



Town of Mammoth Lakes

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Town News

Week of April 23, 2012

News from the Town Manager

Town Council Meeting – May 2

The next meeting of the Town Council will be held on Wednesday, May 2, 2012 beginning at 6:00 p.m. Visit the [Streaming Media Archive](#) to review the previous meeting minutes or view the webcast Town Council meeting.

Calls for Service/Officer Observations

151, including 0 business/building checks

Crime Incident Reports

18 reports, including 4 arrests

Traffic Stop/Citations/Traffic Collisions

50 stops; 11 citations; 18 parking citations; 0 skate park citations; 1 collision

Animal Control Incidents

3 incidents; 1 report

Wildlife

4 calls; 2 reports

Projected Average Resort Occupancy

Friday, April 20, 2012 - Saturday, April 21, 2012 = **32%**
(45% same weekend in 2011, down 13% in 2012)

Sunday, April 22, 2012 - Thursday, April 26, 2012 = **17%**
(27% same midweek in 2011, down 10% in 2012)

Twitter

Follow 'TownofMammoth' daily on Twitter at www.ci.mammoth-lakes.ca.us.

Community Development

Free, Real-Time Property Information Now Available!

The Town of Mammoth Lakes and Mono County are proud to present ParcelViewer, the Town and County's official web-based property information system. This free, public, on-line service can be relied upon to provide convenient, accurate and up-to-date information, based on the official Assessor's data-base. Use ParcelViewer to view and print customized parcel information and maps, including:

- Zoning Information
- Property Addresses
- Complex Names/ Condo Unit Numbers
- Parcel Lines*
- Valuation Data
- Acreage
- Aerial imagery of surrounding properties and more!

Visit ParcelViewer today at <http://gis.mono.ca.gov/parcelviewer/>

TOT Enforcement and Collection Update - April 20

In August 2011, the Town of Mammoth Lakes implemented an aggressive transient occupancy tax (TOT) enforcement and revenue collection program. TOT collection, compliance and enforcement are critical components to the success of our resort community of Mammoth Lakes. The following is our bi-weekly update of enforcement and collection activity and progress.

Major Accomplishments

- The Town Manager established the Community Development Department and Finance Department TOT Enforcement and Collection Team who are dedicated to implementing this high priority program directed by the Town Council.
- Regular meetings are held with Town staff team and the "TOT Committee" representing the Town's lodging community to discuss progress, new issues and ideas and program improvements.
- In January and February the Town Council approved changes to the Municipal Code to strengthen and clarify Chapters 1, 3, 5, and 8 which will improve TOT enforcement by clarifying and simplifying fines and recovery of legal costs related to processing administrative citations and misdemeanors and nuisance abatement.
- Extensive public information has been made available through periodic press releases and Public Service Advisories (PSAs), by direct mail to property owners and on the Town's web page to increase awareness and knowledge of the importance of TOT to the community, and about TOT and zoning rules. For TOT-related information, please visit www.ci.mammoth-lakes.ca.us, call us at **(760) 934-8989 ext. 275**, or send an email to: **tot@ci.mammoth-lakes.ca.us**.
- The TOT hotline and email address are checked each day to obtain TOT tips and complaints which are quickly turned into active enforcement cases. We also respond to public questions received through these sources.

- Based on tips and research, both TOT revenue and zoning violations are being processed according to the Municipal Code. Staff conducts web and field research to find possible TOT violations and is issuing warnings (citations and fines are now underway) to responsible parties for both revenue and zoning collection violations.
- Administrative Citations are being issued to responsible parties who have failed to respond and comply with letters of warning. The Administrative Citations describe the specific zoning and/or revenue violation of the Municipal Code, the initial fine, subsequent fines and legal action, the time to correct the violation, and how to appeal the citation.

What's New?

