



# **TOWN OF MAMMOTH LAKES**

## **ANNUAL PLANNING REPORT**

### **January 1 – December 31, 2024**

Prepared by:

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Approved by:

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Rob Patterson  
Town Manager

Date: May 7, 2025

## **INTRODUCTION AND PURPOSE**

California Government Code Section 65400(a) requires local planning agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Governor's Office of Land Use and Climate Innovation (LCI)<sup>1</sup>, and the CA Department of Housing and Community Development (HCD) each year:

1. The status of the general plan and progress in its implementation;
2. The Town's progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the Town's approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

In addition to the above-listed required information, the Community and Economic Development Department has included additional content in this report that is locally relevant including planning activities, programs, and permits.

The purpose of this report is to inform the Town Council and the community of Mammoth Lakes about the status of implementing the General Plan, housing issues, and development in Mammoth Lakes. The report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan in the upcoming year.

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2024.

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<sup>1</sup> Effective July 1, 2024, the California Governor's Office of Planning and Research (OPR) was renamed to the Governor's Office of Land Use and Climate Innovation (LCI).

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## ATTACHMENTS

1. 2024 Mammoth Lakes Housing Element Annual Progress Report – Table D
2. Detailed List of Planning Applications

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**EXECUTIVE SUMMARY**

The Town of Mammoth Lakes 2024 Annual Planning Report was prepared by the Town of Mammoth Lakes Community and Economic Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on May 7, 2025. The 2024 Annual Housing Element Progress Report (Attachment 1) was previously submitted to the State Department of Housing and Community Development (HCD) and the Governor’s Office of Land Use and Climate Innovation (LCI) on April 1, 2025.<sup>2</sup>

This report summarizes the measures and actions associated with the implementation of the Town’s General Plan elements with specific reference to each of the individual elements required by State law. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, and Housing. The Town’s General Plan addresses all the required elements and includes several optional elements that address specialized local objectives and priorities. The organization of the Town’s General Plan elements differ slightly from the State’s standard in how they are titled and organized.

During the 2024 planning period, the Town continued to make progress towards implementation of the General Plan through the completion of long-range planning projects that carried over from 2023, and work on both long-range and current projects that were initiated in 2024.

In December 2023, the Town Council established the 2024 Council strategic priorities and key objectives for the ensuing year.<sup>3</sup> The strategic priorities build off the 2007 General Plan Vision Statement and are intended to establish and guide staff work programs to further the implementation of that vision. The strategic priorities identified during the workshop formed the basis for strategic investment and allocation of limited time and financial resources during the 2024 planning period. The four primary Strategic Priorities that were adopted, based largely upon the values identified in the 2007 General Plan Community Vision Statement, are:

1. Investment in Community Focused Projects
2. Enhance Sustainability & Diversity of Local Businesses & Tourism Economy
3. Environmental Resiliency by Proactive planning and Project Implementation
4. Implementation of Enhanced and Required Municipal Services

Accompanying the four strategic priorities are focused objectives that could feasibly be accomplished within the projected 12-month period. Accomplishments for the 2024 planning year are discussed throughout this report.

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<sup>2</sup> Per the Governor’s Office of Land Use and Climate Innovation (LCI) General Plan Annual Progress Report Guidance memo dated 1/30/2025, submission of the Housing Element APR to HCD counts as submission to both HCD and LCI.

<sup>3</sup> Prior ‘Strategic Priority and Key Objective Statements’ were approved by the Town Council in 2014, 2016, 2018, 2021, and 2022.



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**2007 GENERAL PLAN**

**State General Plan Guidelines**

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

1. Economy (*Optional*)
2. Arts, Culture, Heritage and Natural History (*Optional*)
3. Community Design (*Optional*)
4. Neighborhood and District Character (*Optional*)
5. Land Use (*State Required Element: Land Use*)
6. Mobility (*State Required Element: Circulation*)
7. Parks, Open Space and Recreation (*State Required Element: Open Space*)
8. Resource Management and Conservation (*State Required Element: Conservation / Open Space*)
9. Public Health and Safety (*State Required Element: Safety*)
10. Housing (*State Required Element: Housing*)
11. Noise (*State Required Element: Noise*)

The 2007 Town of Mammoth Lakes General Plan did not include updates to the Housing, Parks and Recreation, or Noise Elements. The status of those elements is described below:

- The Parks and Recreation Master Plan (PRMP) was comprehensively updated in 2012 (GPA 12-001), thereby replacing the previous 1990 Parks and Recreation Element. *A comprehensive update of the PRMP is scheduled to begin in 2025.*
- The Mobility Element was comprehensively updated in 2016 (GPA 15-002), thereby replacing the 2007 Mobility Element.
- The Housing Element is comprehensively updated on a schedule established by the State and the following updates have occurred since 2007 covering the specified planning periods:
  - 2007-2014 Housing Element (GPA 10-002)
  - 2014-2019 Housing Element (GPA 13-002)
  - 2014-2019 Housing Element Amendment (GPA 15-001)
  - 2019-2027 Housing Element (GPA 19-001)
- The Public Health and Safety Element was comprehensively updated in 2019 to address wildfire hazards and incorporate climate adaptation strategies (GPA 19-001).
- The Noise Element (1997) is still in effect and will be updated when feasible (GPA 97-2).

In addition to the above comprehensive updates, the Town Council has made several policy decisions regarding implementation and resulting in minor amendments to the

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General Plan. These include: (1) the 2009 PAOT/PIEC Policy; (2) the 2009 adjustment to the Urban Growth Boundary in response to the adoption of the Snowcreek Master Plan Update 2007; (3) the 2014 Zoning Code Update; (4) the 2014 elimination of the CBIZ Policy; (5) the 2016 updates to the General Plan and Zoning Code to implement a floor area ratio (FAR) standard and update the General Plan Mobility Element; (6) the 2017 General Plan Amendment to increase the allowed uses in the Institutional Public (IP) land use designation to allow for a wider range of housing uses to support the allowed institutional uses (e.g., schools, college, hospital, government agencies, etc.) and to allow for the proposed Mammoth Arts and Cultural Center and Wounded Warrior Center projects to be located on properties owned by Mammoth Lakes Foundation; and (7) the 2020 General Plan Amendment to implement the Town Density Bonus Program to encourage the development of workforce housing.

A summary of all the General Plan Amendments that have been approved since 2007 is available here: <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/9571>.

### **Key Efforts and Challenges in Implementing the General Plan**

The following key efforts were accomplished in 2024 to implement the General Plan:

- The Town Council adopted the 2024 Strategic Priorities and Key Objectives in December 2023 to identify the focus areas for the upcoming year. The priorities and objectives build off of the General Plan Vision Statement and placed an emphasis on “Investing in our Community Quality of Life through Economic, Environmental, and Financial Sustainability.”
- Since 2021, Town Council has allocated approximately \$24M (\$8.1M in 2021, \$5.7M in 2022, \$5.3M in 2023, & \$4.8M in 2024) towards various workforce housing programs and projects, including the Parcel, small-site development (e.g., 60 Joaquin PUD), the Bridge Program, and partnership projects with Eastern Sierra Community Housing (ESCH) (e.g., Access Apartments, Homekey hotel conversion).
- The voters passed Measure L in the November 2024 election to increase the TOT tax by two percentage points (raised to 15%). The ballot measure was passed as a General Tax; however, in January 2025 the Town Council committed 100% of the increased TOT revenue to housing projects and programs. The increase became effective in January 2025 and is estimated to raise ~\$2.5M annually. The increase will sunset after 10 years, unless extended by the voters.
- The Sawyer, or Phase I of The Parcel, was completed in summer 2024 and the 81 units were fully occupied in December 2024. All the units, with the exception of the manager’s unit, are occupied by local households earning between 30% - 80% AMI (equates to \$23,000 - \$60,000 for a household of 2). The childcare space, community space and 0.8-acre park were also completed as part of Phase 1. Grading and site work for Phase II (the Kingfisher) began in summer 2024 and will provide an additional 76 affordable rental units when completed. The Town celebrated a ribbon cutting at the Sawyer and Parcel Park and a groundbreaking for the Kingfisher in August 2024.
- Town staff continued to partner with Eastern Sierra Community Housing (ESCH) (formerly Mammoth Lakes Housing) on the Bridge Program with the goal of increasing the number of affordable units within the Town through the acquisition of existing market-rate units that are then resold at a reduced affordable price

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(focus is on missing-middle income households [120%-150% AMI]). Five (5) additional units were acquired in 2024 and three (3) were sold, bringing the total number sold to eight (8) units.

- The Town's initial small-site development project located at 60 Joaquin Road was largely completed in 2024. The project includes the development of two duplex structures containing a total of four residential units that will be 'for sale' units available to households earning up to 150% AMI. The units are expected to be listed for sale in early 2025.
- The conversion of the Innsbruck Lodge into a rental affordable housing development began in 2023. The project is largely funded through the State Project Homekey program and is intended to assist those who are experiencing homelessness. When complete, the project will provide 16 apartments (15 affordable and 1 manager's unit). ESCH is the developer, owner, and future operator of the project. Six of the units were completed in May 2024 and the remaining units will be completed in early 2025.
- ESCH's Access Apartments project began construction in July 2024. The adaptive reuse project will convert two existing commercial buildings into 13 affordable apartments. The project was awarded additional funding from the Town and the State CDBG program in 2024, which allowed for ESCH to forgo the previously awarded HOME grant. This allowed the project to target higher AMIs and six of the 13 apartments will be available to households earning up to 120% AMI, while the remaining units will be available to households earning up to 80% AMI.
- The Town launched a -year pilot program in July 2024 with Placemate to operate the Lease to Locals program. The programs aims to connect tenants with property owners who wish to lease their properties on a seasonal (5-11 months) to long-term (12+ months) basis in exchange for a financial incentive from the Town. The incentive is in addition to the rental revenue that the owner will collect.
- Work continued on the Main Lodge Redevelopment project which encompasses a complete redevelopment of the Main Lodge ski area facilities. This is anticipated to be a multi-year process. Work completed in 2024 focused on the environmental review (CEQA and NEPA) and drafting of the Specific Plan. The applicant continued to work through issues related to evacuation route planning, the potential relinquishment of State Route (SR) 203, and the environmental review (CEQA/NEPA) process. Work on this project will continue in 2025 and beyond.
- Phase 1 of the Community Recreation Center project was completed. This project provides an enclosed Olympic-sized ice facility in the winter (LA Kings Ice at Mammoth Lakes) and a multi-sport recreation facility in the summer (Mammoth RecZone). In the fall of 2024, the Town Council formally closed-out phase I of the CRC and awarded the Phase II contract. The Phase II improvements represent a \$1.8M investment in the facility and includes facility-wide rubber flooring, new staff offices and locker/meeting room, admission counters, custom elevated bleachers for installation above the locker rooms, an ADA lift and stairs, netting, exterior lighting, and chiller sound mitigation. Work is expected to be completed in the summer of 2025.
- Development of the Mammoth Lakes Foundation (MLF) property began in 2024 while master planning for the entire site continued with land uses consisting of a dog park, child-care facility, performing arts center (MACC), parking, housing, and snow storage. The initial development phase of the MACC consisting of the

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repurposing of the Edison Theater to support the larger MACC project, began in 2024. The larger MACC project is anticipated to begin in 2025.

- Construction of the dog park began in 2023 and was officially opened by the Town Council in November 2024 with a ribbon cutting event. The total project cost was approximately \$950,000, which was partially funded by a \$50,000 T-Mobile grant. The 1-acre facility provides a fenced area with separate big and small dog areas, a public restroom, and parking.
- The Main Street Landscaping project was completed in 2024. The Main Street Landscaping project included installation of irrigation facilities, light earthwork, and in-ground planting of native drought-tolerant trees and plants on both sides of Main Street between Mountain Boulevard to just east of the Main Street-Old Mammoth Road intersection. The total project cost was \$735,000.
- The entitlements for the new Town of Mammoth Lakes Civic Center Project located at 1344 Tavern Road were approved in February 2024. The proposed Civic Center project consists of a 2-story, 19,337 square-foot municipal office building that will serve as the new Town Administrative offices. Construction began in 2024 and is anticipated to be completed in late-2026. \$1.9M in funding for the design came from the American Rescue Plan Act (ARPA) and construction of the project is being funded by municipal bonds (\$27 Million).
- In 2024 the Town and Mammoth Lakes Recreation (MLR) began implementing improvements at the Sherwin Meadows Trailhead to help protect resources and provide an enhanced user experience. The creation of the new and improved Sherwin Meadows Trailhead is underway and will provide infrastructure for user groups. Restrooms, trash facilities, a bike tool station, interpretive and wayfinding signage, a bear box, a poo fairy station, and an avalanche beacon checker will all be available. The project is anticipated to be completed in 2025.
- Town financially supported the Whitebark Institute of Interdisciplinary Environmental Sciences (Whitebark) to assist in the development and implementation of the initial phase of a 58,000+/- hazardous fuels reduction project referred to as the Eastern Sierra Climate and Communities Resilience Project (ESCCRP).
- The Mammoth Yosemite Airport (MMH) was nominated for both the Most Innovated Airport and Most Improved and Top General Aviation Airport at the Federal Aviation Administration (FAA) Western-Pacific Region Airports Conference in June 2024. The airport was nominated for the Most Innovated airport in the Western-Pacific Region since MMH was the first to achieve compliance with Aircraft Rescue Fire Fighting (ARFF) and Polyfluoroalkyl Substances (PFAS) mitigation.
- The Town's first e-bike ordinance was signed in December 2023 and provides the Mammoth Lakes Police Department (MLPD) with the ability to enforce speeding or reckless E-bike driving on the Town MUP's. To support e-Bike safety, the Office of Outdoor Recreation (OOR) introduced a new e-bike hosts program to engage with the eBike community and educate about biking etiquette. Six new "speed measuring devices" were installed along the MUPs along with painted stewardship and use messaging directly onto the paths.
- An ordinance was introduced in December 2023 to prohibit single-use plastic water bottles within the Town. The first phase went into effect on January 1, 2025 and prohibits the use, sales or distribution of single-use plastic water bottles of 500ml or less at Town-affiliated events. Phase 2 will go into effect on January 1, 2026

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and will prohibit any business from selling or distributing single-use plastic water bottles of 500ml or less within the Town.

