



Mammoth Lakes[™]
CALIFORNIA

TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT

January 1 – December 31, 2015

Prepared by:

Town of Mammoth Lakes Community and Economic Development Department
P.O. Box 1609
Mammoth Lakes, California 93546
(760) 934-8989

Approved by:

Daniel C. Holler
Town Manager

Date: March 16, 2016

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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, Office of Planning and Research, and the Department of Housing and Community Development (HCD) by April 1st of 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 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, 2015.

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EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2015 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 March 16, 2016.

This report summarizes the measures and actions associated with the implementation of all 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, Economy, and Housing. The Town's General Plan addresses all of these topics, but the elements differ in how they are titled and organized.

The Town has made significant progress in the implementation of the General Plan in 2015 through the adoption of the Housing Ordinance update and the Quality of Life Ordinance; the continued work on the Airport Layout Plan update and the environmental analysis for the Mobility Element update and the Floor Area Ratio (FAR) analysis; and the initiation of work on the environmental analysis for a new Multi-Use Facility and Ice Rink and amendments to the Lodestar at Mammoth Master Plan and the Clearwater Specific Plan. These achievements are discussed under the appropriate General Plan element section of this report.

The Town adopted the updated Housing Ordinance on June 3, 2015 and the updated Housing Impact Mitigation Fee schedule on July 1, 2015. The updated Housing Ordinance replaced the Interim Affordable Housing Mitigation Policy and Municipal Code Chapter 17.136 (Housing). The Town Council priorities for the updates included: developing a clear, easy-to-understand menu of options available for developers to utilize to mitigate workforce housing; the option to pay a housing impact mitigation fee, rather than requiring on-site housing (i.e., inclusionary housing); and to provide recommendations for housing programs and activities that could be executed with housing fees. Staff has continued working on the development of the Housing Strategy and expects to complete this work to be completed in 2016.

This report also includes information on planning applications that were initiated, completed, or underway in 2015. The Town has continued to see an increase in building permit activity since the economic downturn in 2008, and expects this trend to continue in 2016.

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2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was adopted on August 15, 2007. The Town of Mammoth Lakes' 2007 General Plan ("General Plan") was prepared using the State's 2003 General Plan Guidelines (Government Code section 65040.2). The General Plan includes the seven mandatory elements: land use, circulation (Mobility Element), conservation (Resource Management and Conservation Element; and Arts, Culture, Heritage, and Natural History Element), housing, noise (Noise Element; and Community Design Element), open space (Parks, Open Space and Recreation Element; and Parks and Recreation Element), and safety (Public Health and Safety Element). The General Plan also includes three optional elements: economy, public arts, and community character.

The 2007 General Plan did not include updates to the existing Housing, Parks and Recreation, and Noise elements. An update of the Housing Element (2010) was completed and adopted in 2014. The 2014 Housing Element is for the period of 2014-2019. An updated Parks and Recreation Master Plan (PRMP) was adopted in 2012, which replaced the previous Parks and Recreation Element (1990). The Noise Element (1997) is anticipated to be updated when feasible with Town resources. Progress was made on the adoption of the draft Mobility (Circulation) Element in 2015, and the Town anticipates completion of the associated CEQA analysis in 2016.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2015 to implement the General Plan:

- The Housing Ordinance update was adopted by the Town Council in June 2015.
- The Affordable Workforce Housing Fee Nexus Study and Housing Impact Mitigation Fee Schedule were approved/adopted by the Town Council in July 2015.
- The Development Impact Fee Study and Development Impact Fee Schedule were approved/adopted by the Town Council in July 2015.
- The Quality of Life Ordinance was adopted by the Town Council in September 2015.
- Staff began working on the environmental analysis for the Multi-Facility and Ice Rink relocation project.
- Staff worked with the Town's Police Department and other community members to design a new police station and develop a preliminary site plan for an administrative complex. The police station design was approved in early 2016 by the Planning and Economic Development Commission (PEDC).

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- Staff continued to work on the environmental analysis for the Mobility Element update and the Floor Area Ratio (FAR) analysis and expects to be completed with the work in 2016. The purpose of the FAR analysis is to determine and appropriate maximum- and minimum FAR.
- Staff continued work on the Housing Strategy and expects to be completed with the work in 2016.
- An ordinance banning single-use carry-out bags (i.e., plastic bags) was adopted by the Town Council in October 2015.
- An ordinance prohibiting the mobile delivery of marijuana in the Town of Mammoth Lakes was adopted by Town Council in November 2015.
- An ordinance to streamline and simplify the permitting for small residential rooftop solar systems was adopted by the Town Council in November 2015.
- Staff worked with the Department of Fish and Wildlife (DFW) and the Snowcreek Developer to facilitate a land donation of property within the Mammoth Creek Corridor. This property will be permanently protected via a conservation easement. The transfer of the property is expected to be completed in 2016.
- Staff continued to work with the Federal Aviation Administration (FAA) on the Airport Layout Plan update and expects to complete this work in 2016.
- A Code Compliance Officer was hired to manage code enforcement cases.
- A trails coordinator was hired to manage the implementation of the Mammoth Lakes Trail System Master Plan and other trails related projects.
- The Finance Department continued implementation of an aggressive Tax Enforcement and Revenue Collection Program.
- Staff continued working on creating an Enhanced Infrastructure Finance District (EIFD).

The Town encountered a number of challenges while furthering the goals of the General Plan:

- The departure of key planning and building personnel in 2015 led to an increased workload for the other employees.
- Competing priorities and unanticipated priorities have affected staff time spent on approved work program items.
- Poor snow conditions during the winter of 2014-15 are anticipated to result in lower than projected revenues; however, a busy summer, fall, and start of winter 2015-16 is expected to off-set some of the revenue shortfalls from the previous bad winter(s).

Even with these challenges, the Town made substantial progress in implementing the 2007 General Plan in 2015.

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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 Update

The comprehensive Zoning Code Update (ZCU), which implements the General Plan by aligning the Zoning Code more closely with the General Plan goals, policies, and actions and codifies neighborhood district plans, was adopted in 2014. The ZCU was a comprehensive update that created new commercial zoning districts and revised development standards, parking and loading standards, permit processing requirements, regulations for nonconforming uses, structures and parcels, and many other topics. In early 2015, minor amendments to the Zoning Code were adopted by the Town Council, which removed the Use Permit requirement for transient rentals within the RMF-2 zoning district, corrected minor typos, and corrected a mapping error. Additional amendments related to nonconforming uses, residential uses in the commercial zoning districts, and changes to the Water Efficient Landscape Ordinance (WELO) are expected to move forward in 2016.

