structure may also be more desirable in the long-term for potential residents so that the long-term costs of maintenance are accounted for in their monthly housing expenses.

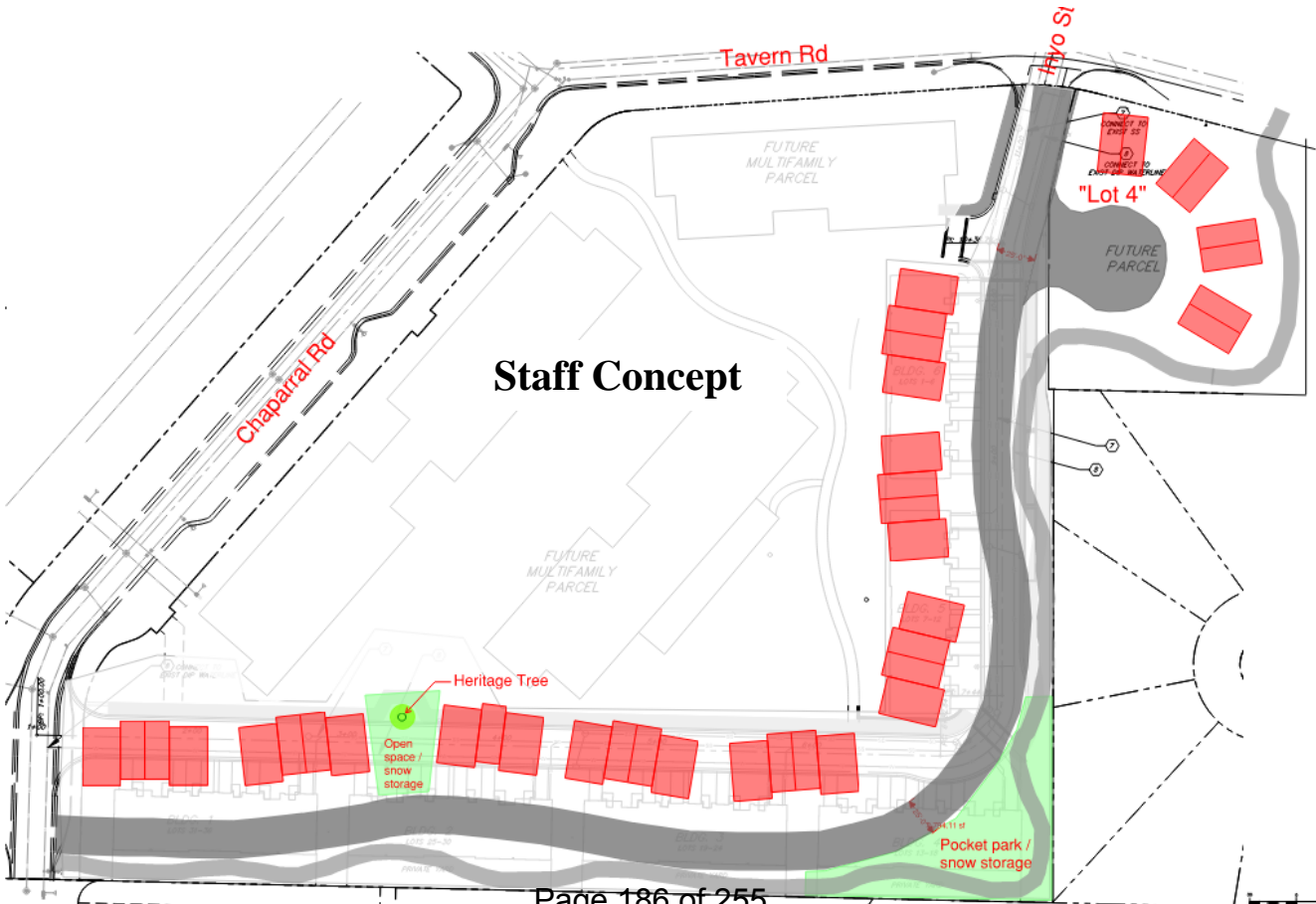
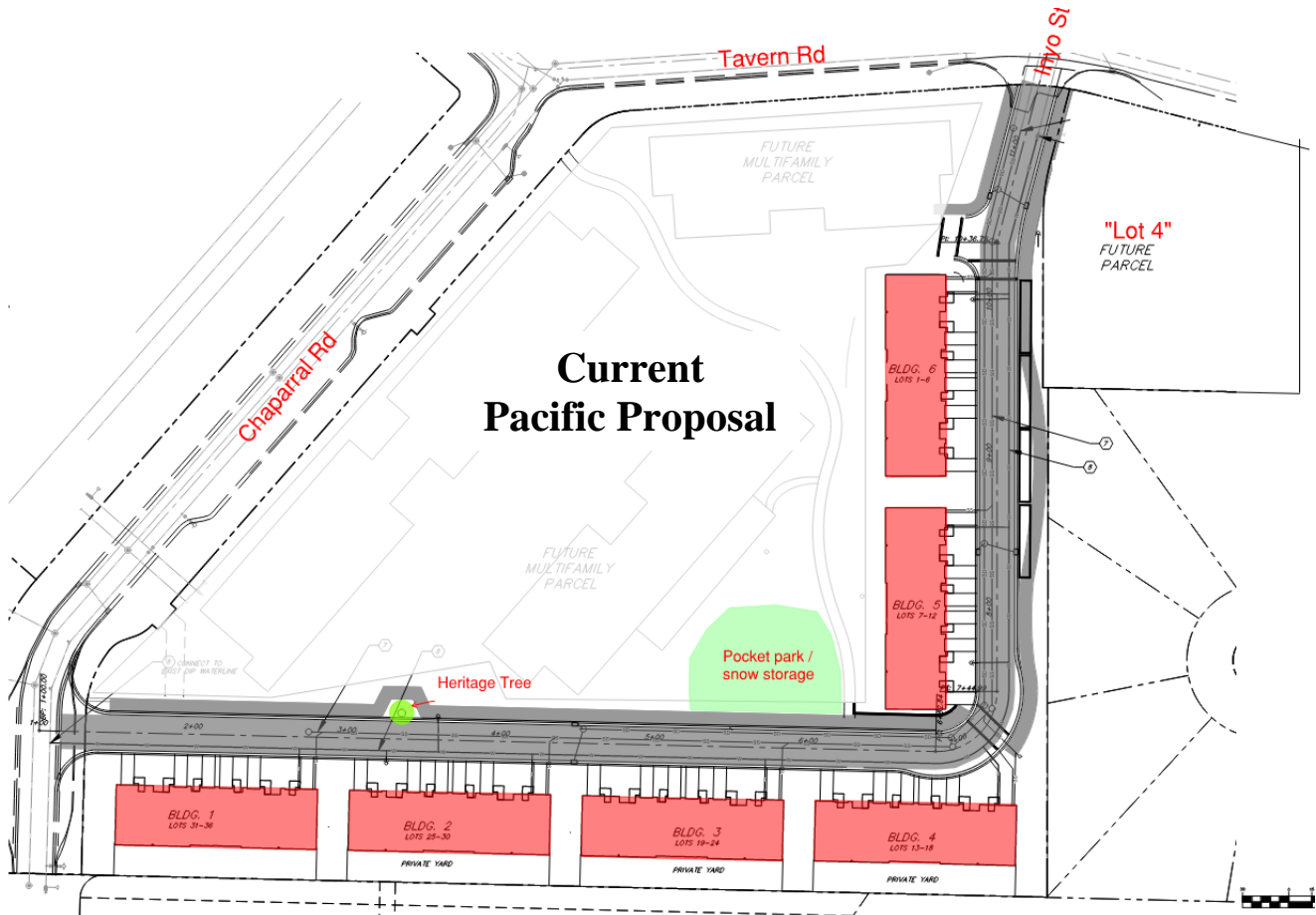
- **Building Spacing** – Minimum building separation is permitted to be 10 feet; however, staff and Pacific propose a minimum 20-foot separation in order to

accommodate access, snow removal and storage. A greater separation may be warranted in consideration of tree preservation, open space, or other factors.

- **Orientation and alignment of buildings and roads** – Buildings must be setback from property lines by a minimum of 20 feet. Roads may be located within 10 feet of property lines. Solar orientation of the roads and driveways, which is important to snow removal and melt, will affect life-cycle cost of both buildings and roads. Pacific’s current proposal places the road and MUP along the east property line with units facing the road to the east, and places units along the south property line with units facing the road to the north. Alternatively, placing the road and MUP along the south property line with south-facing units may be more desirable for future owners. Also, providing some curvature or meandering to the road and MUP would enhance neighborhood character and user experience, including increased safety by reducing driver speeds.
- **Use of Lot 4 “remainder lot”** – Housing, open space, parking, etc. Per staff and Council direction, in most of Pacific’s design iterations, a small “remainder lot” (Lot 4) in the north easterly corner of Phase 3 has been reserved for future development apart from this phase. Staff had previously contemplated constructing a temporary parking area to serve the Parcel in this area. In recent internal meetings, staff has determined that a potential parking lot could be placed at other locations on the Parcel if needed, and Lot 4 could then be developed along with Phase 3 or separately as a “town development” similar to the Town’s 60 Joaquin project.
- **Open Space** – Each Master Plan Development Area must contain open space that is available for public use. A small passive or active pocket park could also serve as snow storage during the winter.

Once staff has consensus direction from Town Council, the final draft plans, engineer’s estimate, and a development pro-forma will be developed for Town Council consideration. If a financial commitment is made, a Tentative Map and Design Review will be created and processed through the typical PEDC entitlement approval process. The developer and staff believe the project could break ground in summer 2025 if consensus between the development and the Town on the average subsidy amount from the Town can be reached.





FINANCIAL CONSIDERATIONS:

Staff continue to discuss costs with the Pacific Companies. Throughout the process, staff's goal is to evaluate the potential short-term and long-term costs to the buyers to make these units as affordable as possible. Staff believe the Town will need to pay for infrastructure costs such as the road, MUP and associated utilities to keep overall unit costs down. This may be done as a separate project. The final costs to the Town of this development will be the result of the direction provided to staff. Staff will return to Council for final direction and approval once these costs are better understood.

TOWN COUNCIL STAFF REPORT

Title: Town Council Adoption of California Joint Strategy for Sustainable Outdoor Recreation & Wildlife Resilience

Meeting Date: January 15, 2025

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

It is recommended that the Town Council review and adopt “California’s Joint Strategy for Sustainable Outdoor Recreation & Wildfire Resilience,” as published by The California Wildfire and Forest Resilience Task Force in March of 2023, as a guiding document in the Town’s effort for resource protection, community investment, and public safety.

BACKGROUND:

The Town of Mammoth Lakes, like many communities and regions in rural California, has an economic model centered around recreation, tourism and the natural environment, most of which is managed by the federal government. These vital natural resources are under pressure from both overutilization and the threat of catastrophic wildfires. The principal economic driver in our Eastern Sierra region is our recreation-based tourism economy and without the natural resources for these activities, the Town loses the ability to sustain itself financially. To rebuild from a natural disaster like a wildfire would take many years and require dependence on outside resources to recover. In light of the current and anticipated wildfire risk environment in California, the recovery may not even be economically feasible. The goal of adopting “California’s Joint Strategy for Sustainable Outdoor Recreation & Wildfire Resilience” is to engage on a state and federal level with programs that can provide funding to mitigate our exposure to these catastrophic events before they happen. A part of our success has been to leverage programs that are complementary to our own stated goals. This force multiplier, using state and federal initiatives that align with our own goals, allows us to achieve more than we could on our own, with our own funding sources. Adopting this plan should enhance our eligibility to receive state-level and federal funding for programs that will be generated from the recent passing of Proposition 4 and the reauthorization of the Great American Outdoors Act, which provide funding for wildfire prevention, recreation infrastructure and programming, and the protection of communities and natural lands from climate risks. By adopting this plan, the Town would become the first in the state to recognize this strategy, and the implementation of its key actions that will address our unique concerns.

ANALYSIS/DISCUSSION:

The joint strategy consists of four goals with a number of specific key actions to address the effects of climate change and the threat of wildfire on sustainable outdoor recreation infrastructure and programs that drive economic activity. The Sustainable Recreation/CALREC Vision Key Working Group, which developed the joint strategy, was awarded Partnership of the Year from the U.S. Forest Service Pacific Southwest Region in recognition of their efforts. The joint strategy

is intended to integrate and augment existing efforts at the federal, state and local level. The Town is engaged in a number of efforts to address our own concerns, and these strategies will serve to further those programs, not replace them. The four stated goals as presented in the joint strategy document are as follows:

#1 Integrate Forest Health and Sustainable Outdoor Recreation - Integrate the provision of high-quality, sustainable outdoor recreation opportunities with forest health and resilience and wildfire and climate mitigation efforts so that all people can connect to the benefits and wonders of the natural world.

#2 Advance Inclusion and Access for All Throughout California - Plan for and provide a diversity of outdoor recreation opportunities to foster inclusive and equitable access for all Californians.