- An ordinance was introduced in July 2023 to ban Styrofoam food containers in response to AB 1276 (Single-Use Foodware Accessories and Standard Condiments). The ordinance became effective on January 1, 2024 and the Town has been actively working with the business community on compliance. As of the end of 2024, the majority of businesses within the Town had stopped using Styrofoam food containers.
- In an effort to enhance public safety, the MLPD coordinated the installation of eight Automatic License Plate Recognition (ALPR) cameras throughout town. The cameras are intended to greatly assist in the response, apprehension, and investigation of criminals and can also assist in evacuation planning by capturing real-time vehicle counts.
- The moratorium on the issuance of new Short-Term Rental (STR) certificates ended in March 2024 with the introduction of a Certified Properties program. The program is a new approach to the management of STRs that will provide enhanced management intended to address various quality of life issues related to STRs. Aside from the implementation of the Certified Properties program, the moratorium resulted in several recommendations to the Town Council from the STR Advisory Committee including: (1) a ballot tax measure to fund housing programs (e.g., Measure L); (2) a rental subsidy program (e.g., Lease to Locals); (3) a housing down payment purchase program (not yet implemented or developed); and (4) consideration of zoning changes to the RMF-2 zoning designation.

The primary challenges encountered while furthering the goals of the General Plan include:

- Competing, necessary, and unanticipated priorities, as well as State mandates influence staff time spent on approved work programs, and do not always directly align with the General Plan Implementation Program items that are typically used to gauge progress towards implementing the General Plan. Funding limitations also make it necessary to prioritize specific projects and objectives for Town work programs.

## **Land Use Elements**

Three elements in the 2007 General Plan address land use. These elements are Land Use, Community Design, and Neighborhood and District Character.

### ***Land Use Element***

The Land Use Element states: "An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl."

#### ***Zoning Code Updates***

The Town's Zoning Ordinance is consistent with the Land Use Element of the General Plan and it is implemented through the day-to-day application of the Zoning Ordinance. The Town's most recent comprehensive Zoning Code Update (ZCU) was adopted in 2014. Since that time, numerous Zoning Code Amendments have been processed. In 2024, the

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Town began working on a zoning code amendment to implement (1) recent changes in State laws for ADUs, SB-9 projects, and landscaping requirements (WELO); (2) clarify small accessory structure (i.e., shed) requirements; and (3) codify requirements for condo-hotel uses. The amendments are expected to be finalized in 2025.

*Workforce Housing Development*

Land Use Element Goal L.2 directs the Town to “Substantially increase housing supply available to the workforce” and Policy L.2.C states “Rehabilitate existing housing and build new housing for workforce housing.”. The 2024 Town Council Strategic Priority to “Invest in Community Focused Projects” along with the objective to “continue implementation of the Town’s Housing Now! initiative programs to deliver a mix of community housing opportunities” aligns with this General Plan Goal and Policy. The following workforce housing projects were underway in 2024, which upon completion will substantially increase the workforce housing supply. The recent Town efforts to build new housing and rehabilitate existing housing to increase the workforce housing supply resulted in a 95 unit increase in the workforce housing supply as of the end of 2024, with an additional 27 units expected to be completed in early-2025.

*The Parcel*

The purchase of the “Shady Rest” parcel was determined to be a near-term action strategy in the 2017 Mammoth Lakes Community Housing Action Plan (CHAP). In an effort to implement the Community Housing Action Plan and facilitate the development of workforce housing as directed in General Plan Land Use Policy L.2.C, the Town purchased the +/- 25 acre “Shady Rest” parcel and escrow closed on the property in March 2018. The CHAP defined a near-term action strategy to pursue a community process of master planning the “Shady Rest” parcel (now referred to as The Parcel). In December 2019, Town Council accepted the Preferred Conceptual Land Use Plan that proposed up to 450 affordable workforce housing units. In January 2021, the Parcel Master Plan was approved by the Town Council, which established the regulatory framework for the build-out of the 25-acre site as an affordable housing development with up to 580 workforce housing units. Following the adoption of the Master Plan, a use permit authorizing double the site’s base density (*allows up to 580 units*) pursuant to the Town’s density bonus provisions was approved in February 2021.

Phase 1 of the Parcel project (The Sawyer) created 81 units of workforce housing (80 affordable and 1 manager’s units) consisting of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. The entitlements were approved in February 2021, grading and site work began in fall 2021, and the Phase 1 building permit was issued in 2022 with construction beginning shortly after. Construction of the Sawyer was completed in summer 2024 and the 81 units were fully occupied as of December 2024. Other components of the Phase 1 project include the street and sidewalk network for the entire project providing connections to Tavern Road, Center Street, and Chaparral Road, transit shelters, a childcare facility for up to 34 children, and a public park incorporating a new National Demonstration Site 5-12 year old playground, climbing dome, pavilion, picnic area, and a public restroom.

Phase 2 (The Kingfisher) consists of 148 units (146 affordable and 1-2 manager’s), which will be separated into two phases. Kingfisher 2.1 will consist of 76 units while Kingfisher 2.2 will have 72 units. In 2023, the Town and its development partner, Pacific West Communities, were successful in securing approximately \$30M from state

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and federal funding sources to begin construction of Kingfisher 2.1. Tree removal for the entire Phase 2 site was completed in fall 2023 and construction on Kingfisher 2.1 began in summer 2024. The estimated completion date is fall 2026 and the units will be available to households earning between 30%-80% AMI. The Town's development partner continues to pursue funding options for Kingfisher 2.2.

Phase 3 of The Parcel will be an ownership phase with approximately 50 units that will be available to households earning up to 200% AMI. Staff have been working with the developer in 2024 to refine their plans for Phase 3 and expect an entitlement application in 2025.

*Small Site Development - 60 Joaquin*

The Town's initial small site development project, 60 Joaquin, began construction in 2024 and will be completed in early 2025. The project will provide four (4) workforce housing units that will be deed-restricted to households earning up to 200% AMI. An interest list for the units will be generated in early 2025 and the potential buyers of the units will be selected through a lottery process.

*Innsbruck Lodge Homekey Project*

The conversion of the Innsbruck Lodge into a rental affordable housing development began in 2023. When completed, it will provide 16 workforce housing apartments (15 affordable and 1 manager's unit) consisting of studio and 1-bedroom units. Six of the units were completed in May 2024 and the remaining units will be completed in early 2025.

*Access Apartments Adaptive Reuse Project*

The adaptive reuse project will convert two existing commercial buildings into (13) 1-bedroom affordable rental units. Construction began in July 2024 and the target completion date is summer 2025.

*Bridge Program*

The Town's Bridge program aims to convert existing market-rate housing units into deed-restricted affordable ownership units through the provision of a cash subsidy in exchange for deed-restricting the unit to the target AMI group. Since 2021, a total of eight (8) units have been deed-restricted and sold to income eligible households. ESCH, working on behalf of the Town, are working to sell an additional four (4) units and are continuing to look for additional units to increase the supply of workforce housing.

*Main Lodge Redevelopment*

Following the completion of the land exchange with the USFS in 2020, Mammoth Mountain Ski Area (MMSA) began the planning process for the future redevelopment of the Main Lodge property. The project consists of the redevelopment of approximately 35 acres of privately owned land at the base of the Mammoth Mountain Ski Area Main Lodge area (land exchange parcels) and the entitlements are expected to take multiple years to complete due to the scale and complexity of the Project. After a concept review took place in 2021, preparation of the required environmental documents (CEQA and NEPA) began in 2022 and a Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) / Environmental Impact Statement (EIS) was released in November 2022. Work on the joint EIR/EIS continued in 2024. The applicant is currently reviewing the scope of the project and a revised scope is expected to be submitted in 2025.

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*Snowcreek VIII*

The master plan for the 222-acre Snowcreek VIII development site allows for up to 790 residential dwelling units, a 250 room resort hotel, 150 private residential club units, up to 75,000 square feet of non-residential uses, and an expansion of the existing 9-hole golf course into an 18-hole golf course. The Snowcreek Master Plan Update was approved in 2009 and the developer has been working to implement the project since. In addition to the Master Plan, the developer also entered into a development agreement with the Town in 2010 to vest the entitlements for the Snowcreek VIII development site and provide certain community benefits to the Town for a 20-year term.

In September 2024, the entitlement for the initial phase of development was approved to allow for a condominium subdivision (i.e., "airspace subdivision") consisting of 172 for sale condominium units in 41 building (two-, three-, four-, and six-plex buildings); however, construction has not begun.

Staff also worked on an amendment to the Snowcreek Development Agreement in 2010 to extend the term of the development agreement and provide additional community benefits for the Town. A series of workshops were held with the Town Council and Planning and Economic Development Commission related to the proposed amendment and the public hearing for the amendment is expected to occur in early-2025.

*Other Large Planning Projects Submitted, Completed, or Underway in 2024*

- Outbound Hotel Phase 1 (164 Old Mammoth Road): Rehabilitation of the existing Sierra Nevada Lodge and the addition of 30 resort cabin units. The project also included an Alternate Housing Mitigation Plan (AHMP) to allow the project to satisfy its affordable housing mitigation requirements by converting an existing portion of the hotel into three affordable units with seven bedrooms that will be restricted to employees of the hotel making 80% or below AMI. The project required an amendment to the Clearwater Specific Plan (CSP) to allow the interim development of the site to occur while still preserving the allowances granted to the larger Old Mammoth Place project. *Entitlement submitted in November 2021 and approved in February 2022; Construction was underway in 2023 and continued into 2024 with an expected completion in Spring 2025.*
- Outbound Hotel Conversion (164 Old Mammoth Road): The conversion of 20 newly constructed hotel "villas" into condominium-hotel units that may be sold individually. *Submitted in October 2024.*
- Town of Mammoth Lakes Civic Center (1344 Tavern Road): A 2-story, 19,337 square-foot municipal office building that will serve as the Town Administrative offices. *Entitlements submitted in December 2023 and approved in April 2024. Construction began in 2024.*
- Limelight Hotel (Corner of Canyon Blvd and Lake Mary Rd): 151-room hotel and 15 for-sale residential units. *Concept Review submitted in November 2020 followed by entitlement application in February 2022; Approved in May 2022; Construction was underway in 2023 and has continued through 2024 with a target completion date of fall 2025.*
- Villas III (101 Callahan Way): 33-unit planned unit development within the Lodestar at Mammoth Master Plan area. *Submitted in February 2021 and approved in May 2022; Construction was underway in 2023 and has continued through 2024.*



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- The Outpost (126 Old Mammoth Road): Renovation of the existing 2-story Mammoth Mall building to improve the existing commercial building consisting of restaurant, retail and office uses. *Submitted November 2023 and approved April 2023. Construction was underway in 2023 and continued through 2024 with expected completion in 2025.*
- Rockspring (6060 Minaret Road): A 5-story Resort Condominium development with a total of 198 rooms within 118 residential condominium units. *Submitted December 2023 and approved in April 2024.*
- Mammoth Hospital Expansion (185 Sierra Park Road): construction of a two-story 60,788 square foot hospital wing replacement building for acute care and out-patient services. *Submitted October 2024.*

*Urban Growth Boundary*

Land Use Goal L.6 directs the Town to maintain its Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, protect natural and outdoor recreational resources, and monitor development in terms of build-out in the General Plan. In Accordance with General Plan Land Use Policy L.6.E (*National Forest lands that are exchanged into private ownership will be included within the UGB whether or not they are contiguous with the UGB*), the Town continues to monitor and coordinate with Mammoth Mountain Ski Area (MMSA) regarding its Land Exchange with the U.S. Forest Service which was completed in March 2020.

***Community Design Element***

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic." The intent statement for this element states that Mammoth Lakes will develop as a village in the trees, and that development will be planned to visually connect with the natural surroundings by accentuating existing Jeffrey pine forest and manzanita/sage scrub and meadows. The Community Design Element also provides direction for the creation of public spaces and improvements to streetscapes.

Policy C.2.B. of the Community Design Element directs the Town to maximize opportunities for public spaces that support community interaction, including performance and arts spaces, and child activity centers through public-private partnerships.

One of the four Town Council Strategic Priorities for 2024 is "Investment in Community Focused Projects" and a specific objective identified under this priority is to complete community facilities to enhance programs and services including, community recreation center (CRC), performing arts venues, childcare, and parks. In accordance with this objective, the Town formally closed-out Phase I of the CRC project in the fall of 2024, and awarded the Phase II contract. The Phase II project represents a \$1.8M investment in the facility and includes facility-wide rubber flooring, new staff offices and locker/meeting room, admission counters, custom elevated bleachers for installation above the locker rooms, an ADA lift and stairs, netting, exterior lighting, and chiller sound mitigation. The CRC is the major recreation amenity at Mammoth Creek Park West that includes a new mobility hub with parking for up to 118 vehicles along with electric vehicle charging stations and access to the Town's trail and transit systems. Mammoth Creek

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Park West includes a 7,700 square foot inclusive playground and will also include a future natural play area.

The Town continued to work on the future development of the Mammoth Arts and Cultural Center (MACC) in 2024 and worked through a series of design revisions on the project to ready the project for construction in 2025.

Goal C.3. of the Community Design Element calls for the Town to provide safe and attractive public spaces, including sidewalks, trails, parks and streets. To implement the policies and actions of this element, the Town continues to work on projects that will create significant public spaces and incorporates the oversight of an Advisory Design Panel (ADP) and/or Planning and Economic Development Commission Design Committee to review site design, building massing and architecture of proposed development projects. In 2024, the Design Committee met six (6) times to review eight (8) projects. The ADP met three (3) times to review two (2) projects.

### ***Neighborhood and District Character Element***

The Neighborhood and District Character Element states: "To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned...the community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each district."

In 2024, the Town continued to apply the Town wide Neighborhood District Planning document, which integrates all the neighborhood district plans into a single comprehensive document. The Town wide document continues to facilitate the overall planning and implementation of specific policies and actions contained in the individual district plans. The comprehensive 2014 Zoning Code Update codified the recommendations of the Neighborhood District Plans into development and land use standards to facilitate implementation.