Floor Area Ratio (FAR) Analysis

During the ZCU process, a proposal was made to use FAR (rather than density) to regulate the intensity of development in the commercial zoning districts. The ZCU became effective in May 2014, and per Town Council direction, staff began evaluating the implications of removing the density limitations and proceeding with a FAR standard alone as the means for regulating intensity in the Town's commercial districts. In 2015, staff worked on the Environmental Impact Report (EIR) and expects to have a draft EIR in early 2016. In addition to evaluating the environmental impacts of utilizing an FAR based system, the EIR will evaluate the potential environmental impacts of the draft Mobility Element update and the Main Street Plan.

Specific or Master Plan Amendments

During 2015, staff began working on amendments to the Lodestar Master Plan (LMP) and the Clearwater Specific Plan (CSP).

Lodestar Master Plan Amendments

Work began on the amendments to the LMP in June 2015 and will be considered by the Town Council for adoption in early 2016. The proposed amendments are specific to the Tallus Amendment Project and the Gray Bear II project and include allowances and standards for accessory structures (this applies to both the Tallus and Gray Bear II projects) and modified setback and height standards (this applies only to the Gray Bear II project). In addition to the amendments to the LMP, a

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Tentative Tract Map (TTM) and Use Permit (UPA) was approved by the PEDC for the Gray Bear II project and a TTM, UPA, and Design Review (DR) was approved by the PEDC for the Tallus Amendment project.¹

Clearwater Specific Plan Amendment

Work began on the amendments to the CSP in October 2015. The proposed amendments would allow an increase in the permitted maximum heights and the allowance for the developer to pay the current housing impact mitigation fees, rather than providing on-site workforce housing units. The PEDC provided initial comments and input on the CSP amendment through the Concept Review (CR) process in July 2015. Along with the proposed CSP amendments, the developer will be proposing modifications to the Old Mammoth Place project (TTM 09-003, UPA 09-003, DR 09-003, and ADJ 09-004).

Measure Z Initiative

The Measure Z Initiative was approved by the voters in October 2015 and amended language in the General Plan and the Zoning Code to require voter approval to alter transient rental zoning in residential neighborhoods.

Other Planning Projects

The Town worked on various planning applications in 2015 including the following: the aforementioned Gray Bear II subdivision and Tallus Amendment; Chalet Hestia; Mountainside; Design Review for Hillside Townhomes and the Town's police station; Concept Reviews for the Mammoth Hillside project and the aforementioned Old Mammoth Place amendment; and environmental analysis for the relocation of the Multi-Use Facility and Ice Rink. The Mammoth View Project, which was approved in 2011 by the PEDC and consists of a 54-room boutique hotel, 24 townhome condominiums, and 28 freestanding condominium cabin units, continues to work toward beginning construction. Additional work related to the Mammoth View project includes the undergrounding of utilities in the district, which began in 2015 and will be completed in the summer of 2016.

Lastly, the Town continues to maintain the Town's Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, and protect natural and outdoor recreational resources, and as well as monitor progress and status of build-out in the General Plan.

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."

¹ The PEDC approval of the TTM and UPA for the Tallus Amendment was appealed to the Town Council in early 2016. The Town Council will consider the appeal at the March 16, 2016 Town Council meeting.

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An important policy in this Element is to limit building height to the tree heights on site or to the top of the tree canopy if no trees exist on site (Policy C.2.X). The Town continues to evaluate proposed projects against this policy.

To implement the policies and actions of this Element, the Town continues to retain an Advisory Design Panel (ADP) and Design Review Committee that reviews site design, building massing and architecture of proposed development project. In 2015, the Design Review Committee met four times and reviewed six projects. The ADP did not meet in 2015. In addition, the Town continues to implement and revisit the Town's Design Guidelines and Color Handbook to achieve desired community design through project review and/or the entitlement process.

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 2015, the Town continued to apply the Townwide Neighborhood District Planning document, which integrated all of the neighborhood district plans into a single comprehensive document. The townwide document, as well as the individual district plans, continues to facilitate the overall planning and implementation of specific policies and actions for the various geographical areas of town. The Zoning Code Update codified the recommendations of the Neighborhood District Plans.

Circulation Element – Mobility Element

The Mobility Element in the 2007 General Plan addresses circulation and states, "Mammoth Lakes will be connected, accessible, uncongested and safe with emphasis on feet first, public transportation second, and car last." A Draft Mobility Element was completed in 2012, but due to funding limitations, California Environmental Quality Act (CEQA) review has not been completed. Staff anticipates completion of the CEQA review in 2016, thereby allowing the update of the Mobility Element to be adopted by Council.

Main Street Implementation Plan Project

In 2012, the Community and Economic Development Department received a \$165,000 Caltrans Community Based Transportation Planning grant to continue work to improve the overall transportation and land use potential of Main Street (Highway 203). The project, which began in summer 2012, will advance the recommendations of the Downtown Concept for Main Street (neighborhood district plan, completed in September 2010). The project will develop an implementation and phasing plan for "feet-first" transportation infrastructure, pedestrian and bicyclist safety, parking and business access, snow removal, and streetscape features on Main Street. The project is closely tied to the development and completion of the Zoning Code Update Commercial Zoning Chapter and is supported by the Downtown Working Group. The Final Plan was accepted by the Town Council and the Planning and Economic Development

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Commission (PEDC) in February 2014. Staff completed a Snow Management and Parking District Analysis (see below) and will use State Transportation Improvement Program (STIP) funding to begin implementation.

Streets

In 2013 and 2014, the Town continued to work with Caltrans on the relinquishment of Viewpoint Road. Viewpoint Road is currently within the Caltrans right-of-way, but is privately maintained and serves as access for the Viewpoint Condominiums development. The Town wishes to facilitate the acquisition of the road and has formed a maintenance district for maintenance of the road. The road will be improved and maintained to Town standards in 2016. The relinquishment from Caltrans is expected to be finished in 2016.

The Town continues to hold 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).

During 2014, staff worked on the plans and specifications for the rehabilitation of portions of Old Mammoth Road and Sherwin Creek Road. Sections of Old Mammoth Road were in need of repair due to asphalt deformations and drainage deficiencies. Sherwin Creek Road was paved in order to comply with an agreement with the USFS. The project included the paving of trailhead parking at the “borrow pit.” These projects were funded with local road rehabilitation dollars.

During the spring of 2014, staff prioritized the rehabilitation of the Bluffs roads based on data collected from the Pavement Management System (PMS). Repaving of Fir Street, Pine Street, LeVerne Street, and Benz Way was completed in the summer of 2014 and paid for by the Bluff’s Assessment District. These roads were sealed in 2015 using Bluff’s Assessment District funds, thereby completing the rehabilitation project.

