



TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2021

Prepared by:

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Approved by:

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Date: August 3, 2022

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 Planning and Research (OPR), 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, 2021.

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ATTACHMENTS

1. 2021 Mammoth Lakes Housing Element Annual Progress Report – HCD Tables
2. Detailed List of Planning Applications

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EXECUTIVE SUMMARY

The Town of Mammoth Lakes 2021 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 August 3, 2022. The 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 Planning and Research (OPR) on March 31, 2022.

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 2021 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 2020, and work on both long-range and current projects that were initiated in 2021.

In mid-2021, the Town Council held a series of workshops to discuss and establish updated Council strategic priorities and key objectives for the ensuing 18-month period.¹ 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 2021 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. Expand availability and affordability of community housing.
2. Enhance a sustainable recreation economy with partnerships and investment.
3. Investment in infrastructure improvements and maintenance.
4. Implementation of enhanced and required municipal services.

Accompanying the four strategic priorities are focused objectives that could feasibly be accomplished within the projected 18-month period. Accomplishments for the 2021 planning year are discussed throughout this report.

¹ Prior ‘Strategic Priority and Key Objective Statements’ were approved by the Town Council in 2014, 2016, and 2018.

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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 ten 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 ten elements of the Town's General Plan are:

- Economy
- Arts, Culture, Heritage and Natural History
- Community Design
- Neighborhood and District Character
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Housing

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 are described below:

- The Parks and Recreation Master Plan (PRMP) was comprehensively updated in 2012, thereby replacing the previous 1990 Parks and Recreation Element.
- The Mobility Element was comprehensively updated in 2016, 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.
- The Noise Element (1997) is still in effect and will be updated when feasible.

In addition to the above comprehensive updates, the Town Council has made several policy decisions regarding implementation and resulting in minor amendments to the General Plan. These include the 2009 PAOT/PIEC Policy, the 2014 Zoning Code Update, the 2014 elimination of the CBIZ Policy, and 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. A General Plan Amendment was approved in 2017 to increase the allowed uses in the Institutional Public (IP) land use designation, requiring changes to the Land Use Element and the Buildout Table. The purpose of the amendment was to

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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, which are located on College Parkway within the IP zoning designation.

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 2021 to implement the General Plan:

- Town Council allocated approximately \$10M in FY 21/22 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 MLH (e.g., Access Apartments, Homekey hotel conversion).
- The Final Master Plan for The Parcel was approved by Town Council in January 2021. Construction began on Phase 1 of The Parcel in the fall of 2021. Phase 1 will consist of 81 units (80 affordable, 1 manager) of housing, childcare space for up to 34 children, community space, and a 0.8-acre park.
- Town staff partnered with Mammoth Lakes Housing (MLH) to launch 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). Five units have been acquired since November 2021.
- The Mammoth Disposal Transfer Station Expansion project was approved in July 2021 to allow for a large volume transfer station and relocation of the recycling center. The transfer station expansion is necessary to accommodate the impending closure of the Benton Crossing Landfill in January 2023 and the need to transfer all locally generated solid waste onto long-haul trucks that will be transported to a landfill outside of the region.
- Work continued on the Main Lodge Redevelopment project which encompasses a complete redevelopment of all of the Main Lodge ski area facilities. This is anticipated to be a multi-year process.
- The parking standards in the Zoning Code were updated to facilitate the use of alternative parking and Transportation Demand Management measures in accordance with Mobility Element goals.
- Town Accessory Dwelling Unit (ADU) code standards were amended to improve usability and clarify the standards and requirements for the various types of ADUs.
- Work continued on an SB1 grant awarded by Caltrans for a Mobility Hub Study and Program. The project is a study and implementation program that addresses planning for mobility hubs in the Town of Mammoth Lakes.
- Environmental work (NEPA and CEQA) was completed in October 2021 on the MMH Airport Terminal Area Development Plan Project. Staff also continued to work with the Federal Aviation Administration (FAA) on airport improvements that implement the Airport Capital Improvement Program (ACIP).
- Work on the Multi-Use Recreational Facility/Community Recreation Center project continued. In the spring of 2021 work began on the site with the ice rink slab,

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perimeter foundations, and the placement of concrete for the support and operational spaces being completed before work was suspended for the winter season.

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 2021, the following Zoning Code Amendments were adopted or worked on:

- ZCA 20-001 – Parking Standards: This amendment clarified the Town's alternative parking provisions, established the review and approval process for parking reduction requests and changes or expansions of uses that are nonconforming as to parking, and facilitated the use of alternative parking and Transportation Demand Management measures in accordance with Mobility Element goals. The Planning and Economic Development Commission recommended adoption of ZCA 20-001 in January 2021 and was adopted by the Town Council in April 2021.
- ZCA 20-004 – Accessory Dwelling Units: This amendment clarified conflicting and/or confusing language from the 2019 Accessory Dwelling Unit (ADU) Regulations Update. Additionally, the ADU code section was re-organized to improve usability and all references to "Secondary Dwelling Units" were changed to "Accessory Dwelling Units" or "ADUs." The Planning and Economic Development Commission recommended adoption of ZCA 20-004 in January 2021 and was adopted by the Town Council in March 2021.
- ZCA 20-005 – The Parcel: This amendment was processed together with the 2021 Parcel Master Plan update (DZA 20-001). The amendment was necessary in order to repeal the Affordable Housing (AH) Overlay Zone that previously applied to the Parcel site, and instead allow the 2021 Parcel Master Plan to serve as the sole zoning for the site. The Parcel Master Plan incorporates the affordability and land use requirements contained in the AH overlay zone, but provides additional

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flexibility intended to better achieve the goals and recommendations of the General Plan, the 2017 Community Housing Action Plan (CHAP), and the 2019 Preferred Conceptual Land Use Plan and expands the allowable land uses allowed on the site (e.g., community-serving commercial uses and limited market-rate units). The Planning and Economic Development Commission recommended adoption of ZCA 20-005 and DZA 20-001 in December 2020 and was adopted by the Town Council in January 2021.

- ZCA 21-001 – Senate Bill 9: This amendment implemented Senate Bill 9 which requires all local agencies to 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. ZCA 21-001 was adopted by the Town Council in January 2022.

The Parcel

Land Use Element Goal L.2 directs the Town to “Substantially increase housing supply available to the workforce.” Action Item L.2.C.1 directs Town staff to develop a workforce housing strategy. Town Council adopted a Strategic Priority in December 2018, directing staff to focus work programs to “expand availability and affordability of community housing.”

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 thereby establishing 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 and the Phase 1 design review entitlement were approved in February 2021. Phase 1 includes 81 apartment units (80 affordable and 1 manager’s unit), childcare space for up to 34 children, community space, and a 0.8-acre park. Tree removal and rough grading began in fall 2021 with the official groundbreaking ceremony taking place in November 2021. The building permit for Phase 1 was issued in early 2022 and occupancy of Phase 1 is expected in fall 2023. The developer continues to pursue federal and state grant funding for subsequent phases of the Parcel and design review and construction of those phases will occur as funding is secured and committed.

Due to the Town’s ownership of the land and the desire to sell the land to the developer, the Town was required to follow the State Surplus Land Act (*Government Code §54220, et seq.*) process in order to sell the site. In accordance with the Surplus Land Act, the Town released a ‘Request for Bids for the Sale of Real Property and the Construction of Affordable Housing’ in December 2020 and received two bids for the project. After a review of the bids, the Town Council awarded the bid for the sale and construction of The Parcel to Pacific West Communities Inc. (PWC) in February 2021 and authorized a

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Disposition and Development Agreement (DDA) with PWC in April 2021. The DDA was executed by the Town and PWC in October 2021 and the sale of the Phase 1 development area is expected to take place in mid-2022 (*the DDA allows for up to 450 units*). The issuance of the building permit for Phase 1 of the Parcel in early 2022 resulted in significant progress being made towards the satisfaction of the Town's portion of the State Regional Housing Needs Allocation (RHNA) for the current planning period.

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. A concept review application was submitted in May 2021 requesting preliminary feedback from staff, the Planning and Economic Development Commission, and Town Council on the conceptual land use plan and project description. Next steps include preparation of the required environmental documents (CEQA and NEPA) and processing the necessary entitlements for the project, which are anticipated to be submitted in 2022 and will include a specific plan, tentative map, design review, and use permit.

Other Large Planning Projects Submitted or Completed in 2021

- Sierra Nevada Redevelopment, Phase 1 (164, 202, and 248 Old Mammoth Road): Rehabilitation of the existing Sierra Nevada Lodge and the addition of 30 resort cabin units. The project also 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. *Submitted in November 2021 and approved in February 2022*
- 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*
- Residence Inn by Marriott (150 and 94 Berner Street): 101-room branded hotel within the North Village Specific Plan area. *Submitted in September 2021 and approved in April 2022*
- 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*

Community Indicators Report

Land Use Element Action Item L.1.A.2 directs the Town to prepare an annual Community Indicators Report to monitor the pace of growth and to plan for changing conditions. The Community Indicators Report format was developed in 2013 with the assistance of the Planning and Economic Development Commission and various stakeholders in the community. The purpose of the report is to educate residents, inform planning and other public resource allocation decisions, and attract new private capital to the community. The report ties on-the-ground actions to previous visioning, planning, and high-level policies. The Town's Planning staff prepared a Community Indicators Report for the 2020 calendar year, which was accepted by Town Council in August 2021. The 2021 Community Indicators Report will be presented to Town Council in August 2022.