### **Circulation Element – Mobility Element**

An update to the Mobility Element of the 2007 General Plan was adopted by Town Council in December 2016. The intent statement for the element states "The Mobility Element establishes the Town's goals, policies, and actions necessary to achieve a progressive and comprehensive multi-modal transportation system that serves the needs of residents, employees, and visitors in a way that is connected, accessible and safe." Public Works projects underway in 2024 that implement the Mobility Element are described below.

The Public Works and Engineering Work program for 2024 aligned with the 2024 Town Council Strategic Priority of "Investment in Community Focused Projects" and "Enhance Sustainability & Diversity of Local Businesses & Tourism Economy". The Council's objectives included the following:

- Implement connections and development of "mobility hubs" – including EV stations, Restrooms, & MUPs, transit, & trail connectivity with added amenities (Walk, Bike, Ride Concepts).

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- Invest in beautification of primary business frontages and supporting services (i.e., animation, parking, snow management & associated Downtown Revitalization Concepts).

*Streets*

The Town was awarded a federal grant to complete a Townwide Safety Action Plan (SAP). The Plan will meet the requirements of the Safe Streets and Roads for All (SS4A) and Highway Safety Improvement Program (HSIP) programs to allow the Town to be eligible for future implementation funding for both grant programs. The purpose of this award is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development or projects focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micromobility users, and commercial vehicle operators. Work on this plan will occur in 2025.

While designing the Minaret Multi-use-path (MUP), staff and the Town's consultant, Kimley-Horn, discussed the possibility of a roundabout at the intersection of Minaret and Meridian. The design would eliminate the generally unnecessary traffic signal and improve safety for pedestrians and golfers, and will better incorporate the future MUP. Funds have been allocated for this effort and secured. A contract to complete the design will be awarded in 2025.

The Town road crew provided stop gap and seasonal maintenance of the Town's streets, signs, and drainage systems. This included restriping, replacement of damaged signs, and clearing the Town's culverts and dry wells. Additionally, the Town continued replacing all street name signs with MUTCD compliant signs.

Every year Town staff completes road condition assessments of streets and MUPs throughout Town. The assessments are entered into an asset management software program known as Street Saver. Street Saver then produces results showing which roads have a high or low PCI (Pavement Condition Index). Staff use the software to run various reports and scenarios based on both PCI and available funds to prioritize which streets are the highest priority and need to receive maintenance. The results are then confirmed in the field by both Engineering and the Street Maintenance Department. During the Fall of 2023, Staff went through this process to develop the scope of work for the 2024 project, which ultimately resulted in the following segments of roads and MUPs being reconstructed in 2024:

- Kelley Road
- Silver Tip Lane
- Monterey Pine Road – from Majestic Pines Drive to Silver Tip Lane
- Majestic Pines Drive – from Monterey Pine Road to NE End
- Mono Street
- Dorrance Drive – From Joaquin Road to Manzanita Road
- Multi-use Paths
  - Main Street North Side MUP - from 203 North of OMR to Mammoth Lakes Welcome Center
  - Old Mammoth Road MUP – from Waterford Avenue to Minaret Road
  - Mammoth Creek Park West MUP – near the CRC

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The contract also included striping and pavement markings of all the reconstructed roads. This is typical of such a contract, but one benefit of this scope was that it reduced the scope of work for the Public Works Road crew this summer. The road crew stripes and marks all roads every summer due to the heavy wear and tear of snow removal operations. By allowing a contractor to stripe all the roads within the scope of this project, it created opportunity for the road crew to complete several other special projects. The contracted striping and markings were completed efficiently and cost effectively.

The analysis in the fall of 2023 resulted in the following streets being selected for slurry seal treatments. The purpose of a slurry seal is to rejuvenate asphalt with bituminous material, provide a coating that protects cracks from water, and give the road a smoother, finished surface. A Type II seal uses aggregate as large as ¼" and provides enough thickness to hold up to the heavy snow removal machinery that town roads see every winter. A contract was awarded in May 2024 and work was completed on the following streets over the summer:

- Minaret Road
- Chateau Road
- Old Mammoth Road – from Minaret Road to Club Drive
- Meridian Boulevard
- Azimuth Drive
- Canyon boulevard
- Forest Trail

The Reds Meadow Road project was bid in late 2022 and awarded in January 2023 to Herback General Engineering. Due to the large winter in 2022/2023, the contractor was not able to begin working on the project until mid-summer in 2023 which resulted in there being a need to catch-up during summer 2024. To accommodate this, access restrictions were implemented throughout summer 2024 which severely limited access to weekends only. The contractor did make significant progress on the project in 2024 and it is anticipated that the project will be substantially completed in 2025.

#### *Mobility Projects*

The Town bid and awarded a contract to construct a new community dog park. An important aspect of this facility is a parking lot that supports the new dog park along with the adjacent trail head and community facilities. The free parking includes a public restroom and access to transit. This project was completed and opened to the public in 2024.

#### *Pedestrian Facilities and Trails*

Kimley-Horn, under contract by the Town, completed plans and specifications for a new MUP along the entire length of Minaret Rd. The separated 12-foot wide asphalt path will traverse Town north to south and connect existing MUP infrastructure on Lake Mary Rd and Old Mammoth Rd. The Town advanced the project by programming \$3M in STIP funding to finance the construction of the project. Construction of this project will begin in 2026.

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Mammoth Lakes Recreation (MLR) was awarded a grant to complete the trail head on Sherwin Creek Rd. MLR is partnering with the Town to manage the construction contract. The project was completed in late 2024.

A few years ago, staff began working with Caltrans on a continuation of the Lakes Basin Trail along Main Street. The new segment coined the South Main MUP would connect to the existing MUP's at the Main Street intersections of Minaret and Callahan. Design work will start in 2025; however, construction funds have not yet been identified.

*Air Service*

Advanced Airlines provided flights to Mammoth Yosemite Airport (MMH) from Carlsbad (CLD) and Hawthorne - LA (HHR) during winter and summer months and United Airlines provided flights to Eastern Sierra Regional Airport (BIH) in Bishop from San Francisco (SFO) during winter and summer months and from Denver (DEN) in winter months. Mammoth Yosemite Airport supported other aviation flights and training such as general aviation, firefighting, medivac, search and rescue, military, and utility company inspections.

During 2024, the Town completed the Automated Weather Observation System (AWOS) Relocation and Upgrade capital improvement project. Construction began in July 2023 and was substantially completed in September 2024. The scope of work included relocating the AWOS from its exiting location to a new location further west near the segmented circle and upgrading the equipment.

The airport, working with engineering consultants, made progress on updating the Pavement Maintenance Management Plan (PMMP) which will be completed in 2025. The airport received a Federal Aviation Administration (FAA) grant for the PMMP Update.

The airport received bids for the General Aviation (GA) and Terminal Area Parking Lot Reconstruction Project and received an FAA grant in August 2024. Construction of the parking lot is scheduled for spring 2025. The scope of work includes reconstruction of the existing asphalt, concrete sidewalk improvements, drainage improvements, and installation of solar lighting.

Staff worked with consultants to redesign the Multipurpose Building to include Aircraft Rescue Firefighting Vehicle (ARFF) and Snow Removal Equipment (SRE). The construction of phase I site work, including an access road and relocation of Taxiway A3, is going out to bid in spring 2025, with construction likely to occur spring of 2026. The phase II site work and the building design is planned for completion in summer of 2025 and the project will likely go out to bid early 2026.

In September 2024 the airport hosted a Statewide Medical and Health Exercise in conjunction with the airport's Triennial Full-Scale Exercise required by the Federal Aviation Administration (FAA). The training included multi-agency collaboration, response concepts of operations, triage and tracking, medical response, medivac coordination, and firefighting. The organizations included hospitals, healthcare infrastructure, Mammoth Yosemite Airport, local fire departments and EMS, Inyo and Mono OEM, public health, and law enforcement with 166 people participating.

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The airport purchased a new tractor and mower deck to improve mowing efficiency. The new tractor and mower deck will increase the amount of area that is able to get mowed each year while freeing up staff time for additional work items, since the old mower was 5 feet wide and the new mower is 15 feet wide. The airport purchased additional snow wedge tires for snow removal equipment so that chains will not be required. Using snow wedge tires rather than chains will preserve the airfield asphalt surfaces and prevent rapid deterioration.

Staff continues to work with Inyo County, Mono County, Eastern Sierra Council of Governments, Mammoth Lakes Tourism, Caltrans, Federal Aviation Administration, and Hot Creek Aviation, the Airport's Fixed Based Operator (FBO), to enhance regional air service and the Mammoth Yosemite Airport's amenities and services.

*Public Transit*

The Town continues to contract with Eastern Sierra Transit Authority (ESTA) to provide community transit services, which are funded with committed Transient Occupancy Tax revenues and dedicated transit funding. These services provide over 15,000 service hours annually. Throughout 2023, ESTA and the town met to discuss how transit could better serve the Old Mammoth neighborhood, the future residents of the Parcel, the Community Recreation Center and improve and simplify route coverage. As a result of these efforts, a new set of routes modifying the existing purple line and establishing a new teal line using the recently constructed Woodmen turnaround were implemented. The revised route was in service for all of 2024.

**Open Space Elements**

Adopted by Town Council on February 1, 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and is the first step towards creating a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes' residents and visitors. Specified in the PRMP, the parks and recreation vision is to "provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."

The fundamental purpose of the Parks and Recreation Department is to deliver local residents and visitors with high-quality recreation facilities and diverse programming that promotes excitement, individual expression, exploration, pleasure, challenge and accomplishment that can lead to an improved quality of life. By providing opportunities for these interactions and connections to occur, the department is directly contributing to the development of strong families, social equity, an enriched quality of life and most importantly, a healthy and vibrant community.

*2024 Strategic Priorities and Key Objectives*

The evolution of the Department's strategic priorities to a one-page format similar to the Town Councils Strategic Priorities and Key Objectives Statement in 2023 provided clear, concise and explicit direction for staff and the department. The development of the Department's 2024 Strategic Priorities is a refinement of the 2023 Strategic Workplan that adjusts to reality, departmental accomplishments and realistic goals and objectives incorporated from the Commission, Parks and Recreation staff and the Town Manager.

Accepted by the Parks and Recreation Commission in February 2024, the Strategic Priorities and associated goals have been critical in providing clear direction for the

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delivery of the department's vision and mission. The plan has also been beneficial in guiding the Commission's interaction and engagement with Mammoth Lakes Recreation, the community, and Town Council as it pertains to the powers and duties of the Parks and Recreation Commission ([Chapter 2.36](#) of the Town's Municipal Code).

*Core Strategies*

The four core strategies for 2024 were as follows:

- A. Maintain and Enhance the Town's Recreation Infrastructure
- B. Deliver High-Quality, Innovative, and Affordable Recreation Programming
- C. Strengthen Organizational Systems, Structures and Operations
- D. Build Capacity, Teamwork and Recruit and Retain the Best.

*Primary Areas of Focus*

The "Core Program Areas" introduced in 2022 continue to provide intentional focus for the department in developing and delivering scalable and sustainable recreation programs aligned with the resource capacity and capabilities of the Parks and Recreation Department. They are as follows:

- A. Youth Teen/Camps and Programs
- B. Community Recreation Center (CRC) programs and activities
- C. Adult Activities
- D. Facility operations and maintenance
- E. Community events

*NEW Community Recreation Center*

Since the Community Recreation Center (CRC) officially opened to the public in November 2023, the facility has been a game changer for the community providing community-centric recreation programs, events and activities. In its first full year of operations, the CRC welcomed over 40,000 people!

The new indoor *LA Kings Ice at Mammoth Lakes* realized significant growth, particularly in our established youth, co-ed adult and rapidly growing women's hockey programs. Curling also experienced strong participation with a sold-out league of 13 teams allowing just under 100 people to learn to curl. The highlight of the curling calendar was hosting the California Curling Championships in April 2024. It was gratifying to see the community fully embrace the facility by purchasing all the available dasherboard sponsorship spaces around the rink. The Town also welcomed the Los Angeles Department of Water and Power (LADWP), Mammoth Disposal and Snowcreek Resort as major sponsors of the CRC. In the summer, the ice rink was transformed into a 20,000 square foot 3-court gymnasium – called the Mammoth RecZone, offering a multitude of court sports and the home of the Parks and Recreation Department summer camps. Youth and adults enjoyed playing basketball, volleyball, futsal, pickleball, arena soccer, skateboarding and indoor cricket!

In the fall of 2024, the Town Council formally closed-out Phase I of the CRC in the amount of \$17,265,240 and awarded the Phase II contract. The total value of the improvements for Phase II is \$1,846,413 and includes facility-wide rubber flooring, new staff offices and locker/meeting room, admission counters, custom elevated bleachers for installation

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above the locker rooms, an ADA lift and stairs, netting, exterior lighting, and chiller sound mitigation. Work is expected to be completed in the summer of 2025.

*New Park Openings!*

The Town completed several park projects in 2024 with some ongoing work planned to be fully completed in the summer of 2025.

*Park at the Parcel*

The Park at the Parcel officially opened to the public in August 2024. The Park at the Parcel was designed to meet two community needs. The first was to build an exclusive playground for the onsite childcare facility operated by our partners, Mono County Office of Education. The second need was to build a family park in the center of town fully accessible to not only residents living at The Parcel, but the many families that live near the park. The park area is just under an acre in size and includes a playground for 2-5 year-olds enrolled in childcare, and a family park incorporating a 5-12 year old Play On!® National Demonstration Site (NDS) playground. The NDS playground includes a domed climbing net, group spinner and arch swing that combined, promote the six key elements of play: balancing, sliding, brachiating, spinning, climbing, and swinging.

A prominent feature of the park is the 20'x20' shelter for family gatherings. An all-gender restroom is located at the entrance to the park, adjacent to the bus shelter, and incorporates a wall-mounted water fountain and bottle-filling station. Other Park elements include an open synthetic turf play area, bike racks and concrete pathways for convenient access throughout the park site. A park identification sign will soon welcome visitors to the park.

*NEW Community Dog Park*

The Town, partnering with the Mammoth Lakes Foundation, sited the community's first off-leash dog park at the intersection of College Parkway and Wagon Wheel Road. The Town received a \$50,000 T-Mobile grant in 2021 and previously allocated an additional \$150,000 for a dog park. A 40-space parking area, restrooms and other amenities were constructed adjacent to the dog park that can also support other nearby uses including the theatre and multi-use path access. Construction began in 2023, and the Town Council officially opened the dog park in November 2024. Total project cost was approximately \$950,000.