Pedestrian Facilities and Trails

In 2014, Town Council adopted the Pedestrian Master Plan, which guides the future development and enhancement of pedestrian facilities within the Town and is intended to implement the draft Mobility Element goals, policies, and actions related to pedestrian infrastructure. Specifically, it completes Action M.8.1.2 to update the Sidewalk Master Plan. Pedestrian transportation is recognized as a vital component of the overall transportation system in Mammoth Lakes and this plan reflects two key concepts from the Mobility Element. First, the Triple-Bottom-Line where transportation balances the goals of a community’s social, economics, and natural capital, and second, this document seeks to implement feet-first transportation, which emphasizes and prioritizes non-motorized travel first, public transportation second, and vehicle last.

Also in 2014, Town Council adopted the update to the General Bikeway Plan, which provides a blueprint for making bicycling an integral part of daily life in Mammoth Lakes. This plan will guide the future development of bicycle facilities and programs in the town. Its recommendations will facilitate bicycling for transportation and recreation and help attain the goals identified in the bicycle section of the draft Mobility Element. This plan is necessary to maintain eligibility for Federal and State transportation dollars for bicycle infrastructure improvements.

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In 2011, the Town, U.S. Forest Service Inyo National Forest, and Mammoth Lakes Trails and Public Access completed the Lakes Basin Special Study (LABSS), which was a two-year grant funded transportation and recreation study of the Mammoth Lakes Basin. The project was funded by a grant from the Sierra Nevada Conservancy and will assist the Inyo National Forest and the Town in establishing a comprehensive plan for the area with the objectives of preserving natural resources and improving the visitor experience. The Town and the Inyo National Forest received a follow-up grant award from the Federal Transit Administration (Sarbanes) in 2012 to complete further environmental review, transportation planning, and capital projects in the Lakes Basin area. The Town and Forest Service began implementation in 2013 and will be completed in 2016. The Sarbanes project includes a comprehensive multi-modal transportation plan for around Lake Mary Road and a new section of trail from Pokonobe Lodge to Lake George Road.

The Trails System Master Plan (TSMP) is a comprehensive trails and public access plan that updated the Town's 1991 Trails System Plan for the area within the Town's Municipal Boundary. The TSMP was adopted in October 2011 and continued to be implemented in 2015. There will be specific efforts in 2016 to prepare NEPA documents and construction planning for trail sections in the Sherwins.

Over the last few years, the Town has been awarded a number of Federal and State funded Safe Routes to School Program grants to construct sidewalks. These sidewalk projects also include an educational component to work with the schools program to promote the benefits of walking, biking, and alternative modes of transportation.

The Middle School Connector Path project is funded by a State Safe Routes to School grant. The project will provide intersection improvements at Old Mammoth Road and Sierra Nevada Road and Meridian Boulevard and Sierra Park Road. The project will also provide pedestrian connectivity between the middle and elementary schools as well as funding to the MLPD for bicycle education programs. Due to the redesign and proposed reconstruction of the elementary school parking lot, Town staff worked with the school for a complementary alignment for the sidewalk. The project was completed in 2015. Town staff was responsible for managing construction of the parking lot and pedestrian improvements on behalf of Mammoth Elementary School.

The Waterford Gap Closure Project was awarded a Bicycle Transportation Account (BTA) grant for the construction of two 120-foot pedestrian bridges and one 25-foot bridge spanning the gap at the end of Waterford Avenue. The project was completed in 2014. Town staff continues to monitor the restoration of the riparian habitat.

The Lake George Connector Path project is funded by a Paul S Sarbanes grant and will construct a new multi-use path (MUP) along the west side of Lake Mary Road from Pokonobe Lodge to Lake George Road and the preparation of engineering design plans from Lake George Road to Lake George (no funding for construction of this section is available at this time). The project also includes the procurement of a new trolley, bus trailers, and additional transportation planning studies around Lake Mary Road. Construction of the path is scheduled for the summer of 2016. A trolley and bike trailer were purchased in 2013.

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In 2015, the Town received an Active Transportation Program (ATP) grant to close a gap in the MUP network between Mammoth Creek Park and Minaret Road. Funding for this project will become available in summer 2016. Staff will complete the required CEQA analysis prior to requesting an allocation. Staff plans to construct the project in late 2017 or early 2018.

During the latter part of 2014, Town staff has worked on reprogramming STIP funds for the construction of sidewalks along State Route 203 (SR-203) (Main Street and Minaret Road). The first phase of construction consists of a sidewalk from Mountain Boulevard to Minaret Road, the reconstruction of two retaining walls, and construction of a new bus stop. Construction is scheduled in 2016. The second phase of construction consists of a sidewalk and path from Minaret Road to the 8050 driveway with pedestrian lighting. Construction for phase 2 is scheduled in 2017. The final phase of construction serves to close the gap in pedestrian infrastructure along the frontage roads and is scheduled for construction by 2019. Sidewalks will be constructed along the northern side of SR-203 from Forest Trail to the Post Office and from Sierra Boulevard to Mountain Boulevard. A sidewalk along the southern side of SR-203 will extend from Laurel Mountain Road to Manzanita Road.

Air Service

In 2015, commercial air service included year-round daily service to Los Angeles and frequent winter service to San Diego and San Francisco. Additional flights to Las Vegas and Denver were also operated. Expanded air service is expected to result in fewer private vehicles in town, thereby supporting transit and "feet-first" goals.

A final revised Airport Layout Plan (ALP) update was conditionally approved in August 2014. The associated forecasts and Terminal Area Development Plan (TADP) have been submitted and reviewed by the FAA. Final comments from the FAA are expected in March 2016, at which point the ALP update process will be complete. Town staff is working with the FAA to initiate the process to select a qualified architecture and engineering team to prepare the preliminary design for the proposed terminal and aircraft apron in support of the environmental documentation process.

The Town continues to work towards the implementation of the Airport Capital Improvement Plan (ACIP). The general Aviation Apron was bid and awarded in 2015 and will be constructed in 2016. The final permits authorizing the installation of a new airport fence will be secured in 2016. Staff is coordinating this effort with Caltrans. Construction is subject to FAA funding, but could be authorized for FY 16/17. The Town is confident that the initial phases of the new terminal will be authorized and initiated in 2016.

Transit

The Town continues to contract with Eastern Sierra Transit Authority (ESTA) to provide community transit services, which are funded with dedicated tax increment. These services provide over 15,000 service hours annually.

Signage and Wayfinding

The Town continues to work on town-wide improvements to trail system signage and wayfinding as part of the overall transportation system. In 2011, the Town and the U.S. Forest Service Inyo National Forest installed a number of trail signs as part of the

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completion of the Lakes Basin Path project. The signs are consistent with the Trail System Signage Program that was approved as a joint effort between the Town and the Inyo National Forest. Signage and wayfinding efforts were continued throughout 2015. Projects included new signage near Waterford Avenue directing the public towards the recently completed Waterford bridge.