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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, 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 that apply to the 2021 reporting period includes "Enhance a sustainable recreation economy with partnerships and investment." A specific objective identified under this priority includes direction to fund construction of the multi-use recreational facility (year-round recreation center) and to define the site, plans and phasing for the project.

In February 2021, Town Council awarded the contract to build the Community Recreation Center (CRC) at Mammoth Creek Park West to Hamel Contracting Inc. The CRC will be a Sprung Performance Arena containing an Olympic size ice rink in the winter and the 20,000 square foot Mammoth RecZone sport court in the summer. The CRC will be the major recreation amenity at Mammoth Creek West Park that will also include a natural play area, 7,700 square foot inclusive playground, and a new minor-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. Groundbreaking occurred in April 2021 and site grading and foundation work was completed prior to the winter suspension in November.

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 (PEDC) Design Committee to review site design, building massing and architecture of proposed development projects. In 2021, the PEDC Design Committee met two (2) times and reviewed three (3) projects. The ADP met one (1) time to review one (1) project.

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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 2021, 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 2021 that implement the Mobility Element are described below.

The Public Works and Engineering Work program for 2021 aligned with the Town Council Strategic Priority directing new investment in capital infrastructure, improvements, and maintenance. The Council's objectives included the following:

- Invest in pavement rehabilitation, replacement, and expansion (roads, MUPs, sidewalks, and parks). At a minimum, complete MUP rehabilitation and prepare for the next road rehabilitation project.
- Implement the Airport Capital Improvement Program (ACIP) with near term projects under construction (airport ramp, safety elements, and pavement improvements).
- Focused implementation of the CIP that supports facilities to advance approved/accepted Town Plans with projects and to define "all-in" costs for complete projects.

Mobility Hub Study

Work continued on a Mobility Hub Study in 2021. The project is an SB1 funded Sustainable Transportation Planning Grant Program that was awarded to the Town by Caltrans in 2018. The Mobility Hub Study will evaluate and inventory existing conditions, estimate future demand, and plan for district parking with coordinated transit stops and facilities for bicyclists and pedestrians. The study enhance access to a variety of personal-car-alternative mobility services.

Streets

The Town continued to perform annual maintenance on Old Mammoth Road through the Old Mammoth Road Benefit Assessment District. Work includes the replacement of curb

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and gutter, sidewalk panel replacements, and landscaping cleanup adjacent to Old Mammoth Road.

The Town held meetings with the California Department of Transportation (Caltrans – District 9) and works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

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

Pedestrian Facilities and Trails

Trails accomplishments for the summer of 2021 included the deployment of the Host Program staff to key public access nodes, planning and design for the Shady Rest Inyo Crater (SRIC) Off Highway Vehicle Planning Grant, replacement of a bridge on the Horseshoe Lake Loop, construction of new trail segments in the Lakes Basin with volunteers and staff, the Lower Rock Creek Trail causeway, new signage, tree removal, and public communications.

Reds Meadow

The partner agencies involved with the Red's Meadow Road project continued to review and revise the plans for the reconstruction of the road. CD plans were completed in 2020 with construction scheduled to start in 2023.

Air Service

In the beginning of 2021, there was no commercial or scheduled charter air service to Mammoth Yosemite Airport (MMH) due to the Covid-19 pandemic. In November 2021, scheduled charter air service returned to MMH with service provided by Advanced Airlines. Advanced Airlines currently provides flights to Burbank (BUR), Carlsbad (CLD), and Hawthorne (HHR). Commercial air service, which had been suspended since the start of the Covid-19 pandemic, was relocated to the Bishop airport in December 2021. The goal of relocating commercial air service to Bishop was to reduce the number of weather cancellations that MMH would experience during the winter months. Mammoth Lakes Tourism (MLT) continue to support and market the commercial air service, despite its relocation to Bishop. Although there was no commercial or charter service for the majority of 2021, MMH remained open, and staff continued to support firefighting, emergency response, snow removal, and general aviation.

During 2021, there were two capital improvement projects at the airport. The Security Gates and Terminal Area Fencing project included construction of a new 8-foot-tall chain link fence along a portion of the north side of the airport, with two single cantilever gates for vehicles, one pedestrian gate, and a new security camera system. Construction began in August 2021 and is substantially complete with minor work to continue into 2022. The Reconstruct East General Aviation Apron project included the reconstruction of 211,000 square feet of asphalt surface, known as the East General Aviation Apron. The East General Aviation Apron is located to the southwest of the terminal building. Construction work included grading, drainage, paving, paint markings, and new tie downs. Construction began in July 2021 and was completed in September 2021.

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The Environmental Impact Report (EIR) and Environmental Assessment (EA) for the proposed Terminal Area Development Project (TADP) were completed in 2021.

The Town received Airport Improvement Program Grant No. 40 from the FAA in 2019 to update the Airport Layout Plan (ALP). Staff continues to work with the FAA and consultants to complete the update.

Staff continues to work with Inyo County, Mono County, Eastern Sierra Council of Governments, Caltrans, and the Federal Aviation Administration (FAA) on enhancing regional air service and transportation. These efforts include the likelihood of a planning grant offered by the FAA to facilitate a regional assessment of airports and air service in the Eastern Sierra Region.

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.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation, and Resource Management and Conservation. The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

Adopted by Town Council in February 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and guides the development and improvement of a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes' residents and visitors. As stated 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 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.

Parks and Recreation Strategic Workplan

Accepted by the Recreation Commission in February 2021, the annual workplan was developed to strategically guide the department and Recreation Commission in fulfilling the shared vision and mission for community recreation. The strategies for 2021 are aligned with the Town Council 18-Month Strategic Priorities and the Parks and Recreation Master Plan.

The five core strategies and goals that were accepted by the Recreation Commission are as follows:

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1. Work Program of the Recreation Commission
 - a. Enhanced Recreation Facilities
 - b. Renewed Focus on Community Programming
 - c. Engagement with Mammoth Lakes Recreation (MLR), Office of Outdoor Recreation and other entities.
 - d. Engagement with Industry Associations
 - e. Better Planning = Stronger Community
2. Maintain and Enhance the Town's Recreation Infrastructure
 - a. Enhanced Recreation Facilities
 - b. Enhance Recreation Infrastructure
 - c. Sustainability
3. Deliver Innovative, Expanded and Affordable Community-Centric Recreation Programming
 - a. Community-Centric Programming
 - b. Enhanced Community Programming
 - c. Program Delivery
4. Strengthen Organizational Systems and Structures
 - a. Operational Excellence
 - b. Continual Improvement
 - c. Facility Operations
 - d. Enhanced Integrated Communication and Engagement
5. Develop Team Capacity and Organizational Culture
 - a. Strengthen Organizational Culture
 - b. Teamwork
 - c. Professional Development
 - d. Recruit, Retain, and Recognize the Best
 - e. Embrace Emerging Trends

Recreation Programming

The COVID-19 pandemic has been an unprecedented challenge and major disruption to our way of life for both our residents and visitors. The pandemic highlighted – and continues to highlight – what has been true for many years: parks and recreation provides essential services and infrastructure critical for the physical and mental well-being and resilience of our community.

It is well documented that having access to quality parks and recreation services improves physical and mental health, reduces crime and violence, increases access to healthy foods, drives community connection and boosts economic activity. It is the mission of the parks and recreation department to provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors.

Although the continued COVID-19 pandemic restricted programming to outdoor activities, the department returned to in-person programming in July and August with many of our popular summer camps (Mammoth Sampler Camps, Mountain Biking Camps, Aquatics Camps, Climbing Camps, Explorer Mini Camps, Wave Rave Skateboarding

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Camps, Soccer Camps, Lego Camps and Youth theatre). New youth programs, including Treasure Hunter Camps and Fly-Fishing Camps, in addition to the Fall Bike Squad and Toddler Fitness Time, were well received. Department support enabled all local youth sport organizations to operate within COVID-19 guidelines, and the return of the Adult Softball leagues was a welcome addition during the summer.

Recreation Facilities

The COVID-19 pandemic highlighted the physical and mental health benefits of outdoor recreation. Whitmore Recreation Area, Shady Rest Park and the Multi-Use Paths remained open space for passive use, enabling the community to recreate responsibly and safely. The Mammoth Ice Rink operated with limited guest capacity during the 2020/21 season (8,032 visits), however the Whitmore Pool was able to resume regular operations in summer 2021 (5,773 visits). Fall 2021 saw the installation of an addition eighteen (18) amateur tee pads at the Shady Rest Disc Golf Park, funded by the community and the Adopt-A-Hole program.

Deferred Maintenance

The Town continues to operate and maintain all Town owned and managed parks and recreation facilities, including Mammoth Creek Park, Community Center Park and Tennis Courts, Shady Rest Park, and Whitmore Recreation Area. In 2021, a total of \$21,953.07 of deferred maintenance work was completed.

Deferred maintenance continued at the Whitmore Pool in 2021 with the purchase of new pool covers for the kiddie pool. Also completed in 2021 was the replacement of batting cage netting at Whitmore Ball Field 3, in addition to the replacement of pressure tanks and the repair of the well pump at the Whitmore Recreation Area.