*Mammoth Creek Park*

To complement all the improvements made at the CRC, the Town Council allocated funding to rehabilitate Mammoth Creek Park. Improvements will include a large, prefabricated climbing boulder with fall protection, a planned 20x30 pavilion, multiple shade structures, a custom metal railing, replacement of the large grass area with irrigation (completed in 2024), and additional landscaping for screening. Mammoth Creek Park also welcomed the opening of the Capybara food truck serving authentic Argentinian cuisine.

*Whitmore Track and Ball Fields*

Constructed in 2012, the Whitmore Track and sports field has been incredibly popular and heavily used since it opened to the public. Between 2017 and 2021, over 194,000 recreation enthusiasts visited the Whitmore Recreation Area (a 460% increase in visits over 5 years), representing almost 13,000 unique people. The rehabilitation project



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conducted in 2024 cleaned and restriped the 9-lane all-weather track surface along with several patches to the rubber surface and synthetic turf. Total investment was \$100,000.

*2024 Summer Camps*

The Parks and Recreation Department hosted 644 campers supported by 22 staff members over 9 weeks of summer camps. Campers got a chance to explore the Sierra by biking, hiking, paddleboarding, skateboarding, swimming, and climbing all over the region. The Department integrated adventure sports with visual and performance arts to provide a holistic camp experience that nurtures both interpersonal and intrapersonal growth. The biggest addition to the program this summer was hosting camps at the new Mammoth RecZone operating within the CRC, which provided necessary protection from the elements and was greatly appreciated during the “monsoon week.” Our backpackers continued to enjoy ice cream in the backcountry, our nature campers sponsored by LADWP helped Clean Up the Lake, our Wave Rave skateboarders loved the “indoor skatepark at the CRC,” and our bikers shredded miles of trails!

More local children took advantage of the Tony Colasardo Scholarship Fund in 2024. The Department awarded 89 Scholarships valued at just under \$13,000. Recipients enjoyed the UK International and Challenger Sports Soccer Camps, several signature summer camps and After School Programs, such as Gymnastics, Little Wreckers, and the Spring Bike Squad.

*Special Use Taxes*

The “Mammoth Lakes Recreation, Trails and Parks Investment Initiative” (aka Measure R) was adopted by the Mammoth Lakes Town Council in February 2008 and was approved by the voters of Mammoth Lakes in June 2008. The Ordinance imposed a Transactions and Use Tax in the amount of one-half percent for the purpose of funding Recreation, Trails and Parks. Measure R is a special fund designated for use by the Town of Mammoth Lakes only for the planning, construction, operation, maintenance, programming and administration of all trails, parks and recreation facilities managed by the Town of Mammoth Lakes without supplanting existing parks and recreation facility maintenance funds. Recommendations for the use of Measure R funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure R projects completed in 2024 include:

- Measure R audit
- Whitmore Track/Trails End Park maintenance
- Recreation Equipment/Supplies
- Mammoth Lakes Recreation administration
- Trails administration and projects

The “Mammoth Lakes Mobility, Recreation and Arts & Culture Utility Users Tax Ordinance” (aka Measure U) was adopted by the Mammoth Lakes Town Council in March 2010 and approved by the voters of the Town of Mammoth Lakes in June 2010. The Ordinance states: “On or after July 1, 2011 all proceeds of the tax and imposed hereunder shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for Mobility, Recreation and Arts & Culture. Such tax proceeds shall not supplant existing funds used

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for the purposes set forth above.” Recommendations for the use of Measure U funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure U projects completed in 2024 include:

- Special event transit services
- Arts and cultural programming and special projects
- Contract administration
- Measure U audit
- Special event equipment
- Mammoth Lakes Recreation administration

## **Conservation Elements**

Two elements in the 2007 General Plan address conservation. These elements are Resource Management and Conservation and Arts, Culture, Heritage and Natural History.

### ***Resource Management and Conservation Element***

The Resource Management and Conservation Element states: “Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources.”

The Town continues to support the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation.

In accordance with the Town Council’s Strategic Priority to “provide support for long-term forest recreational, health and safety projects such as ESCCRP, USFS planning processes, and amenity investment, working with local and regional partners,” the following items were accomplished in 2024:

#### ***Summer Trails and Programs***

- The Mammoth Lakes Trail System (MLTS) trail crew was actively engaged throughout the summer, clearing fallen trees from over 90 miles of the trail network, maintaining system trails, and installing new signage.
- Construction of the Sherwin Meadows Trailhead progressed with the completion of pavement work and the installation of a new pit toilet. The trailhead is expected to be completed by spring 2025.
- The Town of Mammoth Lakes Outdoor Recreation Hosts provided on-the-ground safety and educational services throughout the summer, stationing at high-use trailheads to assist visitors. They distributed trail system information, brochures, trail etiquette guidelines, and regulatory details. From June to September 2024, hosts were stationed at Horseshoe Lake Trailhead, Lake George, Twin Lakes, Coldwater Trailheads, Mammoth Creek Park, Shady Rest Park, and served as town floaters. During late summer the addition of Hosts on E-Bikes throughout the Towns multi-use pathways added extra exposure and outreach to the public. Summer 2024 saw above-average temperatures, with warm weather persisting

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and trails becoming accessible by mid-June. During the season, hosts documented 10,902 user interactions, observed 81% of dogs on leash, and removed 964 pounds of trash and 251 pounds of pet waste.

- The 2024 MLTS Summer of Stewardship kicked off with a major milestone. In partnership with Mammoth Lakes Recreation, the Town of Mammoth Lakes was selected as a Leave No Trace (LNT) Spotlight community, recognizing local conservation efforts and encouraging public engagement in preserving natural spaces. As part of the LNT Spotlight initiative, the Town hosted educational programs, outreach activities, and stewardship events during the first weekend of June. Throughout the summer, MLTS organized monthly Wednesday Worknights, weekly Trashy Thursday clean-ups, and two additional Trail Days events to promote stewardship and trail maintenance.
- The Eastern Sierra Adopt-a-Trail Program also experienced significant growth, with 44 volunteers and 37 sponsors actively participating. This program is a collaborative effort between Mammoth Lakes Recreation, Mono County, and the U.S. Forest Service, further enhancing community engagement and trail conservation.

#### *Winter Trails and Programs*

The winter multi-use trails were groomed and open to the public through early April 2024. This season's grooming operations were successful, thanks to strong partnerships. When the Nordoni equipment broke down, Mammoth Mountain Ski Area generously provided a replacement sled, ensuring continued grooming for the community. Shady Rest Winter Trails remained a highly popular destination, accommodating Nordic skiers, walkers, fat-bike riders, snowshoers, and dog owners. Grooming on the Sherwins Winter Trail was conducted as conditions permitted. At the start of the 2024/25 winter season, the Town purchased a new sled for grooming. However, with limited early-season snowfall, minimal grooming took place in December 2024. Additionally, starting winter 24/25 the Town has assumed responsibility for all Winter Over-Snow Vehicle (OSV) grooming, previously managed by the U.S. Forest Service. Town staff will now oversee a significant portion of the 90+ mile OSV system. The Winter Recreation Map was updated, printed and distributed throughout the Town and Mono County. From November 2023 to May 2024, Winter Hosts were stationed at Shady Rest Park, the Lake Mary Road closure, and the Sherwin Meadows Trailhead, while also providing floating and bus support throughout the Town of Mammoth Lakes.

These accomplishments made progress towards meeting the Town Council's objectives for this Strategic Priority, which includes enhancing the public's experience with improved access points to the natural environment and utilizing partnerships with Mammoth Lakes Recreation, Mono County, U.S. Forest Service, and the Eastern Sierra Sustainable Recreation Partnership to identify grant funded projects and programs that should be pursued.

#### *Climate Change Vulnerability Assessment*

As part of the SB1 Climate Adaptation Planning Grant awarded to the Town in 2017, the Town contracted Placeworks, Inc., to prepare a Climate Change Vulnerability Assessment. The Vulnerability Assessment identified and analyzed the impacts climate change poses to the Town and the specific geographic areas at risk from certain impacts. The Vulnerability Assessment informed the preparation of climate adaptation goals, policies, and objectives, as well as the development of feasible implementation measures. The

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adaptation strategies were adopted as part of the 2019 Public Health and Safety Element update.

This project furthers Resource Management and Conservation Element Goal R.1 which directs the Town to “Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.” The tourism-based economy of Mammoth Lakes relies on its scenic qualities and world-class recreational opportunities, and some of these assets were considered in the Vulnerability Assessment, and the Town adopted recommended adaptation strategies in order to lessen identified impacts to these resources.

*Stormwater Resource Plan*

The Town is an active member of the Inyo-Mono Integrated Regional Water Management Plan (IRWMP) and has a Stormwater Resource Plan (SWRP). The SWRP provides a regional prioritization of stormwater management projects that qualifies agencies for participation in Prop 1 Funding.

*Waste Management/ Recycling*

In 2020, Town Council approved a new Solid Waste Franchise Agreement between the Town and Mammoth Disposal Company. The Agreement allows Mammoth Disposal to provide all solid waste collection and processing services on behalf of the Town for 20 years. This includes addressing the disposal of solid waste after the Benton Crossing Landfill closed at the end of 2022. The new Agreement provides for increased solid waste disposal services and improved recycling services for customers in Mammoth Lakes. To accommodate current and future solid waste disposal needs, Mammoth Disposal constructed a new transfer station for solid waste and a Materials Recovery Facility (MRF) for recyclables in 2023. Additional elements of the project included the reconfiguration and renovation of the existing site to accommodate the new facilities and improve circulation.

Work continued on a feasibility study for a potential biomass facility which was facilitated through a U.S. Forest Service Wood Innovations Grant.

The Town held its annual Town Clean-Up Day in May 2024. The Town provided a drop-off station for the collection of large/bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials.

*Tree Removal Permits*

Planning staff continues to implement the Town’s Tree Removal and Protection Ordinance by requiring property owners obtain a Tree Removal Permit for the removal of live trees that are 12 inches or greater in diameter at breast height. In 2024, 56 tree removal permits were processed with a small number of those permits being denied because the minimum criteria for removal was not met. The top three reasons specified on the tree removal permit requests include the removal of hazard trees, trees causing property damage, and tree removal for wildfire fuel reduction purposes.

*Air Quality*

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (GBUAPCD). This monitoring effort focuses on particulate matter (PM<sub>10</sub>), which is primarily caused by wood burning and cinders spread on roads to increase

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traction during icy conditions. During the period of November 15<sup>th</sup> to March 15<sup>th</sup>, the Town monitors the air quality and when PM<sub>10</sub> reaches certain levels in town, “no-burn” days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period.

The GBUAPCD provides the Town an annual report in May of each year that summarizes the air quality measurements recorded by the district during the monitoring period (Mid-March through Mid-March of the following year) and identifies any exceedances of the State and Federal PM<sub>10</sub> standards. During the Mid-March 2023 through Mid-March 2024 reporting period, the Federal PM<sub>10</sub> standard was exceeded on zero (0) days and the State PM<sub>10</sub> standard was exceeded on nine (9) days. All nine of the monitored State exceedances in 2023-24 were due to local sources such as construction related dust and residential woodburning during the winter months.

An update to the Air Quality Management Plan (AQMP) was completed in 2013, and the Town continues to implement the goals and policies of that Plan. As part of the AQMP update process, the Town and the GBUAPCD requested the EPA re-designate the Town as in attainment for the federal air quality standard for particulate matter less than 10 microns (PM<sub>10</sub>). The Town had been designated non-attainment for PM<sub>10</sub> since 1987. EPA found that the Town has met the federal standard since 2009 and the EPA formally re-designated the Town as in compliance in 2015.

In 2023, GBUAPCD completed the Second 10-year Maintenance Plan for the Town of Mammoth Lakes. The federal Clean Air Act (CAA) requires that an area redesignated attainment from nonattainment status must submit a maintenance plan ensuring the Nation Ambient Air Quality Standards (NAAQS) will be met for a 10-year period following redesignation. The CAA required redesignated areas to submit a second maintenance plan to the United States Environmental Protection Agency eight years after the first plan has been approved in order to demonstrate continued maintenance of the NAAQS for the subsequent 10-year period.

#### *Outdoor Lighting*

Mammoth Lakes’ dark night skies are an important resource to the community and local wildlife. These starry skies continue to be preserved through the Town’s Outdoor Lighting Ordinance, which requires exterior lighting to be downward directed and shielded. This requirement significantly reduces dangerous glare for drivers and pedestrians and helps preserve the dark skies for wildlife and residents. The Town continues to require all development projects to be consistent with these lighting requirements and continues code compliance efforts to bring non-conforming fixtures into compliance with the Town’s Lighting Ordinance.

### ***Arts, Culture, Heritage, and Natural History Element***

The Arts, Culture, Heritage and Natural History Element states: “It is important that arts, culture, heritage and natural history are encouraged throughout the community.”

One of the Town Council’s Strategic Priorities directs various work programs and funding to “Enhance our recreational based economy through amenity investment.” A specific objective associated with accomplishing this priority include finalizing an agreement with the Mammoth Lakes Foundation for the Mammoth Arts & Cultural Center (MACC), which

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the Town will construct and operate with funding to be provided through Measure U. Construction of the MACC is expected to begin in 2025.

CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 and Assembly Bill 52 regarding Native American Tribal consultation.

## **Noise Elements**

Noise is addressed in two elements of the 2007 General Plan. These elements are Noise (1997) and Community Design.

### ***Noise Element***

A goal of the Noise Element is "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise."

The Town continues to enforce the noise limits stated in Municipal Code §8.16 *Noise Regulation*. An update of the Noise Element and the Noise Ordinance is included on the Community and Economic Development Work Program, but a start date and funding source has not been established.

### ***Community Design Element***

A goal of the Community Design Element states, "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects that are not exempt from CEQA review. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts. Nuisance complaints related to noise are handled by continued enforcement through the Mammoth Lakes Police Department and the Town Code Compliance staff.

## **Safety Element – Public Health and Safety Element**

The Public Health and Safety Element states: "The community will be comfortable and safe. Facilities that are important to a livable community will be supported, provided, and encouraged."