#3 Promote the Health and Wellbeing of All Californians through Outdoor Recreation - Provide health information, training, and alternative recreation opportunities that promote the health and well-being of all peoples, with consideration of people's needs before, during, and after wildfires and other natural disasters.

#4 Support Economies that Enhance Sustainable Outdoor Recreation - Foster and support robust and diversified economies that enhance sustainable outdoor recreation while investing in the resilience necessary to withstand the impact of climate change, wildfires, and other disasters.

The attached joint strategy includes a number of key actions under each of these stated goals. While some of these goals don't have a direct tie to the efforts of our Town, the complete program is a comprehensive effort to address these impacts across the state. As these strategies are implemented by other municipalities, there will be opportunities to combine efforts, across jurisdictions where our areas of interest intersect. Staff will look to integrate these strategies into our destination management strategies, planning efforts, and capital improvement projects.

OPTIONS ANALYSIS:

1. It is recommended that the Town Council review and adopt "California's Joint Strategy for Sustainable Outdoor Recreation & Wildfire Resilience" as a guiding document in the Town's effort for resource protection and community investment.
2. Make alternate findings and direct Town staff accordingly.

FINANCIAL CONSIDERATIONS:

The financial implications of this adoption should provide better access to state and federal level grants to further our initiatives. There may be additional costs associated with the implementation, but the benefits should far outweigh the additional costs.



CALIFORNIA
WILDFIRE
& FOREST
RESILIENCE
TASK FORCE

CALIFORNIA'S JOINT STRATEGY
FOR SUSTAINABLE OUTDOOR
RECREATION & WILDFIRE RESILIENCE



PREPARED FOR THE CALIFORNIA WILDFIRE
AND FOREST RESILIENCE TASK FORCE
DECEMBER 12, 2022



LAND ACKNOWLEDGEMENT

California is home to some of the most beautiful and celebrated landscapes on Earth. More than 100 Native American tribes have stewarded and protected California's lands and waters from time immemorial through the present day. Often, places valued as recreation sites today hold significant cultural and ecological importance for Indigenous peoples. Acknowledging California as the homeland of Native American tribes is just a small step to take in the spirit of truth and healing. This Joint Strategy attempts to elevate California Native governments, communities, peoples, and priorities into the collective thinking about sustainable outdoor recreation, inclusive access to the outdoors, and wildfire resilience. Realizing the privilege of those who recreate outside, this Joint Strategy hopes to contribute to further discussions of appropriate and respectful public access to valued and significant places.



Birdwatching at the Stout Memorial Grove in Jedediah Smith Redwoods State Park, CA. Credit: John Chao, Redwood National and State Parks



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ER
RD

KEY PEOPLE





EXECUTIVE COMMITTEE

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Joe Tyler – CAL FIRE

Yana Garcia – CalEPA

Sam Assefa – Office of Planning and Research

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LOCAL:

Ed Valenzuela – California State Association of Counties

Doug Teeter – Rural Counties Representatives of California

TRIBAL:

Don Hankins – Indigenous Stewardship Network

SUSTAINABLE RECREATION/CALREC VISION

Key Working Group

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Haley Caruso, Co-Lead of Recreate Responsibly CA and REI Manager of Brand Engagement & Impact – Recreate Responsibly CA and REI

Katherine Toy, Deputy Secretary for Access – CA Natural Resources Agency

Katy Parr, El Dorado National Forest Public Services Staff Officer – U.S. Forest Service, Pacific Southwest Region

Kevin Wright, Policy & Steering Committee Member – CA Landscape Stewardship Network

Norma Edith García-Gonzalez, Director – Los Angeles County Department of Parks & Recreation

Paul Michel, Regional Policy Coordinator, West Coast Region – NOAA

Ray Murray, Chief of Partnerships – National Park Service





SUSTAINABLE RECREATION/CALREC VISION Leadership Team

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Kiersten Puusemp, Creative Director

Kristy Williams, Project Management Specialist

Thank you to the more than 130 representatives from federal, state, and local agencies, tribes, tribal entities, nongovernmental organizations, business interests, community groups, and stakeholders who participated in public input sessions or otherwise contributed to this plan.

This strategic plan is located on the California Wildfire & Forest Resilience Task Force website at:
www.wildfiretaskforce.org/about/action-areas/sustainable-accessible-recreation



BACKGROUND



THE CHALLENGE

A STRATEGIC CHANGE IN CALIFORNIA'S APPROACH TO SUSTAINABLE OUTDOOR RECREATION AND WILDFIRE RESILIENCE



The Mount Hough Trail System, near Quincy, CA, before and after the Dixie Fire in 2021. Credit: Ken Etzel

California has faced an unprecedented wildfire crisis during the past decade that has resulted in billions of dollars in damage to local economies and infrastructure, including outdoor recreation facilities and trail systems across California. Moreover, climate change has dramatically increased the length and intensity of California's fire seasons. The 2020 fire season broke records: Five of California's six largest fires in modern history burned at the same time. More than 4 million acres burned across the state, doubling the previous record. The following year, 2021, saw some of the most severe megafires in history, including the Dixie Fire, which became the largest single wildfire in state history and the first wildfire to burn across the width of the Sierra Nevada mountain range.

In August 2020, the state of California and the U.S. Forest Service announced the historic Agreement for Shared Stewardship of California's Forest and Rangelands to improve the health of California's forests and rangelands and reduce wildfire risk across the state. The following January, the state released California's Wildfire and Forest Resilience Action Plan (Action Plan), which detailed specific actions to address the wildfire crisis, and convened the California Wildfire and Forest Resilience Task Force to implement the Action Plan.



CALIFORNIA'S WILDFIRE AND FOREST RESILIENCE ACTION PLAN

The Action Plan contains four goals and 99 specific actions to address the wildfire crisis across California. Goal 3 contains Key Actions 3.13 and 3.14, which address the relationship between forest health and sustainable outdoor recreation:

- **Key Action 3.13 – Update Statewide Comprehensive Outdoor Recreation Plan (SCORP):** In 2021, CNRA, in coordination with State Parks, will update the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The SCORP will provide a comprehensive framework and investment strategy, emphasizing equitable access to underserved communities and rural recreation-dependent communities.
- **Key Action 3.14 – Develop Joint Strategy to Improve Access to Sustainable Recreation:** In accordance with the Shared Stewardship Agreement, the USFS will coordinate the development of a joint strategy to improve access to sustainable recreation.

The California Wildfire and Forest Resilience Task Force assigned Key Actions 3.13 and 3.14 of the Action Plan to the Sustainable Recreation/CALREC Vision Key Working Group (Key Working Group). Key Action 3.13 was completed by the Key Working Group through consultations with the California Department of Parks and Recreation (State Parks). Please see additional discussion of Key Action 3.13 on page 13. Key Action 3.14 is the more immediate subject of this Joint Strategy document.

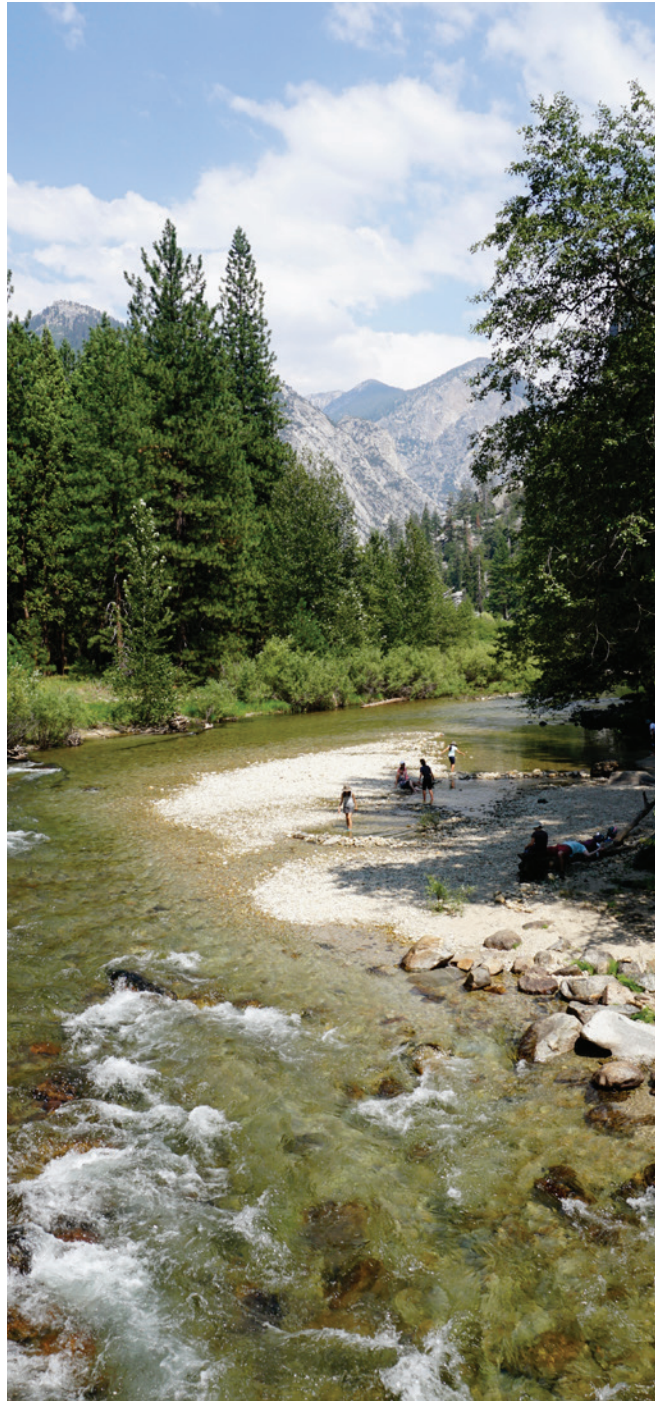


Firefighters and natural resource specialists apply a protective fire-shelter wrap to the General Sherman Tree in Sequoia National Park, CA, during the KNP Complex Fire in 2021. Credit: Elizabeth Wu, National Park Service



THE CALIFORNIA WILDFIRE AND FOREST RESILIENCE ACTION PLAN WAS DEVELOPED RECOGNIZING THE FOLLOWING CONDITIONS:

- Climate change increases the frequency and severity of catastrophic wildfires.
- California’s diverse landscapes and communities require regionally tailored strategies and actions.
- Resilience to catastrophic wildfires requires restoring the health of our forests and diverse landscapes across the state and strengthening wildfire preparation within our communities.
- Frequent, low-intensity fire can be a positive force in improving forest health and biodiversity and forested communities’ safety.
- Strengthening the linkages between the ecological health of forests and the economic and social health of rural communities is needed.
- Strong partnerships among federal, state, local, and tribal entities and private organizations are needed to address the threat of wildfire.



Visitors enjoy California’s Kings Canyon National Park.
Credit: National Park Service



THE KEY WORKING GROUP AND THE JOINT STRATEGY FOR SUSTAINABLE OUTDOOR RECREATION AND WILDFIRE RESILIENCE

The Key Working Group developed the Joint Strategy for Sustainable Outdoor Recreation and Wildfire Resilience (Joint Strategy) to provide a road map for improved access to sustainable outdoor recreation in an era when wildfires are having tremendous impacts on outdoor recreation opportunities throughout California. The Joint Strategy recognizes that our recreation system exists within a vast network of watersheds that stretches all the way from the headwaters in the mountains to the Pacific Ocean. Our recreation system is affected by wildfires and natural disasters in profound ways both upstream and downstream from where people recreate. The Key Working Group consisted of staff from federal and state agencies, regional and local agencies, industry, and nongovernmental organizations. The Mammoth Lakes Trails and Public Access Foundation (MLTPA) convened the Key Working Group. The Consensus and Collaboration Program of the College of Continuing Education at Sacramento State University provided facilitation. Climate Equity Solutions Inc. contributed drafting and editing services, under contract to MLTPA.



Children record observations on a clipboard at California’s Channel Islands National Marine Sanctuary as part of the Ocean Guardian program.
Credit: Nick Zachar, National Oceanic and Atmospheric Administration

The Joint Strategy presents Goals and Key Actions that highlight the most important considerations for providing sustainable outdoor recreation opportunities that meet the needs of all Californians, including our most underserved and underrepresented communities, in this era of risk from wildfires. The Key Working Group engaged with tribes, experts, and stakeholders who have been affected by wildfires, smoke, and natural disasters, or who are actively engaged in providing sustainable outdoor recreation opportunities. These groups and individuals verified that the Joint Strategy sets timely, essential, and implementable goals. Participants in the Key Working Group generously shared their time, perspective, and advice on topics through a series of facilitated virtual meetings from November 2021 through November 2022.



IMPLEMENTATION

The Key Working Group will seek to create a structure to guide the implementation of the Joint Strategy under the general auspices of the California Wildfire and Forest Resilience Task Force (Task Force). The Key Working Group intends to provide regular progress reports to the Task Force and establish a program of accountability for implementing the Joint Strategy.