Community Recreation Center

In February 2021, Town Council awarded the contract to build the new Community Recreation Center (CRC) at Mammoth Creek Park West to Hamel Contracting Inc. The CRC will be a Sprung Performance Arena enclosing an Olympic size ice rink that will operate in the winter and in the summer, durable sport tiles will cover the rink area creating a 20,000 square foot Mammoth RecZone. Combined with community-driven and professionally branded programming, the new year-round facility operated by the Parks and Recreation Department will be a game-changer for recreation in Mammoth Lakes.

The CRC will be the major recreation amenity at Mammoth Creek Park that includes three complementary components: the natural play area, a National Demonstration Site 7,700 sq. ft. inclusive playground, and the new minor-mobility hub with parking for up to 118 vehicles along with electric vehicle charging stations and convenient access to the Town's expansive trails system.

Members of the Mammoth Lakes Town Council, the Planning and Economic Development Commission (PEDC), the Recreation Commission, Town staff, and the Mammoth Stars celebrated a COVID-19 friendly groundbreaking for the CRC in April 2021 at Mammoth Creek Park.

Hamel Contracting Inc. made great progress on the site throughout summer, completing the ice rink slab, perimeter foundations and the placement of concrete for all the support and operational spaces. The site was placed on winter suspension in November 2021,

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with work planned to resume in the spring of 2022 coinciding with the arrival of the Sprung Structure.

Special Use Taxes

The Measure R or “Mammoth Lakes Recreation, Trails and Parks Investment Initiative” Ordinance No. 08-01 was adopted by the Mammoth Lakes Town Council in February 2008 and 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 2021 include:

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

The Measure U or “Mammoth Lakes Mobility, Recreation and Arts & Culture Utility Users Tax Ordinance” 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 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 2021 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.

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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 "enhance our recreational based economy through amenity investment," the following work program items were accomplished in 2021:

- The Town funded a Community Host program to help residents and visitors recreate responsibly.
- A pilot program was approved by USFS to groom a trail at the Sherwins Trailhead.
- A new Winter Recreation Map was developed along with a year-round trail conditions page that is updated in real-time highlighting current trail conditions, maintenance activities, seasonal closures, winter grooming and avalanche forecasts.
- Over 130 volunteers from the "Summer of Trail Days" constructed over 1 mile of new trail in the Lakes Basin, installed 8 New "Adopt A Trail" signs, and collected hundreds of pounds of trash in the Lakes Basin.
- Trail Maintenance crews and volunteers rebuilt a bridge on the Horseshoe Lake Loop.

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 identifies and analyzes 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 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. of the Element, 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

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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 closure of Benton Crossing Landfill at the end of 2022. The new Agreement will provide for increased solid waste disposal services and improved recycling services for customers in Mammoth Lakes. To accommodate future solid waste disposal needs, Mammoth Disposal will be upgrading and constructing a new transfer station for solid waste and a Materials Recovery Facility (MRF) for recyclables. Reconfiguration and renovation of the existing site to accommodate the new facilities and improve circulation began in 2021 and the renovated facility is expected to be operational prior to January 1, 2023.

The Town continues to meet regularly with CalRecycle on a variety of solid waste and recycling issues. In 2021, the Town was awarded a Beverage Container Recycling Grant from CalRecycle for \$247,500. This grant will help to increase beverage container recycling by installing approximately 100 bear-proof beverage container recycling bins and multi-family housing complexes and other public locations. The grant will also fund the purchase and installation of a 96-gallon bear-proof beverage container rolling cart compatible with an automated recycling truck; fund the purchase of a new sort line at Mammoth Disposal's Buy Back Center; and provide education and outreach through a multimedia campaign.

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 2021; however, due to the COVID-19 pandemic and a spring snowstorm, the 2021 edition was smaller scale than years past. 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. In total, 21.17 tons of waste was collected, which was a decrease from 102.31 tons of waste material collected when Town Clean-Up Day was last held in 2019.

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 2021, 70 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.

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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 (PM₁₀), which is primarily caused by wood burning and cinders spread on roads to increase traction during icy conditions. During the period of November 15th to March 15th, the Town monitors the air quality and when PM₁₀ 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 Great Basin Unified Air Pollution Control District (District) 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 PM₁₀ standards. In 2021, the Federal PM₁₀ standard was exceeded on zero (0) days and the State PM₁₀ standard was exceeded on fifteen (15) days. All of the exceedances except for one State exceedance were due to wildfire smoke impacts. In August, the Town was impacted by the Dixie and Caldor Fires. In mid-September through early October the Town was impacted by the KNP Complex Fire located in Sequoia and Kings Canyon National Parks. The single-non-wildfire State exceedance occurred in December 2021 and was analyzed and deemed to be caused by local sources, primarily wood-burning stoves, though road cinders may have had a minor contributing impact.

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 (PM₁₀). 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. The Town had been designated non-attainment for PM₁₀ since 1987. In addition to the re-designation, the EPA also approved the Mammoth Lakes air quality maintenance plan, which demonstrates that compliance with air quality standards can be maintained through 2030.

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.” Specific objectives are identified to assist with accomplishing this priority including finalizing an

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agreement with the Mammoth Lakes Foundation for the Mammoth Arts & Cultural Center (MACC) operational funding to be provided through Measure U.

The MACC is an indoor performing arts and cultural center and has been a desired project of the Town for many years. The project consists of a new performing arts theatre, improvements to the existing Edison Theatre, and creation of new access, circulation, and parking. In 2021, discussions continued between the Town and Mammoth Lakes Foundation (MLF) with regards to moving the project forward to construction, but it remains unknown when construction will actually commence.

Measure U funds are specifically dedicated for recreation, mobility, and arts and culture. 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.”

In 2021, the Mammoth Lakes Police Department was awarded two major grants. The first grant award provided \$23,832 from the California Off-Highway Motor Vehicle (OHV)

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Recreation Program for equipment purchases and wages for OHV patrols. During summer 2021, 406 miles of trails were patrolled, resulting in 74 OHV rider and dispersed camper interactions and the issuance of five warnings. In addition, several dispersed campers were moved from illegal sites and were advised about illegal campfires. The goal of the OHV program is to provide safety and education for residents and visitors and to reduce intrusion into the wilderness and other protected areas. The second grant award provided \$344,273 from the California Department of Justice Tobacco Grant program. The grant provides program funding for the next three years for a full-time school resource officer and aims to reduce illegal tobacco sales to minors through retail enforcement. Additionally in 2021, the Police Department launched DocuPet, a new online dog licensing portal.

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 continues 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 2021, EOP training continued for all Town staff with 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 Council's Strategic Priority objective related to the economy calls for "Investment in Capital infrastructure, new investment, improvements, and maintenance." 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 2021, the Town continued its TOT enforcement program and

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initiated 70 TOT compliance cases. Total TOT revenue increased approximately 60% in 2021 after a decrease in revenues related to COVID-19 in 2020. TOT revenue collection remained strong during the months rental operations were allowed, including record breaking TOT revenue collection during the months of March, April, May, June, July, October, November, and December.

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 General Fund budgeted revenue determined on an annual basis. The status of the fund is 100% funded to target.
- The Reserve for Economic Uncertainty (REU) target is 20% of General Fund Budgeted revenue determined on an annual basis. Status of this fund is 100% funded to target.

The Mammoth Lakes Tourism Business Improvement District (TBID) is a benefit assessment district that was developed to help fund marketing and sales promotion efforts for Mammoth Lakes tourism businesses. The TBID was put in place for a period of five years and was renewed for another five years in 2018. The term of the renewed TBID will be in place for five (5) years from September 1, 2018 through August 31, 2023.

A Commercial Cannabis Tax Ballot measure was approved by the voters in the June 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." A total of \$165,798 was collected from this tax in 2021, which is an approximately 20% reduction from the \$137,667 collected in 2020.

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

A Strategic Priority adopted by Town Council calls for the "implementation of enhanced and required municipal services." A specific objective for accomplishing this priority calls for the Implementation of the Airport Capital Improvement Program (ACIP) with near term projects targeted for construction within an 18-month period.

The Town continued to work towards the implementation of the Airport Capital Improvement Plan (ACIP) and submitted pre-applications for the 2021 Airport Improvement Program (AIP) funding program for projects including Reconstruct East General Aviation Apron. Airport Capital Reserve funds are available for capital investment. To leverage these funds, the Town plans to use funds as a grant match with FAA funds on major airport projects.

In 2021, staff continued the preparation of necessary CEQA and NEPA documents for the

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Town’s proposed Terminal Area Development Plan project.

At the beginning of 2021, there was no commercial or scheduled charter air service to Mammoth Yosemite Airport (MMH) due to COVID-19. In November 2021, scheduled charter air service returned to MMH with service provided by Advanced Airlines. Advanced Airlines and providing flights to Burbank (BUR), Carlsbad (CLD), and Hawthorne (HHR). Commercial service did not return to MMH in 2021 but United Airlines did begin commercial service to Bishop in December 2021.