The proliferation of e-Bikes and other modes of transportation has resulted in congestion and dangerous conditions on Town Multi-Use Pathways (MUPs), sidewalks, and trails. In December 2023, the Town introduced an ordinance to govern MUPs, sidewalks, and trails with the Mammoth Lakes Police Department issuing citations and educating the public regarding the use of e-Bikes and other related modes of transportation. This ordinance will help to ensure a safer environment on MUPs, sidewalks, and trails along with providing better opportunities to educate our locals and visitors on the use of these amenities. To support e-Bike safety, the Office of Outdoor Recreation introduced a new e-bike hosts program where three e-bikes and supplemental safety equipment were purchased to allow trained hosts to patrol the MUPs and engage with visitors. Additionally,

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six new “speed measuring devices” were installed along with painted messaging on the paths highlighting biking etiquette.

The Town continues to enforce building code requirements to minimize loss of life, injury, and property damage from snow, earthquakes, and fire. The Town also continues to work closely with the Mammoth Lakes Fire Protection District to review proposed development projects to ensure adequate emergency access and fire equipment access. The Town continues to respond to code compliance complaints including those related to potential safety issues. Additionally, the Town’s snow removal operations are essential to the safety, wellbeing, and daily operations of the Community. The Town’s Public Works Department prioritizes streets for snow clearing to maintain safe routes during snowstorms.

Staff continue to enforce the Quality-of-Life Ordinance, adopted in 2015, to ensure that transient rental uses do not create adverse impacts to neighboring properties due to excessive traffic, noise, trash, and similar issues and to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure or cause health and safety concerns. This ordinance requires any new transient use within a residential structure to be inspected prior to the commencement of the transient use. The inspection verifies compliance with the standards and conditions of operation outlined in the Ordinance and ensures compliance with all applicable safety requirements.

All development project applicants are required to submit a Hazardous Waste Acknowledgement Form to disclose any hazardous materials information prior to project review and approval. In addition, the Town maintains an Emergency Operations Plan (EOP) that outlines how the Town will organize to respond to emergencies within the Town’s jurisdiction. In 2024, EOP training continued for all Town staff who have a designated roll in EOP operations.

## **Economy Element**

The Economy Element in the 2007 General Plan is an optional Element (not required by California State Law) that states: “Mammoth Lakes’ economy is tourism-based...Mammoth Lakes’ economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community.”

The Town continues to track economic indicators for changes that may affect community land resources, tax base, including Transient Occupancy Tax (TOT), and employment base. In 2024, the Town continued its TOT enforcement program and initiated approximately 30 TOT compliance cases. Revenue collected through enforcement efforts in 2024 totaled over \$173,550. The total TOT revenue decreased approximately 2.3% in 2024. TOT revenue collection remained strong with record breaking TOT revenue collected during the months of February, March, and August.

As part of the implementation of the Town Council’s Strategic Priority mentioned above, a portion of the excess TOT revenue was allocated to ensure the long-term health and resiliency of the Town by investing in the Town’s reserve funds.

- The Operating Reserve (OR) Fund target is 5% of the Baseline Revenue established in the Reserve Policy at \$33,000,000 (\$1,650,000). The status of the fund is 100%

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funded to target.

- The Reserve for Economic Uncertainty (REU) target is 20% of the Baseline Revenue established in the Reserve Policy at \$33,000,000 (\$6,600,000). Status of this fund is 100% funded to target.

A Commercial Cannabis Tax Ballot item was approved by Town Council in February 2018, to include a measure on the June 5, 2018, General Municipal Election ballot. The approved measure read, "To fund general Town core services such as police, recreation, and road maintenance, shall an ordinance be adopted to impose a business license tax of up to 8% for cannabis retail businesses and up to 4% for all other cannabis businesses (cultivation, manufacturing, distribution, testing), to raise an estimated \$99,550-\$261,708 per year, levied until voters change or repeal it." This measure passed in 2018. A total of \$113,252 was collected from this tax in 2024, which was an approximately 14% decrease from 2023.

The Economy Element includes several implementation items that relate to Mammoth Yosemite Airport (MMH) operations, including seeking Federal funding for airport improvements, upgrading the airport terminal, updating the Airport Master Plan and working with the Federal Aviation Administration (FAA) to evaluate the development of Mammoth Yosemite Airport.

During 2024, there was one capital improvement project constructed at the airport. The project was the Automated Weather Observation System (AWOS) Relocation and Upgrade project. Construction began in July 2023 and was substantially completed in September 2024. The scope of work included relocating the AWOS from its exiting location to a new location further west near the segmented circle and upgrading the equipment.

Staff worked with consultants to design the Aircraft Rescue Firefighting Vehicle (ARFF)/Snow Removal Equipment Building project. Design is still underway in 2024, and the project was renamed as the Multipurpose Building to include ARFF and SRE. Staff worked with consultants to redesign the Multipurpose Building to include Aircraft Rescue Firefighting Vehicle (ARFF) and Snow Removal Equipment (SRE). The construction of phase I site work, including an access road and relocation of Taxiway A3, is going out to bid in spring 2025, with construction likely to occur spring of 2026. The phase II site work and the building design are planned for completion in summer of 2025 and the project will likely go out to bid early 2026.

Staff continue to work with Inyo County, Mono County, Eastern Sierra Council of Governments, Mammoth Lakes Tourism, Caltrans, Federal Aviation Administration, and Hot Creek Aviation, the Airport's Fixed Based Operator (FBO), to enhance regional air service and transportation and the Mammoth Yosemite Airport's amenities and services.

## **Housing Element**

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community and requires all Housing Elements meet the requirements of the California Government Code sections 65583 and 65584. The Town's 6<sup>th</sup> cycle Housing Element was adopted in 2019 and covers



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the 8-year planning period of 2019-2027.<sup>4</sup>

The following summarizes the Town's progress to achieving the programs identified in the adopted Housing Element. A complete summary of the Town's progress for each Action Item identified in the adopted Housing Element is included as Attachment 1, *2024 Mammoth Lakes Housing Element Annual Progress Report (Table D)*.

*Alignment with Town Council Strategic Priorities*

The top Town Council Strategic Priority for 2024 directed staff to, "Expand availability and affordability of community housing." Progress made in 2024 towards this priority and the identified objectives are summarized below:

- Objective: Complete construction on Phase 1 (81 units), complete core infrastructure and support development plans for Phase 2 and funding participation (148 units) of the Parcel.
  - Phase 1 (The Sawyer) of the Parcel was completed in summer 2024 and all 81 units were leased up as of December 2024. In December 2023, the developer was successful in obtaining tax credit financing for the initial 76 units of Phase 2 (Kingfisher I) and construction began in 2024.
- Objective: Implement Housing Now! Initiatives to deliver diverse housing solutions working with private sector and other agencies locally and regionally.
  - Town staff continued to partner with Eastern Sierra Community Housing (ESCH) (formerly Mammoth Lakes Housing) on the Bridge Program with the goal of increasing the number of affordable units within the Town through the acquisition of existing market-rate units that are then resold at a reduced affordable price (focus is on missing-middle income households [120%-150% AMI]). As of the end of 2024, eight (8) have been resold to income eligible households with a deed-restriction in place and four (4) additional units were for sale.
  - The conversion of the Innsbruck Lodge into a rental affordable housing development was partially completed in 2024 with the leasing of 6 of the 16 units. The remaining units will be completed in early 2025. The project is largely funded through the State Project Homekey program and is intended to assist those who are experiencing homelessness.
  - ESCH's Access Apartments project began construction in summer 2024 and will provide 13 affordable rental apartments that will be available to households earning up to 120% AMI. The project will be completed in 2025.
  - The Town, working together with Placemate, launched the Lease to Locals program in July 2024. The program aims to unlock existing housing stock for the local workforce by providing a set of incentives for homeowners that shift from renting their home short-term (or not renting at all) to 5 to 12-month-plus lease arrangements with locally employed tenants. Participating

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<sup>4</sup> The change in the Housing Element update cycle from a 5-year cycle to an 8-year cycle was implemented by [CA Senate Bill 375 \(SB-375\)](#) and is intended to align land use planning for housing with land use planning for greenhouse gas reduction. The RHNA sets local housing and zoning goals to support future growth and these local goals are in turn aggregated into a region-wide Sustainable Community Strategy (SCS) to fairly allocate greenhouse gas emission reduction targets across the region. SB-375 requires consistency between the RHNA and the region-wide SCS, and the consistency is achieved through the implementation of the Regional Transportation Plan (RTP). The [Mono County RTP](#) was last updated in 2019, shortly after the adoption of the Town's Housing Element.

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homeowners will receive grants ranging from \$2,000 to \$18,000 dependent on the number of qualified tenants and the length of the lease.

- Pursue implementation of sustainable funding source(s) for community housing including potential EIFD and in-lieu housing fee increases.
- As a part of the moratorium on the issuance of new STR certificates, the STR Advisory Committee gave direction to pursue an increase in TOT tax that will be dedicated to housing projects and programs. The Town worked to get the ballot measure on the November 2024 ballot and the voters overwhelmingly passed the ballot measure (Measure L) to increase the TOT tax by two percentage points (raised to 15%). The ballot measure was passed as a General Tax; however, in January 2025 the Town Council committed 100% of the increased TOT revenue to housing projects and programs. The increase became effective in January 2025 and is estimated to raise ~\$2.5M annually. The increase will sunset after 10 years, unless extended by the voters.
  - Since 2021, Town Council has allocated approximately \$24M (\$8.1M in 2021, \$5.7M in 2022, \$5.3M in 2023, & \$4.8M in 2024) towards various workforce housing programs and projects, including the Parcel, small-site development (e.g., 60 Joaquin PUD), the Bridge Program, and partnership projects with ESCH (e.g., Access Apartments, Homekey hotel conversion).
- Collect and analyze data on short-term rental compliance with Town codes and impact on local housing market and review Town code for updates.
  - In October 2023, the Town Council adopted a moratorium on the issuance of new Short-Term Rental (STR) certificates in defined zoning areas within the Town. This action was in response to the significant and increasing shortage of housing that is accessible to the local workforce, along with the need to protect the health, safety and welfare that results from the lack of available and affordable housing to the local workforce and residents. The moratorium ended in March 2024 with the introduction of a Certified Properties program. The program is a new approach to the management of STRs that will provide enhanced management intended to address various quality of life issues related to STRs. Aside from the implementation of the Certified Properties program, the moratorium resulted in several recommendations to the Town Council from the STR Advisory Committee including: (1) a ballot tax measure to fund housing programs (e.g., Measure L); (2) a rental subsidy program (e.g., Lease to Locals); (3) a housing down payment purchase program (not yet implemented or developed); and (4) consideration of zoning changes to the RMF-2 zoning designation.

*Progress on General Plan Action Items*

- Initial planning for “The Parcel” shall be complete and ready to proceed to development and funding through the development of a community-based master plan. (*Action H.1.F.1*)
  - The Parcel Master Plan was adopted by Town Council in January 2021. The updated Master Plan provides the framework for development.
  - The Town Council made a determination that the Parcel was ‘exempt surplus land’ pursuant to Government Code §54221(f)(1)(A) in April 2021, thereby allowing the Town to enter into a Disposition and Development Agreement (DDA) with the Town’s development partner for the project, Pacific West

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Companies, Inc (PWC).

- The building permit for Phase 1 (80 affordable units and 1 manager's unit) was issued in May 2022.
- Construction of Phase 1 was completed in summer 2024 and all 81 units were leased up as of December 2024.
- The initial 76 units of Phase 2 (Kingfisher I) was awarded tax credit financing in late 2023 and construction began in summer 2024.

The Town continued to dedicate funding (including allocation of Transient Occupancy Tax monies) in support of affordable and workforce housing programs (*Action H.2.A.1*). In 2024, the following programs and entities were funded:

- ESCH, operating under a contract with the Town, continued to receive funding from the Town to support their work. ESCH was established by the Town in 2003 under the name Mammoth Lakes Housing to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes, and to manage and facilitate the ownership and rental of such housing. ESCH has successfully rehabilitated and preserved numerous income-restricted housing units in coordination with the Town and other organizations such as IMACA.
- The Town has committed approximately \$24M of General Fund dollars towards housing over the past three years to the following programs and projects:
  - Parcel Phases 1 (the Sawyer) and 2 (the Kingfisher)
  - Bridge Program (conversion of market-rate to affordable)
  - Creative housing solutions (i.e., public/private partnerships, acquisition of employee housing units)
  - Small-site affordable housing development projects (i.e., 60 Joaquin Rd)
  - ESCH's 238 Sierra Manor Road affordable housing project (11 affordable units) and Innsbruck Lodge affordable housing project (15 affordable units / 1 manager's unit)
  - Lease to Local rental subsidy program

To assist in the inadvertent loss of deed-restricted units (*Policy H.2.G*), the Town and ESCH achieved the following:

- The Town and ESCH monitors approximately 65 deed restricted properties on an annual basis.
- The Town continues to maintain a Revolving Loan Fund (RLF) funded at \$1M to assist in buying back existing deed restricted units in an effort to maintain these units and ensure no existing deed restricted units are lost. The RLF was used one time in 2024 to preserve an existing deed restricted unit.

The Town and ESCH continue to pursue grant funds to support housing programs (*Action H.2.A.2*) and the following grant-related work was completed in 2024:

- The Town and ESCH were awarded a \$4.56M Homekey grant for the Innsbruck Lodge Affordable Housing project in 2022 to convert the existing hotel into 16 residential rental units, of which 15 will be affordable to households earning at or below 80% AMI. Six of the units were completed in 2024 and the remaining 10 units will be completed in early 2025.