The Town completed the Municipal Wayfinding Master Plan in 2012, which included a complete schematic design and master plan for signage and wayfinding within the Town's urban area. The municipal program is intended to integrate with the Trail System Signage Program, directing visitors to public and private recreation, civic, commercial, and entertainment destinations. Additional engineering work was completed in 2013 and provided engineered drawings that were incorporated into the Town's Public Works Standards in early 2014. There is currently no funding for construction of these new signs, but the Town will continue to pursue grant funds when available.

Conservation Elements

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

Resource Management and Conservation Element

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

This Element supports 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. The Snowcreek Development Agreement (DA), approved by Town Council in 2010, included a requirement for permanent preservation of the Mammoth Creek open space within the project boundary. In 2015, the Town worked together with the DFW and the Snowcreek Developer to facilitate a donation of the Mammoth Creek open space parcel to the Town, and brought an item before the PEDC asking them to find the land donation consistent with the General Plan, pursuant to Government Code section 65402(a), which requires a General Plan consistency determination prior to the Town acquiring any land. The next steps in the process are to complete the draft Conservation Easement language and Land Management Plan (LMP), and request the Town Council accept the donation of the land. Once the land donation has been accepted, the Town can record a grant deed and the Conservation Easement on the property. This is expected to be completed in 2016.

In October 2015, the Town Council adopted an ordinance, which added regulations to the Municipal Code restricting the distribution of single use carry-out bags (i.e., plastic bags). This will help reduce negative impacts on the environment, including reducing the use of natural resources and energy; reducing greenhouse gas emissions; and help

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to eliminate waste in landfills, roadside litter, and pollution to lakes, streams, and soils. The plastic bag ban became effective on March 1, 2016.

An update of the Town's Water-Efficient Landscape Ordinance (WELO) was completed as part of the ZCU. The purpose of the regulations is to implement the Water Conservation in Landscaping Act, reduce water waste in landscaping, establish a structure for designing, installing, and maintaining water efficient landscapes, and to promote the effective and efficient irrigation of landscapes. In addition to the updates included in the ZCU, the Town prepared a user's guide, titled Making the Most of Every Drop to assist in the implementation of the Water-Efficient Landscape Regulations. The Town continues to work with Mammoth Community Water District to implement water conservation and infrastructure improvements to help implement the Urban Water Management Plan's (UWMP) recommendations and meet mandated efficiency goals. An update of the Town's WELO will be done in 2016 in order to bring the Town's WELO in compliance with California State's Model Water Efficient Landscape Ordinance (CA MWELo), which was updated in September 2015. Local agencies that have not adopted a WELO that is at least as effective as the CA MWELo prior to December 1, 2015 are subject to the state's model ordinance until such an ordinance has been adopted.

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 caused by wood burning and cinders placed on the 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. During the 2014-2015 monitoring season, federal PM₁₀ standards were exceeded on zero (0) days and the more stringent State PM₁₀ standards were exceeded on three (3) days. The three (3) days that exceeded the state PM₁₀ standards were a result of wildfire smoke impacts in the months of August and September. For comparison, there were two (2) days that exceeded federal PM₁₀ standards and fifteen (15) days that exceeded State PM₁₀ standards in the 2013-2014 monitoring season.

An update to the Air Quality Management Plan (AQMP) was completed in 2013, and the Town continued to implement the goals and policies of that Plan during 2015. As part of the AQMP update process, the Town and the GBUAPCD requested the EPA redesignate the Town as is 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 announced the redesignation in a Federal Register Notice in November 2015. The Town had been designated non-attainment for PM₁₀ since 1987. In addition to the redesignation, the EPA also approved the Mammoth Lakes air quality maintenance plan, which demonstrates that compliance with air quality standards can be maintained through 2030.

In 2014, the Town received funding for replacement of wood stoves and fireplaces with certified stoves, pellet stoves, or gas appliances. Funding for this program was a result of an agreement between the GBUAPCD and Los Angeles Department of Water and Power (LADWP), which provided Air District agencies, including the Town of Mammoth Lakes with funds specifically for local air pollution prevention projects. The program ended in June 2015 after all of the funding had been expended. As a result of the program, 145 new and much cleaner EPA compliant heating systems were installed

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throughout the Town, which amounts to thousands of pounds annually of wood-smoke emissions being eliminated from Mammoth's air.

The Town continues to be supportive of renewable energy resources such as geothermal. Ormat Technologies currently has two geothermal projects in the Mammoth Lakes area that are in various stages of the permitting process and the Town has provided comments and been engaged throughout the process and will continue to do so in 2015. In addition, the Town continues to work with the developers of the Mammoth View project who intend to use geothermal resources for the heating of their hotel and condominium project. There are also several homes throughout the Town that have installed ground source heat pump systems and many homes with photovoltaic (PV) installations. The Town and Mono County participate in the Home Energy Renovation Opportunity (HERO) program which provides low interest financing to make energy efficient, water efficient, and renewable energy products more affordable for homeowners. The Town and Mono County completed a feasibility study for a biomass project, which will turn green waste and forest slash into energy. The study indicated that thermal only projects were more viable, and a thermal project was scoped at a Mammoth Mountain Ski Area (MMSA) site, but it is unknown whether MMSA will pursue the project. In November 2015, the Town updated the Municipal Code to establish an expedited permitting process for small residential rooftop solar energy systems. These updates are consistent with the requirements of Government Code section 65850.5. These updates will streamline and expedite the permitting process, thereby encouraging more homeowners to pursue rooftop solar systems.

In partnership with Mammoth Disposal (MD) and Sierra Conservation Project (SCP), the Town has been working on improving waste disposal, and recycling to serve the needs of the Town and surrounding communities. In 2013, the Town reviewed various options for improving waste disposal, including the construction of a Materials Recycling Facility (MRF) and exporting the solid waste to other counties or states. The diversion rate for 2015 is not available as of March 8, 2016, but it is expected to decrease very slightly due to a small reduction in the availability of grindings from the previous year. The diversion rate average includes diversion through the transfer station, road grindings used for road rehab, and grass clippings from the golf courses and parks. The diversion rate for 2016 is expected to increase due to an anticipated increase in grindings from planned pavement projects. In addition, the Town is able to use Vons, Rite Aid, the Post Office, and Shred Pro's numbers as they backhaul their own recyclables. The Town continues to work on implementing programs that will help the Town meet California's mandated diversion rate of 50% and the state's long-term goal of 75%. In addition, the Town is continuing to work with regional partners to achieve and maintain our commitment to CalRecycle. In 2015, the Town completed a self-exemption to the provisions of AB 1826 regarding organic waste recycling. That exemption is effective until January 1, 2020, unless the State determines that ending rural exemptions will not result in a significant reduction in the disposal of organic waste.