The Goals and Key Actions of the Joint Strategy also aim to fully integrate outdoor recreation considerations and opportunities into federal, state, local, and partner programs of work already underway. Some actions call on specific groups to act, while others present opportunities for ground-up integration of outdoor recreation into wildfire risk reduction and recovery efforts. Many of the actions are already underway at all levels of government and in local communities. The Joint Strategy was inspired by these ongoing efforts and hopes to inspire other communities and all levels of government to continue progress on such efforts. Sustained realization of the Goals and Key Actions will require time, resources, and capacity investments from the USFS, the state of California, and their partners.



Mandy Beatty cuts a section of trail in the Mount Hough Trail System near Quincy, CA, with her dog, Scout, by her side. Credit: Ken Etzel

As with other Task Force working group strategies, the Joint Strategy will be incorporated and integrated into the Task Force’s Million-Acre Strategy, which serves as the Task Force’s primary implementation program for the four Task Force goals. Funding needs to be secured to support the Key Working Group’s continued efforts to oversee implementation of the Joint Strategy including facilitation of Key Working Group meetings, coordination with lead implementing agencies and entities, preparation of regular progress updates, participation in Task Force meetings, and general guidance of implementation activities. It is anticipated that full implementation of the Joint Strategy’s Goals and Key Actions will create a sustainable outdoor recreation system in California that is resilient to wildfire and natural disasters and will lead to additional key actions needed to equitably provide the diverse and accessible recreational opportunities desired by all Californians.



CALIFORNIA WILDFIRE AND FOREST RESILIENCE ACTION PLAN KEY ACTION 3.13

Key Action 3.13 of California’s Wildfire and Forest Resilience Action Plan directs the California Natural Resources Agency (CNRA) and State Parks to update the Statewide Comprehensive Outdoor Recreation Plan in 2021. The SCORP provides a comprehensive framework and investment strategy, emphasizing equitable access to underserved communities and rural recreation-dependent communities.

The SCORP is a five-year plan that establishes grant priorities to address unmet needs for public outdoor recreation land throughout California. By completing an update to the SCORP every five years, California maintains eligibility for federal Land and Water Conservation Fund (LWCF) grants.

Due to a variety of factors, the release of the 2021–2025 SCORP occurred in early 2022, as the Key Working Group convened to begin its work on the development of the Joint Strategy. As a result of this timing, representatives from the Key Working Group were able to meet with staff from the California Department of Parks and Recreation to discuss opportunities to recommend priorities and help to inform the vision of the 2026–2030 SCORP update, set to begin in 2023. During these discussions, it was acknowledged that the next update to the SCORP might be enhanced to capture the broadened scope and landscapes of outdoor recreation in California.



Enjoying a meal while camping at Bothe-Napa Valley State Park, CA. Credit: courtesy of California State Parks, 2019

It is anticipated that key actions from the Joint Strategy may be integrated into the SCORP update process and that the SCORP may become a more comprehensive framework for the next five years of outdoor recreation development, planning, and management in California.





GOALS & KEY ACTIONS



INTRODUCTION

Californians today recreate outside more than ever before, finding experiences of a lifetime in California’s protected lands and waters. Statewide demand for outdoor recreation opportunities exploded during the COVID-19 pandemic, resulting in pressure to maximize or expand federal, state, and local park systems. This recent surge in outdoor recreation has led land managers and stewardship groups to renew their focus on natural resource protection and wildfire risk reduction, while providing needed recreation opportunities.



Mountain biking before and after the Dixie Fire in 2021, near Quincy, CA. Credit: Ken Etzel

The purpose of this Joint Strategy is to provide the California Wildfire and Forest Resilience Task Force with a road map for how to protect and improve sustainable outdoor recreation assets and access in the context of wildfire and natural disaster planning and response. The audience of this Joint Strategy includes the U.S. Forest Service (USFS), the state of California, land managers, and the extended outdoor recreation community. This Joint Strategy emphasizes the fact that sustainable outdoor recreation opportunities must be high-quality and resilient to meet the needs of a diverse and growing population and changing climate.

The Joint Strategy satisfies Key Action 3.14 of the California Wildfire and Forest Resilience Action Plan: “Develop Joint Strategy to Improve Access to Sustainable Recreation.” The Joint Strategy contains Goals and Key Actions that will:

- 1.** Strengthen our sustainable outdoor recreation system, forest health, and resilience
- 2.** Advance inclusion and access for all Californians
- 3.** Promote the health and safety of all Californians
- 4.** Support the local economies that enhance sustainable outdoor recreation

The Key Working Group developed a set of guiding principles to serve as a foundation for the Joint Strategy and to guide agencies, organizations, and communities tasked with implementing the Goals and Key Actions.



GUIDING PRINCIPLES

The following guiding principles provide a foundation for all of the Goals and Key Actions of the Joint Strategy, ensuring that the Joint Strategy is achieved broadly and equitably across California.



Two backpackers and a ranger look at a map at Cronan Ranch Regional Trails Park in Pilot Hill, CA. Credit: Bob Wick, Bureau of Land Management

Engage in Proactive Communication – Communication is key to implementing the Joint Strategy effectively and comprehensively across California. Communication and engagement will occur at all levels, with a particular focus on ensuring that underserved and underrepresented communities, including multilingual communities, receive information and have opportunities to engage with implementation of the Joint Strategy in a timely manner and through channels that effectively reach their communities.

Prioritize Community Recovery – Implementation of the Joint Strategy will prioritize recovery for communities that have been impacted by wildfire. Multiple communities across California have been devastated by wildfire, and implementation of this Joint Strategy will support holistic recovery of the environmental, economic, and social elements of these communities.

Utilize Cross-Sector Integration – The intent of the Joint Strategy is to integrate efforts at all levels to address sustainable recreation and wildfire risk, including governmental organizations, the nonprofit and business sectors, and community organizations. Integrating the Key Actions in this plan with forest health and community-development work being done locally is the most effective way to achieve broad success.



Emphasize Transparency – Entities implementing Key Actions will be responsible for reporting on and communicating their work to the public and groups working on similar efforts across the state, using methods that ensure all interested parties are informed of their work.

Engage in Partnerships and Collaboration – Effective implementation of the Joint Strategy will require that Key Actions are implemented through ongoing and supported partnerships and collaborations between government, the nonprofit sector, business interests, and community-based organizations.

Leverage Funds – Adequate funding will be required to achieve full implementation of the Joint Strategy. Implementation will require significant commitments of resources and funding from federal, state, and local agencies, organizations, nonprofits, and business entities. In addition, all funding will be leveraged to the maximum extent to ensure that implementation occurs at a high level across California.

Engage with Tribes and Indigenous Communities – During implementation, agencies and organizations will engage with tribes and Indigenous communities to inform work on all Key Actions. Implementing agencies and organizations will work with tribes to incorporate traditional ecological knowledge (TEK) into outdoor recreation and forest health projects where appropriate.

Engage with Underserved and Underrepresented Communities – Engagement with underserved and underrepresented communities is critical to achieve diversity, equity, and inclusion in implementing the Joint Strategy. Agencies and organizations responsible for implementing Key Actions will conduct comprehensive outreach using community-specific outreach methods to ensure that affected communities are aware of, and have the opportunity to participate in and influence, the work being done under this Joint Strategy.

Use the Best Available Science and Information – Agencies and organizations responsible for implementation of the Joint Strategy are committed to using the best available science and information and sharing the results of their work within peer learning networks.

Prioritize Equity and Inclusivity – Ensuring equity and inclusion is paramount to all participants in this Joint Strategy. All agencies and organizations implementing Key Actions are committed to equity and inclusion and will engage locally and across the state to ensure that all peoples are considered during implementation of Key Actions.

Promote Wildfire and Natural Disaster Resiliency – Resilience to wildfires and natural disasters is a primary purpose of this Joint Strategy. All Key Actions are focused on ensuring that California and its residents are prepared for wildfire and natural disaster events and have the resources to achieve long-term resiliency, especially in light of climate change.





GOAL 1:

Integrate Forest Health and Sustainable Outdoor Recreation



INTEGRATE FOREST HEALTH AND SUSTAINABLE OUTDOOR RECREATION

Our aim is to promote forest health and resiliency alongside sustainable outdoor recreation for all throughout California. We recognize that forest health and outdoor recreation mutually depend on one another and that our management of them needs to be integrated. This goal promotes public access and enjoyment of our forests and public lands and all the benefits that come with that while at the same time addressing the impacts and mitigating factors of outdoor recreation from catastrophic wildfires and climate effects. By ensuring healthy lands and waters, outdoor recreation users feel connected to nature in places and communities that are socially, economically, and environmentally rich and resilient.



A hiker looks at smoke from the 2021 Caldor Fire in the distance. Credit: James Townsend



GOAL 1:

Integrate the provision of high-quality, sustainable outdoor recreation opportunities with forest health and resilience and wildfire and climate mitigation efforts so that all people can connect to the benefits and wonders of the natural world.

KEY ACTIONS

1. **Maintain Public Access as the Climate Changes:** Develop climate-smart best practices toolkits and resources to be used by land-management organizations for programs and projects associated with forest and wildland health, vegetation management, transportation, and visitor use that enhance public access to outdoor recreation on public lands and waters as the climate changes.
2. **Develop Educational Materials Targeted at Reducing the Human Causes of Ignition:** Create and distribute educational materials in multiple languages targeting human causes of ignition of wildfires.
3. **Develop Integrated Communications Systems:** Establish integrated and standardized communication systems to provide consistent information to the public about forest health projects, and wildfires and other natural disasters, across jurisdictional boundaries and among federal, state, regional, and local organizations. Partner with Destination Management Organizations (DMOs), chambers of commerce, fire safe councils, cultural groups, outdoor recreation and stewardship groups, and local media to communicate in multiple languages and with digital media about closures, restrictions, smoke, and alternative facilities.
4. **Incorporate Sustainable Outdoor Recreation into the State Department of Conservation's Regional Forest Fire Capacity (RFFC) Program:** Incorporate the Key Actions from California's Joint Strategy for Sustainable Outdoor Recreation and Wildfire Resilience into the RFFC Program, Regional Forums, and Regional Priority Plans being developed by RFFC Program Regional Block Grantees.
5. **Add Public Education to Forest Health Projects:** Forest health projects on public lands under state and federal funding programs will include a component to educate the public about the project's purpose, techniques, and impact on outdoor recreation opportunities. Education efforts will serve to promote public safety, minimize impacts to recreation user groups, and develop public support for the value of forest health projects, including prescribed fire.



GOAL 1: Integrate Forest Health and Sustainable Outdoor Recreation

6. **Strengthen Partnerships Between Resource Conservation Districts or Other Appropriate Partners and Land Managers:** Where feasible, recreation land managers will enter into partnerships with Resource Conservation Districts and other appropriate land-management partner entities or authorities to support work including design, permitting, and construction for outdoor recreation facilities and trails and fuel reduction around communities (including fencing, water sources, etc.).
7. **Implement Multi-Benefit Projects in or Adjacent to the Wildland Urban Interface:** Implement projects in or adjacent to Wildland Urban Interface (WUI) areas that have joint wildfire risk reduction and outdoor recreation benefits, such as trails and campgrounds that can be used during fires as personnel and equipment staging areas. Where appropriate, conduct thinning, prescribed burns, and vegetation clearing around outdoor recreation infrastructure to make it more resilient to wildfire and to create defensible space for fire suppression. Within these project areas, create demonstration and interpretive areas incorporating TEK practices where people can recreate and learn about the benefits of prescribed fire and vegetation management.
8. **Design and Build Outdoor Recreation Infrastructure That Is Resilient to Climate Change and Wildfire:** Consider nature-based solutions to address climate change and wildfire risk considerations when designing, constructing, maintaining, and renovating outdoor recreation facilities. Where appropriate, relocate facilities away from floodplains, landslide areas, avalanche paths, or high-risk fire areas. Install multilingual signage identifying emergency egress and shelter-in-place protocols, and, where needed, develop additional access and evacuation points. Design and harden roads, trails, bridges, and outdoor recreation infrastructure to be fire resistant and resilient to natural disasters. When available, cross-train fire crews in sustainable trail construction to help in recovery of trails post-fire.
9. **Establish Permanent Fuel Breaks Proximate to Recreation Trails:** Where feasible and appropriate, develop permanent fuel breaks that cut across jurisdictional boundaries along or adjacent to recreation trails and infrastructure to achieve multiple wildfire risk reduction and response benefits. Locate fuel breaks near trails to provide access for prescribed fires and fire suppression. In wilderness areas, consider non-permanent fuel breaks to protect resources.
10. **Use Data to Prioritize Wildfire Risk Reduction Treatments in Outdoor Recreation Areas:** Assess community and outdoor recreation asset vulnerability through the use of data developed by the Task Force, such as Planscape, and the Key Working Group (California Recreation Opportunities GIS Map) to develop priorities for treatment around outdoor recreation areas based on likelihood of ignition and vulnerability to the impact of wildfire. In particular, focus prioritization of treatments adjacent to campgrounds, trails, and trailheads.



GOAL 1: Integrate Forest Health and Sustainable Outdoor Recreation

11. **Create Wildfire Evacuation Plans for At-Risk Outdoor Recreation Areas:** In coordination with local government and using specific evacuation planning tools (e.g., Zonehaven and CAL FIRE’s Evacuation Guide), outdoor recreation providers including park agencies, private resorts, and other entities will create, regularly update, and implement and maintain evacuation plans that identify assets and areas most at risk, and safe evacuation routes and staging areas for shelter-in-place.