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- In 2024, the Town was awarded an additional \$4.1M in CDBG funds in addition to the previously awarded \$3M in CDBG funding for the Access Apartments project. This additional award allowed ESCH to forgo the previously awarded \$3.4M HOME grant, which will simplify the regulatory oversight of the project since there are less stacking of funds in the project. This adaptive reuse project will convert two existing commercial buildings into 11 residential rental units affordable to households earning at or below 80% AMI. Construction of the project began in July 2024.
- The Town was awarded \$317,184 in CDBG funding allocated by the CARES Act in 2021. The Town initially intended to use the funds for a subsistence payment program (e.g., rental, mortgage, and utility payment assistance) for those financially impacted by COVID-19; however, due to low interest in the program, the Town amended the scope of work to allow for the remaining \$290,000 in funding to go towards the new public park in the Parcel. The park equipment was ordered in 2023 and was installed in 2024.
- The Town applied for \$500,000 in CDBG grant funding for downpayment assistance in 2022 and received notification of the grant award in 2023. ESCH, working as the Town's subrecipient, launched the program in late-2023. In 2024, one grant was provided to an income eligible household to assist with their down-payment.
- The Town applied for \$490,000 in Permanent Local Housing Allocation (PLHA) grant funding for mortgage assistance to households earning up to 120% AMI in 2022 and received notification of the grant award in 2023. The Town, working together with ESCH, launched the program in 2024 and assisted one household with down-payment assistance. The Town and ESCH continue to market the program to provide additional assistance.
- Mortgage assistance continues to be provided through the reinvestment of repaid BEGIN, CDBG, and HOME program funds.

In 2024, progress was made on the following work program items intended to increase the supply of workforce housing:

- Construction of the initial 81 units (*80 of the units will qualify as affordable housing w/ AMI levels no higher than 80%*) of Phase 1 of The Parcel was completed in summer 2024 and construction of the initial 76 units in Phase 2 began. Future phases will be dependent on the acquisition of additional funding.
- The Town's initial small site development project, located at 60 Joaquin Road, began construction in 2024 and will be completed in early 2025. The project will provide four deed-restricted ownership units available to households earning up to 200% AMI.
- Through the Town's Bridge program, eight (8) units have been sold to income eligible households with a deed restriction in place. The income restrictions on these units range from 120% -150% AMI and require occupancy by a local workforce household.
- The Town continues to encourage use of SB-35 streamlining (*ministerial approval of certain housing projects*), SB-9 allowances (*allowance for residential property owners to split a single-family lot into two lots and/or place up to two units on each residential lot*), and State ADU provisions.
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In order to ensure accessibility and the provision of equal housing opportunities for all persons, the following was implemented and/or continued in 2024:

- ESCH has established a relationship with Bishop Indian Legal Aid services to assist tenants and respond to substandard housing complaints and has setup a legal aid remote workstation in the ESCH office. The Town's Code Compliance Officer aids in investigating substandard housing complaints. (*Action H.2.E.1; Action H.5.C.1*)
- The Town continues to process applications at no cost to the applicants for Reasonable Accommodation to provide appropriate relief from development standards to might create a barrier to providing housing for a disabled or special needs person. (*Action H.1.E.3*)
- The Town requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). (*Action H.6.B.1*)
- ESCH and the Town continue to maintain information regarding fair housing practices on their websites and in the offices. (*Action H.5.B.1*)

Additional 2024 housing related highlights:

- The Town continues to implement the mitigation requirements of the Housing Ordinance and the Town collected approximately \$215,000 in Housing Impact Mitigation Fees from the issuance of building permits for 19 residential units, 164 lodging rooms, and 3 service/retail permits.

The Town and ESCH continue to monitor the annual apartment vacancy rate and enforce its condominium-conversion requirements pursuant to Municipal Code Section 17.52.110. Due to the ongoing low apartment vacancy rate (less than 1%), no condominium conversions have taken place in recent years.

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**REGIONAL HOUSING NEEDS**

Table 1 summarizes the Town's progress towards meeting the Town's share of the Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element period.

**Table 1: 2019-2027 Progress to Meeting RHNA <sup>1</sup>**

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
<b>RHNA 2019-2027</b>	<b>13</b>	<b>13</b>	<b>30</b>	<b>34</b>	<b>65</b>
2019	0	0	0	0	23 <sup>2</sup>
2020	0	0	0	0	61 <sup>2</sup>
2021	0	0	0	0	42 <sup>2</sup>
2022	8	8	64	0	46 <sup>2</sup>
2023	2	0	13	0	26 <sup>2</sup>
2024	8	8	66	6	33
<b>Total</b>	<b>18</b>	<b>16</b>	<b>143</b>	<b>6</b>	<b>231</b>
<i>Total Remaining by Income Level</i>	<i>0 (5 units over the allocation)</i>	<i>0 (3 units over the allocation)</i>	<i>0 (113 units over the allocation)</i>	<i>28</i>	<i>0 (166 units over the allocation)</i>

<sup>1</sup> The State relies on the number of building permits issued, rather than the number of permits completed, to demonstrate progress in meeting the jurisdiction's share of the RHNA for the planning period.

<sup>2</sup> In years 2019-2024, all of the Above Moderate units permitted were non-deed restricted market rate units.

Over the course of 2022 - 2024, the Town made substantial progress towards meeting the Town's share of the RHNA for the lower income levels with building permits being issued for the first and second phases of the Parcel development (156 affordable rental units), the Innsbruck Lodge Homekey project (15 affordable rental units), and the Access Apartments (13 affordable rental units). The units in these projects will target households earning between the extremely-low to moderate AMI levels. Additional efforts will need to focus on the production of housing for moderate-income residents, in order to achieve the Town's fair share of the regional housing needs.

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**GOVERNMENTAL CONSTRAINTS TO  
AFFORDABLE HOUSING**

The Housing Element is required to analyze and identify potential government constraints to the production of affordable housing, and where possible, identify programs that will help to lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the town's local context, particularly the need to deal with large amounts of snowfall.

The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and time to process applications and are not unduly restrictive to new residential development. The Town undertook a review of its development impact fees, including housing mitigation in-lieu fees, and as a result lowered fees substantially in 2015. Work began in 2021 on a new Housing Nexus Study and Development Impact Fee study, which will be completed in 2025.

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. The Community and Economic Development Division is committed to reviewing and processing applications for Reasonable Accommodation, at no cost, to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person.

Related to the elimination or reduction of government constraints to the production of affordable housing, the Town has completed the following zoning code amendments in recent years aimed at achieving this objective:

- The Town Council adopted an urgency ordinance in 2019 making amendments to the Municipal Code standards for Secondary Dwelling Units ("accessory dwelling units" or "ADUs") to bring the Zoning Code into compliance with the State ADU laws. This amendment to the Zoning Code reduced governmental constraints applicable to building ADUs by further limiting certain development standards and approval requirements. Staff initiated a subsequent amendment in 2020 to the Town's ADUs regulations with the goal of further reducing governmental constraints and improving the clarity and usability of the ADU regulations. This amendment was completed in 2021.
- Town staff completed an update to the Town Density Bonus Program in 2020, which included modifications to the General Plan and Zoning Code. Amendments to the Zoning Code regulations included implementing the revised Town Density Bonus Program and allowing for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units, up to a maximum of twice the base density. This program update reduces governmental constraints by allowing for greater flexibility in the use of the Town density bonus and an allowance for smaller projects to qualify for the program. The minimum project size prior to the update

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required a base density of at least five-units and the updated minimum project size allows for projects with a base density of at least two-units to qualify.

- The Town initiated a zoning code amendment to implement Senate Bill 9 (SB 9) in December 2021. SB 9 requires local agencies consider certain proposed two-unit projects and lot splits ministerially and allows residential property owners to split a single-family lot into two lots and place up to two units on each resulting lot. SB 9 was signed into law in September 2021 and became effective on January 1, 2022. The Town adopted an urgency ordinance in January 2022 to implement development standards related to SB 9. This amendment to implement SB 9 standards is intended to reduce governmental constraints applicable to building residential units by eliminating and/or reducing certain development standards (e.g., setbacks, density, parking, lot coverage, and height) and approval requirements (e.g., ministerial approval of urban lot splits).

Programs identified in the 2019-2027 Housing Element to reduce governmental constraints to housing production include:

- **Policy H.4.A.** *Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.*
- **Policy H.4.B.** *Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.*
  - *Action H.4.B.1. Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.*
- **Policy H.4.C.** *Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.*
- **Policy H.4.D.** *Continue to allow accessory dwelling units by right in all residential zones.*
  - *Action H.4.D.1. Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.*
  - *Action H.4.D.2. Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side*



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*yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.*

- **Policy H.4.E.** *Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).*
  - *Action H.4.E.1. Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.*
  - *Action H.4.E.2. To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.*
- **Policy H.4.F.** *Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.*

Additional information on the Town's progress towards implementing the above-described policies and actions related to governmental constraints to affordable housing is included in Attachment 1, *2024 Mammoth Lakes Housing Element Annual Progress Report*.

**TOWN OF MAMMOTH LAKES  
ANNUAL PLANNING REPORT  
January 1 – December 31, 2024**

**PLANNING APPLICATIONS**

The following table summarizes the status of planning applications as of December 31, 2024. A detailed list of application requests is attached to this report (Attachment 2).

**Table 2: 2024 Planning Applications**

Table 1				
Application Types	Requests	Approved <sup>5</sup>	Denied	In Process
General Plan Amendments (GPA)	1	0	0	1
District Zoning Amendments (DZA)	1	0	0	1
Zoning Code Amendments (ZCA)	0	0	0	2
Use Permit Applications (UPA)	4	1	0	5
Tentative Tract Maps (TTM)	3	1	0	4
Tentative Parcel Maps (TPM)	0	0	0	0
Variances (VAR)	2	2	0	1
Design Reviews (DR)	9	6	0	5
Administrative Design Review (ADR)	9	8	0	2
Lot Line Adjustments (LLA)	4	2	0	2
Concept Reviews (CR)	0	NA	NA	0
Adjustments (ADJ)	10	5	0	5
Administrative Permits (AP)	5	5	0	0
Time Extension Requests (TER)	2	2	0	0
Land Donations	0	0	0	0
Building Permits (BP)	897	805	NA	NA
Code Compliance Cases (CC)	319	NA	NA	NA
TOT Compliance Cases	30	NA	NA	NA
Sign Permits (SP)	16	16	0	0
Master Sign Plans (MSP)	0	1	0	0
Tree Removal Permits (TRP)	56	56	0	0
Outdoor Sales Permit (OS)	0	0	0	0
Business Tax Certificates (BTC)	335	313	NA	NA
Film Permits (FP)	2	2	0	0

<sup>5</sup> Approved list includes projects from previous years approved in 2024 by the Director, Planning and Economic Development Commission, or Town Council

**TOWN OF MAMMOTH LAKES  
ANNUAL PLANNING REPORT  
January 1 – December 31, 2024**

**LOOK AHEAD - MAJOR PROJECTS IN 2025**

The Town of Mammoth Lakes anticipates a busy 2025 completing significant work programs and projects that will further implement the 2007 General Plan and anticipated projects include:

- Process entitlements and the environmental review for the Main Lodge redevelopment project. This multi-year effort will continue in 2025 upon the submittal of the revised project scope of work.
- Various hotel entitlement projects within the Commercial zones and North Village Specific Plan (NVSP) area.
- Continue the development of the Parcel Phase II, which will include up to 148 units (*funding dependent*) and continue planning Parcel Phase III which will consist of a phased for-sale affordable townhome development.
- Continue the planning and development of the new Civic Center in conjunction with the Mammoth Lakes Hospital expansion.
- Continue developing and planning the Mammoth Lakes Foundation (MLF) site. Complete the development of the child-care facility and begin development of the redesigned MACC.
- Continue to pursue the purchase of market-rate units through the Bridge program that will then be resold as affordable deed-restricted units.
- Complete construction on the four-unit residential project on the Town-owned 60 Joaquin Road site. These units will be sold at an affordable deed-restricted price.
- Complete the Housing Nexus Study and DIF Fee Study update.
- Continued administration of existing housing grants (CDBG, HOME, and BEGIN) in conjunction with ESCH. The Town and ESCH will continue to review and consider additional housing grant opportunities as funding becomes available.
- Continued TOT Enforcement.
- Continued implementation of the Quality-of-Life Ordinance.
- Code Compliance.
- Permit Processing.
- Implementation of grant funded sidewalk and trails projects.