- **TOT Violation & Collection Activity as of Friday 4/13/12** - 172 total enforcement cases (up from 170 prior report)
 - 4 New cases (opened in the last two weeks)
 - 84 Closed cases (cases are periodically monitored to ensure continued compliance)
 - 58 cases determined to be legal use with valid business and/or TOT certificate
 - 26 cases transient rental activity abated, business and/or TOT certificate obtained
 - 84 Open Cases
 - 48 cases under investigation and/or notice of violation letters in progress
 - 22 notice of violation letters issued, awaiting reply by responsible party
 - 14 cases administrative citation letter issued, awaiting reply and abatement
 - 84 New Business Tax Certificates (Since August 8, 2011), last updated April 6, 2012
- The real estate residential disclosure form required for all future real estate transactions prior to the close of escrow has been provided to the Board of Realtors.
- **Find out if your property is zoned for transient rentals!** Staff has developed a web application to help property owners, realtors, property management companies, and other members of the public to determine whether or not transient rentals are permitted on all property around town. Use the link below to search by address, APN, or complex name to find your property. <http://gis.mono.ca.gov/TOT/>
- The Town issued a press release regarding assessments advising property owners to pay any unpaid or past due TOT to avoid the assessment process. Look for the press release in The Sheet and the Mammoth Times this weekend.
- **Staff is now processing assessments to capture escaped TOT revenues.** The Town is in the process of sending out letters to all property owners that have been the subject of enforcement action informing them of the upcoming assessment process and advising them that we will not be preparing assessments on properties that voluntarily pay their TOT. Property owners will have two weeks to contact the Finance Department to pay their TOT and after that time staff will begin assessments.

What's Next?

- May–June – The Town will surge on assessments and will continue with enforcement efforts.
 - July – September – The Town will continue with assessments and enforcement and will explore automation of the TOT payment system to make it easier for remitters to pay TOT.
 - September – November – The Town will begin preparing for the next winter season by issuing press releases, conducting public outreach while continuing with the enforcement and revenue collection program.

We Want to Hear From YOU!

The Town values the quality of life of our residents and visitors. Because TOT is so important to maintaining our community's vitality, we are making a concerted effort to make it easier to find information about, and to comply with, TOT and zoning rules. For TOT-related information, please visit www.ci.mammoth-lakes.ca.us, call us at **(760) 934-8989 ext. 275**, or send an email to: tot@ci.mammoth-lakes.ca.us.

Thank you in advance for your understanding and compliance!

Community News

Prominent Chefs Join the 2012 Mammoth Food & Wine Experience

Mammoth Lakes Foundation is excited to announce the initial list of world-class chefs agreeing to participate in the 2012 Mammoth Food & Wine Experience. They are, in alphabetical order: Jennifer Black Dea, Jody Denton, Neal Fraser, Richard Haake, Jennifer Jasinski, and Dan Molnar. What is exciting about this roster is that, with the exception of Richard Haake, the respected Napa Valley chef who returns to the event this year, the others all spent time together at a unique Los Angeles restaurant owned by Wolfgang Puck, named "Eureka." They are an exciting collection of chefs who shared a palpable energy 23 years ago, all going on to culinary success; some of that energy will be regenerated at this year's Mammoth Food & Wine Experience. The Mammoth Food & Wine Experience (mammothfoodandwine.org) is scheduled from July 6 and 7, 2012 and features 30 Wineries offering 120+ varietals. Hosted by the Mammoth Lakes Foundation, the event will support higher education and cultural enrichment in Eastern Sierra, along with the mission of the Mammoth Schools NOW Education Foundation. Visit www.MammothLakesFoundation.org for all the details.

Slid-a-Thon – April 21

The Disabled Sports Eastern Sierra annual Slide-a-Thon on Saturday, April 21, 2012 promises to be an amazing day on the snow. DSES invites teams and individuals to raise money for their great cause: making sure that any person with a disability can experience the freedom and exhilaration of outdoor challenges. Join Slid-a-Thon as a participant, volunteer or sponsor. For more information please contact Laurel Martin at lmartin@disabledsportseasternsierra.org

Spring Fest Kick-Off Weekend– April 21+22

Spring Fest is back at Mammoth! Enjoy plenty of sun, great spring skiing and riding and an action packed weekend of events! Catch the Volcom Peanut Butter & Rail Jam Championships, the return of Active's Bro-down Showdown, a concert featuring Neon Indian and the Annual Pond Skim! Visit www.mammothmountain.com for all the details.