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 6th cycle Housing Element was adopted in 2019 and covers the 8-year planning period of 2019-2027.²

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 is included as Attachment 1, *2021 Mammoth Lakes Hosing Element Annual Progress Report*.³

The top Town Council Strategic Priority for 2021 directs staff to, “Expand availability and affordability of community housing.” Progress made in 2021 towards this priority and the defined objectives is summarized below:

- 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 Companies, Inc (PWC).
 - The building permit for Phase 1 (80 affordable units and 1 manager’s unit) was submitted in October 2021. *The permit was issued in early 2022.*
 - The official ‘ground breaking’ ceremony took place in November 2021.
 - The Town was awarded and/or dedicated the following funding in 2021 for the Parcel: (1) the Town and PWC submitted an application to the State

² 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.

³ The 2021 Mammoth Lakes Housing Element Annual Progress Report was submitted to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on March 31, 2022, using the standardized reporting format required by Government Code §65400(a)(2)(B)(ii). The data contained in the report to HCD is then subsequently uploaded within a reasonable timeframe to the [State Housing Element Implementation and APR Data Dashboard](#).

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Housing Accelerator Program for \$38.6M (*this was awarded in January 2022*); and (2) \$2.2M in local funds towards Phases 1 and 2. This is in addition to the \$21.6M that has previously been committed to the Parcel from various grant programs and Town sources. The Town and PWC are continuing to pursue additional grant programs for future phase funding, in addition to the funding that the Town continues to set aside for the project.

- The Town and MLH launched the Bridge program in 2021 to acquire market-rate units that are then resold to local workforce households at an affordable price. Two units were acquired in 2021 and three additional units were acquired in early 2022. Two of the five units have been resold to local workforce households and the remaining three units are being marketed for sale.
- The Town purchased a vacant 0.20-acre site in 2021 and began the procurement process to bring on a design-build entity to construct a 4-unit planned unit development (PUD) The completed units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units. Construction on this project is expected to begin in 2022.

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 2021, the following programs and entities were funded:

- Mammoth Lakes Housing, Inc. (MLH), operating under a contract with the Town, continued to receive funding from the Town to support their work. MLH was established by the Town in 2003 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. MLH has successfully rehabilitated and preserved numerous income-restricted housing units in coordination with the Town and other organizations such as IMACA.
- The Town committed \$10.3M towards housing in 2021 to the following programs and projects:
 - \$1.5M towards creative housing solutions (i.e., public/private partnerships, conversion of units to affordable)
 - \$3M towards small-site affordable housing development projects (i.e., 60 Joaquin Rd)
 - \$1.5M towards MLH's 238 Sierra Manor Road affordable housing project
 - \$1.4M towards the Bridge Program (conversion of market-rate to affordable)
 - \$2.2M towards the Parcel Phases 1 and 2
 - \$700K towards future land acquisitions for affordable housing.

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

- The Town sent letters to the 25 deed restricted properties that the Town is tasked with monitoring in late-2021. Responses have been received from approximately 50% of the units and additional information was provided on a number of units that indicate the deed restrictions were rescinded. The Town continues to work with MLH to determine why the deed restrictions were rescinded. The goal of this

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work program item is to determine the status of all the Town deed-restricted units and work with MLH to oversee the monitoring during subsequent years.

- In addition to the Town deed restricted units, MLH monitors approximately 40 deed restricted units on an annual basis.

The Town and MLH continue to pursue grant funds to support housing programs (*Action H.2.A.2*) and the following grant-related work was completed in 2021:

- The Town was awarded \$700,000 in CDBG grant funding in 2018 for mortgage assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for mortgage assistance. Both grants ended in July 2021 and resulted in a total of seven (7) loans for down-payment assistance totaling \$745,500, which leveraged \$1.3M of private investment for a total of \$2.1M in local real estate investment. The Town applied for a new CDBG grant in 2021, but was not successful, and anticipates applying for new CDBG and HOME grants in 2022.
- Mortgage assistance continues to be provided through the reinvestment of repaid BEGIN loan funds and one loan totaling \$73,000 was made in 2021. Those funds in turn leveraged \$292,000 of private investment for a total of \$365,000 in local real estate investment.
- 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 has been working with the State to amend the scope of work to allow for the funding of improvements at a new public park in the Parcel.
- The Town and PWC submitted a grant application for \$38.6M in State Housing Accelerator funds for the Parcel. This was awarded in early-2022. (*See highlights in the Town Council Strategic Priorities section above for additional details*)

In 2021, progress was made on the following work program items intended to increase the supply of workforce housing:

- MLH made progress towards construction on their 238 Sierra Manor Road project. The project consists of a substantial rehabilitation and conversion of an existing commercial structure into 11 one-bedroom, low-income apartments. MLH and the Town continued to coordinate with the State on HOME and CDBG grants for the project. Standard Agreements with the State for both programs are expected to be executed in 2022 with construction beginning in 2023.
- The Town adopted the Parcel Master Plan update in January 2021 and approved the entitlements for Phase 1. The building permit for the initial 81 units (*80 of the units will qualify as affordable housing w/ AMI levels no higher than 80%*) was submitted in late-2021 and was issued in early-2022. (*See highlights in the Town Council Strategic Priorities section above for additional details*)
- The Town completed an update to the ADU regulations to improve the clarity and usability of the ADU regulations with the goal of increasing the local rental supply through the development of additional ADUs. The Town and MLH continued to work on an ADU incentive program aimed at increasing the local rental supply. Some of the incentives being researched include pre-approved ADU plans, grant programs, and an amnesty program to bring unpermitted units into compliance.

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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 2021:

- MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants and respond to substandard housing complaints. 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*)
- MLH and the Town continue to maintain information regarding fair housing practices on their websites and in the offices. (*Action H.5.B.1*)

Additional 2021 housing related highlights:

- The Town continues to implement the mitigation requirements of the Housing Ordinance and the Town collected \$46,000 in Housing Impact Mitigation Fees from the issuance of 37 residential building permits and 1 industrial service use permit. An additional 15 new residential building permits were issues in 2021; however, those permits were either exempt from the housing mitigation requirements (e.g., ADU construction) or the developers utilized existing credits to satisfy their housing mitigation requirements that were provided in exchange for the donation of land for affordable housing purposes.
- The Town and MLH 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 at least the last five 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 ¹

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA 2019-2027	10	16	30	34	65
2019	0	0	0	0	41 ²
2020	0	0	0	0	61 ²
2021	0	0	0	0	42 ²
Total	0	0	0	0	102
<i>Total Remaining by Income Level</i>	<i>10</i>	<i>16</i>	<i>30</i>	<i>34</i>	<i>0 (79 units over the allocation)</i>

¹ 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.

² In years 2019-2021, all of the Above Moderate units permitted were non-deed restricted market rate units.

The building permit for the first phase of development of the Parcel (*issued in early 2022*) includes 80 units that will be available to households with incomes ranging from extremely-low to low based on the Mono County AMI levels and will make substantial progress towards meeting the Town's share of the RHNA; however, additional efforts will need to be focused on the production of housing, particularly 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 and is expected to be completed in 2023.

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, *2021 Mammoth Lakes Housing Element Annual Progress Report*.

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PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2021. A detailed list of application requests is attached to this report (Attachment 2).

Table 2: 2021 Planning Applications

Table 1				
Application Types	Requests	Approved ⁴	Denied	In Process
General Plan Amendments (GPA)	0	0	0	0
District Zoning Amendments (DZA)	2	2	0	0
Zoning Code Amendments (ZCA)	3	2	0	1
Use Permit Applications (UPA)	4	2	0	2
Tentative Tract Maps (TTM)	3	1	0	2
Tentative Parcel Maps (TPM)	0	0	0	0
Variances (VAR)	5	4	0	1
Design Reviews (DR)	9	4	0	5
Administrative Design Review (ADR)	4	4	0	0
Lot Line Adjustments (LLA)	9	7	0	2
Concept Reviews (CR)	3	NA	NA	0
Adjustments (ADJ)	6	4	0	2
Administrative Permits (AP)	15	15	0	0
Time Extension Requests (TER)	1	0	0	1
Land Donations	0	0	0	0
Building Permits (BP)	794	734	NA	NA
Code Compliance Cases (CC)	166	NA	NA	NA
TOT Compliance Cases	70	NA	NA	NA
Sign Permits (SP)	19	19	0	0
Master Sign Plans (MSP)	0	0	0	0
Tree Removal Permits (TRP)	70	70	0	0
Outdoor Sales Permit (OS)	0	0	0	0
Business Tax Certificates (BTC)	386	380	NA	NA

⁴ Approved list includes projects from previous years approved in 2021 by the Director, PEDC, or Town Council

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LOOK AHEAD - MAJOR PROJECTS IN 2022

The Town of Mammoth Lakes anticipates a busy 2022 completing significant work programs and projects that will further implement the 2007 General Plan and anticipated projects include:

- Continued work on the Multi-Use Facility and Ice Rink (aka Community Recreation Center) with an expected completion in the fall of 2022.
- Process entitlements and the environmental review for the Main Lodge redevelopment project. This is expected to be a multi-year effort beginning in 2022.
- Various hotel entitlement projects within the Commercial zones and North Village Specific Plan (NVSP) area.
- Continued development of the Parcel Phase 1, which will include 81 units (80 affordable, 1 manager) of housing, childcare space for up to 34 children, community space, and a 0.8-acre park, and begin development of the Parcel Phase II, which will include up to 148 units.
- Initiate the master planning of the Mammoth Lakes Foundation (MLF) site. Potential uses on the site include a snow pit, child-care facility, dog park, housing, a performing arts center, and parking.
- Continue to pursue the purchase of market-rate units through the Bridge program that will then be resold as affordable deed-restricted units.
- Begin 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.
- Completion of a Housing Nexus Study and DIF Fee Study update.
- Continued administration of existing housing grants (CDBG, HOME, and BEGIN) in conjunction with MLH. The Town and MLH 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