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	<ul style="list-style-type: none"> <li>Contracts w/ GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.</li> <li>The Town continues to maintain various housing related datasets (deed-restricted unit locations, existing apartments, transient rental locations, and vacant parcels) in a central GIS database and discuss what additional datasets are needed.</li> </ul>
H.1.A.2	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	<ul style="list-style-type: none"> <li>This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.</li> <li>As of 2024, the Town has satisfied our share of the RHNA in the Extremely Low, Very Low, Low and Above-Moderate categories and issued a permit for 6 of the 34 units in the Moderate category. The Town continues to look for opportunities to provide units in the Moderate income category, as this is a difficult income group to address since the majority of the grants do not provide assistance for this segment of the community despite there being challenges with affording market-rate units.</li> </ul>
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	<ul style="list-style-type: none"> <li>As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.</li> </ul>
H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	<ul style="list-style-type: none"> <li>The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.</li> </ul>
H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	<ul style="list-style-type: none"> <li>The Housing Ordinance provides a menu of options for developers to choose from to mitigate their housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans.</li> <li>In 2024, the Town collected approximately \$215K in Housing Impact Mitigation Fees from the issuance of 18 building permits. An additional 13 building permits were issued in 2024; however, those permits were exempt from the housing mitigation fees (e.g., ADU construction, Affordable Deed-Restricted Housing; Town projects).</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	<ul style="list-style-type: none"> <li>The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.</li> </ul>
H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	<ul style="list-style-type: none"> <li>The Town will work with Mammoth Lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH previously worked with the Center to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 13-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.</li> </ul>
H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	<ul style="list-style-type: none"> <li>The Community &amp; Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	Sep-2021	<ul style="list-style-type: none"> <li>The Town reviewed the Zoning Code requirements applicable to supportive housing, and determined that no changes to the zoning code are necessary to comply with the requirements of AB-2162 since multi-family and mixed-use developments are a permitted use in all of the zones that allow supportive housing type of uses (i.e., no use permit or other entitlement is required for the use) and Municipal Code §17.52.290 specifies that “supportive housing is a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.” Staff will utilize a checklist to demonstrate that eligible projects meets the eligibility criteria specified in the AB 2162 legislation.</li> </ul>
H.1.E.5.	The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	Sep-2021	<ul style="list-style-type: none"> <li>The Town reviewed the Zoning Code requirements related to the State Employee Housing Act and determined that no changes to the zoning code are necessary to comply with the requirements of this legislation. The Employee Housing Act requires jurisdictions consider housing in an agriculture zone that serves six or fewer persons to be treated the same as a single-family residence (if permitted) and requires housing that consists of 12 units or less, or 36 beds, be considered an agriculture use and be permitted in the same manner (i.e., if a use permit is required for agriculture use, then a use permit is required for the housing use). The only zone that permits agriculture uses is the Open Space zone and a use permit is required for the agriculture use. Single-family residences are not a permitted use in this zone and therefore, the requirement to consider housing for six or fewer persons a single-family residence is not applicable. Housing consisting of 12 units or less, or 36 beds, would require a use permit since agriculture uses require a use permit and would be subject to the same requirements as the agriculture use since the use is considered to be the same. Therefore, no changes to the zoning code are necessary to comply with this requirement.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.1.F.1.	Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.	On-going	<ul style="list-style-type: none"> <li>Prior to 2024, the following Planning processes related to the Parcel affordable housing development were completed or initiated:               <ol style="list-style-type: none"> <li>The Town purchased the ~25- acre site in March 2018 for \$6.5M (\$260K/acre).</li> <li>A conceptual land use planning exercise (“Plan the Parcel”) was completed in December 2019 thereby providing the framework for the master planning efforts.</li> <li>The Parcel Master Plan was approved in January 2021 allowing for up to 580 affordable units on the Parcel and establishing the zoning for the site.</li> <li>The Town and Pacific West Communities, Inc. (“PWC”) (Parcel Developer) entered into a Disposition and Development Agreement in October 2021 to develop the site with up to 450 affordable residential units.</li> <li>Building permits for The Sawyer (Parcel Phase 1) were issued in May 2022 for 81 units (80 affordable units and 1 manager’s unit).</li> <li>A tentative map was approved in May 2022 to subdivide the site into 14 lots for future affordable housing uses and 3 lots for open space, parks, and public street dedications.</li> <li>The Kingfisher (Parcel Phase 2) design review entitlement was approved in June 2022 for 148 units (146 affordable units and 2 manager’s units).</li> </ol> </li> <li>In 2024, the Town completed, or made progress on, the following Planning and/or Building processes:               <ol style="list-style-type: none"> <li>Building B of The Sawyer was completed in April 2024 thereby providing the initial 15 affordable units on the site. Building A (66 units) received a temporary certificate of occupancy in August 2024 and was officially completed in January 2025.</li> <li>Full occupancy of The Sawyer was achieved in December 2024.</li> <li>The building permits for Kingfisher 2.1 were issued in May 2024 for 75 affordable units and 1 manager’s unit. The Town’s development partner, PWC, continued to apply for tax credit financing for Phase 2.2 (72 units).</li> <li>In August 2024, the Town celebrated a ribbon cutting ceremony for the Sawyer and the Parcel public park, and a ground-breaking for the Kingfisher.</li> <li>Planning efforts continued on Phase 3 of the Parcel, which will be an ownership phase targeting households earning up to 200% AMI.</li> </ol> </li> <li>The Town has been successful in the following grant applications specific to the Parcel:               <ol style="list-style-type: none"> <li>\$38.6M in Housing Accelerator funding was awarded in January 2022 for Phase 1 – The Sawyer (<i>a portion was returned to the State in exchange for tax credit funding in December 2023</i>).</li> <li>\$20.6M in Infill Infrastructure Grant funding which is intended to fund infrastructure related to affordable housing production and will help fund the necessary infrastructure for the project.</li> <li>\$65K in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update.</li> <li>\$290K in CDBG CARES Act funds for the Parcel Park.</li> <li>\$30M in tax credit funding for Phase 2.2 construction costs awarded in December 2023.</li> <li>\$32M in tax credit funding for Phase 1 (<i>replaces a portion of the Housing Accelerator funds</i>) awarded in December 2023</li> </ol> </li> <li>The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, LIHTC, and tax exempt bonds, and loans.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	<ul style="list-style-type: none"> <li>The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points).</li> <li>In addition to the dedicated TOT revenues, the Town provided, or allocated, approximately \$30M over the past five years to the following housing projects and programs:               <ol style="list-style-type: none"> <li>(1) Creative housing solutions (i.e., public/private partnerships, conversion of units);</li> <li>(2) Small-site affordable housing development (i.e., 60 Joaquin Rd, 377 Manzanita Rd, 362 Chaparral Rd);</li> <li>(3) MLH's 238 Sierra Manor Road 13-unit low-income apartment conversion project;</li> <li>(4) Bridge program (<i>conversion of market-rate to affordable units</i>);</li> <li>(5) Parcel phases 1 and 2; and</li> <li>(6) Innsbruck Lodge Affordable Housing Homekey Project (<i>conversion of the existing hotel into 15 affordable units and 1 manager's unit</i>).</li> </ol> </li> <li>In 2024, the voters passed Measure L to increase the TOT tax by two percentage points (raised to 15%). Measure L was passed as a General Tax in the November election and in January 2025 the Town Council committed 100% of the funds raised through Measure L to workforce housing initiatives under the Housing Now! umbrella. It is estimated that Measure L will raise ~\$2.5M annually for housing projects and programs.</li> </ul>
H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	<ul style="list-style-type: none"> <li>The Town and MLH continue to pursue grant funds to support housing programs and regularly review and respond to NOFAs as they are released. The Town applied for, or were awarded, the following housing related grants in recent years:               <ul style="list-style-type: none"> <li>The Town was successful in obtaining a CDBG Housing Rehabilitation grant for the Access Apartments project in the amount of \$3M in November 2022. In June 2024, HCD expressed interest in providing an additional \$4.2M to the project and the Town completed the amendment in July 2024, thereby committing \$7.2M in CDBG funds to the project. The additional CDBG funds allowed for MLH to forego a \$4.2M grant from the HOME program for the project, which has allowed for simplified regulatory requirements since there are only funds from one program and not multiple programs.</li> <li>Awarded a \$500K CDBG grant for mortgage assistance in July 2023.</li> <li>Awarded \$490K in Permanent Local Housing Allocation (PLHA) grant funds in June 2023 for mortgage assistance to households earning up to 120% AMI. The Town applied for approximately \$140,000 in additional PLHA funding in December 2024.</li> <li>Awarded approximately \$60M in tax credit bonds and tax exempt financing for the Parcel Phases 1 and 2.2</li> </ul> </li> <li>Repaid first-time homebuyer (FTHB) loans from various grant programs (e.g., BEGIN ReUse, HOME, CDBG) continue to be reinvested into new FTHB loans.</li> </ul>
H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	12/1/2024	<ul style="list-style-type: none"> <li>Not yet started. The feasibility of such a pilot program will be analyzed during the term of the current Housing Element (2019-2027). The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.</li> </ul>



**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Dec-2020; On-going	<ul style="list-style-type: none"> <li>The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101K to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. This program has not been successful and is currently on-hold while the Town considers various options for how to best leverage the funds. One reason for this programs lack of success is the high price of market-rate housing. The high prices create a gap between what the local workforce can afford and the market-rate prices, and the gap is too large to be closed by the downpayment assistance program on its own. The Town's Bridge program aims to assist in closing the affordability gap by acquiring existing market-rate units and reducing the sales price to an affordable price for households earning 120%-150% AMI. As of the end of 2024, eight (8) units have been sold to eligible households, of which three (3) have received additional downpayment assistance using BEGIN ReUse, PLHA, and Town funds for the purchase of the units. Five (5) units were acquired using Bridge program funds in 2024.</li> </ul>
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Nov-2024	<ul style="list-style-type: none"> <li>In 2020, the Town considered a ballot measure for the November general election to increase the TOT amount by 1% to be used specifically for affordable housing, but due to the unknown long-term economic impacts associated with COVID-19, the ballot measure was postponed.</li> <li>In late-2023, the Town imposed a moratorium on the issuance of new short-term rental (STRs) certificates to provide an opportunity for staff to study the impacts of STRs on the community. An outcome of that research was the identification of the need for a dedicated local funding source for workforce housing and staff was directed to place a ballot measure on the November 2024 general election ballot for an increase in the TOT amount by up to 2% that will be committed to workforce housing.</li> <li>The ballot measure, Measure L, was on the November 2024 ballot and proposed increasing the TOT tax by two percentage points to 15%. The ballot measure was approved by 63.75% of the voters and became effective on January 1, 2025. Measure L was passed as a General Tax and in January 2025 the Town Council committed 100% of the funds raised through Measure L to workforce housing initiatives under the Housing Now! umbrella. It is estimated that Measure L will raise ~\$2.5M annually for housing projects and programs.</li> <li>Separate from Measure L funds, the Town Council has committed to allocating additional TOT revenue towards housing.</li> </ul>
H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	<ul style="list-style-type: none"> <li>The Town has previously been awarded grant funding intended for rehabilitation (\$700K in 2017 CDBG funds) but had limited success in finding eligible households and the grant expenditure period ended in 2021. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	On-going	<ul style="list-style-type: none"> <li>Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP).</li> <li>In 2021, the Town and MLH launched the Bridge program aimed at acquiring existing market-rate units that are then resold to local workforce households at an affordable price (120%-150% AMI). The program was launched in November 2021 and has been successful in acquiring 12 units as of March 2025. Of those, nine (9) have been sold to income qualified households and MLH continues to work on selling the other units. Staff continue to look for additional units for the program.</li> <li>In 2024, MLH began construction on their 238 Sierra Manor Road apartment project. The project will convert an existing commercial property into 13 rental apartments units targeting households earning up to 120% AMI. The Town and MLH were awarded \$7.2M in grant funding for the project from the CDBG program and the Town and Mono County have committed an additional \$2.7M towards this project. The target occupancy date is summer 2025.</li> <li>The Town purchased a vacant 0.20-acre site in 2021 and completed the procurement process to bring on a design-build entity in 2022. The site is proposed to be developed with a 4-unit planned unit development (PUD) in which the units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units. Grading began in 2023 and the majority of the construction work was completed in 2024. The units will be available for sale in early-2025.</li> <li>MLH and the Town were successful in a Homekey grant award for the acquisition and conversion of the Innsbruck Lodge into a 16-unit affordable rental project (<i>15 affordable units and 1 manager's unit</i>). Acquisition was completed in August 2022 and construction began in late-2022. Six of the units were completed in May 2024 and the remaining 9 units will be completed in early-2025. The project experienced significant construction delays due to nationwide electrical equipment shortages.</li> </ul>
H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	TBD	<ul style="list-style-type: none"> <li>Not yet started. The feasibility of such a program will be analyzed during the term of the current Housing Element (2019-2027)</li> </ul>
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	<ul style="list-style-type: none"> <li>The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation. MLH has established a relationship with CA Indian Legal Aid service to assist tenants. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.2.E.2.	Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.	7/1/2019; On-going	<ul style="list-style-type: none"> <li>In 2019, the Town committed \$149K to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Chamber program still exists, but has been largely replaced by the Lease to Locals program.</li> <li>The Town, working together with Placemate, launched the Lease to Locals program in July 2024 with a commitment of \$450K. The program provides cash incentives ranging from \$2,000 to \$18,000 to homeowners who lease their homes, or rooms in their homes, to qualified local tenants with the goal of converting underutilized properties into long-term and seasonal leases. The goal of the program was to unlock approximately 40 existing homes for local tenants by mid-2025. As of the end of 2024, five properties had been successfully leased by local tenants. Placemate continues to do additional outreach and marketing to increase the success of the program.</li> </ul>
H.2.G.1.	As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including: <ul style="list-style-type: none"> <li>Development of priorities for a rental deed restriction instrument.</li> <li>Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.</li> </ul>	Dec-2021; On-going	<ul style="list-style-type: none"> <li>The Town previously sent letters to the 25 deed-restricted properties that the Town is tasked with monitoring to determine whether the units are in compliance with the existing deed-restrictions. Through this outreach, the Town was made aware of seven properties (7) where the deed restrictions had been previously rescinded for various reasons and are continuing to work with the owners of the remaining properties to ensure compliance.</li> <li>In addition to the Town monitored units, MLH monitors approximately 40 additional deed-restricted units and annually monitor the occupancy.</li> <li>Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.</li> </ul>
H.2.G.2.	Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.	On-going	<ul style="list-style-type: none"> <li>The Revolving Loan Fund (RLF) is used annually to buy back deed restricted units. The RLF was established in 2013 with a financial commitment of \$300K from the Town, which was subsequently increased to \$600K in 2019 and to \$1M in 2023. Mono County has committed an additional \$300K to the program, should it be needed.</li> <li>One 50% AMI deed-restricted unit was purchased using the RLF in 2024. MLH continues to work with households from their homeownership waitlist to find an income eligible household for the unit.</li> <li>The additional deed-restricted units created under the Bridge program are eligible for assistance from the RLF should there be a need to buy back the unit in the future to ensure it remains affordable.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	<ul style="list-style-type: none"> <li>In 2024, the Town made progress on increasing the supply of housing available to the workforce through the implementation of the following programs and projects: (1) continued work efforts for the development of the Parcel (occupancy of the initial 81-units was achieved in December 2024); (2) worked with developers to utilize the Town Density Bonus Program aimed at removing barriers to the development of workforce housing by allowing for more flexible development standards; (3) implemented the Bridge program in partnership with MLH aimed at increasing the supply of workforce housing by purchasing market-rate units that are then converted to affordable ownership units; (4) maintained the inventory of TOML employee housing units (six units); (5) launched the Lease to Locals program to unlock existing homes for local tenants; and (6) discussed with property owners and developers the feasibility of using recent State legislation (e.g., SB-9, ADU guidelines, SB-35) to streamline residential development. MLH began construction on their 238 Sierra Manor Road 13-unit affordable apartment conversion project and continued construction on their 16-unit Homekey hotel-to-residential conversion project. Both projects are expected to be completed in 2025.</li> </ul>
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	<ul style="list-style-type: none"> <li>Not yet started. The Town began work on the update to the DIF and Housing Fee Nexus Study in 2021 and expect to complete the update in 2025. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.</li> </ul>
H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019; On-going	<ul style="list-style-type: none"> <li>The Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package in late-2019 and completed a subsequent amendment in 2021 to clarify conflicting and/or confusing code language and improve the usability of the ADU regulations by clearly articulating the requirements for each type of ADU. Additional amendments were completed in January 2023 to reflect changes in State ADU laws adopted in 2022 and additional amendments will be completed in 2025 to reflect the 2024 changes to State ADU laws. The Town continues to monitor changes to state law to ensure on-going compliance and review the Town's regulations to ensure they are easy to understand and implement.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024; On-going	<ul style="list-style-type: none"> <li>These program components were included in the CHAP. The Town continues to work on the development of a program to incentivize ADU creation and implementation of the program is expected within the term of the current Housing Element (2019-2027).</li> </ul>
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	<ul style="list-style-type: none"> <li>An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects and an update to the DIF ordinance was adopted in 2019, which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law, and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and began work on the update to the DIF and Housing Fee Nexus Study in 2021. The update is expected to be completed in 2025.</li> </ul>
H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	Mar-2024; On-going	<ul style="list-style-type: none"> <li>In late-2023, the Town imposed a moratorium on the issuance of new short-term rental (STRs) certificates to provide an opportunity for staff to study the impacts of STRs on the community. Aspects of the work program included (1) the formation of an STR Committee comprised of community members from various employment sectors that were tasked with providing recommendations to the Town Council to address the ongoing housing issues and (2) completion of an STR Study to (a) assess the association between the prevalence of STRs in the market and the availability and affordability of long-term housing, and (b) provide recommendations regarding potential updates to the Town's STR policies and programs.</li> <li>The Town Council rescinded the moratorium in March 2024 upon the adoption of Code changes that implemented the Certified Properties program and other requirements addressing impacts from STRs. The outcomes of the moratorium were: <ul style="list-style-type: none"> <li>(1) The implementation of the Certified Properties program to assist with the management of STRs. The goal of the Certified Properties program is to provide better oversight of STRs and to address various quality of life issues related to STRs. The program will help address safety issues for the renters and impose enhanced penalties and "time-outs" for violators. The program shifts the responsibility of managing the unit and ensuring it is not disruptive to the community to the property owner, rather than to a management company.</li> <li>(2) Consideration and implementation of the recommendations from the STR Committee. Those recommendations included: (a) a ballot tax measure to fund housing programs (<i>Measure L approved in November 2024 to increase the TOT tax by two percentage points to 15%</i>); (b) a rental subsidy program (<i>Lease to Locals program launched in</i></li> </ul> </li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			<p><i>July 2024 to provide subsidies to property owners who rent their units long-term); (c) a housing down payment purchase program (not yet implemented or developed); (d) and consideration of zoning changes to the RMF-2 zoning designation (not recommended for implementation).</i></p> <ul style="list-style-type: none"> <li>Staff will continue to study how STRs are impacting long-term housing and to consider the implementation of additional programs and policies to address the housing issues.</li> </ul>
H.5.B.1.	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	On-going	<ul style="list-style-type: none"> <li>This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.</li> </ul>
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	<ul style="list-style-type: none"> <li>The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH has established a relationship with CA Indian Legal Aid service to assist tenants.</li> </ul>
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	<ul style="list-style-type: none"> <li>The Town is enforcing the California Building Code requirements.</li> </ul>