Volcom Peanut Butter + Rail Jam Championships – April 21

The Volcom PBRJ spent another season touring North America with qualifier stops, and picked up the top five rail riders from each resort, as well as the winners of the European and Global series. Now, the best of the best come to Mammoth to duke it out for the ultimate championship and a piece of the \$20,000 cash purse. Grab a beverage and watch the action from the Sundeck, or get even closer to the action along the fences that line the course. The action at the Main Lodge begins at 9a.m.

The Active Bro-down Showdown – April 22

Top amateur riders showcase their talents on a custom-built course full of jumps, jibs and rails for a chance to win over \$7500 in cash and prizes! The competition consists of a two-hour jam format qualifier and a 45-minute final with 12 on-course judges comprised of pros, team managers and media moguls. New this year is a women's division with \$1000 cash up for grabs for the ladies! Registration begins at 7am at Chair 4. Contest at South Park begins at 10:00 a.m.

Annual Pond Skim – April 22

April 22 is the day you've all been waiting for: The Annual Spring Fest Party and Pond Skim! Join the crowds as they fill up Canyon Lodge to watch the craziest of our Mammoth guests' straight line it on their skis/snowboards across the 110ft pond! It's one of the most entertaining events you'll see all spring! Be a spectator, or why not give it a shot?! The Pond Skim is open to the public. Registration begins at Canyon Lodge at 11am, the Skim starts at 2pm. There is no pre-registration, the first 50 guests IN COSTUME will be entered to Skim.

Mammoth Concert Series presents Neon Indian – April 22

Frontman Alan Palomo brings his spacey chillwave synth-pop to the festival. Palomo's music has received rave reviews across the board since he first burst onto the scene a few years ago. His band's debut, *Psychic Chasms*, was awarded Best New Music by Pitchfork Media, and Rolling Stone named them one of 2010's hottest new bands. Doors open at Hyde at 9:00 p.m. with the show kicking off at 10:00 p.m. **Tickets:** \$15 in advance / \$20 day of show. Visit www.MammothMountain.com or 800.Mammoth to purchase.

DSES Springtacular – April 23-26

Mammoth's Springtacular brings together children with disabilities to enjoy the company of other disabled children through the excitement of racing down a mountain on freshly fallen snow. Sponsored by Disabled Sports Eastern Sierra (DSES), the April 2012 Springtacular event on Mammoth Mountain will give local and visiting children the chance to spend three days skiing, snowboarding and making new friends. To cap it off, on the last day the students get to attend a dance with their new found friends. For more information please contact Laurel Martin, lmartin@disabledsportseasternsierra.org

2012 Measure R Spring Award Application Period Closes May 2

The application period for the 2012 Measure R Spring Award opened at 8:00 a.m. on Monday, April 2, 2012 and will close on Wednesday, May 2, 2012 at 12:00 p.m. The Recreation Commission is scheduled to review the applications on Tuesday, June 5, 2012 in Suite Z at 4:00 p.m., with tentative adoption by Town Council on June 20, 2012 (subject to change). All Measure R information, downloads and reference documents can be found on the Town's website: www.ci.mammoth-lakes.ca.us under "Quick Links." The Measure R spring process is intended to cover unanticipated emergency or maintenance/administration costs of projects already awarded in the fall of 2011, but can also include funding for new awards. Preference has been given to previously awarded projects and once-in-a-lifetime or time-limited opportunities.

The Measure R, or "Mammoth Lakes Recreation, Trails and Parks Investment Initiative," Ordinance (No. 08-01) adopted by the Mammoth Lakes Town Council on February 20, 2008 specifically designates the use of Measure R funds for 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. For questions regarding the Measure R Spring funding award or to schedule an appointment, please contact Stuart Brown, Recreation Manager (760) 934-8989 ext. 210.

Recreation Highlights

Little Sluggers Instructional T-Ball Begins May 9

This is a great program for ages 2 - 5, designed to introduce your child to the wonderful sport of baseball. It will provide a unique opportunity for parents to share quality time with their children while preparing them for future softball and baseball activities. This program is designed to teach the fundamentals of baseball in a clinic and mock-game setting. (All parents are encouraged to help with their children, don't be shy just hop right in there). The program is scheduled every Wednesday from, 5:15 p.m. - 6:00 p.m. beginning May 9 - June 13, at the Mammoth Elementary School. Cost is \$36, but register before April 25 and get the \$30 Early Bird deal!