12. **Create California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) Programmatic Exemptions/Exclusions for Recreation Trails Located Within Treatment Areas:** Create Categorical Exclusion(s) under NEPA, and Categorical Exemption(s) under CEQA, for recreation trails located within treatment areas that have already undergone previous environmental review.



*John Rice, general manager of California’s Sierra-at-Tahoe Resort, looks out from a burnt lift shack at ski runs burned by the Caldor Fire in 2021.
Credit: Katie Hunter, Sierra-at-Tahoe Resort*



Leadership from the U.S. Forest Service, Sierra Nevada Conservancy, and CAL FIRE discuss the effect of vegetation treatment on burn severity during the Caldor Fire in 2021. Credit: John Wentworth



GOAL 2:

**Advance Inclusion and Access
For All Throughout California**



ADVANCE INCLUSION AND ACCESS FOR ALL THROUGHOUT CALIFORNIA

California and its partners must build upon and expand an inclusionary culture of sustainable outdoor recreation, promoting equitable access across California’s public lands and waters that reflects the diversity of all peoples and the legacy of our Native American history, culture, and use. Inspired by the California Natural Resources Agency’s Outdoors for All initiative, our work will strive to address long-standing environmental, social, and economic inequities in our society that have resulted in physical and societal barriers to outdoor recreation access for underserved and underrepresented residents. Improvements to outdoor recreation access, including planning, programming, and infrastructure, will be co-created with communities, forest health, and wildfire response partners and designed around community values to be resilient to increasingly frequent wildfires and natural disasters. Advancing equitable access will require a high level of engagement with underserved and underrepresented populations to prioritize and implement integrated outdoor recreation access and wildfire risk reduction, resiliency, and recovery actions that provide respite for these communities year-round and especially during times of disaster.



Posing on a bridge along the Trillium Falls Trail in Redwood National and State Parks, CA. Credit: John Chao, Redwood National and State Parks



GOAL 2:

Plan for and provide a diversity of outdoor recreation opportunities to foster inclusive and equitable access for all Californians.

KEY ACTIONS

1. **Create Statewide School Programming:** Federal, state, and local agencies will engage and collaborate with the California Department of Education to develop place-based virtual and in-person programming that educates students about the value of outdoor recreation and natural resources, including topics such as Traditional Ecological Knowledge, responsible recreation, fire-prone landscapes, safety, and how to participate in stewardship projects.
2. **Create Interpretive, Historical, and Stewardship Educational Opportunities at Key Recreation Facilities:** Where feasible, create interpretive, historical, and stewardship education to educate the public at key outdoor recreation facilities across the state.
3. **Minimize Impact of Wildfire-Related Area and Facility Closures to Public Access and Recreational Use:** Target outdoor recreation site and area closures to the minimum area and time periods deemed appropriate to mitigate threats and minimize impact to the recreating public and commercial providers. Land managers should engage with relevant public and commercial recreation interests and DMOs on reopening plans, with a particular focus on addressing access concerns of underserved and underrepresented communities.
4. **Engage with Local Communities During Post-Fire Recovery Planning to Expedite the Resumption of Outdoor Recreation Access:** After fires, coordinate and engage with local communities on post-fire recovery plans, including activities aimed at expediting the return of public access. Within burned areas, prioritize forest health, hazard tree and vegetation removal near trails, slope stabilization around trails, and restoration of park and outdoor recreation facilities lost in wildfires. Where appropriate, utilize local workers, volunteers, conservation corps, or tribal capacity such as the Tiüvac'a'ai Tribal Conservation Corps to assist in post-fire restoration of outdoor recreation infrastructure and trails.
5. **Explore Creating an Online Outdoor Recreation Opportunities Resource:** Explore creating a one-stop online outdoor recreation resource for visitors to research local, regional, and state recreation opportunities based on interest and location. The online resource may contain information on how to prepare for visits to outdoor recreation areas, including information on responsible recreation, how to obtain permits, and what recreational uses are allowed. The resource may also serve as a multilingual communication tool to identify outdoor recreation facilities that are closed due to natural



disasters or emergencies. Where possible, coordinate with existing information platforms that provide similar services. Alternatively, agencies may maintain a multi-jurisdictional, centralized map of outdoor recreation assets (campgrounds, trailheads, etc.) and link out to existing agency platforms for additional information from the land-management agency.

6. **Conduct a Multi-Agency Social Science Survey to Gauge the Current Needs of Outdoor Recreation Users:** State and federal land-management agencies will develop a simple methodology and conduct a joint statewide survey to identify current and emerging use and demand, barriers to outdoor access, and the desired critical outdoor recreation needs and uses of our communities, with a particular emphasis on underserved and underrepresented communities. The survey will be shared broadly with California’s public-land managers and private outdoor recreation lands operators at all scales well in advance of survey implementation to encourage broad data collection across California’s lands and communities. The survey will be designed to be repeatable over time and at different geographic scales.

7. **Develop Outdoor Recreation Infrastructure Across the State That Provides for a Diversity of Recreation Experiences:** Where a local community has identified a need for more outdoor recreation opportunities and uses, land-management agencies will look to collaborate and partner with the local community (counties, cities, towns, special districts) to plan for, fund, build, and maintain climate-resilient outdoor recreation infrastructure, facilities, and trail systems that will increase the diversity of recreation opportunities in that local community.



GOAL 3:

Promote The Health and Well-Being of All Californians Through Outdoor Recreation



PROMOTE THE HEALTH AND WELL-BEING OF ALL CALIFORNIANS THROUGH OUTDOOR RECREATION

California and its partners are committed to providing outdoor recreation opportunities that nurture the mental, physical, spiritual, and emotional health and safety of all people while protecting our natural resources. Wildfires and other natural disasters can impede access to outdoor recreation at a time when people need it most for their well-being. To address this need for outdoor recreation opportunities before, during, and after natural disasters, we will communicate proactively with residents and visitors to promote the healthy enjoyment of outdoor recreation, inform people of where facilities are available, and apprise people of how to avoid smoke exposure and other risk factors. We will prioritize the development of resilient recreation opportunities that can function as alternative sites when other facilities are closed or inaccessible. The development of safe places to recreate is vitally important in ensuring safe access for all.



Children play in the snow near California's Sierra-at-Tahoe. Credit: Brian Walker, Sierra-at-Tahoe



GOAL 3:

Provide health information, training, and alternative recreation opportunities that promote the health and well-being of all peoples, with consideration of people's needs before, during, and after wildfires and other natural disasters.

KEY ACTIONS

1. **Improve Air Quality Advisory Communication:** Refine existing air quality communication tools, such as the California Smoke Spotter Application (app) and EPA AirNow, so that more users are aware of the tools, information is available in multiple languages, and users are advised of preventative measures to reduce their exposure. Focus the awareness campaign and information on those who are more likely to be exposed to air quality impacts including smoke, such as outdoor recreation workers.



Smoke from the Woolsey Fire in 2018, seen from Topanga, CA. Credit: Peter Buschmann, U.S. Forest Service

2. **Train First Responders, Community Planners, and Outdoor Recreation Staff in Mental Health First Aid and Utilize Medical Reserve Corps and Similar Volunteer Groups to Provide Psychological Support During Disasters:** Create a state program to train all first responders, community planners, and outdoor recreation field staff in mental health first aid to support communities during and after wildfires and other natural disasters. Share models and best practices for how to utilize medically trained volunteers to provide psychological support during and after disasters.
3. **Build Partnerships Between the Health and Outdoor Recreation Sectors:** Pursue the environmental elements of the Health in All Policies approaches of the California Department of Public Health and the Centers for Disease Control and Prevention by creating and maintaining partnerships



between public health entities and the outdoor recreation sector. Partnerships will identify and seek to implement projects with co-benefits for health and outdoor recreation, such as prescriptions to spend time outdoors, smoke safety and extreme heat guidance, community-based planning of desirable park features and programs, or research to document the beneficial health impacts of local outdoor recreation projects. Partnerships will share best practices and lessons learned with public health and outdoor recreation professional forums.

4. **Increase Opportunities for Indoor Recreation:** Develop public, multi-use indoor recreation spaces that can offer recreation when smoke and wildfire affect the safety of outdoor recreation. These spaces can also be used as information hubs, libraries, cooling centers, Local Assistance Centers, shelters, or staging areas during emergencies.



Kayaking in an indoor pool can serve as a recreation opportunity during wildfire smoke events. Credit: County of Los Angeles Department of Parks and Recreation



GOAL 4:

Support Economies That Enhance Sustainable Outdoor Recreation



SUPPORT ECONOMIES THAT ENHANCE SUSTAINABLE OUTDOOR RECREATION

Communities and their sustainable outdoor recreation economies enhance the physical, social, and economic vitality of California and, by nature of their dependence on public lands and waters, often play a critical role in ensuring that public lands and waters are maintained and resilient to climate change and wildfires. These communities are well positioned to provide safe, equitable, and inclusive access to outdoor recreation opportunities. Direct recreation spending, jobs, and tourism revenue contribute prominently to these forest and gateway communities. As has been increasingly demonstrated during the past decade, climate change and massive wildfires are having a devastating impact on our communities and their recreation economies. While wildfire risk reduction is key, more should be done to ensure that our recreation-based communities can respond and recover after wildfires and other natural disasters to support community resilience, economic vitality, and local jobs.



Downtown Mariposa, CA, in close proximity to Yosemite National Park. Credit: Sylvia Matzkowiak, courtesy of the Yosemite Mariposa County Tourism Bureau

GOAL 4:

Foster and support robust and diversified economies that enhance sustainable outdoor recreation while investing in the resilience necessary to withstand the impact of climate change, wildfires, and other disasters.

KEY ACTIONS

1. **Build Sustainable Outdoor-Recreation-Based Economies:** Engage the regions of the state’s Community Economic Resilience Fund (CERF), the Department of Conservation’s Regional Forest and Fire Capacity (RFFC) Program, and other relevant programs to help communities transition to or enhance sustainable outdoor-recreation-based economies. Develop programs, projects, and stewardship opportunities to connect communities through recreation infrastructure and trail systems. Support the establishment of workforces for resource management, conservation, and outdoor recreation that support the economies of local connected communities.
2. **Support Fundamental Community Infrastructure:** Support planning and implementation of the fundamental infrastructure and services needed for outdoor-recreation-based economies, such as resilient and affordable housing and multi-modal transportation systems. Planning efforts may include regional baseline economic assessments to describe the businesses, industries, and workforce involved in outdoor recreation activities, and identify the strengths and deficiencies of outdoor recreation economies for rural development.
3. **Engage Communities Regarding Emergency Response and Land-Management Planning:** Engage chambers of commerce, fire safe councils, DMOs, counties, special districts, and cities and towns with land managers in emergency response planning and the creation of Community Wildfire Protection Plans. Engage with outdoor recreation groups to identify outdoor recreation assets and integrate them into emergency plans to increase the likelihood that these facilities will be protected and/or restored during a wildfire event. When possible, pre-plan roles and partnerships for communication and essential services for emergency responders (staging areas, food, lodging, etc.) that can be readily activated during disasters. Provide these plans to federal and state emergency responders during and post-fire.
4. **Create Post-Fire Educational and Marketing Materials:** Create and distribute multilingual educational materials and destination guides to encourage residents and visitors to return to outdoor recreation when it is safe. These materials will advise recreationists on allowable and responsible recreation activities and locations during active wildfire restoration and recovery. In addition, the materials will provide interpretive information on fire-adaptive ecosystems to educate the public on the impacts of fire.



GOAL 4: Support Economies That Enhance Sustainable Recreation

5. **Provide Technical Assistance to Local Businesses:** To help navigate and access disaster assistance programs, provide technical assistance to local businesses following wildfire and other natural disasters in rural and low-income outdoor recreation economies.
6. **Conduct Post-Fire Economic Studies:** Conduct economic studies in communities that have experienced wildfire, including analyses of lost revenue and tourism-related income based on data gathered before, during, and after wildfire events.
7. **Develop Post-Fire Insurance Program for the Outdoor Recreation Economy:** Include outdoor-recreation-based businesses and events in the development and administration of post-wildfire insurance programs that are both attainable and affordable.
8. **Evaluate Existing Telecommunications Infrastructure and Perform Upgrades:** Conduct a review of existing telecommunications infrastructure on public lands and prioritize upgrades and/or replacements to ensure that communications in affected communities remain active and accessible during a wildfire.



UTVs compete at the King of Hammers event in California's Johnson Valley OHV Area. ATVing and recreational motorcycling generated \$8 billion in GDP nationally in 2021, according to the Bureau of Economic Analysis. Credit: Bureau of Land Management



POLICY & CONTEXT



STATE & FEDERAL POLICIES



The Annual Pheasant Hunt at the Sacramento River Bend Outstanding Natural Area, CA, where youth and women can learn safe hunting techniques and traditional practices. Credit: Eric Coulter, Bureau of Land Management



Fisheries and recreation employees teach local third-graders to fish on Kids Fishing Day at Shasta Lake, CA. Credit: U.S. Forest Service

The following section describes the state and federal policies that authorized, inspired, and guided the creation of this Joint Strategy.