Attachment 1: 2021 Mammoth Lakes Housing Element Annual Progress Report – HCD Tables

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General Information

First Name	Nolan	Street Address	P.O. Box 1609	Phone	7609653631
Last Name	Bobroff	City	Mammoth Lakes	Email	nbobroff@townofmammothlakes.ca.gov
Title	Senior Planner - Housing Coordinator	Zip Code	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

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TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
022-381-028-000	380 Pine St	0	0	0	0	0	0	1	1	1	0
031-260-011-000	89 Bridges Ln	0	0	0	0	0	0	1	1	1	0
033-370-028-000	525 Obsidian PI	0	0	0	0	0	0	4	4	4	0
033-150-039-000	377 Manzanita Rd	0	0	0	0	0	0	6	6	6	0
031-051-007-000	422 John Muir Rd	0	0	0	0	0	0	1	1	0	0
033-180-021-000	33 Hidden Valley Road	0	0	0	0	0	0	1	1	0	0
031-110-018-000	161 Crystal Lane	0	0	0	0	0	0	1	1	0	0
039-020-015-000	415 Hillside Drive	0	0	0	0	0	0	1	1	1	0
035-021-022-000	383 Pinecrest Avenue	0	0	0	0	0	0	1	1	1	0
035-010-020-000	1699 Tavern Rd	16	0	64	0	0	0	1	81	0	0
033-172-000-000	384 Joaquin Road	0	0	0	0	0	0	2	2	2	0
031-041-001-000	196 Davison Road	0	0	0	0	0	0	3	3	0	0
033-350-022-000	210 Starwood Drive	0	0	0	0	0	0	1	1	0	0

040-100-008-000	119 Panorama Drive	0	0	0	0	0	0	1	1	0	0
022-300-061-000	385 Pine Street	0	0	0	0	0	0	1	1	1	0
031-180-002-000	14 Aspen Lane	0	0	0	0	0	0	1	1	1	0
033-350-010-000	225 Starwood Drive	0	0	0	0	0	0	1	1	0	0
033-320-017-000	22 Starwood Drive	0	0	0	0	0	0	1	1	1	0
033-350-021-000	214 Starwood Drive	0	0	0	0	0	0	1	1	1	0
033-360-002-000	2006 Lodestar Drive	0	0	0	0	0	0	1	1	0	0
040-100-034-000	247 Ridge Way	0	0	0	0	0	0	1	1	0	0
033-180-021-000	33 Hidden Valley Road	0	0	0	0	0	0	1	1	0	0
031-051-014-000	368 John Muir Road	0	0	0	0	0	0	1	1	0	0
022-382-041-000	180 Le Verne Street	0	0	0	0	0	0	1	1	0	0
040-090-005-000	35 Ridge Way	0	0	0	0	0	0	1	1	0	0
022-300-049-000	145 Pine Street	0	0	0	0	0	0	1	1	0	0
031-110-018-000	161 Crystal Lane	0	0	0	0	0	0	1	1	0	0
Totals		16	0	64	0	0	0	38	118	20	0

Project Information												
Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	022-381-028-000	380 Pine St	New SFR	ADR 21-001; BP21-00267	SFD	Owner	06/20/2021	No	No	No	Approved	
	031-260-011-000	89 Bridges Ln	New SFR	ADR 21-004; BP21-00655	SFD	Owner	10/20/2021	No	No	No	Approved	
	033-370-028-000	525 Obsidian Pl	Villas II	TTM 21-002; BP21-00315; BP21-00316	SFA	Owner	06/08/2021	No	No	No	Approved	
	033-150-039-000	377 Manzanita Rd	New 6-Plex	UPA 20-002	5+	Renter	11/01/2021	No	No	No	Approved	
	031-051-007-000	422 John Muir Rd	New ADU	BP21-00241	ADU	Renter	04/22/2021	No	No	No	Pending	
	033-180-021-000	33 Hidden Valley Road	New ADU	BP21-00654	ADU	Renter	09/28/2021	No	No	No	Pending	
	031-110-018-000	161 Crystal Lane	New ADU	BP21-00199	ADU	Renter	04/09/2021	No	No	No	Pending	
	039-020-015-000	415 Hillside Drive	New ADU	BP21-00062	ADU	Renter	02/10/2021	No	No	No	Approved	
	035-021-022-000	383 Pinecrest Avenue	New ADU	BP21-00311	ADU	Renter	05/19/2021	No	No	No	Approved	
	035-010-020-000	1699 Tavern Rd	The Parcel	BP21-00725	5+	Renter	10/27/2021	No	No	No	Pending	
	033-172-000-000	384 Joaquin Road	Forest Creek Condo	BP21-00144	2 to 4	Owner	03/16/2021	No	No	No	Approved	
	031-041-001-000	196 Davison Road	Chalet Hestia	BP21-00415	2 to 4	Owner	06/22/2021	No	No	No	Pending	
	033-350-022-000	210 Starwood Drive	New SFR	BP20-00672	SFD	Owner	01/15/2021	No	No	No	Pending	

	040-100-008-000	119 Panorama Drive	New SFR	BP21-00248	SFD	Owner	04/26/2021	No	No	No	Pending	
	022-300-061-000	385 Pine Street	New SFR	BP21-00007	SFD	Owner	01/07/2021	No	No	No	Approved	
	031-180-002-000	14 Aspen Lane	New SFR	BP21-00048	SFD	Owner	02/03/2021	No	No	No	Approved	
	033-350-010-000	225 Starwood Drive	New SFR	BP21-00535	SFD	Owner	08/12/2021	No	No	No	Pending	
	033-320-017-000	22 Starwood Drive	New SFR	BP21-00137	SFD	Owner	03/12/2021	No	No	No	Approved	
	033-350-021-000	214 Starwood Drive	New SFR	BP21-00268	SFD	Owner	05/05/2021	No	No	No	Approved	
	033-360-002-000	2006 Lodestar Drive	New SFR	BP21-00624	SFD	Owner	09/16/2021	No	No	No	Pending	
	040-100-034-000	247 Ridge Way	New SFR	BP21-00631	SFD	Owner	09/17/2021	No	No	No	Pending	
	033-180-021-000	33 Hidden Valley Road	New SFR	BP21-00653	SFD	Owner	09/28/2021	No	No	No	Pending	
	031-051-014-000	368 John Muir Road	New SFR	BP21-00713	SFD	Owner	10/20/2021	No	No	No	Pending	
	022-382-041-000	180 Le Verne Street	New SFR	BP21-00768	SFD	Owner	11/30/2021	No	No	No	Pending	
	040-090-005-000	35 Ridge Way	New SFR	BP21-00785	SFD	Owner	12/08/2021	No	No	No	Pending	
	022-300-049-000	145 Pine Street	New SFR	BP21-00770	SFD	Owner	11/30/2021	No	No	No	Pending	
	031-110-018-000	161 Crystal Lane	New SFR	BP21-00198	SFD	Owner	04/09/2021	No	No	No	Pending	

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TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements							Entitlement Date Approved	# of Units Issued Entitlements
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
035-010-020-000	1699 Tavern Rd	UPA 20-003	16	0	64	0	0	0	1	02/03/2021	81
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	1	08/18/2021	1
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	1	11/15/2021	1
033-370-028-000	525 Obsidian PI	TTM 21-002	0	0	0	0	0	0	4	09/08/2021	4
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0	0	0
033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0	0	0
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	0	0	0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0	0	0
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	0	0	0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0	0	0
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	0	0	0
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	0	0	0
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	0	0	0

035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0	0	0
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	0	0	0

033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	0	0	0
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	0	0	0
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	0	0	0
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	0	0	0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0	0	0
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	0	0	0
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	0	0	0
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	0	0	0
Totals			16	0	64	0	0	0	0	7	87

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
035-010-020-000	1699 Tavern Rd	UPA 20-003	0	0	0	0	0	0	0		0
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	1	08/18/2021	1
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	0		0
033-370-028-000	525 Obsidian PI	TTM 21-002	0	0	0	0	0	0	0		0
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	1	04/29/2021	1
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	1	05/13/2021	1
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	1	07/16/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	3	04/13/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	3	05/04/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	3	05/04/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	2	05/26/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	3	05/26/2021	3
033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	2	06/04/2021	2

040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	3	08/25/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	3	09/17/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	3	10/05/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	3	10/20/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	3	04/13/2021	3
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	1	01/12/2021	1
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	1	05/06/2021	1
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	1	06/07/2021	1
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	1	05/28/2021	1
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	1	08/10/2021	1
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	1	11/18/2021	1
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	1	09/17/2021	1
035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	0	0	0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0	0	0
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0	0	0
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	0	0	0

040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0	0	0
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	0	0	0
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	0	0	0
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	0	0	0
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	0	0	0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0	0	0
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	0	0	0
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	0	0	0
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	0	0	0
Totals			0	0	0	0	0	0	0	42	42