Adult Softball Managers Meeting - May 17

Get involved with this hugely popular recreation adult program this summer. Interested team managers are invited to attend the Adult Softball Managers Meeting on Thursday, May 17, 2012 in the Town of Mammoth Lakes Recreation Office at 5:00 p.m. Managers of the Co-ed and Men's teams should not miss out on this important meeting. For more information please call John C at (760) 934-8989 ext. 234.

Notify Me!

Receive updates sent directly to your email or phone from the Town of Mammoth Lakes by subscribing to "Notify Me." Found on the left side of www.ci.mammoth-lakes.ca.us, stay current with Public Service Announcements, Emergency Alerts, Town e-News, Recreation This Week, No Burn Announcements, DNDP updates, bid postings, news flash, calendar items, and more! Make smart decisions, subscribe today!

Get Gymnastics Fever!

This year-round program is designed to introduce children from 3-18 years old the wonderful and exciting sport of gymnastics. Offered by Michelle DeJong, a level 8 competitive gymnast and Level 1-5 gymnastics coach, participants will learn to tumble and more in a safe and structured environment. This program is also a recipient of Measure R funding with \$7,000 of gymnastic equipment. Three age sessions are available at the Community Center on Forest Trail.

- 3-5 yr. olds – Saturday: 9:00 a.m. – 10:00 a.m.
- 5-8 yr. olds – Saturday: 10:15 a.m. – 11:15 a.m.
- 8-12+ yr. olds – Wednesday: 4:30 p.m. – 6:00 p.m. & Saturday: 11:15 a.m. – 12:30 p.m.
- 8-12+ yr. olds – Tuesday: 6:00 – 8:00 p.m. – Invitation only.

Five session Punch Cards are available for \$60 for the first family member and \$55 for each additional family member. Private lessons are available upon request, please inquire with the instructor. Drop-ins cost \$15 per session are welcome and encouraged - First one is FREE! Please call (760) 934-8989 ext. 222 for more information or to register your aspiring Gymnast!

Zumba Fitness

Party yourself into shape with Zumba® Fitness offered by Kaysie Williams from 5:30 p.m. to 6:30 p.m. at the Mammoth Lakes Community Center, 1000 Forest Trail. Cost: 10 punch-\$77.50; 5 punch-\$42.50; Drop-In rate \$10 per class and your first class is only \$5!

Recreation Events & Activities in Town...

Eastern Sierra Chamber Orchestra Presents "Clock"

On **Saturday, April 21, 2012** from 7:00 p.m. at the Cerro Coso College, the Eastern Sierra Chamber Orchestra in a free concert, led by the Felici Trio's Brian Schuldt features Joseph's Haydn timeless "Clock" Symphony and the passionate Hungarian Dance #1 by Johannes Brahms.

Great Soccer Starts Here!

Register for Mammoth AYSO fall soccer at the Mammoth High School MPR on **Thursday, May 3, 2012** from 4:00 – 7:00 p.m. AYSO is fun, safe, affordable, with trained coaches, and memories that will last a lifetime! Register your player or yourself as a volunteer parent, coach or referee. We need your Help! The cost is only \$65 per child, or \$55 for the 2nd or \$45 for the 3rd child. Fees include a new Challenger Sports uniform, team photo, great coaching, tournaments and awards! Age Divisions: U5 & U6 Coed / U8 / U10 / U12 / U15 & U19. For complete registration information, call (760) 709-2481, email: Mammothayso@gmail.com or visit www.Mammothayso.com.

Donate To Mammoth AYSO & Win A Challenger Sports British Soccer Camp!

Mammoth AYSO has committed to match dollar-for-dollar, any funds raised from the soccer community to permanently stripe the Mammoth Track synthetic soccer field, and purchase new soccer goals and nets. For every \$10 donation, receive a (1)

chance to win a week-long Challenger Sports British Soccer Camp valued at \$120, plus other great prizes! The more you donate = more chances you have to win! Join us at Shady Rest Park on **Saturday, June 2, 2012** from 9:00 AM—12:00 PM for the drawing of the FREE Soccer Camp, final registration/tryouts, and a complimentary Challenger Sports Soccer Clinic. Thank you in advance of your support, and we look forward to a terrific season of soccer!