In 2018, the Governor’s California Forest Management Task Force, comprising key agencies, stakeholders, and partners, was established to introduce a more holistic, integrated approach toward effective forest management. The California Forest Management Task Force’s purpose was to develop a framework for establishing healthy and resilient forests that can withstand and adapt to wildfire, drought, and a changing climate.

In 2020, the state of California and the U.S. Forest Service Pacific Southwest Region entered into the Agreement for Shared Stewardship of California’s Forest and Rangelands (Shared Stewardship Agreement). The California Forest Management Task Force, since renamed the California Wildfire and Forest Resilience Task Force (Task Force), released the California Wildfire and Forest Resilience Action Plan (Action Plan) in 2021 to serve as a road map for implementing the Shared Stewardship Agreement and for aligning the state’s efforts with other federal, regional, local, tribal, and private organizations. The reconstituted Task Force convened in the spring of 2021 to develop strategies to implement the Action Plan.



Also in 2020, the Mammoth Lakes Trails and Public Access Foundation (MLTPA) convened an advisory committee of governmental and nongovernmental organizations (including the state of California and the U.S. Forest Service) to develop objectives for sustainable outdoor recreation as part of the white paper CALREC Vision: Cross-Jurisdictional Collaboration to Advance Sustainable Outdoor Recreation in California, which was published in January 2021. The map later in this section shows MLTPA’s analysis of outdoor recreation lands identified by land-management agency throughout the state.

In 2022, the Pacific Southwest Region of the U.S. Forest Service named “Visitor Experiences and Public Access” as one of three strategic priorities. The Pacific Southwest Region aims to “[ensure] that all those who set foot on National Forest System lands feel welcomed and have broad opportunities to recreate in sustainable ways.”

Within both the Shared Stewardship Agreement and the Action Plan, there are action items that describe the need to integrate sustainable outdoor recreation and enhanced access to recreation resources into forest resilience and wildfire planning efforts across California. To address this need, the Task Force tapped the USFS, the state of California, and MLTPA to form the Sustainable Recreation/CALREC Vision Leadership Team. The Leadership Team subsequently convened and facilitated the Sustainable Recreation/CALREC Vision Key Working Group to begin work on these action items.

Consistent with Action 7 of the Shared Stewardship Agreement, the Key Working Group has worked under Goal 3 of the Action Plan (“Manage Forests to Achieve the State’s Economic and Environmental Goals”), specifically focusing on Key Actions 3.13 and 3.14. These Key Actions are as follows:

Key Action 3.13 – Update Statewide Comprehensive Outdoor Recreation Plan (SCORP): In 2021, CNRA, in coordination with State Parks, will update the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The SCORP will provide a comprehensive framework and investment strategy, emphasizing equitable access to underserved communities and rural recreation-dependent communities.

Key Action 3.14 – Develop Joint Strategy to Improve Access to Sustainable Recreation: In accordance with the Shared Stewardship Agreement, the USFS will coordinate the development of a joint strategy to improve access to sustainable recreation.



“Land-management agencies and their outdoor recreation partners work with the knowledge that increased resource impacts, uncertain public funding, and rising recreation demand are becoming ‘the new normal’ for California. With this in mind, collaboration by willing partners across jurisdictions to achieve the environmental, economic, and social benefits of sustainable outdoor recreation in California is essential.”

- CALREC Vision: Cross-Jurisdictional Collaboration to Advance Sustainable Outdoor Recreation in California” MLTPA, 2020



Outdoor recreation lands in California per federal and state land-management and relevant state agencies. Credit: “CALREC Vision: Cross-Jurisdictional Collaboration to Advance Sustainable Outdoor Recreation in California” MLTPA, 2020



SUPPORTING DOCUMENTS AND POLICIES

While not exhaustive, the following documents, along with brief summaries of each, were identified by the Leadership Team as foundational to the Joint Strategy.

Agreement for Shared Stewardship of California’s Forest and Rangelands between the State of California and the USDA, Forest Service Pacific Southwest Region (2020, page 7) In Action 7 of the Shared Stewardship Agreement, the state and USFS commit to improving access to sustainable recreation by fostering opportunities that better serve California’s diverse populations.

CALREC Vision: Cross-Jurisdictional Collaboration to Advance Sustainable Outdoor Recreation in California (MLTPA, 2021) The CALREC Vision white paper emphasizes the importance of developing a common vision for sustainable outdoor recreation among multi-jurisdictional partners through cross-jurisdictional collaboration. Local, state, and federal agencies have the opportunity to coordinate goals, resources, and messaging around sustainable outdoor recreation to reduce operational inefficiencies and benefit the public.



Before and after photos of an outdoor amphitheater at California’s Big Basin Redwoods State Park, which burned during the CZU Complex Fire in 2020.
Before photo credit: Allie Caulfield. After photo credit: Cal OES



Executive Department, State of California, Executive Order N-82-20 (2020, pages 2–3) This executive order, signed in 2020, directs the California Natural Resources Agency and other relevant state agencies to develop methods to conserve 30% of state lands and waters by 2030 while expanding equitable outdoor access and recreation for all Californians. The order directs state agencies to engage with diverse recreation communities, establish the Biodiversity Collaborative, support efforts to conserve 30% of the state’s land and coastal waters by 2030, and expand equitable access and recreation for all Californians.

U.S. Forest Service, USDA, Connecting People with America’s Great Outdoors: A Framework for Sustainable Recreation (2010) The Framework outlines the opportunities and challenges in providing sustainable outdoor recreation opportunities for the public. The USFS sets goals of: (a) offering diverse outdoor recreation opportunities in partnership with local communities and providers, (b) protecting natural, cultural, and scenic resources, and (c) strengthening sound and sustainable processes. The Framework provides guiding principles that connect people with natural and cultural heritage, promote a healthy lifestyle, embody sustainability in all programs, prioritize community engagement, recognize National Forests and Grasslands as part of a larger interconnected landscape that includes communities, and integrate recreation into the larger agency mission.

Conserving and Restoring America the Beautiful (2021) This report responds to the 2021 Executive Order 14008, Tackling the Climate Crisis at Home and Abroad, recommending steps that the United States should take in partnership to achieve the goal of conserving at least 30% of lands and waters by 2030. The report recommends conserving lands and waters for the benefit of all people and expanding access to sustainable outdoor recreation.



Enjoying redwood trees at Big Basin Redwoods State Park, CA. Credit: Allie Caulfield

CURRENT TRENDS & NEEDS

Outdoor recreation connects people with nature while improving their overall health and quality of life. Following years of steady increases in the number of outdoor recreationists, COVID-19 pandemic shutdowns resulted in a surge of outdoor recreational use of public lands and waters. The increased demand for outdoor recreation benefits local economies that depend on recreation for jobs, economic output, sense of place, and quality of life. However, the increased number of outdoor recreationists necessitates more resources for user support, natural resource management, and wildfire risk reduction. The following section summarizes findings of recent studies that focus on trends in outdoor recreation and its social, economic, and environmental effects on communities.

OUTDOOR RECREATION PARTICIPATION

Demand for outdoor recreation is at an all-time high. As of 2021, approximately half of all adults across the United States participate in outdoor recreation on at least a monthly basis. About 20% of participants may be new to outdoor recreation since the start of the pandemic (Taff et al., 2021). The number of outdoor recreationists is expected to hold steady in the near term, as people who tried outdoor recreation for the first time in 2020 have continued to participate in 2021 (Outdoor Foundation, 2022). In national surveys, nine in 10 people express support for outdoor recreation and local parks, agreeing that outdoor recreation access is a very important factor when choosing a place to live and that outdoor recreation is an important service provided by their local government (National Recreation and Park Association, 2022).



*Admiring wildflowers along California's Pacific Crest National Scenic Trail.
Credit: Bob Wick, Bureau of Land Management*

Wildfires can have a range of effects on participation in outdoor recreation activities, depending on the location and severity of the fire and smoke. Recreationists may avoid areas with active fires, instead choosing to visit nearby areas with lower wildfire and smoke impacts. However, some people may visit areas that have experienced recent low-severity fires or prescribed burns, perhaps out of habit or curiosity (Miller et al., 2022). Popular recreation areas can experience the return of near-typical demand for recreation soon after a wildfire (White et al., 2020). The cross-jurisdictional nature of wildfire, along with increasing demand for outdoor recreation, emphasizes the need for collaborative adaptation and management strategies such as those outlined in the Key Actions of this Joint Strategy.



OUTDOOR RECREATION AND THE ECONOMY

Outdoor recreation provides significant benefits to California’s economy. According to the Bureau of Economic Analysis, outdoor recreation provided \$54.7 billion to California’s gross domestic product (GDP) in 2021, making California the state with the largest outdoor recreation economy in the nation. In addition, California ranked first in the nation for outdoor recreation jobs and compensation in 2021, with 517,238 jobs and \$28.3 billion in compensation (Bureau of Economic Analysis, U.S. Department of Commerce, 2022). Outdoor recreation in the USFS Pacific Southwest Region provided people with \$1.8 billion in well-being value (adapted from Rosenberger et al., 2017).



The Woolsey Fire burns near the coast in 2018 in Los Angeles and Ventura counties, prompting smoke advisories in Los Angeles, Ventura, Orange, Riverside, and San Bernardino counties. Credit: Peter Buschmann, U.S. Forest Service

Outdoor recreation businesses and amenities have a positive effect on rural economies. Research shows that rural counties with outdoor recreation amenities have gained population, while those without recreation amenities have lost population (Headwaters Economics, 2019). Outdoor recreation often bolsters entire economies of rural places by attracting entrepreneurs, new businesses, health care professionals, construction workers, and retail employees (Headwaters Economics, 2018).

Despite the economic benefits of recreation across California, including the rapid rise in recreation use that has benefitted the state’s overall economy, there are many communities affected by wildfires that have yet to recover economically to pre-fire recreation levels. While there is sparse data in California regarding the economic impact of wildfires on these communities, a 2019 study in Utah estimated that wildfires caused \$2.7 to \$4.5 million in regional economic loss from visitation per year at national parks in Utah. The losses were greatest in rural, tourism-dependent counties (Kim & Jakus, 2019). California gateway community economies may be similarly affected by wildfires. The need to quantify the economic impacts of wildfires on communities in California is identified as a Key Action in this Joint Strategy.



OUTDOOR RECREATION AND ATTITUDES TOWARD THE ENVIRONMENT

Children and adults who spend more time outside feel more connected to nature and demonstrate greater pro-environmental attitudes and behaviors (DeVillie et al., 2021). More specifically, people who engage in nature-based outdoor recreation activities report greater recognition of the threat of climate change and greater support for climate policies (Knight & Hao, 2022). Thus, access to sustainable outdoor recreation, and to places and programs to connect with nature, are critical to promoting concern for environmental resilience in the face of climate change and other human-related environmental stressors. Outdoor recreation is a primary setting where people can foster a love of the environment and a desire to protect it.



Planting seedlings on the beach at California's Monterey Bay National Marine Sanctuary. Credit: Nick Zachar, National Oceanic and Atmospheric Administration

However, outdoor recreation can pose wildfire risks. From 1992 to 2012, humans ignited the majority of wildfires in the state, creating more fires, extending the length of the typical fire season, and burning more acres than naturally occurring fires (Balch et al., 2017). While it is not known how many of these wildfires were recreation related, the need to create a system of sustainable recreation that mitigates the increasing risk of wildfires has never been more apparent.

CASE STUDIES



CASE STUDIES

SIERRA BUTTES TRAIL STEWARDSHIP: CONNECTED COMMUNITIES

The goal of Sierra Buttes Trail Stewardship is to revitalize the communities of the Lost Sierra by building and maintaining a trail system that connects the communities to each other.

The economy of the Lost Sierra region was built over the last century around mining and logging operations in Plumas, Sierra, Butte, Lassen, and Nevada counties. With those industries largely gone from the region, Greg Williams, executive director of Sierra Buttes Trail Stewardship, recognized the opportunity to create a resilient recreation and tourism economy by restoring and adding to historic mining and logging routes to form a sustainable trail system. In 2003, Williams founded Sierra Buttes Trail Stewardship, a 501(c)(3) nonprofit with the mission of developing and maintaining trails, creating sustainable-wage local jobs, and providing community members and visitors with access to world-class sustainable outdoor recreation.

Sierra Buttes Trail Stewardship's current focus is the Connected Communities Project, which includes the Lost Sierra Route proposal, a 600-mile multi-use trail network linking 15 mountain community downtowns with the surrounding public lands. This ambitious trail planning and construction effort is taking place across California's Plumas, Sierra, Butte, Lassen, and Nevada counties, as well as Washoe County in Nevada. To date, the organization has succeeded in building 125 miles of new trails and maintaining an additional 1,600 miles of existing trails. Sierra Buttes Trail Stewardship employed 72 people in 2021 and has contributed 102,993 trail volunteer hours in total, mostly on federal public land. Their success would not be possible without robust partnerships with the Tahoe, Plumas, Humboldt-Toiyabe, and Lassen national forests and all of the counties, cities, and citizen-led nongovernmental groups in the region.