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
035-010-020-000	1699 Tavern Rd	UPA 20-003	0	0	0	0	0	0	0		0
022-381-028-000	380 Pine St	ADR 21-001; BP21-00267	0	0	0	0	0	0	0		0
031-260-011-000	89 Bridges Ln	ADR 21-004	0	0	0	0	0	0	0		0
033-370-028-000	525 Obsidian PI	TTM 21-002	0	0	0	0	0	0	0		0
022-290-028-000	11 Red Fir Rd	BP20-00588	0	0	0	0	0	0	0		0
039-020-015-000	415 Hillside Drive	BP21-00062	0	0	0	0	0	0	0		0
035-021-022-000	383 Pinecrest Avenue	BP21-00311	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00813	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00810	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00811	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00800	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00809	0	0	0	0	0	0	0		0

033-172-000-000	384 Joaquin Road	BP21-00144	0	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00808	0	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00805	0	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00814	0	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00807	0	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00812	0	0	0	0	0	0	0	0		0
032-120-010-000	763 Majestic Pines Drive	BP18-00024	0	0	0	0	0	0	0	0		0
022-300-061-000	385 Pine Street	BP21-00007	0	0	0	0	0	0	0	0		0
031-180-002-000	14 Aspen Lane	BP21-00048	0	0	0	0	0	0	0	0		0
031-170-037-000	93 Twin Lakes Lane	BP19-00849	0	0	0	0	0	0	0	0		0
022-342-048-000	144 Sunnyslope Lane	BP20-00738	0	0	0	0	0	0	0	0		0
033-320-017-000	22 Starwood Drive	BP21-00137	0	0	0	0	0	0	0	0		0
033-350-021-000	214 Starwood Drive	BP21-00268	0	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00255	0	0	0	0	0	0	0	3	02/02/2021	3

035-200-023-000	540 Old Mammoth Road	BP19-00256	0	0	0	0	0	0	3	02/02/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00600	0	0	0	0	0	0	3	02/12/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	2	02/17/2021	2
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	2	03/02/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00599	0	0	0	0	0	0	3	04/06/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	1	04/23/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00598	0	0	0	0	0	0	3	05/26/2021	3
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	1	07/15/2021	1
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	3	08/16/2021	3
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	2	08/30/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	3	10/08/2021	3
031-080-059-000	110 Hillside Dr.	BP16-00644	0	0	0	0	0	0	3	10/12/2021	3
033-370-020-000	2610 Meridian Blvd.	BP19-00832	0	0	0	0	0	0	2	11/11/2021	2

033-370-020-000	2610 Meridian Blvd.	BP19-00833	0	0	0	0	0	0	2	11/11/2021	2
033-370-020-000	2610 Meridian Blvd.	BP19-00834	0	0	0	0	0	0	2	11/16/2021	2
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	3	11/22/2021	3
033-370-020-000	2610 Meridian Blvd.	BP19-00835	0	0	0	0	0	0	2	12/10/2021	2
039-050-012-000	29 Kitzbuhel Place	BP16-00633	0	0	0	0	0	0	1	02/19/2021	1
022-393-047-000	480 Le Verne Street	BP18-00259	0	0	0	0	0	0	1	06/23/2021	1
031-031-007-000	362 Davison Road	BP18-00375	0	0	0	0	0	0	1	07/15/2021	1
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	1	09/08/2021	1
032-150-002-000	65 Juniper Road	BP15-00222	0	0	0	0	0	0	1	11/10/2021	1
031-130-018-000	511 Canyon Blvd.	BP17-00667	0	0	0	0	0	0	1	11/23/2021	1
022-520-003-000	2560 Old Mammoth Road	BP19-00230	0	0	0	0	0	0	1	12/17/2021	1
Totals			0	0	0	0	0	0	50		50

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
	035-010-020-000	1699 Tavern Rd	The Parcel	UPA 20-003	5+	Renter	0	N	Y	IIG,NPLH,Other	Other		55	0			Funding Source: Housing Accelerator; DR Type: Regulatory Agreement	
	022-381-028-000	380 Pine St	New SFR	ADR 21-001; BP21-00267	SFD	Owner	0	N	Y					0				
	031-260-011-000	89 Bridges Ln	New SFR	ADR 21-004	SFD	Owner	0	N	Y					0				
	033-370-028-000	525 Obsidian Pl	Villas II	TTM 21-002	SFA	Owner	0	N	Y					0				
	022-290-028-000	11 Red Fir Rd	New ADU	BP20-00588	ADU	Renter	0	N	Y					0				
	039-020-015-000	415 Hillside Drive	New ADU	BP21-00062	ADU	Renter	0	N	Y					0				

	035-021-022-000	383 Pinecrest Avenue	New ADU	BP21-00311	ADU	Renter	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 19	BP19-00813	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 5	BP19-00810	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 6	BP19-00811	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 3	BP19-00800	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 4	BP19-00809	2 to 4	Owner	0	N	Y					0			
	033-172-000-000	384 Joaquin Road	Forest Creek Re-Build	BP21-00144	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 2	BP19-00808	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 25	BP19-00805	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 20	BP19-00814	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 1	BP19-00807	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 18	BP19-00812	2 to 4	Owner	0	N	Y					0			

	032-120-010-000	763 Majestic Pines Drive	New SFR	BP18-00024	SFD	Owner	0	N	Y					0			
	022-300-061-000	385 Pine Street	New SFR	BP21-00007	SFD	Owner	0	N	Y					0			
	031-180-002-000	14 Aspen Lane	New SFR	BP21-00048	SFD	Owner	0	N	Y					0			
	031-170-037-000	93 Twin Lakes Lane	New SFR	BP19-00849	SFD	Owner	0	N	Y					0			
	022-342-048-000	144 Sunnyslope Lane	New SFR	BP20-00738	SFD	Owner	0	N	Y					0			
	033-320-017-000	22 Starwood Drive	New SFR	BP21-00137	SFD	Owner	0	N	Y					0			
	033-350-021-000	214 Starwood Drive	New SFR	BP21-00268	SFD	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 7-9	BP19-00255	SFA	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 10-12	BP19-00256	SFA	Owner	3	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 37	BP19-00600	2 to 4	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 2-3	BP19-00823	SFA	Owner	2	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lots 4-5	BP19-00824	SFA	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 36	BP19-00599	2 to 4	Owner	3	N	Y					0			

	035-200-023-000	540 Old Mammoth Road	540 - Lot 6	BP19-00710	SFD	Owner	1	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 35	BP19-00598	2 to 4	Owner	3	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 - Lot 1	BP19-00701	SFD	Owner	1	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 33	BP19-00817	2 to 4	Owner	3	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 32	BP19-00801	2 to 4	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 34	BP19-00818	2 to 4	Owner	3	N	Y					0			
	031-080-059-000	110 Hillside Dr.	Hillside Highlands	BP16-00644	2 to 4	Renter	3	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 5-6	BP19-00832	SFA	Owner	2	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 7-8	BP19-00833	SFA	Owner	2	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 9-10	BP19-00834	SFA	Owner	2	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	SC VII - Bldg 26	BP19-00806	2 to 4	Owner	3	N	Y					0			
	033-370-020-000	2610 Meridian Blvd.	Villas I - Lots 11-12	BP19-00835	SFA	Owner	2	N	Y					0			

039-050-012-000	29 Kitzbuhel Place	New SFR	BP16-00633	SFD	Owner	1	N	Y					0			
022-393-047-000	480 Le Verne Street	New SFR	BP18-00259	SFD	Owner	1	N	Y					0			
031-031-007-000	362 Davison Road	New SFR	BP18-00375	SFD	Owner	1	N	Y					0			
033-421-031-000	172 E Bear Lake Drive	New SFR	BP19-00827	SFD	Owner	1	N	Y					0			
032-150-002-000	65 Juniper Road	New SFR	BP15-00222	SFD	Owner	1	N	Y					0			
031-130-018-000	511 Canyon Blvd.	New SFR	BP17-00667	SFD	Owner	1	N	Y					0			
022-520-003-000	2560 Old Mammoth Road	New SFR	BP19-00230	SFD	Owner	1	N	Y					0			

Density Bonus

Project Identifier				Density Bonus			
Current APN	Street Address	Local Jurisdiction Tracking ID	Deed Restriction Type	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)

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TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	26	Deed restricted	0	0	0	0	0	0	0	0	0	0	26
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	30	Deed restricted	0	0	0	0	0	0	0	0	0	0	30
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	34	Deed restricted	0	0	0	0	0	0	0	0	0	0	34
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	65		41	61	42	0	0	0	0	0	0	144	0
Total Units			41	61	42	0	0	0	0	0	0	144	
Total RHNA	155		Total Remaining Need for RHNA Period									90	

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

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TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

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TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element 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"> • Contracts w/ GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date. • In 2021, the Town began the compilation of various housing related datasets into a central GIS database, including deed-restricted unit locations, existing apartments, transient rental locations, and vacant parcels.
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"> • 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.
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"> • 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. • In 2021, the Master Plan for the Parcel was adopted, which replaced the 1991 Shady Rest Master Plan, and created the regulatory framework for the build-out of the 25-acre Parcel site as an affordable housing development with up to 580 workforce housing units.

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"> • 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.
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"> • The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. • In 2021, the Town collected \$46,224 in Housing Impact Mitigation Fees from the issuance of 7 residential building permits and 1 industrial service use permit. An additional 15 building permits for residential construction were issued in 2021; however, those permits were either exempt from the housing mitigation fee (e.g., ADU construction) or their housing mitigation was previously satisfied through the donation of land that was ultimately developed with affordable housing (e.g., Snowcreek VII previously mitigated their housing impact via the donation of land for the Aspen Village apartments).
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"> • 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.