HSTC Spring Training Camps

It's that time of year... time to train for the June Lake Triathlon! The club hosts 6-week camps every spring to help you get race ready. These coached workouts focus on fun, technique, strength, speed and power. CAMP SESSION 1 is scheduled from April 10 - May 19, 2012 (6 week camp). Two sessions per week (2-hours each session) are offered for only \$149 for HSTC & Snowcreek members, or \$199 for non-members. *Choose from either:* Tuesdays & Saturdays at 9:00-11:00am or Wednesdays 5:30-7:30pm & Saturdays at 9:00am. Sign up at Snowcreek Athletic Club.

Striders Are Running!

The High Sierra Striders (Running Club of the Eastern Sierra) have begun their Tuesday morning practices. Please visit the Striders website, www.highsierrastriders.org, for detailed information regarding training locations, workouts, races and more.

Sierra Club X-Country Ski And Snowshoe Conditioning Tours

Join the Sierra Club for conditioning tours on **April 19 and 26, 2012**. Tour typically covers 3-5 miles, and all skill levels welcome. Meet at 10:00 a.m. at the parking lot behind Mammoth Lakes Union Bank. Call John (760) 934-1767 or Mary Kay (760) 934-0355 for additional information.

Sierra Club X-Country Ski And Snowshoe Tours

Join the Sierra Club for intermediate/advanced Snowshoe Tours on **April 22, 2012**. The tour covers 5-7 miles. Meet at 10:00 a.m. at the parking lot behind Mammoth Lakes Union Bank. Call John (760) 934-1767 or Mary Kay (760) 934-0355 for additional information.

Sierra Club X-Country Ski And Snowshoe Tour In The Mono Basin

Join the Sierra Club on **Sunday, April 29, 2012** for a 5-7 mile tour of the Mono Basin. Intermediate and advanced skill levels and endurance required! Meet at 10:00 a.m. at the parking lot behind Mammoth Lakes Union Bank. Call John (760) 934-1767 or Mary Kay (760) 934-0355 for additional information.

Sports & Recreation Calendar

- On-going Gymnastics/Tumbling Program at the Community Center
- On-going Zumba Fitness at the Community Center
- On-going Men's 4 on 4 Basketball League (Mon. & Wed.)
- April 20 Spring Fest begins!
- April 21 DSES Slide-a-Thon
- April 21 MMST Mogul Bash
- April 21 Far West Speed Finals

- April 21 Volcom's Peanut Butter & Rail Jam Championships
- April 21 Eastern Sierra Chamber Orchestra Presents "Clock"
- April 22 Active Brodown Showdown
- April 22 Annual Pond Skim and Spring Fest Party
- April 22 Canyon Lodge, Eagle Lodge & Village Gondola Closing Day
- April 23 DSES Springtacular
- April 27 Fishmas Festival
- April 28 Fishing Season Opening Day
- April 28 Rossignol Summer Race Camp
- April 30 2012 Measure U Spring "Test" Applicant Presentations
- May 2 2012 Measure R Spring Award Application Period Closes
- May 3 Mammoth AYSO Fall Registration @ MHS MPR
- May 4 West Coast Invitational (WCI)
- May 7 2012 Measure U Spring "Test" Funding recommendations
- May 8 Recreation Commission Meeting
- May 9 Little Sluggers Instructional T-ball begins
- May 16 Mammoth AYSO Fall Registration @ Lee Vining Elementary
- May 17 Adult Softball Managers Meeting
- May 19 Skier X Camp with Johnny Teller
- May 25 Sierra Star Golf Course Opening Day
- May 26 Memorial Day Madness at Mammoth!
- May 26 Speed Race Camp with US Ski Team Members
- May 28 Mammoth Mountain Ski Area Closing Day
- June 2 National Trails Day
- June 2 Mammoth AYSO Fall Registration/Tryouts & a FREE Soccer Clinic @ Shady Rest Park

Public Service Announcements

California Mandates Recycling for Business and Multi-Family Residential Locations

A new State of California Bill (AB 341) directed by CalRecycle mandating commercial recycling in California goes into effect July 1, 2012. The Town of Mammoth Lakes will be providing education and outreach to help the community comply with the new regulations.