On July 13, 2021, the Dixie Fire broke out, tearing through Butte, Plumas, Lassen, Shasta, and Tehama counties over 103 days. The fire grew to be the second largest wildfire in California history, at nearly 1 million acres. By the time it was contained, the Dixie Fire had destroyed the town of Greenville and burned two-thirds of the national forestland in the Lost Sierra.



Since the fire, Sierra Buttes Trail Stewardship has seen its role in the region as providing the reason people will want to stay in, rebuild, and visit the communities of the Lost Sierra. The organization is back at work restoring and building trails and hosting festivals for residents and visitors. They realized that the trails they build may help reduce the risk of future catastrophic wildfire by serving as fire breaks and access points for vegetation management. Sustainable outdoor recreation will be the keystone in the recovery of these communities. Sierra Buttes Trail Stewardship is leading the way.

Learn more about Sierra Buttes Trail Stewardship at sierratrails.org

FIRE FOUNDRY

The FIRE Foundry’s mission is to recruit, train, and deploy a local firefighting and civic service workforce that increases diversity, equity, inclusion, and belonging in the fire prevention and firefighting field in Marin County. Launched in 2022, the FIRE Foundry applies a learning-while-earning model that allows participants to explore career interests, learn from a tailored college curriculum, and apply emerging fire technologies while providing financial stability for its participants. FIRE Foundry crews train in firefighting, fire prevention, and vegetation management in the Wildland Urban Interface (WUI) areas of Marin County. Their work protects open spaces, parklands, recreation facilities, water supply and energy infrastructure, homes, and businesses.

The FIRE Foundry is a collaboration between community colleges, leading universities, community organizations, and Marin County Fire to tackle the fundamental challenges of developing a diverse workforce that will work to protect communities from catastrophic wildfire and conserve the environment. The FIRE Foundry collaborates with community partners to recruit young adults from underserved communities and backgrounds traditionally underrepresented in fire-related careers.

The FIRE Foundry offers sustainable wages and wraparound services to participants, including childcare, mental health and wellness support, food, housing, mentorship, peer-to-peer community engagement, and coaching. These wraparound services are incorporated to ensure that systemic barriers are not a factor in firefighting career paths and the upward economic mobility of FIRE Foundry participants, their families, and their communities. FIRE Foundry’s ultimate goal is to provide new career pathways to fire and conservation service and dismantle barriers that perpetuate poverty in local communities.

The FIRE Foundry organization is comprised of three programs: an education program, a work experience program, and a support services program. Recruits are onboarded into FIRE Foundry based on whether they are entry-level participants (not currently EMT certified) or advanced-level participants (have already



completed EMT certification). For the work experience program, Conservation Corps North Bay (CCNB) is the primary employment partner for FIRE Foundry and employs roughly 180 corps members on vegetation management and clearance crews each year. CCNB crews are representative of the communities they are serving, and thus have greater insight into the community-specific fire prevention, education, and response needs. Of CCNB's FIRE Foundry recruits, 73% were unemployed on entry to their program, and 99% lived in low-income households. In addition, over 80% identify as races and ethnicities traditionally underrepresented in fire services in Marin County and California. If recruits meet the advanced-level qualification, they are eligible to apply for other work experience options such as Marin County dispatch, defensible space, and others. For the education program, the College of Marin (COM) is the primary partner for the FIRE Foundry and provides classes specifically catered to FIRE Foundry participants as they prepare for prerequisites for Fire Academy. COM not only caters its curriculum for the community served in the program, but also provides educational services such as counseling, tutoring, and other wraparound support for the participants to be successful.

With the opportunity of paid internships, different phases of recruits (entry level and advanced), and wraparound services, FIRE Foundry participants can navigate different phases of their career path into fire service. Each program within the Foundry is built as a year-long program. However, if individuals need more time to complete classes, transition to the next phase, or navigate other hurdles, they can apply for extensions to foster smoother transitions to their next steps.

All FIRE Foundry participants are supported through a financial aid application process to provide educational assistance, financial wellness workshops, and living wages during the program. Cohorts start in January and applications open in September. Positions will be filled on an as-need basis after January.

Learn more about FIRE Foundry by visiting firefoundry.org



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION: OVERNIGHT FAMILY CAMPING PROGRAM

In the first phase of the COVID-19 pandemic, more people than ever before looked to the outdoors as a safe place to relax, exercise, and spend time with family. There was a surge of interest in camping at a time when many state and federal campgrounds limited their capacity or shut down entirely to minimize staff and visitors' exposure to the virus or to mitigate wildfire risk.

In 2021, realizing that residents needed more access to camping, the County of Los Angeles Department of Parks and Recreation (the Department) launched a supervised Overnight Family Camping program. Initially run as a pilot, the program has proven to be immensely popular. In the summer of 2022, more than 16,000 participants spent nights under the stars at Frank G. Bonelli Regional Park, Castaic Lake State Recreation Area, Kenneth Hahn State Recreation Area, Santa Fe Dam Recreation Area, and Whittier Narrows Recreation Area. The Department selected these locations to be geographically dispersed throughout Los Angeles County, making camping accessible close to home. In addition to camping access, the program offers family-friendly activities including fishing, night hikes, live animal ambassadors, kayaking, and biking. There are program staff available on site to help first-time campers learn basic camping skills. Recreation staff and security personnel interact with participants throughout the entire experience, ensuring the program is fun and safe.

The Overnight Camping Program provides an excellent opportunity for families to enjoy outdoor fun and learn new skills close to home.

To learn more about the program, please visit parks.lacounty.gov



APPENDIX & BIBLIOGRAPHY



APPENDIX

DEFINITIONS

Multi-benefit project: The Joint Strategy effort shares the definition of “multi-benefit project” from the Department of Conservation’s Regional Forest and Fire Capacity Program (RFFC): “A project or activity which, by virtue of integrated design and planning, provides direct benefits to multiple local, regional, state, and federal strategic objectives. Multi-benefit wildfire and forest resilience projects can impact social, economic, and ecological outcomes, including social and cultural well-being, protecting and restoring tribal resources and practices, enhancing water security, forest resilience, biodiversity, workforce development, outdoor recreation and access, and carbon sequestration” (State of California Department of Conservation, 2022).

Sustainable outdoor recreation: The Joint Strategy effort shares the definition of “sustainable outdoor recreation” from the U.S. Forest Service Pacific Southwest Region Sustainable Outdoor Recreation Collaborative: “Outdoor recreational opportunities and activities that are practiced responsibly such that impacts are minimized, manageable, and mitigable over time, and meet the evolving needs of present and future generations.”

Wildfire and forest resilience: The Joint Strategy effort shares the definition of “wildfire and forest resilience” from the Department of Conservation’s Regional Forest and Fire Capacity Program (RFFCP): “Wildfire and forest resilience refers broadly to social and ecological resilience of landscapes, communities, and resources to wildfire and related disturbances and stresses exacerbated by climate change. Social and ecological dynamics are connected and inherent to forests and communities, including but not limited to biodiversity, water quality, cultural resources, recreation, and forest related economies” (State of California Department of Conservation, 2022).



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PHOTO CREDITS

- Cover (Bottom): Ken Etzel
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 Page 35: Ted Weiss, U.S. Forest Service
 Page 44: Mammoth Lakes Trail System
 Page 49: CAL FIRE





**CALIFORNIA'S JOINT STRATEGY
FOR SUSTAINABLE OUTDOOR
RECREATION & WILDFIRE RESILIENCE**

DECEMBER 2022

AGENDA BILL

Subject: Councilmember Reports
Initiated by: Jamie Gray

BACKGROUND:

Each member of the Town Council is appointed to serve as a Town representative to a number of committees, commissions, and organizations. These groups meet infrequently and from time to time the representatives will report to the rest of the Council at a regularly scheduled meeting.

In addition, Councilmembers on occasion participate in meetings, conferences and seminars, and their reports on these educational opportunities are of benefit to the rest of the Council.

ANALYSIS/DISCUSSION:

California Government Code requirements pertaining to the open meeting act stipulate that all items for discussion must be listed on the agenda before the matter can be discussed and/or acted upon. To meet this requirement, and the intent of the Brown Act, Councilmember Reports are listed on each agenda to allow representatives to report to the rest of the Council at these meetings.

The following is a list of the commission/committees on which members of the Council serve:

Land Use:

Local Agency Formation Commission (LAFCO) – Rice, Truax, and Bubser as alternate
Airport Land Use Commission – Rice, Truax, and Bubser as the alternate
Mono County Collaborative Planning Team (CPT) – Senior Planner Kim Cooke and Bubser and Truax as alternates

Intergovernmental Relations:

Town and County Liaison Committee – Bubser, Rice, and Town Manager and Sauser as alternate
Desert Mountain Division of the League of California Cities – Sauser and Town Manager as alternate
Eastern Sierra Council of Governments (ESCOG) – Bubser, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Bubser as alternate

League of California Cities City Voting Delegate – Bubser and the Town Manager as the alternate
California Joint Powers Insurance Authority Board – Truax and Assistant to the Town Manager as alternate

Transportation:

Local Transportation Commission (LTC) – Bubser, Sauser, and Truax; Town Manager as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:

Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Truax
Eastern Sierra Community Housing Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate

LEGAL CONSIDERATIONS:

According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):

This agenda bill is submitted for information only.

**NOTICE OF MEETING OF BOARD OF TRUSTEES
OF MAMMOTH LAKES MUNICIPAL SERVICE CORPORATION**

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Mammoth Lakes Municipal Service Corporation will hold a meeting at 4:00 p.m. (to commence after the Town Council meeting on the same date) on Wednesday, January 15, 2025 at the Council Chamber/Suite Z, Minaret Village Shopping Center, 437 Old Mammoth Road, Mammoth Lakes, California. The Board of Trustees will consider action on the following matters:

CALL TO ORDER

Trustees Brent Truax and John Wentworth, Treasurer Amanda Rice, Secretary Chris Bubser, and President Bill Sauser.

PUBLIC COMMENTS

POLICY MATTERS

1. Election of officers – President, Secretary, and Treasurer.
2. Accept the Annual Report.

CONSENT AGENDA

3. Approve the minutes of the meeting of February 21, 2024.

ADJOURNMENT

Dated: January 10, 2025

Jamie Gray, Town Clerk

Mammoth Lakes Municipal Service Corporation

Title: Receive and File Annual Report for Fiscal Year 23-24

Meeting Date: January 15, 2025

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

Staff recommends the Board of Directors receive and file the annual report for fiscal year 23-24

BACKGROUND:

The Mammoth Lakes Municipal Service Corporation (Corporation) was established by the Mammoth Lakes Town Council. While a separate legal entity the Corporation is governed by the Town Councilmembers sitting on the Board of the Corporation. Town Staff provide the required staff support in the capacities required by the Corporation. The Corporation was created to provide the Town with a legal structure for the issuance of certain types of debt. The Corporation was used most recently in February 2024 when the Corporation met to authorize the execution of certain lease financing documents for use in the issuance of certain types of debt. The request was for the issuance of Certificates of Participation to fund the new Town Office (\$25 million) and Land Purchase (\$4.5 million). This type of financing uses a lease structured deal between the Town and the Corporation to provide a consistent funding source for the Corporation to fund the annual debt service. The following documents were approved on February 21, 2024.

Site and Facility Lease - The Town leases the Community Recreation Center, Police Station, Corporate Yard, and Transit Center to the Corporation, which serves as the straw man for the lease-leaseback.

Lease Agreement - The agreement allows for the Town to lease back the property described above with a term through June 1, 2049. The agreement requires the Town to make semi-annual lease payments and requires the Town to insure and maintain all properties throughout the term of the lease.

Assignment Agreement – The agreement between the Corporation and U.S. Bank Trust Company, National Association, is for the benefit of the owners of the certificates of participation, certain of its rights under the Lease Agreement, including its right to receive lease payments from the Town.

Trust Agreement - The agreement which the trustee will hold, invest, and disburse the proceeds of the certificates of participation and will collect lease payments from the Town for disbursement to the investors.

These agreements were approved by the Corporation as part of the preliminary steps necessary for the corporation to initiate the sale of certificates of participation funding the requested debt. The debt issuance was completed on July 17, 2024, and will be included in the FY24-25 annual report.

The Corporation was used for the acquisition of the following debt, which is the subject of this annual report. The issuance of Installment Sales Agreement (2017) for Multi-Use Facility construction, Taxable Judgement Obligation Bonds (2017) for MLLA Settlement refinance and Lease-Revenue Bonds (2015) as part of the financing for the police facility. Prior to these activities, the Corporation has not engaged in activity since 2000. This report provides information on the assets, liabilities, and financial activity of the Corporation for FY23-24.

Asset and Revenues:

The Corporation has no assets or cash. The only revenue are lease payments, made by the Town of Mammoth Lakes and Measure R – Sales Tax, which are essentially a pass through for payment to service long-term debt.