In 2014, the Town adopted an updated Waste Management Ordinance and a new Recycling Ordinance for municipal waste. An additional ordinance to require recycling of construction and demolition materials was adopted in September 2015. This ordinance requires most construction projects to divert a minimum of 50% of the construction and demolition debris resulting from that project.

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Another valuable resource is Mammoth’s dark night skies. These starry skies continue to be preserved through the Town’s Outdoor Lighting Ordinance that requires down directed and shielded light fixtures for all existing and proposed outdoor lights. This requirement has significantly reduced dangerous glare for drivers and pedestrians as well. 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.

The Town also continues to require tree removal permits for the removal of hazardous trees and to reduce wildfire danger, which helps to maintain and preserve trees within the community in a healthy and safe condition.

The Town is an active member of the Inyo-Mono Integrated Regional Water Management Plan (IRWMP) and was awarded a grant to prepare a Stormwater Management Master Plan (SMMP) that will provide a more proactive approach to managing stormwater, improving water quality, and minimizing the risk of flooding. The SMMP is an important contributing document to the Town’s overall Capital Improvement Program (CIP) and not only helps to prioritize stormwater related improvements, but also helps guide and prioritize street improvement projects that have a stormwater component. The SMMP also includes a maintenance and operation section for more proactive, rather than reactive, storm water and storm drain maintenance provide with a GIS component. The work began in 2013 and was completed in 2015.

In addition, the California Environmental Quality Act (CEQA) requires analysis of aesthetic, air quality, biological resources, and water quality for all projects. Mitigation measures are identified to reduce impacts to these resources. The Town includes these mitigation measures as conditions of approval for development projects to protect Mammoth Lakes’ environmental resources.

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.”

The Community and Economic Development Commission has taken on the duties of the Public Arts Commission to continue to implement the Public Arts Program. The purpose of the Public Arts Fee Fund and Program is to develop and maintain a visual arts program and provide for the acquisition and maintenance of quality works of public art.

Measure R funding in the amount of \$920,800² was approved by Town Council in 2015 for the following recreation programs:

- Whitmore Track and Sports Field annual Maintenance
- Trails End Park annual Maintenance
- Equipment maintenance for Measure R equipment
- Whitmore Concession Booth

² 2015 MLR Interim Award – March 4, 2015 & 2016 MLR Interim Award – December 2, 2015

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- Volcom Brothers Skatepark project
- Multi-Use Facility roof – capital project (reserve)
- Shane’s Inspiration Playground (allocated to reserve)
- TOML ActiveNet League Scheduler
- Special event equipment

Specifically dedicated for recreation, mobility, and arts and culture, Measure U funds were appropriated in 2015 for the following activities:

- Multi-Use Facility programming
- Special event transit services
- Mammoth Lakes Arts and Cultural Center
- Arts and cultural programming
- Special event equipment
- Contract administration

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 regarding Native American Tribal consultation.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation and the Parks and Recreation Element (1990). 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 on February 1, 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and is the first step towards creating a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes’ residents and visitors. Specified in the PRMP, the parks and recreation vision is to “provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors.”

As a first step, the PRMP articulates a vision for parks and recreation, describes anticipated recreation needs, proposed general standards, and outlines a broad strategy to realize the vision. The PRMP identified several administrative recommendations that staff has been implementing throughout the year. These include the development of joint-use agreements with partner agencies (MUSD), the implementation of the web-based activity and facility reservations system (ActiveNet), a Recreation Commission prioritized major maintenance project list, and the deployment of the annual survey to capture customer satisfaction with parks and recreation activities and programs.

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To improve operational efficiencies and cost effectiveness in conducting Town business, the Recreation Commission changed their meeting time from 2:00pm to 9:00am, continued utilizing action minutes, began utilizing Agenda Action Sheets, and scheduled bi-annual workshops with the Town Council and Mammoth Lakes Recreation. The Recreation Commission's work plan also includes the administration of the Youth Sports Funding process. In 2015, with the addition of one-time general fund monies, the Recreation Commission allocated \$34,800 to local youth sporting organizations, which benefit over 1,100 youth in the community.

Based on Town Council direction to not pursue a long term lease for the Multi-use Facility with the Mammoth Unified School District at its current location, Town staff began the process to plan, design, and construct complementary Community Multi-Use Facilities at Mammoth Creek Park. The project includes three major components: a multi-use facility, complementary community center, and an accessible playground. The co-location of facilities will centralize recreation amenities providing for greater operational efficiencies with the goal of delivering expanded community-centric recreation programming. The Recreation Commission is the lead advisory body for recreation programming and established a public outreach plan called "Plan Your Park" that will be used to assess the programming needs and space alternatives of the proposed facilities. The intent of Plan Mammoth Creek Park (planMCP) is to create a recreation destination that the entire community of Mammoth Lakes will actively use, value and ultimately be proud to call their Park. The initial steps in the process include site planning and design and completion of the environmental analysis (EIR). This work is expected to be completed in late 2016.

It was a successful year for parks and recreation programs. In 2015, the department introduced age-appropriate camps for 3-5 year olds called "MiNiS. These were very popular with maximum enrollment met for the 11 scheduled camps. In summary, the department hosted 371 participants, representing a 10% increase over 2013. It should be noted that since 2010, summer camps have grown by over 55%.

The Town continued to operate and maintain all Town parks and recreation facilities in 2015, including Mammoth Creek Park, Community Center Park and Tennis Courts, Shady Rest Park, Whitmore Track and Sports Field and Pool, Ice Rink/Multi-Use Facility, and Trails End Park. The Town's ice rink/multi-use facility was operated during the 2014-2015 winter, welcoming 7,321 visitors during the three-month operation period, and the Town began actively fundraising to build a cover at the ice rink thanks to a vocal and passionate "Raise the Roof" committee. During the summer of 2015, the ice rink was utilized as a RecZone offering access to roller/inline skating, skate ramps, and a variety of other recreational activities.

Noise Elements

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

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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 has not been established.

Community Design Element

A goal of the Community Design Element is: "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects. 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.

Safety Element – Public Health and Safety Element

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

The 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. In addition, the Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snow storms.

In September 2015, the Town adopted the Quality of Life Ordinance, which is intended to ensure that transient rental use does 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 does 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

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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.

Lastly, the Town's Municipal Code continues to allow day care facilities in residential zones to encourage adequate and high quality child-care in Mammoth Lakes.

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."

In 2011, the Town initiated a significant transient occupancy tax (TOT) enforcement program. The program incorporates a substantial outreach component to inform locals and second homeowners of the Town's short-term rental regulations. The program addresses transient rentals in unpermitted zones and transient rentals in permitted zones that are not remitting the required tax. A TOT Committee was established to assist and provide direction in the Town's TOT enforcement efforts. The Town Council adopted Municipal Code revisions to facilitate this program. In 2015, the Town continued to refine and improve the TOT enforcement program, including conducting audits and assessments.