The goal of AB 341 is to increase the statewide recycling rates to 75% by 2020. Starting July 1 2012, businesses and public entities that generate four cubic yards or more of waste per week, including multi-family units of five or more will be required to recycle. The purpose of this new law is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts while expanding opportunities for additional recycling services and recycling manufacturing facilities in California.

Please use the following link for additional information provided by CalRecycle that addresses the "Frequently Asked Questions:"
<http://www.calrecycle.ca.gov/climate/Recycling/FAQ.htm>.

The Town of Mammoth Lakes (TOML), Sierra Conservation Project (SCP) and Mammoth Disposal (MD) are taking active steps to assist businesses and multi-family residences to comply with the new regulations.

Brian Robinette, owner of Sierra Conservation Project commented, "This is a big step in the right direction for recycling and diverting recyclables from our local landfills. The new regulation will give the extra incentive needed to make recycling programs a reality at all Mammoth Lakes business and residential locations."

The TOML, SCP and MD have been working together for several years to develop and grow recycling programs here in the Town of Mammoth Lakes.

Johnny Goetz, Town of Mammoth Lakes Senior Building Inspector states, "Now is a great time for local businesses to take advantage of the numerous recycling opportunities we have available in Town. Condominium complexes can also take advantage of the TOML and SCP's recycling programs which are currently providing start-up infrastructure to the complex at no cost - while supplies last."

The TOML and SCP have applied for additional grant money to continue to offset the start-up cost for multi-family and businesses here in town. Bear proof recycling containers are provided to participating condo complexes, and are serviced by SCP.

Pat Fenton, General Manager of Mammoth Disposal added, "Recycling is at the core of the company's goal of sustainability, and it's the core of our commitment to business owners and the Town of Mammoth Lakes to meet this mandate."

The following recycling programs are currently available within the Town of Mammoth Lakes:

- Commercial cardboard recycling
- Restaurant and bar programs
- Lodging and hospitality programs
- Business recycling
- Office recycling
- Residential recycling
- Aluminum, plastic, and glass
- E-Waste
- Used oil and batteries

Some of the benefits of recycling identified by CalRecycle are creating jobs in California, reducing greenhouse gas emissions, keeping valuable materials out of landfills, and creating a healthy environment for the community and future generations by recovering natural resources.

For more information regarding recycling programs and opportunities within the Town of Mammoth Lakes, contact Johnny Goetz at (760) 934-8989 ext. 244 or jgoetz@ci.mammoth-lakes.ca.us.

Town & MLFD Identify Potential Safety Issue

The Town of Mammoth Lakes Community Development Department (Town) and Mammoth Lakes Fire Department (Fire District) have identified an issue with inserted wood burning fireplace installations in town. If you have either a pellet/gas insert installation or a masonry flue/chase, these types of appliances or installations are not an issue. The issue is that wood burning inserts placed into zero clearance fireplace boxes (fireplace) with factory built metal flue pipes and wooden chases may not have adequate clearance to combustible materials (wood, plywood, and/or sheetrock behind the rock, brick, metal and/or wooden material that doesn't allow you to see on the interior surface of the fireplace façade). This issue can exist in all types of residential occupancies, from single family to multi-family projects. As a result of the clearances that may not have been met, combustible materials are igniting and several fires have resulted around town. Thus far there have been no injuries, but both the Town and Fire District feel that we cannot wait until something tragic occurs before we take necessary action. At this point both agencies are hoping to educate the town population to the concern.

The original fireplace contained fires that never obtained very high burning temperatures, due to the amount of heat that went up the flue. Once the insert was installed, the appliance burned much more efficiently causing the combustibles surrounding the original installation to be exposed to significantly greater heat levels. Another factor is the amount of use the insert is experiencing. The issue is occurring throughout town; no certain complex, no certain installer, no certain type of product, nor any other common characteristic that allows the agencies to narrow down the likely installations of concern. One complex in town had 23 of 60 units show some sign of heat damage to combustibles.