**Attachment 1: 2024 Housing Element Annual Progress Report (Table D)**

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	<ul style="list-style-type: none"> <li>The Town previously had CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below); however, that grant ended in 2021.</li> <li>The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.</li> </ul>
<p><b>GENERAL COMMENTS</b></p> <p>The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2024 include:</p> <ul style="list-style-type: none"> <li>The Town continued to dedicate extensive staff time and funding towards the development of "The Parcel." The "Parcel" site was purchased by the Town in 2018 and is a significant 25-acre property centrally located in the Town and entirely restricted for workforce housing uses. Construction of the initial 81 units (80 units affordable to households earning ≤80% AMI) was completed in 2024 and full occupancy was achieved in December 2024. Funding for Phase 2.2 (76 units) was awarded in December 2023 and construction began in summer 2024. The Town and its development partner continue to look for additional funding for the subsequent phases.</li> <li>The voters of Mammoth passed Measure L in the November 2024 election to increase the TOT tax by two percentage points to 15%. All of the proceeds from the increased tax percentage points (i.e., 2%) will be committed to housing projects and programs under the Housing Now! umbrella. This is in addition to the annual dedication of 0.85 points (of 13 points) in TOT revenues towards housing programs.</li> <li>94 affordable workforce housing units (80 at the Parcel, 6 at the Innsbruck Lodge, and 8 Bridge units) have been achieved as a direct result of the Town committing funding, beginning in 2021, towards workforce housing production, and an additional 30 units (9 at the Innsbruck Lodge, 13 at Access Apts, 4 at 60 Joaquin, and 4 Bridge units) will be provided in 2025 with additional units following in subsequent years (Parcel Phases 2 and 3, Snowcreek VIII, Bridge Units).</li> </ul>			

## **Attachment 2: Detailed List of Application Requests**

The following summarizes the status of applications that have been submitted or approved during the period of January 1, 2024 - December 31, 2024.

### **A. Adjustments –**

1. ADJ 24-001: 317 John Muir Road - A 20% reduction of the front yard setback requirement to allow for the construction of a new single-family residence; Ongoing at the end of 2024
2. ADJ 24-002: 445 East Bear Lake Drive – A 20% reduction of the rear yard setback requirement to allow for the construction of a new large addition for the existing single-family residence; Approved 5/7/2024
3. ADJ 24-003: 280 Le Verne Street – A 5% lot coverage increase for the construction of a 3,554-square-foot single-family residence and a 1,030-square-foot attached accessory dwelling unit; Approved 6/18/2024
4. ADJ 24-004: 419 Joaquin Street – A 5% lot coverage for the addition of one exterior parking space located within the front setback of the existing duplex property; Approved on 8/19/2024
5. ADJ 24-005: 345 Pine Street – A 20% reduction of the front setback to allow for the construction of a new single-family residence; Ongoing at the end of 2024
6. ADJ 24-006: 396 Hillside Court - A 20% reduction of the side and rear setback for a new secondary driveway to the existing single-family residence located on the adjacent property (under same ownership) addressed 382 Hillside Drive; Ongoing at the end of 2024
7. ADJ 24-007: 504 Hillside Drive - A 20% reduction of the front yard and side yard setback requirement to allow for the construction of a new covered entryway for the existing single-family residence; Approved 10/16/2024
8. ADJ 24-008: 388 Mammoth Knolls Drive - A 20% reduction of the front and side yard setback requirement to allow for the construction of an attached two-car garage for the existing single-family residence; Approved 12/4/2024
9. ADJ 24-009: 190 Grindelwald Road - A 20% reduction of the front yard setback requirement and for a 10% increase of the building height maximum for the garage to allow for the construction of a new single-family residence; Ongoing at the end of 2024
10. ADJ 24-010: 4 St. Anton Circle - A 20% reduction of the side yard setback requirement to allow for the construction of an attached one-car garage for the existing single-family residence; Ongoing at the end of 2024

### **B. Administrative Design Reviews –**

1. ADR 23-002: 145 Le Verne Street - New single-family residence in



the Bluffs Subdivision; Approved 1/18/2024

2. ADR 24-001: 485 Le Verne Street - New single-family residence and attached garage; Approved 6/22/2024
3. ADR 24-002: 248 Fir Street – New single-family residence and detached accessory dwelling unit; Approved 5/20/2024
4. ADR 24-003: 280 Le Verne Street – New single-family residence and attached accessory dwelling unit; Approved 6/18/2024
5. ADR 24-004: 480 Fir Street – New single-family residence in the Bluffs Subdivision; Ongoing at the end of 2024
6. ADR 24-005: 481 Old Mammoth Road – Re-paint permit for Vons; Approved 5/30/2024
7. ADR 24-006: 205 Juniper Road – New single-family residence and attached garage; Approved 9/16/2024
8. ADR 24-007: 2252 Meridian Boulevard – Re-paint permit for St. Moritz Villas; Approved 8/5/2024
9. ADR 24-008: 2963 Main Street – Re-paint permit for Shilo Inn; Approved 8/20/2024
10. ADR 24-009: 65 Juniper Court – New single-family residence and attached garage; Ongoing at the end of 2024

C. Administrative Permits –

1. AP 24-001: Cappybara Empanadas – Mobil business vendor;
2. AP 24-002: Kittredge Sports – Temporary outdoor sales permit;
3. AP 24-003: Footloose Outdoor Sale – Temporary outdoor sales permit;
4. AP 24-004: Embers BBQ – Mobil business vendor;
5. AP 24-005: Seasonal Sales Area – Temporary outdoor sales permit;

D. Building Permits - A total of 897 building permits were applied for in 2024 and 805 building permits were issued.

E. Business Tax Certificates – A total of 335 business tax certificates were applied for in 2024 and 313 were approved.

F. Concept Reviews/Planning Services Review – No Concept Reviews or Planning Services Reviews were processed in 2024

G. Design Review –

1. DR 23-004: 540 Old Mammoth Road – Proposed commercial building; Approved 6/12/2024
2. DR 23-005: 126 Old Mammoth Road – Proposed renovation of existing Mammoth Mall; Approved 4/10/24
3. DR 23-006: 1344 Tavern Road – Proposed Town Civic Center; Approved 4/10/24

4. DR 24-001: 6060 Minaret Road – New resort Condominium development project located within the North Village Specific Plan area; Approved on 4/10/24
5. DR 24-002: 100 College Parkway Daycare – Relocation of 6 modular units to 100 College Parkway for a childcare center; Approved 4/3/2024
6. DR 24-004: 100 College Parkway MACC – Proposed new design for the Mammoth Arts and Cultural Center project; Ongoing at the end of 2024
7. DR 24-005: 94 Old Mammoth Road – Exterior remodel; Approved 11/26/2024
8. DR 24-006: 54 Mono Street – 6-unit apartment development; Ongoing at the end of 2024
9. DR 24-007: Mammoth Brewing Patio – New patio and wall design for Mammoth Brewing; Ongoing at the end of 2024
10. DR 24-008: Mammoth Hospital Expansion – Proposed hospital expansion; Ongoing at the end of 2024
11. DR 24-009: Parcel Phase 3 – New affordable town-home housing development; Ongoing at the end of 2024

H. District Zoning Amendments –

1. DZA 24-001: Outbound Hotel Clearwater Specific Plan Amendment to revert the Clearwater Specific Plan area back to the underlying commercial Old Mammoth Road (OMR) zoning designation; Ongoing at the end of 2024

I. Film Permits – Two (2) Film Permit applications were processed in 2024

J. General Plan Amendments –

1. GPA 24-001: Outbound Hotel; Ongoing at the end of 2024

K. Interpretation Requests – No Interpretation Requests were processed in 2023

L. Lot Line Adjustments –

1. LLA 24-001: 49 and 61 Meadow Lane - Merge two parcels in the Residential Single-Family Zone; Approved on 11/25/2024
2. LLA 24-002: Fir Street Properties – Split 465 Fir Street between the neighboring lots; Approved on 8/21/2024
3. LLA 24-003: 540 Old Mammoth Road – Adjust Lot 13 and Lot A; Ongoing at the end of 2024
4. LLA 24-004: Mammoth Hospital – Merge two adjacent lots on the Mammoth Hospital campus; Ongoing at the end of 2024

M. Master Sign Plans –

1. MSP 23-001: 164, 202, and 248 Old Mammoth Road – Master Sign Program for the Outbound Hotel; Approved 4/10/2024

N. Outdoor Sales Permits –No Outdoor Sales Permits were processed in 2024

O. Sign Permits –16 sign permits were processed in 2024

P. Time Extension Requests-

1. TER 24-001: 94 Berner Street – Request for a one-year time extension for TTM 21-21-003, UPA 21-004, and DR 21-004; Approved on 2/14/2024
2. TER 24-002: 3789 Main Street – Request for a three-year time extension for TTM 22-003 and DR 22-002; Ongoing at the end of 2024

Q. Tentative Tract Maps –

1. TTM 23-002: 1 Fairway Drive – Proposed condominium subdivision for lots 1-3 of final map for Snowcreek VIII; Approved on 9/11/2024
2. TTM 24-002: 6060 Minaret Road – Development of a five-story, resort condominium use within the North Village Specific Plan area; Approved on 4/10/24
3. TTM 24-003: Outbound Hotel – The conversion of 20 newly constructed hotel "villas" into condominium-hotel units that may be sold individually; Ongoing at the end of 2024
4. TTM 24-004: Parcel Phase 3 – New affordable town-home housing development; Ongoing at the end of 2024

R. TOT Compliance Cases- 30 TOT compliance cases were initiated in 2024

S. Tree Removal Permits – 56 tree removal permit applications were submitted in 2024. Some tree permits included multiple trees, and many trees were removed for fuel reduction purposes to provide defensible space around residences and other structures. Other trees were removed because they were dying or deemed hazardous by a certified arborist.

T. Use Permit Applications –

1. UPA 23-002: 1574 Old Mammoth Road – Proposed AT&T Cell Tower; Approved 1/31/2024; Appealed to Town Council; Ongoing CEQA legal dispute
2. UPA 24-001: 6060 Minaret Road – 6060 Minaret Road – Development of a five-story, resort condominium use within the North Village Specific Plan area; Approved on 4/10/24
3. UPA 24-002: 345 Pine Street Bluffs – The construction of a new single-family residence with an attached garage located in the Bluffs subdivision; Ongoing at the end of 2024
4. UPA 24-003: 54 Mono Street – 6-unit apartment development; Ongoing at the end of 2024
5. UPA 24-004 Outbound Hotel - The conversion of 20 newly constructed hotel "villas" into condominium-hotel units that may be sold individually; Ongoing at the end of 2024

U. Variances -

1. VAR 23-001: 13 Davison Road – Reduction of the front and rear setbacks to allow construction of a new single-family residence; Approved on 2/14/2024
2. VAR 24-001: 682 Canyon Blvd – Reduction of the front and east side yard setback to allow the construction of an enclosed access stairway to replace an existing exterior access stairway; Approved on 5/8/2024
3. VAR 24-002: 65 Juniper Court - Increase in building height to 25 feet above the grade of the adjacent street for a new sing family residence; Ongoing at the end of 2024

V. Zoning Code Amendments -

1. ZCA 24-001: Lodging use cleanup; ADU, SB-9, and WELO updates; Small accessory structure standards; Ongoing at the end of 2024