In 2013, Mammoth Lakes Tourism (MLT), with the direction of a steering committee, implemented the Mammoth Lakes Tourism Business Improvement District (TBID). This benefit assessment district was developed to help fund marketing and sales promotion efforts for Mammoth Lakes tourism businesses. The TBID will be in place for a period of five years at which time it can be renewed and expects to generate approximately \$4.7 million annually.

The continued expansion of commercial air service is anticipated to have a significant economic benefit for the town, by reducing midweek and seasonal drops in tourism and visitation. The construction of a temporary holding facility at the airport has improved the experience of those using the airport.

The Town anticipates continued work on economic development in 2016 and this remains as one of the Town Council's top priorities.

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. All Housing Elements must meet the requirements of the California Government Code sections 65583 and 65584.

The Town adopted the updated Housing Element on June 18, 2014, which was certified as compliant with State law in July 2014. The Housing Element addresses the planning period 2014-2019, and meets the two purposes identified by State law, including

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assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies, and programs. The Housing Element addresses the statewide housing goal of “attaining decent housing and a suitable living environment for every California family.” The Housing Element was found to be consistent with the other elements of the General Plan because it provides for the provision of an adequate supply of affordable, livable housing within the Town of Mammoth Lakes. Furthermore, it supports the community’s overall economic, social, and environmental goals by maintaining a local population that patronizes local businesses, promoting family stability and security, and reducing carbon dioxide (CO₂) emissions through reduction of long-distance home to work commutes.

In 2015, the Town initiated work to update the existing Housing Ordinance (Municipal Code Chapter 17.136) and establish a housing mitigation fee for all types of projects. The updated Housing Ordinance and fee was adopted in July 2015 and is in effect.

Mammoth Lakes Housing, Inc. (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. Town staff continues to work with MLH on achieving the goals of the Housing Element. Attachment 1 identifies the Town’s actions towards completion of the programs and status of the Town’s compliance with the deadlines in the updated Housing Element.

In 2015, MLH worked with the Town of Mammoth Lakes to preserve two deed restricted homes by utilizing the Revolving Loan Fund (RLF). The RLF was established in 2013 and uses a portion of the Town’s Housing In-Lieu Fee Account for the preservation of deed restricted ownership housing stock. Since that time, four homes have been preserved. The Town identified this as a priority under Housing Element program H.2.G.1.

MLH commissioned RRC & Associates in 2011 to conduct a housing needs assessment for Mammoth Lakes. Through employee and employer surveys, interviews, and trend analysis, data was collected which will be used to drive the Community Housing Strategy. The recommendations of this assessment include expanding MLH rehabilitation efforts, initiating the development of additional rental housing, exploring opportunities to better serve the Hispanic/Latino population, and exploring relaxing current restrictions on deed restricted properties, among others. Additionally, as part of the 2014 Housing Element update, the Town and MLH distributed a housing survey in both English and Spanish. The results of the survey tracked the results of the 2011 needs assessment. These studies influenced the draft Community Housing Strategy, which continues to be a priority of both the Town of Mammoth Lakes and Mammoth Lakes Housing. The Town anticipates adoption of the Community Housing Strategy by December 2016.

The Town offered a First-Time Homebuyers Assistance Program with funding available from the BEGIN, CDBG Revolving Loan Fund, and HOME Program Income Programs. Three households were assisted with these funds in 2015. MLH was awarded a \$1 million CalHome Manufactured Housing grant in 2014. One household was assisted through this program in 2015.

The December 31, 2015 balance within the Affordable Housing In-Lieu Fund totaled approximately \$227,150.

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The Town, in conjunction with MLH, submitted and was awarded a grant application under the 2014 CDBG Program Notice of Funding Availability (NOFA) for the rehabilitation of the Glass Mountain Apartments, Homebuyer Assistance, and rehabilitation of 1-4 units, for and amount totaling \$1,000,000.

REGIONAL HOUSING NEEDS

Table 2 summarizes the Town's progress towards meeting the Town's share of the Regional Housing Needs Allocation (RHNA), for the 2014-2019 Housing Element period.

Table 2: 2014-2019 Progress to Meeting RHNA

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
2014	0	0	0	0	12 ¹
2015	0	0	0	0	22 ²
Total	0	0	0	0	34
RHNA 2014-2019	8	9	12	14	31
<i>Net Remaining</i>	<i>8</i>	<i>9</i>	<i>12</i>	<i>14</i>	<i>-3</i>

¹ In 2014, all of the Above Moderate units constructed were non-deed restricted market rate units.

² In 2015, all of the Above Moderate units constructed were non-deed restricted market rate units.

Additional efforts will need to be focused on the production of housing, particularly for extremely-low, very-low, low, and moderate income residents, in order to achieve the Town's fair share of the regional housing needs.

The Town continued to direct resources to housing in 2015, particularly the allocation of in-lieu housing funds, and a portion of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's local affordable housing non-profit. MLH has used these funds to leverage additional State and Federal grant funds to construct and acquire affordable housing units, to provide down payment assistance to qualifying households, to preserve the existing deed restricted housing stock, and to provide assistance to qualified families to find and move into affordable housing units.

**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.

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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. One area identified for improvement is the Zoning Code, which has been updated since adoption of the General Plan update in 2007.

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

- Modify the Municipal Code (MC) to incorporate General Plan Policy L.2.D, allowing additional density bonuses for deed-restricted housing projects, and SB 2 pertaining to emergency shelters and transitional housing (H.1.D.1 and H.1.F.2).
- Adopt a resolution waiving application processing fees for developments that include affordable to extremely low-income households (H.4.B.1).
- Amend the MC to allow residential care and assisted living facilities, licensed group homes, and small residential care facilities (H.4.C.1 and H.4.C.2). Adopted in May 2014.
- Amend the MC to clarify that manufactured housing is permitted in all residential zones (H.4.C.3). Adopted in May 2014.
- Allow additional types of secondary housing units within single family residential zones (H.4.D.1). Adopted in May 2014.
- Monitor the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA (H.4.E.1).
- Amend the Town's parking standards to allow reduced parking standards for affordable, infill, and mixed use housing (H.4.E.3).

In addition, the Housing Element identifies completion of the comprehensive Zoning Code Update as a key action. The Zoning Code Update was adopted in 2014 and helped to reduce regulatory constraints to housing development by ensuring that the Zoning Code is consistent with the General Plan, reducing ambiguity and making for a more efficient review process.