Permitted installations during the last 18 to 24 months that followed the manufacturer's installation instructions have been installed correctly. The Town and Fire District do not mean to alarm anyone, but strongly believe that this situation is serious enough to inform the public on the use and installation of these types of wood burning installations. If you need any further assistance or have any questions, please contact the Fire District at (760) 934-2300 or Town at (760) 934-8989, ex 244. For more information: <http://mammothlakesfd.intuitwebsites.com>

Transient Occupancy Tax (TOT) Frequently Asked Questions

Some of the most frequently asked questions about legal rentals and Transient Occupancy Tax (TOT) are:

1. What is a transient rental?

A transient rental is any unit that is occupied for the purpose of sleeping, lodging, or similar reasons for a period of 30 consecutive days or less in exchange for a fee or similar consideration.

2. Can I rent my unit as a transient rental?

Only some zones within the Town of Mammoth Lakes permit transient rentals. The following zones permit transient rentals:

- RMF-2 (Residential Multi-family 2)
- CL (Commercial Lodging)
- CG Commercial General)
- R (Resort, including master plan areas)
- SP (Specific Plan, including North Village and Clearwater)

This list is intended as a guide only. Although the above zones permit transient use generally, other regulations, such as those found in master plans, CC&Rs, or project conditions of approval may prohibit transient rental within a particular development. Generally, transient rental of single family homes is prohibited. A zoning map can be found on the Town's website.

3. What is transient occupancy tax (TOT)?

Transient occupancy tax, or TOT, is a 13% tax that is charged "for the privilege of occupancy of any transient occupancy facility." The tax is required to be paid to the operator of the transient occupancy facility at the time the rent is paid. It is the operator's responsibility to remit the TOT to the Town.

4. Do I need to pay TOT?

If you are renting your unit as a transient rental, even if it is only for one weekend a year, you need to pay TOT. This includes single family homes and other units that are not permitted to rent nightly, but may be doing so illegally. TOT shall be remitted for each night the unit is rented.

5. Do I need a business tax certificate?

Yes, if you are renting your unit on a transient basis.

6. Do I need a transient occupancy tax certificate?

Yes. You are required to purchase a transient occupancy certificate for each rental unit to post in your transient rental property. This is included as part of Schedule E or F in the business tax certificate application.

7. What is the difference between a business tax certificate and a transient occupancy tax certificate?

Business tax is an annual tax and is required for all business activity. The transient occupancy tax certificate is a one-time purchase that is non-transferable. This certificate is required to be posted in your transient rental unit.

8. Do I need a business tax certificate if all of my rentals are handled through a reservation company?

If all of your rentals are handled through a reservation company, most reservation companies will purchase the transient occupancy tax certificate and collect and remit the TOT to the Town. You may wish to check with your reservation company to confirm that this is being taken care of. If you rent your unit by owner in addition to renting with a property management company, you are also required to obtain a separate business tax certificate and transient occupancy tax certificate.

9. How do I apply for a business tax certificate?

The Town's website contains information regarding business tax certificates, including an application for a business tax certificate: <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=182>. Transient Rentals fall under schedule F for condominium rentals and schedule E for hotels, motels, lodges, and campgrounds. This application can be mailed back to the Town, or submitted in person. The total cost for one unit is \$118.00 (\$65.00 application fee, \$5.00 planning review fee, \$25.00 fee to rent one unit, \$23.00 TOT certificate fee). Additional costs apply for additional units. Business tax certificates are required on or before the first day business commences; penalties will apply for late filings. If you have additional questions regarding this process please contact the Finance Department at (760) 934-8989 x245.

10. Do I have a business tax certificate?

To find out if you have a valid business tax certificate on file, please contact the Finance Department at (760) 934-8989 x245 or your property management company.

11. What is illegal rental activity?

Illegal rental activity is any rental activity that is not consistent with the Town's Zoning Ordinance, or any rental activity that is not compliant with the Transient Occupancy Tax Ordinance. This can include transient rental of units located in zones that prohibit transient rentals. It can also include transient rentals in a zone where it is permitted, but when the TOT is not remitted to the Town.

12. How can I report illegal rental activity?

If you suspect illegal rental activity, you may submit an anonymous tip via the Town's TOT hotline at (760) 934-8989 x275 or on the Town's website via the Transient Occupancy Tax information page. Please include any information that you have that would substantiate the claim, along with the property address and owner's name if you have it. You may also email tot@ci.mammoth-lakes.ca.us. Note that emails are not anonymous, however, staff will do its best to keep your information private.