Liabilities:

The Corporation has long-term debt issued for three separate purposes two supported by lease payments from the Town of Mammoth Lakes and one from Measure R – Sales Tax Revenue. The first debt was issued in August 2015 for \$3,550,000 with a 15-year term and interest rate of 3.51%. This debt was secured to refund outstanding Certificates of Participation issued in 2000 for the purchase of the Bell-Shaped Property as well as funding a portion of the construction of new police facilities. This debt was secured by the Town’s corporation yard while the new police facility was under construction. The outstanding balance of this debt as of 6/30/2024 is \$0. The second debt issued October 2017 for \$23,995,000 with an 18-year term and interest rate of 1.75 – 4.375%. This debt was secured to refinance MLLA Settlement Debt. The outstanding balance of this debt as of 6/30/2024 is \$17,585,000. The third debt was issued in October 2017 for \$5,500,000 with a 10-year term and interest rate of 2.23%. This debt was secured to support construction of the Multi-Use Facility and is funded by Measure R Sales Tax. The outstanding balance of this debt as of 6/30/2024 is \$2,345,000.

Changes in assets or liabilities within the year:

The Corporation had an outstanding loan obligation at the beginning of fiscal year 23-24 of \$23,564,000 for all three long term obligations. The debt was reduced by scheduled payments (principal) of \$1,944,000. These transactions are described in more detail below.

Annual Statement of Certain Transactions:

Long Term Debt – Lease Revenue Bond (2015)

The Corporation has received two lease payments from the Town of Mammoth Lakes and has subsequently made two scheduled payments totaling \$314,900.25 in debt service for Lease Revenue Bond (2015) last fiscal year. These payments reduced the outstanding principal amount to \$1,690,000 with 6 years remaining on the term.

Principal	\$ 249,000.00
Interest	\$ 65,900.25
Total debt service payments	\$ 314,900.25

Lease Revenue Bond (2015) Police Facility - Refinance COP

Police Facility and C.O.P refinanced - Semi Annual Payments

Date	Principal	Interest	Payment
12/1/2015	\$ 45,000.00	\$ 40,496.63	\$ 85,496.63
6/1/2016	\$ 46,000.00	\$ 61,512.75	\$ 107,512.75
12/1/2016	\$ 97,000.00	\$ 60,705.45	\$ 157,705.45
6/1/2017	\$ 99,000.00	\$ 59,003.10	\$ 158,003.10
12/1/2017	\$ 100,000.00	\$ 57,265.65	\$ 157,265.65
6/1/2018	\$ 102,000.00	\$ 55,510.65	\$ 157,510.65
12/1/2018	\$ 104,000.00	\$ 53,720.55	\$ 157,720.55
6/1/2019	\$ 106,000.00	\$ 51,895.35	\$ 157,895.35
12/1/2019	\$ 107,000.00	\$ 50,035.05	\$ 157,035.05
6/1/2020	\$ 109,000.00	\$ 48,157.20	\$ 157,157.20
12/1/2020	\$ 111,000.00	\$ 46,244.25	\$ 157,244.25
6/1/2021	\$ 113,000.00	\$ 44,296.20	\$ 157,296.20
12/1/2021	\$ 115,000.00	\$ 42,313.05	\$ 157,313.05
6/1/2022	\$ 117,000.00	\$ 40,294.80	\$ 157,294.80
12/1/2022	\$ 119,000.00	\$ 38,241.45	\$ 157,241.45
6/1/2023	\$ 121,000.00	\$ 36,153.00	\$ 157,153.00
12/1/2023	\$ 123,000.00	\$ 34,029.45	\$ 157,029.45
6/1/2024	\$ 126,000.00	\$ 31,870.80	\$ 157,870.80
	\$ 1,860,000.00	\$ 851,745.38	\$ 2,711,745.38

Remaining Payments

Remaining Term	Principal	Interest	Total Payments
6	\$ 1,690,000.00	\$ 198,911.70	\$ 1,888,911.70

On June 18, 2024, the Town performed a debt defeasance on the Lease Revenue Bond (2015) Police Facility – Refinance COP. The purpose of the debt defeasance is to remove the debt obligation from the Town’s debt service payments and to consider the asset, in this case the police facility, eligible to use as collateral for another loan. The Town did enter into debt for a new Town Hall facility in FY24-25, utilizing the police facility as one of the assets securing the debt. The process for debt defeasance requires an escrow account be opened containing the principal amount owed and any outstanding interest payments. The debt is not paid off in full when the escrow is created, however the proceeds of the escrow continue to make the payments as scheduled, or until a call date where the debt can be paid. In this case, the call date is 10 years, ending August 4, 2025. As all funds are in an escrow, held by a third party, the debt is considered paid from the Town’s perspective when the escrow was opened on 6/18/2024. The following details:

Principal	\$1,690,000.00
Interest to August 4, 2025,	65,868.66
Rounding	<u>0.34</u>
Total	\$1,755,869.00

Long Term Debt – Taxable Judgement Obligation Bonds (2017)

The Corporation has received two lease payments from the Town of Mammoth Lakes and has subsequently made two scheduled payments totaling \$1,868,406 in debt service for Taxable Judgement Obligation Bonds (2017) last fiscal year. These payments reduced the outstanding principal amount to \$17,585,000 with 11.5 years remaining on the term.

Principal	\$1,140,000.00
Interest	<u>\$ 731,112.50</u>
Total debt service payments	\$1,871,112.50

Taxable Judgment Obligation Bonds (2017)

Refinancing MLLA Settlement Debt

Date	Principal	Interest	Payment
4/1/2018	\$ -	\$ 375,862.50	\$ 375,862.50
10/1/2018	\$ 1,010,000	\$ 433,687.50	\$ 1,443,687.50
4/1/2019	\$ -	\$ 424,850.00	\$ 424,850.00
10/1/2019	\$ 1,030,000	\$ 424,850.00	\$ 1,454,850.00
4/1/2020	\$ -	\$ 414,550.00	\$ 414,550.00
10/1/2020	\$ 1,050,000	\$ 414,550.00	\$ 1,464,550.00
4/1/2021	\$ -	\$ 402,737.00	\$ 402,737.00
10/1/2021	\$ 1,075,000	\$ 402,737.00	\$ 1,477,737.00
4/1/2022	\$ -	\$ 389,300.00	\$ 389,300.00
10/1/2022	\$ 1,105,000	\$ 389,300.00	\$ 1,494,300.00
4/1/2023	\$ -	\$ 374,106.25	\$ 374,106.25
10/1/2023	\$ 1,140,000	\$ 374,106.25	\$ 1,514,106.25
4/1/2024	\$ -	\$ 357,006.25	\$ 357,006.25
	\$ 6,410,000.00	\$ 5,177,642.75	\$ 11,587,642.75

Remaining Payments

Remaining Term	Principal	Interest	Total Payments
11.5 Years	\$ 17,585,000.00	\$ 4,843,031.33	\$ 22,428,031.33

Long Term Debt – Installment Sales Agreement (2017)

The Corporation has received two lease payments from Measure R – Sales Tax and has subsequently made two scheduled payments totaling \$615,747 in debt service for Installment Sales Agreement (2017) last fiscal year. These payments reduced the outstanding principal amount to \$2,345,000 with 3.5 years remaining on the term.

Principal	\$555,000.00
Interest	<u>\$ 58,481.75</u>
Total debt service payments	\$613,481.75

Installment Sales Agreement (2017) - Multi Use Facility

Partial Funding of Community Recreation Center

Date	Principal	Interest	Payment
4/1/2018	\$ -	\$ 55,192.50	\$ 55,192.50
10/1/2018	\$ 495,000	\$ 61,325.00	\$ 556,325.00
4/1/2019	\$ -	\$ 55,805.75	\$ 55,805.75
10/1/2019	\$ 510,000	\$ 55,805.75	\$ 565,805.75
4/1/2020	\$ -	\$ 50,119.25	\$ 50,119.25
10/1/2020	\$ 520,000	\$ 50,119.25	\$ 570,119.25
4/1/2021	\$ -	\$ 44,321.25	\$ 44,321.25
10/1/2021	\$ 530,000	\$ 44,321.25	\$ 574,321.25
4/1/2022	\$ -	\$ 38,411.75	\$ 38,411.75
10/1/2022	\$ 545,000	\$ 38,411.75	\$ 583,411.75
4/1/2023	\$ -	\$ 32,335.00	\$ 32,335.00
10/1/2023	\$ 555,000	\$ 32,335.00	\$ 587,335.00
4/1/2024	\$ -	\$ 26,146.75	\$ 26,146.75
	<u>\$ 3,155,000.00</u>	<u>\$ 584,650.25</u>	<u>\$ 3,739,650.25</u>

Remaining Payments

Remaining Term	Principal	Interest	Total Payments
3.5 Years	\$ 2,345,000.00	\$ 106,092.25	\$ 2,451,092.25

All payments are current on the outstanding debt and are being paid in accordance with the following schedule of payments.

Lease Revenue Bond (2015) Police Facility - Refinance COP

Amount \$ 3,550,000
 Interest Rate 3.510%
 Term 15 Years

Date	Beginning Balance	Annual Interest Accrued	Payment - Principal	Payment - Interest	Total Payment	Annual Debt Service	Ending Balance
4-Aug-15	\$ 3,550,000	\$ -	\$ -	\$ -	\$ -		\$ 3,550,000
1-Dec-15	\$ 3,550,000	\$ 40,497	\$ 45,000	\$ 40,497	\$ 85,497		\$ 3,505,000
1-Jun-16	\$ 3,505,000	\$ 61,513	\$ 46,000	\$ 61,513	\$ 107,513	\$ 193,009	\$ 3,459,000
1-Dec-16	\$ 3,459,000	\$ 60,705	\$ 97,000	\$ 60,705	\$ 157,705		\$ 3,362,000
1-Jun-17	\$ 3,362,000	\$ 59,003	\$ 99,000	\$ 59,003	\$ 158,003	\$ 315,709	\$ 3,263,000
1-Dec-17	\$ 3,263,000	\$ 57,266	\$ 100,000	\$ 57,266	\$ 157,266		\$ 3,163,000
1-Jun-18	\$ 3,163,000	\$ 55,511	\$ 102,000	\$ 55,511	\$ 157,511	\$ 314,776	\$ 3,061,000
1-Dec-18	\$ 3,061,000	\$ 53,721	\$ 104,000	\$ 53,721	\$ 157,721		\$ 2,957,000
1-Jun-19	\$ 2,957,000	\$ 51,895	\$ 106,000	\$ 51,895	\$ 157,895	\$ 315,616	\$ 2,851,000
1-Dec-19	\$ 2,851,000	\$ 50,035	\$ 107,000	\$ 50,035	\$ 157,035		\$ 2,744,000
1-Jun-20	\$ 2,744,000	\$ 48,157	\$ 109,000	\$ 48,157	\$ 157,157	\$ 314,192	\$ 2,635,000
1-Dec-20	\$ 2,635,000	\$ 46,244	\$ 111,000	\$ 46,244	\$ 157,244		\$ 2,524,000
1-Jun-21	\$ 2,524,000	\$ 44,296	\$ 113,000	\$ 44,296	\$ 157,296	\$ 314,540	\$ 2,411,000
1-Dec-21	\$ 2,411,000	\$ 42,313	\$ 115,000	\$ 42,313	\$ 157,313		\$ 2,296,000
1-Jun-22	\$ 2,296,000	\$ 40,295	\$ 117,000	\$ 40,295	\$ 157,295	\$ 314,608	\$ 2,179,000
1-Dec-22	\$ 2,179,000	\$ 38,241	\$ 119,000	\$ 38,241	\$ 157,241		\$ 2,060,000
1-Jun-23	\$ 2,060,000	\$ 36,153	\$ 121,000	\$ 36,153	\$ 157,153	\$ 314,394	\$ 1,939,000
1-Dec-23	\$ 1,939,000	\$ 34,029	\$ 123,000	\$ 34,029	\$ 157,029		\$ 1,816,000
1-Jun-24	\$ 1,816,000	\$ 31,871	\$ 126,000	\$ 31,871	\$ 157,871	\$ 314,900	\$ 1,690,000
1-Dec-24	\$ 1,690,000	\$ 29,660	\$ 128,000	\$ 29,660	\$ 157,660		\$ 1,562,000
1-Jun-25	\$ 1,562,000	\$ 27,413	\$ 130,000	\$ 27,413	\$ 157,413	\$ 315,073	\$ 1,432,000
1-Dec-25	\$ 1,432,000	\$ 25,132	\$ 132,000	\$ 25,132	\$ 157,132		\$ 1,300,000
1-Jun-26	\$ 1,300,000	\$ 22,815	\$ 135,000	\$ 22,815	\$ 157,815	\$ 314,947	\$ 1,165,000
1-Dec-26	\$ 1,165,000	\$ 20,446	\$ 137,000	\$ 20,446	\$ 157,446		\$ 1,028,000
1-Jun-27	\$ 1,028,000	\$ 18,041	\$ 139,000	\$ 18,041	\$ 157,041	\$ 314,487	\$ 889,000
1-Dec-27	\$ 889,000	\$ 15,602	\$ 142,000	\$ 15,602	\$ 157,602		\$ 747,000
1-Jun-28	\$ 747,000	\$ 13,110	\$ 144,000	\$ 13,110	\$ 157,110	\$ 314,712	\$ 603,000
1-Dec-28	\$ 603,000	\$ 10,583	\$ 147,000	\$ 10,583	\$ 157,583		\$ 456,000
1-Jun-29	\$ 456,000	\$ 8,003	\$ 149,000	\$ 8,003	\$ 157,003	\$ 314,585	\$ 307,000
1-Dec-29	\$ 307,000	\$ 5,388	\$ 152,000	\$ 5,388	\$ 157,388		\$ 155,000
1-Jun-30	\$ 155,000	\$ 2,720	\$ 155,000	\$ 2,720	\$ 157,720	\$ 315,108	\$ -
Totals		\$ 1,050,657	\$ 3,550,000	\$ 1,050,657	\$ 4,600,657	\$ 4,600,657	