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"> 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 11-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.
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"> The Community & 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.
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"> 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 develop an application to be used for the Supportive Housing Streamlined Approval process required by AB-2162 to demonstrate that the project meets the eligibility criteria specified in the legislation.

<p>H.1.E.5.</p>	<p>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.</p>	<p>Sep-2021</p>	<ul style="list-style-type: none"> • 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.
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<p>H.1.F.1.</p>	<p>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.</p>	<p>On-going</p>	<ul style="list-style-type: none"> • Prior to 2021, the Town completed, or made substantial progress towards the completion of, the following Planning processes related to the Parcel: <ol style="list-style-type: none"> (1) Drafted the updated Master Plan for the Parcel site which will serve as the sole zoning for the site and will provide the regulatory framework for the subsequent phases of development. (2) Conducted a public bid process to select a development partner in accordance with the State's Surplus Land Act. (3) Acceptance of the Conceptual Land Use Plan by the Town Council in December 2019. • In 2021, the Town completed, or made progress on, the following Planning and/or Building processes: <ol style="list-style-type: none"> (1) Adoption of the Parcel Master Plan in January 2021; (2) Approval of the Phase 1 design review entitlement in February 2021; (3) Town Council determination that the Parcel was "exempt surplus land" pursuant to Government Code §54221(f)(1)(A) in April 2021; (4) Execution of the Disposition and Development Agreement (DDA) with Pacific West Companies, Inc. (PWC) in April 2021; (5) Submittal of the Phase 1 building permit for 81 units (80 affordable units) in October 2021; (6) Official "ground-breaking" ceremony in November 2021. • The Town has been successful in the following grant applications specific to the Parcel: <ol style="list-style-type: none"> (1) \$38.6 million in Housing Accelerator funding for construction costs (awarded January 2022); (2) \$20.6 million 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; (3) \$65,000 in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update.
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			<ul style="list-style-type: none"> The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, low income housing tax credits, and tax exempt bonds, and loans.
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"> The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). In addition to the dedicated TOT revenues, the Town provided, or allocated, the following funding towards housing in 2021 (total of \$10.3M): <ol style="list-style-type: none"> \$1.5M towards creative housing solutions (i.e., public/private partnerships, conversion of units); \$3M towards small-site affordable housing development (i.e., 60 Joaquin Rd); \$1.5M towards MLH's 238 Sierra Manor Road 11-unit low-income apartment conversion project (this is in addition to the prior \$300K committed to the project); \$1.4M towards the Bridge program (conversion of market-rate to affordable units); \$2.2M towards the Parcel phases 1 and 2; and \$700K towards future land acquisition(s) for affordable housing.
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"> The Town and MLH continue to pursue grant funds to support housing programs. The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for first-time homeownership assistance; however, both grants ended in 2021. Two BEGIN ReUse loans were awarded in 2021 through the reinvestment of repaid BEGIN loan funds. The Town and MLH continue to review grant NOFAs as they are released and continue to apply for additional homeownership assistance grant funding. The Town applied for a CDBG grant in 2021, but weren't successful, and will apply for a new HOME grant in early 2022.

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.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the Housing Action Plan: Live, Work, Thrive and a detailed work program implementing the Housing Action Plan is being developed. Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.
H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and 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 and On-going	<ul style="list-style-type: none"> • The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. • In 2021, the Town re-allocated the \$101,000 to the Bridge program with the goal of increasing the number of affordable ownership units with the Town. The program allows for the purchase of market-rate units that will be resold at a price affordable to households earning 120% or less of the AMI. The first unit was acquired in November 2021 and four additional units have since been acquired. As of March 2022, the first unit acquired is in escrow to be resold at an affordable price.
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.	Postponed	<ul style="list-style-type: none"> • The Town was considering a ballot measure for the November 2020 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. • However, the Town Council has committed a portion of the excess TOT revenue towards housing in 2021 (approximately \$10M) and continue to analyze the budget for additional funding. The TOT revenue committed to housing in 2021 is in excess of what a dedicated 1% TOT rate would have generated.

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"> • The Town has previously been awarded grant funding intended for rehabilitation (\$700,000 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.
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"> • 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). • 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% AMI). The program was launched in November 2021 and has been successful in acquiring 5 units as of March 2022. • MLH continues to make progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project, including the submittal of a HOME application for construction funding and submittal of the building permit application and construction drawings for the project. The Town continues to support MLH on this project and submitted a CDBG application for \$3.5 million in multi-family rental rehabilitation funding in September 2020. Additionally, the Town committed \$1.5M towards this project. The Town and MLH expect to hear whether they were successful in the HOME and CDBG grants in early 2022. • The Town purchased a vacant 0.20-acre site in 2021 and are going through the procurement process to bring on a design-build entity to construct a 4-unit planned unit development (PUD). The completed units will be sold at an affordable price with a deed-restriction in place to ensure the long-term affordability of the units.

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.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
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"> • 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 and MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.
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.	Jul-2019 and On-Going	<ul style="list-style-type: none"> • In 2019, the Town committed \$149,000 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 Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops. • The program was put on-hold in 2021 due to a change in staffing, but it is anticipated that the program will commence again in 2022 with the hiring of a new workforce housing coordinator.

<p>H.2.G.1.</p>	<p>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:</p> <ul style="list-style-type: none"> · Development of priorities for a rental deed restriction instrument. · Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units. 	<p>Dec-2021 and On-going</p>	<ul style="list-style-type: none"> • In late-2021, the Town 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. Responses have been received from approximately 50% of the units and a follow-up letter will be sent out in early 2022 to the owners of the outstanding units. If responses are still not received from those units following the second letter, enforcement efforts will be increased to ensure compliance. • In addition to the Town monitored units, MLH monitors 39 additional deed-restricted units and annually monitor the occupancy. • In 2021, MLH began using the Homekeeper database system to track their deed-restricted units. The Town will look into the potential of utilizing a similar system or partnering with MLH to monitor the town deed-restricted properties utilizing their Homekeeper software. • 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.
<p>H.2.G.2.</p>	<p>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.</p>	<p>On-going</p>	<ul style="list-style-type: none"> • The Revolving Loan Fund is used annually to buy back deed restricted units. • No units were purchased with the RLF in 2021; The previous RLF acquired unit that was purchased in 2019 was sold in 2021 at a reduced deed-restricted level (the 200% AMI level was reduced to the 120% AMI level) to better serve the needs of the community.

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"> • In 2021, 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 (the Master Plan update was adopted in early 2021 and the ground-breaking for the initial 81-units representing the first phase of development occurred in November 2021 with occupancy targeted for fall 2023; (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 (three projects have been entitled through the program); (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; and (4) began the design-build procurement process to bring on a developer to construct a 4-unit deed-restricted affordable PUD on a Town-owned vacant site. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project and submitted a Homekey grant application for a potential hotel-to-residential conversion project that will provide up to 15 affordable units.
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"> • Not yet started. The Town began work on the update to the DIF and Housing Fee Nexus Study in 2021. 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.

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 and On-going	<ul style="list-style-type: none"> 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. 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.
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 and On-going	<ul style="list-style-type: none"> These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. The Town and MLH's Program Committee continue to work on the development of a program to incentivize ADU creation and implementation of the program is expected within the next 2-5 years.
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"> 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.

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.	Dec-2024	<ul style="list-style-type: none"> • Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the program is expected within the next 2-5 years.
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"> • 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.
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"> • The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH, in partnership with California Indian Legal Services attorney and LISC staff, hosted a free Zoom meeting for regional Superior Court judges and staff regarding the changing eviction moratorium rules and the rule of Housing is Key rent assistance in eviction proceedings. Additionally, MLH worked extensively with tenants facing eviction through the emergency rent assistance programs.
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"> • The Town is enforcing the California Building Code requirements.

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"> • 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. • The Town will continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements and apply for additional grant funding.
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TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2021 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

Affordability by Household Incomes (Units that DO NOT count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	(2) units at 120% AMI were sold directly to eligible households through stewardship services provided to the Town by Mammoth Lakes Housing.
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	
Affordability by Household Incomes (Units that DO count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

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TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 16202)

No Data Available

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TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 6202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
035-010-020-000	1699 Tavern Rd	Vacant	0	Exempt Surplus Land	25.0	DDA executed with a developer for the purpose of constructing housing that will be used to provide housing to persons and families of low and moderate income

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LEAP Reporting (CCR Title 25 i 1/2 6202)

No Data Available

ATTACHMENT 2

Attachment 2: Detailed List of Planning Applications

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, 2021 - December 31, 2021.