13. Questions & Anonymous TOT Hotline

If you have questions about TOT enforcement, or if you would like to report suspicious activity or rental advertisements please contact our anonymous hotline. The Town will follow-up on any reports submitted. The Hot Line Number is (760) 934-8989 ext. 275 or email your information to: TOT@ci.mammoth-lakes.ca.us.

Register for CodeRED

Residents of Mono County can register their cell phones to receive emergency CodeRED (reverse 911) alerts from Mono County. This is a county public service available to all Mono County residents so please tell your friends and neighbors in Mono County that they can register for this service. CodeRED announcements are for personal notification and will not replace CERT CAHAN notification. Here is how to sign register/sign up using the INTERNET:

1. Go to monosheriff.org
2. scroll down left side panel to CodeRED community notification system;
3. click on it and follow directions.

Leash Law Reminder

Mammoth residents and visitors are reminded that the Town has a leash law, and it is a violation of the ordinance to allow your dog to run loose off of your property. While budget cuts eliminated the Animal Control Officer position, the laws pertaining to controlling your pets did not change, and you can still be cited by Mammoth Lakes Police Department officers if your dog is at large. The PD is currently receiving a large number of complaints from several neighborhoods, and will be targeting patrol time in those areas when possible to apprehend loose dogs and to cite their owners. In addition to the citation fine, you could also be charged boarding fees by Mono County Animal Control if we choose to impound your dog at the Whitmore Shelter.

At-large dogs are a traffic hazard, and even the most well behaved dog can bite if provoked. If your loose animal causes a traffic collision or injures/bites someone, you would likely be liable for damages, which could add up to thousands of dollars. Please respect your neighbors, AND your pet and obey the leash law.

Carbon Monoxide Detectors Save Lives

The Town of Mammoth Lakes has launched a community outreach effort to inform community residents that on July 1, 2011 many homes will be required to install carbon monoxide detectors.

The Federal Centers for Disease Control and Prevention estimate that carbon monoxide kills approximately 500 people each year and injures another 20,000 people nationwide. In an effort to prevent these accidental deaths and injuries, the California legislature enacted SB 183 (Lowenthal) which mandates owners of dwelling intended for human occupancy to install carbon monoxide devices in existing dwelling units having a fossil fuel burning heater or appliance, fireplace, or attached garage.

CO devices must be installed in all specified single-family dwellings by July 1, 2011. All other specified dwelling units must have CO devices installed by January 1, 2013.

The Office of the State Fire Marshal (SFM) has developed a list of certified CO devices that meet the requirement specified within the Carbon Monoxide Poisoning Prevention Act of 2010.

For a complete list of currently approved devices please visit the SFM's website at http://osfm.fire.ca.gov/licensinglistings/licenselistig_bml_searchcotest.php. Under the search categories provided select Carbon Monoxide Alarms and Carbon Monoxide Detectors for a complete list of devices.

Further details contained within the Carbon Monoxide Poisoning Prevention Act of 2010:

- Owners shall install CO devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy if it is technically feasible. See the 2010 California Building Code, Section 420.4, and the 2010 California Residential Code, Section R315.
- CO devices shall produce a distinct audible alarm.
- CO devices may be combined with a smoke detector, if the combination device meets all specified SFM listing and approval requirements.
- Violation of Health & Safety Code Section 17926 is an infraction punishable by a maximum fine of two-hundred dollars for each offense.
- A local enforcement agency shall provide the property owner a 30-day notice to correct.
- Local jurisdictions are authorized to adopt ordinances requiring CO devices if the ordinance is consistent with the requirement of this bill.

For a full list of this legislation's stipulations please review the Department of Housing and Community Development's Information Bulletin 2011-01 at <http://www.hcd.ca.gov/codes/shl/infobulls/IB2011-01.pdf>.

Town Outdoor Lighting Ordinance

In 2003, the Town implemented an outdoor lighting ordinance to eliminate light pollution and preserve views of our starry skies. The outdoor lighting ordinance was adopted to encourage residents to administer a lighting system that not only promotes public safety and night-time ambiance but to maximize energy conservation. To eliminate glare and light trespass into neighboring properties and roadways, the outdoor lighting fixtures on your property should be shielded and re-

directed to shine downward or changed out to a lower wattage. More information about responsible lighting can be found at www.crlaction.org.