The Housing Element also includes an action, H.2.B.1, to amend the Zoning Ordinance in keeping with the interim housing mitigation policy, which was adopted in November 2009. In July 2015, the Town adopted a new housing mitigation policy, which removed the requirement for inclusionary housing and allows developers to choose a desired method for housing mitigation. Options for mitigation, all of which are considered equivalent, include a housing mitigation fee, on-site housing, off-site housing, and conveyance of land. In coordination with the updated housing ordinance, housing mitigation fees were reduced.

A complete summary of the Town's progress to achieving the programs identified in the Housing Element is included as Attachment 1.

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PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2015. A detailed list of application requests is attached (Attachment 2).

Table 3: 2014 Planning Applications

Table 1				
Application Types	Requests	Approved ³	Denied	In Process
General Plan Amendments (GPA)	2	1	0	1
District Zoning Amendments (DZA)	2	0	0	2
Zoning Code Amendments (ZCA)	2	2	0	1
Use Permit Applications (UPA)	3	2	0	2
Tentative Tract Maps (TTM)	4	2	0	2
Tentative Parcel Maps (TPM)	0	1	0	0
Variances (VAR)	1	1	0	0
Design Reviews (DR)	4	4	0	1
Administrative Design Review (ADR)	6	6	0	0
Lot Line Adjustments (LLA)	0	0	0	0
Concept Reviews (CR)	2	NA	NA	0
Adjustments (ADJ)	3	4	0	0
Administrative Permits (AP)	2	2	0	0
Building Permits (BP)	654	587	8 (withdrawn)	80
Code Compliance Cases (CC)	137	NA	NA	NA
TOT Compliance Cases	83	NA	NA	NA
Sign Permits (SP)	17	17	0	0
Tree Removal Permits (TRP)	37	36	1	0
Outdoor Sales Permit (OS)	1	1	0	0
Business Tax Certificates (BTC)	207	201	6 (denied)	18

³ Approved list includes projects from previous years approved in 2015 by the PEDC

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LOOK AHEAD - MAJOR PROJECTS IN 2016

The Town of Mammoth Lakes anticipates a busy 2016 completing significant work programs and projects that will further implement the 2007 General Plan:

- Floor Area Ratio / Density Analysis in Commercial Zones and environmental review
- Completion of environmental review and adoption of the Draft Mobility Element
- Adoption of the Housing Strategy
- Continue to work on the Old Mammoth Place Amendment
- Facilitate parking improvements in the North Village area
- Work on completing a grant funded affordable housing project to improve the Glass Mountain Apartments
- Site design and environmental analysis for Mammoth Creek Park West (Multi-Use Facility and Ice Rink, Community Center, and accessible playground)
- Begin construction of the new Town of Mammoth Lakes Police Station
- Update of the Sign Code
- Continued work on an Enhanced Infrastructure Financing District (EIFD)
- Continue administering CDBG grants in conjunction with MLH and IMACA
- Update the Municipal Code to be consistent with the DIF study/fees approved in 2015
- Economic development activities
- Continuation of the TOT Enforcement Program
- Continue implementation of the Quality of Life Ordinance
- Implementation of a new permit system, including an online portal
- Airport Terminal Planning and Environmental Review
- Municipal Trails Signage and Wayfinding
- Code Compliance
- Permit Processing
- Transit stop improvements
- Grant funded sidewalk and trails projects

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ATTACHMENTS

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Attachment 2: Detailed List of Planning Application Requests

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶						22					
(10) Total by income Table A/A3 ▶ ▶							0				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	22					22	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes
Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	17	0									17
	Non-deed restricted											
Low	Deed Restricted	12	0									12
	Non-deed restricted											
Moderate	Deed Restricted	14	0									14
	Non-deed restricted											
Above Moderate		31	12	22							34	-3
Total RHNA by COG. Enter allocation number:		74										
Total Units ▶ ▶ ▶			12	22							34	40
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes
Reporting Period 1/1/2015 - 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1	Maintain an up-to-date GIS database.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	Provide annual reporting on the Town's progress to meeting the Housing Element.	On-going	This table, included with the annual planning report provided to the State Department of Housing and Community Development, is how the Town reports and tracks progress.
H.1.A.3	Ensure Master Plan/Specific Plan updates provide development capacity and policy to meet housing needs.	On-going	As master plans and specific plans are processed, the Community & Economic Development Department, Planning & Economic Development Commission, and Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1	Study exemption from density and FAR calculations for required on-site affordable and workforce housing.	31-Dec-15	This was studied as part of the Housing Ordinance Update, and the Town determined that it was not appropriate to include in the updated Housing Ordinance, especially due to the current FAR work underway.
H.1.B.2	Encourage housing development as part of infill and mixed-use projects in Commercial Zones	On-going	The Commercial Zones allow mixed-use projects and workforce housing.
H.1.C.1	Amend the Housing Ordinance to incorporate General Plan Policy L.2.D. allowing additional density bonuses for deed-restricted housing projects.	31-Dec-14	This has been incorporated into Housing Ordinance (17.136.050.D).
H.1.D.1	Develop criteria, standards, and thresholds for assessment and approval for Alternative Housing Mitigation Plans.	31-Dec-14	The Housing Ordinance provides a menu of options that a developer can choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance.

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H.1.E.1	Continue to apply zoning standards that allow for special needs housing.	On-going	The Town is continuing to apply these zoning standards.
H.1.E.2	Identify outstanding housing needs, available housing that meets those needs, and consider a program to fill cost gap for persons with developmental disabilities.	31-Dec-14 and on-going	The Town will work with Mammoth Lakes Housing, Inc. and Kern Regional Center to complete this action item.
H.1.E.3	Implement an outreach program for housing and services available for persons with developmental disabilities.	31-Dec-14 and on-going	The Town will work with Mammoth Lakes Housing, Inc. and Kern Regional Center to complete this action item.
H.1.E.4	Ensure equal access to housing for persons with disabilities.	On-going	The Town ensures this through implementation of Municipal Code 17.80, Reasonable Accommodation.
H.2.A.1	Dedicate 1 percentage point of TOT revenues to fund housing programs.	On-going	While the Town Council annually dedicates TOT revenues to fund housing programs, in 2015 less than one percentage point was committed to fund housing programs.
H.2.A.2	Pursue grant funds to support housing programs, in particular funding for ELI households.	On-going	The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. A HOME grant was awarded in 2014 for first time homebuyer assistance and rehabilitation. A CDBG grant was awarded in 2014 for upgrades to the Glass Mountain Apartments, and homebuyer assistance and single unit rehabilitation.
H.2.A.3	Develop and adopt a Community Housing Strategy.	31-Dec-14	The Draft Housing Strategy is anticipated to be adopted in 2016.
H.2.A.4	Implement a program to monitor construction and rehabilitation of housing to meet ELI population needs.	31-Dec-15	There are currently no ELI construction or rehabilitation housing units in process.
H.2.B.1	Develop and adopt an amended Housing Ordinance.	31-Dec-14	Adopted in June 2015.