A. Adjustments –

1. ADJ 21-001: 598 Lakeview Boulevard – A 20% reduction of the west side yard setback and a 7.5% reduction to the front yard setback for an existing single-family residence; Approved 6/3/2021
2. ADJ 21-002: Obsidian Remainder Parcel – A 2.8% increase to building height; Approved 9/8/2021
3. ADJ 21-003: 2014 Lodestar Drive – A 20% reduction of the front yard setback for an addition to a single-family residence; Approved 5/18/2021
4. ADJ 21-004: 50 Rusty Lane – A 5% increase to the maximum allowable lot coverage for a paved recreational vehicle parking space at an existing single-family residence; Approved 7/29/2021
5. ADJ 21-005: 365 Fir Street – A 20% reduction of the front setback to allow for the construction of a new single-family residence; Ongoing at the end of 2021
6. ADJ 21-006: 100 Callahan Way - A 7.1% increase in height for three single-family residences; Ongoing at the end of 2021

B. Administrative Design Reviews –

1. ADR 21-001: 380 Pine Street – Construction of a new single-family residence located within the Bluffs subdivision; Approved 8/16/2021
2. ADR 21-002: Snowcreek V Subdivision – Re-paint permit; Approved 5/28/2021
3. ADR 21-003: 625-645 Old Mammoth Road – Re-paint permit; Approved 10/6/2021
4. ADR 21-004: 89 Bridges Lane – Construction of a new single-family residence located within the Altis Master Plan Area; Approved 11/10/2021

C. Administrative Permits –

1. AP 20-008: Bells Kitchen – Mobile vendor permit: Approved 8/6/2021
2. AP 21-001: 484 Commerce Circle – Allowance of a vehicle service (major repair) use; Approved 7/1/2021
3. AP 21-005: 129 Center Street – Allowance of a permanent outdoor display; Approved 8/2/2021
4. AP 21-006: 181 Sierra Manor Road Unit 2– Allowance of a handicraft/custom manufacturing use; Ongoing at the end of 2021

5. AP 21-XXX: Temporary outdoor dining permits for 11 local business due to the ongoing Covid-19 pandemic.
- D. Building Permits - A total of 794 building permits were applied for in 2021 and 735 building permits were issued
- E. Business Tax Certificates – A total of 386 business tax certificates were applied for in 2021 and 380 were approved.
- F. Concept Reviews/Planning Services Review –
1. CR 20-002: Limelight – A request for PEDC and Town Council feedback on a new hotel located on the “Mammoth Hillside” site within the North Village Specific Plan Area that includes 151 hotel guest rooms and 23 residences; Completed 2/10/2021
 2. CR 21-001: Mammoth Mountain Main Lodge – A request for PEDC and Town Council feedback on a proposal to redevelop the Mammoth main Lode Base with hospitality and lodging products, multi-family and single-family for-sale residences, commercial services including food, beverage and retail offerings, skier service facilities, parking and associated infrastructure and support improvements; Completed 7/16/2021
 3. CR 21-002: Old Mammoth Place – A request to review a proposed redevelopment of the Sierra Nevada Resort property with a hotel project, meeting facilities, ski club lounge, rooftop bar, and other ancillary facilities; Completed 8/12/2021
- G. Design Review –
1. DR 20-004: 29 and 85 Commerce Drive – Proposed construction of new facilities at the Mammoth Disposal Transfer Station to increase capacity; Approved 7/14/2021
 2. DR 20-003: 377 Manzanita Road – Proposed multi-family development; Ongoing at the end of 2021
 3. DR 20-005; Site and building design for Phase 1 of the Parcel; Approved 1/6/2021
 4. DR 21-001: 100 Callahan Way – Proposed multi-family development consisting of 3 single-family residences and 15 duplex buildings; Ongoing at the end of 2021
 5. DR 21-002: Obsidian Remainder Parcel – Proposed multi-family development consisting of 2 duplex buildings; Approved 9/8/2021
 6. DR 21-003: 400 Commerce Circle – Proposed construction of 2 repurposed modular classrooms to be used as storage units; Approved 10/11/2021
 7. DR 21-004: 94 and 150 Berner Street – Proposed Residence Inn branded condominium hotel project; Ongoing at the end of 2021
 8. DR 21-005: 64, 202, and 248 Old Mammoth Road – Proposed redevelopment of the Sierra Nevada Resort; Ongoing at the end of 2021

9. DR 21-005: 365 Fir Street – Construction of a new single-family residence located within the Bluffs subdivision; Ongoing at the end of 2021
- H. District Zoning Amendments –
1. DZA 20-001: Parcel Master Plan Update; Approved 1/6/2021
 2. DZA 21-001: Clearwater Specific Plan Amendment; Approved 11/17/2021
- I. Film Permits – Five (5) Film Permit applications were processed in 2021
- J. General Plan Amendments – No General Plan Amendments were processed in 2021
- K. Interpretation Requests – No Interpretation Requests were processed in 2021
- L. Lot Line Adjustments -
1. LLA 20-003: 59 and 85 Commerce Drive – A lot line adjustment to merge two adjacent Industrial zoned parcels into one; Approved 7/14/2021
 2. LLA 21-001: 55 and 67 Valley Vista Drive – A lot line adjustment to merge two lots in the Residential Single-Family (RSF); Approved 5/4/2021
 3. LLA 21-002: 108 and 116 Mono Street – A lot line adjustment to merge two adjacent parcels located in the Residential Multi-family 1 (RMF-1) zoning district; Approved 6/24/2021
 4. LLA 21-003: 1699 Tavern Road and 18 Center Street – A lot line adjustment to adjust the shared lot line between two lots; Approved 6/2/2021
 5. LLA 21-004: 99 Mill Street and 62 Cliff Circle – A lot line adjustment to adjust the shared lot line between two parcels; Approved 8/23/2021
 6. LLA 21-005: 530 and 520 Ranch Road – A lot line adjustment to adjust the shared lot line between two parcels; Approved 11/8/2021
 7. LLA 21-006: 62, 202, and 248 Old Mammoth Road – A lot line adjustment to merge three parcels in the Clearwater Specific Plan Area to allow for the Sierra Nevada Resort redevelopment; Ongoing at the end of 2021
 8. LLA 21-007: 365 and 385 Fir Street – A lot line adjustment to adjust the shared lot line between two parcels; Ongoing at the end of 2021
 9. LLA 21-008: 717 and 729 Canyon Boulevard – A lot line adjustment to adjust the shared lot line between two parcels; Approved 12/17/2021
- M. Master Sign Plans – No Master Sign Plans were processed in 2021
- N. Outdoor Sales Permits –No Outdoor Sales Permits were processed in 2021

- O. Sign Permits –19 sign permits were processed in 2021 (10 were for temporary signs)
- P. Tentative Tract Maps –
1. TTM 21-001: 100 Callahan Way – Proposed multi-family development consisting of 3 single-family residences and 15 duplex buildings; Ongoing at the end of 2021
 2. TTM 21-002: Obsidian Remainder Parcel – Proposed multi-family development consisting of 2 duplex buildings; Approved 9/8/2021
 3. TTM 21-003: 94 and 150 Berner Street - Proposed Residence Inn branded condominium hotel project; Ongoing at the end of 2021
- Q. TOT Code Compliance- 70 TOT compliance cases were initiated in 2021
- R. Tree Removal Permits – 70 tree removal permit applications were submitted in 2021. 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.
- S. Use Permit Applications –
1. UPA 20-001 – 29 and 85 Commerce Drive – Proposed construction of new facilities at the Mammoth Disposal Transfer Station to increase capacity; Approved 7/14/2021
 2. UPA 20-002: 377 Manzanita Road – Proposed multi-family development; Ongoing at the end of 2021
 3. UPA 20-003: Density bonus pursuant to the Town Density Bonus Program to allow double-density on the Parcel; Approved 2/3/2021
 4. UPA 20-004: 264 Commerce Drive – Allow the establishment of a large collection facility (recycling); Ongoing at the end of 2021
- T. Variances -
1. VAR 20-001: 59 and 85 Commerce Drive – Proposed 10-foot-tall perimeter masonry wall and access gates for the new facilities at the Mammoth Disposal Transfer Station site; Approved 7/14/2021
 2. Var 20-002: 40 Beaver Trail – Proposed reduction in front setback to allow construction of a garage; Approved 5/12/2021
 3. VAR 21-001: 182 Davison Road – Proposed reduction to the rear setback to allow construction of a detached garage with an ADU above it; Ongoing at the end of 2021
 4. VAR 21-002: 388 Ridgecrest Drive – Proposed reduction to the front yard setback for a new garage addition to an existing single-family residence; Approved 11/10/2021
 5. VAR 21-003: 94 and 150 Berner Street – Proposed Residence Inn branded condominium hotel project; Ongoing at the end of 2021

U. Zoning Code Amendments -

1. ZCA 20-004: Accessory Dwelling Units – An amendment to (1) clarify conflicting and/or confusing language from the 2019 Accessory Dwelling Unit (ADU) Regulations Update; (2) re-organize the ADU code section to improve usability; and (3) change all references to “Secondary Dwelling Units” to “Accessory Dwelling Units” of “ADUs”; Approved 2/17/2021
2. ZCA 20-005: The Parcel – An amendment to repeal the Affordable Housing (AH) Overlay Zone that previously applied to the Parcel site. This site will instead be regulated by the Parcel Master Plan, which incorporates the affordability and land use requirements contained in the AH overlay zone, but provides additional flexibility intended to better achieve the goals and recommendations of the General Plan, the 2017 Community Housing Action Plan (CHAP), and the 2019 Preferred Conceptual Land Use Plan and expands the allowable land uses allowed on the site (e.g., community-serving commercial uses and limited market-rate units); Approved 1/6/2021
3. ZCA 21-001: Senate Bill 9 – Amendment to implement SB9 related to urban lot splits and two-unit projects; Ongoing at the end of 2021