Taxable Judgment Obligation Bonds (2017)

Amount \$ 23,995,000
 Interest Rate 1.750 - 4.375%
 Term 18 Years

Date	Beginning Balance	Coupon (Rate)	Annual Interest Accrued	Payment - Principal	Payment - Interest	Total Payment	Annual Debt Service	Ending Balance
1-Apr-18	\$ 23,995,000		\$ 375,863	\$ -	\$ 375,863	\$ 375,863	\$ 375,863	\$ 23,995,000
1-Oct-18	\$ 23,995,000	1.750%	\$ 433,688	\$ 1,010,000	\$ 433,688	\$ 1,443,688		\$ 22,985,000
1-Apr-19	\$ 22,985,000		\$ 424,850	\$ -	\$ 424,850	\$ 424,850	\$ 1,868,538	\$ 22,985,000
1-Oct-19	\$ 22,985,000	2.000%	\$ 424,850	\$ 1,030,000	\$ 424,850	\$ 1,454,850		\$ 21,955,000
1-Apr-20	\$ 21,955,000		\$ 414,550	\$ -	\$ 414,550	\$ 414,550	\$ 1,869,400	\$ 21,955,000
1-Oct-20	\$ 21,955,000	2.250%	\$ 414,550	\$ 1,050,000	\$ 414,550	\$ 1,464,550		\$ 20,905,000
1-Apr-21	\$ 20,905,000		\$ 402,737	\$ -	\$ 402,737	\$ 402,737	\$ 1,867,287	\$ 20,905,000
1-Oct-21	\$ 20,905,000	2.500%	\$ 402,737	\$ 1,075,000	\$ 402,737	\$ 1,477,737		\$ 19,830,000
1-Apr-22	\$ 19,830,000		\$ 389,300	\$ -	\$ 389,300	\$ 389,300	\$ 1,867,037	\$ 19,830,000
1-Oct-22	\$ 19,830,000	2.750%	\$ 389,300	\$ 1,105,000	\$ 389,300	\$ 1,494,300		\$ 18,725,000
1-Apr-23	\$ 18,725,000		\$ 374,106	\$ -	\$ 374,106	\$ 374,106	\$ 1,868,406	\$ 18,725,000
1-Oct-23	\$ 18,725,000	3.000%	\$ 374,106	\$ 1,140,000	\$ 374,106	\$ 1,514,106		\$ 17,585,000
1-Apr-24	\$ 17,585,000		\$ 357,006	\$ -	\$ 357,006	\$ 357,006	\$ 1,871,113	\$ 17,585,000
1-Oct-24	\$ 17,585,000	3.250%	\$ 357,006	\$ 1,175,000	\$ 357,006	\$ 1,532,006		\$ 16,410,000
1-Apr-25	\$ 16,410,000		\$ 337,913	\$ -	\$ 337,913	\$ 337,913	\$ 1,869,919	\$ 16,410,000
1-Oct-25	\$ 16,410,000	3.375%	\$ 337,913	\$ 1,215,000	\$ 337,913	\$ 1,552,913		\$ 15,195,000
1-Apr-26	\$ 15,195,000		\$ 317,409	\$ -	\$ 317,409	\$ 317,409	\$ 1,870,322	\$ 15,195,000
1-Oct-26	\$ 15,195,000	3.500%	\$ 317,409	\$ 1,255,000	\$ 317,409	\$ 1,572,409		\$ 13,940,000
1-Apr-27	\$ 13,940,000		\$ 295,447	\$ -	\$ 295,447	\$ 295,447	\$ 1,867,856	\$ 13,940,000
1-Oct-27	\$ 13,940,000	3.625%	\$ 295,447	\$ 1,300,000	\$ 295,447	\$ 1,595,447		\$ 12,640,000
1-Apr-28	\$ 12,640,000		\$ 271,884	\$ -	\$ 271,884	\$ 271,884	\$ 1,867,331	\$ 12,640,000
1-Oct-28	\$ 12,640,000	4.250%	\$ 271,884	\$ 1,355,000	\$ 271,884	\$ 1,626,884		\$ 11,285,000
1-Apr-29	\$ 11,285,000		\$ 243,091	\$ -	\$ 243,091	\$ 243,091	\$ 1,869,975	\$ 11,285,000
1-Oct-29	\$ 11,285,000	4.250%	\$ 243,091	\$ 1,410,000	\$ 243,091	\$ 1,653,091		\$ 9,875,000
1-Apr-30	\$ 9,875,000		\$ 213,128	\$ -	\$ 213,128	\$ 213,128	\$ 1,866,219	\$ 9,875,000
1-Oct-30	\$ 9,875,000	4.250%	\$ 213,128	\$ 1,475,000	\$ 213,128	\$ 1,688,128		\$ 8,400,000
1-Apr-31	\$ 8,400,000		\$ 181,784	\$ -	\$ 181,784	\$ 181,784	\$ 1,869,913	\$ 8,400,000
1-Oct-31	\$ 8,400,000	4.250%	\$ 181,784	\$ 1,540,000	\$ 181,784	\$ 1,721,784		\$ 6,860,000
1-Apr-32	\$ 6,860,000		\$ 149,059	\$ -	\$ 149,059	\$ 149,059	\$ 1,870,844	\$ 6,860,000
1-Oct-32	\$ 6,860,000	4.250%	\$ 149,059	\$ 1,605,000	\$ 149,059	\$ 1,754,059		\$ 5,255,000
1-Apr-33	\$ 5,255,000		\$ 114,953	\$ -	\$ 114,953	\$ 114,953	\$ 1,869,013	\$ 5,255,000
1-Oct-33	\$ 5,255,000	4.375%	\$ 114,953	\$ 1,675,000	\$ 114,953	\$ 1,789,953		\$ 3,580,000
1-Apr-34	\$ 3,580,000		\$ 78,313	\$ -	\$ 78,313	\$ 78,313	\$ 1,868,266	\$ 3,580,000
1-Oct-34	\$ 3,580,000	4.375%	\$ 78,313	\$ 1,750,000	\$ 78,313	\$ 1,828,313		\$ 1,830,000
1-Apr-35	\$ 1,830,000		\$ 40,031	\$ -	\$ 40,031	\$ 40,031	\$ 1,868,344	\$ 1,830,000
1-Oct-35	\$ 1,830,000	4.375%	\$ 40,031	\$ 1,830,000	\$ 40,031	\$ 1,870,031		\$ -
Totals			\$ 10,020,674	\$ 23,995,000	\$ 10,020,674	\$ 34,015,674	\$ 34,015,674	

Installment Sales Agreement (2017) - Multi Use Facility

Amount \$ 5,500,000
 Interest Rate 2.230%
 Term 10 Years

Date	Beginning Balance	Annual Interest		Payment -		Total Payment	Annual Debt		Ending Balance
		Accrued		Principal	Payment - Interest		Service		
19-Oct-17	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 5,500,000
1-Apr-18	\$ 5,500,000	\$ 55,193	\$ -	\$ -	\$ 55,193	\$ 55,193	\$ 55,193	\$ 55,193	\$ 5,500,000
1-Oct-18	\$ 5,500,000	\$ 61,325	\$ 495,000	\$ -	\$ 61,325	\$ 556,325			\$ 5,005,000
1-Apr-19	\$ 5,005,000	\$ 55,806	\$ -	\$ -	\$ 55,806	\$ 55,806	\$ 612,131	\$ 612,131	\$ 5,005,000
1-Oct-19	\$ 5,005,000	\$ 55,806	\$ 510,000	\$ -	\$ 55,806	\$ 565,806			\$ 4,495,000
1-Apr-20	\$ 4,495,000	\$ 50,119	\$ -	\$ -	\$ 50,119	\$ 50,119	\$ 615,925	\$ 615,925	\$ 4,495,000
1-Oct-20	\$ 4,495,000	\$ 50,119	\$ 520,000	\$ -	\$ 50,119	\$ 570,119			\$ 3,975,000
1-Apr-21	\$ 3,975,000	\$ 44,321	\$ -	\$ -	\$ 44,321	\$ 44,321	\$ 614,441	\$ 614,441	\$ 3,975,000
1-Oct-21	\$ 3,975,000	\$ 44,321	\$ 530,000	\$ -	\$ 44,321	\$ 574,321			\$ 3,445,000
1-Apr-22	\$ 3,445,000	\$ 38,412	\$ -	\$ -	\$ 38,412	\$ 38,412	\$ 612,733	\$ 612,733	\$ 3,445,000
1-Oct-22	\$ 3,445,000	\$ 38,412	\$ 545,000	\$ -	\$ 38,412	\$ 583,412			\$ 2,900,000
1-Apr-23	\$ 2,900,000	\$ 32,335	\$ -	\$ -	\$ 32,335	\$ 32,335	\$ 615,747	\$ 615,747	\$ 2,900,000
1-Oct-23	\$ 2,900,000	\$ 32,335	\$ 555,000	\$ -	\$ 32,335	\$ 587,335			\$ 2,345,000
1-Apr-24	\$ 2,345,000	\$ 26,147	\$ -	\$ -	\$ 26,147	\$ 26,147	\$ 613,482	\$ 613,482	\$ 2,345,000
1-Oct-24	\$ 2,345,000	\$ 26,147	\$ 565,000	\$ -	\$ 26,147	\$ 591,147			\$ 1,780,000
1-Apr-25	\$ 1,780,000	\$ 19,847	\$ -	\$ -	\$ 19,847	\$ 19,847	\$ 610,994	\$ 610,994	\$ 1,780,000
1-Oct-25	\$ 1,780,000	\$ 19,847	\$ 580,000	\$ -	\$ 19,847	\$ 599,847			\$ 1,200,000
1-Apr-26	\$ 1,200,000	\$ 13,380	\$ -	\$ -	\$ 13,380	\$ 13,380	\$ 613,227	\$ 613,227	\$ 1,200,000
1-Oct-26	\$ 1,200,000	\$ 13,380	\$ 595,000	\$ -	\$ 13,380	\$ 608,380			\$ 605,000
1-Apr-27	\$ 605,000	\$ 6,746	\$ -	\$ -	\$ 6,746	\$ 6,746	\$ 615,126	\$ 615,126	\$ 605,000
1-Oct-27	\$ 605,000	\$ 6,746	\$ 605,000	\$ -	\$ 6,746	\$ 611,746	\$ 611,746	\$ 611,746	\$ -
Totals		\$ 690,743	\$ 5,500,000	\$ -	\$ 690,743	\$ 6,190,743	\$ 6,190,743	\$ 6,190,743	

MAMMOTH LAKES MUNICIPAL SERVICE CORPORATION

MINUTES OF BOARD OF TRUSTEES MEETING

FEBRUARY 21, 2024

Town Clerk's Notice of Meeting dated February 16, 2024

CALL TO ORDER

President Bill Sauser called the meeting to order at 7:06 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes, California. The Board was present in its entirety with Trustees Sarah Rea and John Wentworth, Treasurer Amanda Rice, Secretary Chris Bubser, and President Bill Sauser in attendance.

PUBLIC COMMENTS

There were no public comments given at this time.

POLICY MATTERS

1. Adopt the Resolution approving the form and authorizing execution of certain lease financing documents in connection with the offering and sale of certificates of participation relating thereto to finance the cost of construction and equipping a new town facility and the cost of acquiring certain land and improvements and authorizing and directing certain actions with respect thereto.

Town Manager Daniel C. Holler outlined the information in the staff report.

ACTION:

It was moved by Trustee John Wentworth, seconded by Secretary Chris Bubser, and carried by a 5-0 roll call vote to adopt the Resolution approving the form and authorizing execution of certain lease financing documents in connection with the offering and sale of certificates of participation relating thereto to finance the cost of construction and equipping a new town facility and the cost of acquiring certain land and improvements and authorizing and directing certain actions with respect thereto.

CONSENT AGENDA

2. Approve the minutes of the meeting of January 3, 2024.

ACTION:

It was moved by Trustee John Wentworth, seconded by Treasurer Amanda Rice, and carried by a 5-0 roll call vote to approve the minutes of the meeting of January 3, 2024.

ADJOURNMENT

The Board adjourned the meeting at 7:11 p.m.

Respectfully submitted,

Jamie Gray
Town Clerk