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H.2.D.1	Work with Mammoth Lakes Housing 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.	31-Dec-15	Incorporated into the Draft Housing Strategy
H.2.E.1	Study potential strategies to encourage upgrades of existing multi-family rental properties, including code enforcement.	31-Dec-15	CDBG grant funding was awarded in 2014 to assist in the financing of rehabilitation of 1 - 4 unit properties. The grant is managed by MLH. Additional strategies incorporated in Draft Housing Strategy
H.2.G.1	Work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units.	31-Dec-15	A new deed restriction has been implemented that helps to alleviate some of the problem caused by the previous versions. A Revolving Loan Fund using a portion of the Town's Housing In-Lieu Fee Fund has been successfully used to buy back deed restricted units.
H.2.G.2	Continue to work with Mammoth Lakes Housing and the Revolving Loan Fund (RLF) to assist in buying back existing deed-restricted units.	31-Dec-15	Two units were preserved through the RLF in 2015.
H.2.H.1	Use 2011 Housing Needs Assessment to target efforts aimed at increasing housing for seasonal employees.	On-going	
H.3.A.1	Work with Mammoth Lakes Housing, Inc. to develop and adopt minimum design and livability standards for affordable and workforce housing units.	31-Dec-14	Adopted concurrently with the Housing Ordinance in May 2015 (Resolution 15-14).
H.4.B.1	Adopt a resolution waiving a proportion of the application processing fees for developments in which at least 5% of units are affordable to ELI households.	31-Dec-15	Not yet completed.

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H.4.E.1	Monitor the Town's DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA or housing objectives.	31-Dec-14 and on-going	An updated DIF schedule was adopted in 2015, which resulted in lower fees.
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.	31-Dec-14 and on-going	This information continues to be provided and available through both the Town and MLH websites and at the respective offices.
H.5.C.1	Establish a process to address fair housing complaints and inquiries.	31-Dec-14 and on-going	The Town and MLH established a process to address fair housing complaints and inquiries in 2014.
H.6.B.1	Town will enforce State Green Building Code requirements.	On-going	The Town is enforcing the California Building Code requirements.
H.6.C.1	Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes.	On-going	A HOME grant was awarded in 2014 for first time homebuyer assistance with or without rehabilitation. The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing. IMACA's Weatherization Program was operational in 2015.

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General Comments:

Attachment 2: Detailed List of Application Requests

- A. Adjustments –
 - a. ADJ 15-001: Mountainside - Increase of 10% of the maximum allowable height; approved 6/2015.
 - b. ADJ 15-002: 845 Majestic Pines - Decrease of 20% of the required side yard setback; approved 6/2015.
 - c. ADJ 15-003: 141 Mammoth Knolls - Decrease of 20% of the required street side yard setback; approved 10/2015.

- B. Administrative Permits –
 - a. AP 15-001: Mobile vendor permit for Eastside Wide; approved 7/2015.
 - b. AP 15-002: Mobile food vendor permit for Sierra Smoke Shack; approved 7/2015.

- C. Administrative Design Reviews –
 - a. ADR 15-001: Snowcountry Condominiums exterior remodel; approved 5/2015.
 - b. ADR 15-002: Mammoth Green Condominiums Re-Paint; approved 5/2015.
 - c. ADR 15-003: Single-Family Residence in the Juniper Ridge Subdivision; approved 7/2015.
 - d. ADR 15-004: Mammoth Community Water District storage building; approved 8/2015.
 - e. ADR 15-005: Nordica Condominiums Re-Paint; approved 7/2015.
 - f. ADR 15-006: St. Anton Condominiums Re-Paint; approved 8/2015.

- D. Building Permits and Certificate of Occupancy - A total of 654 building permits were submitted in 2015.

- E. Business Tax Certificates – A total of 207 business tax certificates were applied for in 2015.

- F. Concept Reviews –
 - a. CR 15-001: Old Mammoth Place Amendment; completed 8/2015
 - b. CR 15-002: Hillside Project Amendment; completed 10/2015

- G. Code Compliance – A total of 137 code compliance complaints and violations were submitted in 2015, including: trash spills, unpermitted signs, illegal lighting, unpermitted construction, un-secured abandoned buildings, hazardous dead trees, and other public nuisances.

- H. Design Review –
 - a. DR 15-001: Mountainside - Design review for a 16-unit townhome project; approved 6/2015.
 - b. DR 15-002: Tallus - Design review for a 20-unit townhome project; approved 2/2016 (appealed).
 - c. DR 15-003: Hillside Townhomes - Design review for a duplex in the North Village; approved 7/2015.

- d. DR 15-005: TOML Police Station – Design review for a new police station; approved 1/2016.
- I. District Zoning Amendments –
 - a. DZA 15-001: Lodestar Master Plan Amendment; ongoing
 - b. DZA 15-002: Old Mammoth Place Amendment; ongoing
- J. Outdoor Sales Permits – 1 outdoor sales permits were submitted and approved in 2015.
- K. Sign Permits – 17 sign permits were submitted and approved in 2015 (9 were for temporary signs).
- L. Time Extension Requests –
 - a. TER 15-001: Three-year time extension for AP 09-004, Snowcreek Golf Clubhouse; approved 2/2015.
 - b. TER 15-002: Six-year time extension for TPM 11-001, 70 Carter St.; approved 2/2016.
 - c. TER 15-003: Five-year time extension for TTM 36-235, Mammoth Hillside Project; approved 12/2015.
- M. Tentative Tract Maps –
 - a. TTM 15-001: Mountainside – 16-unit townhome project; approved 6/2015.
 - b. TTM 15-002: Tallus – 20-unit townhome project; approved 2/2016 (appealed).
 - c. TTM 15-003: Gray Bear II – 32-lot single-family transient home subdivision; approved 1/2016.
 - d. TTM 36-235 Amendment: Amend conditions of approval; approved 12/2015.
- N. TOT Code Compliance- During 2015, 83 TOT cases were initiated.
- O. Tree Removal Permits – 37 tree permit applications were submitted. 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 hazardous.
- P. Use Permit Applications –
 - a. UPA 15-001: Mountainside – 16-unit townhome project; approved 6/2015.
 - b. UPA 15-002: Tallus – 20-unit townhome project; approved 2/2016 (appealed).
 - c. UPA 15-003: Gray Bear II – 32-lot single-family transient home subdivision; approved 1/2016
- Q. Variances
 - a. VAR 15-001: Mountainside – Reduction of front yard setback and increase in building height; approved 6/2015.

- R. Zoning Code Amendments –
 - a. ZCA 15-001: Housing Ordinance update; approved 6/2015.
 - b. ZCA 15-002: Floor-Area Ratio analysis; ongoing