



Town of Mammoth Lakes

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Town News

Week of May 7, 2012

News from the Town Manager

Town Council Meeting – May 16

The next meeting of the Town Council will be held on Wednesday, May 16, 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.

Town Invites Community To Participate in Continued Discussions of Town Finances and MLLA Judgment – May 8

The Town of Mammoth Lakes announced on April 18, 2012 its intention to continue a series of public discussions, started in February 2012, to update and engage the community on the issues related to the Town's finances and the \$43 million judgment held by Mammoth Lakes Land Acquisition (MLLA).

To date, the Town has held several public presentations on matters related to the Town's finances, the MLLA judgment and settlement negotiations, along with the recently initiated mediation process. The most recent discussion was held on April 18, 2012. During that meeting, Town staff presented to the community the composition of the Town's budget, an update on the Town's finances, including a budget gap of \$1 million estimated for Fiscal Year 2011-2012, and a baseline shortfall of \$2.9 million projected for Fiscal Year 2012-13, including a draft schedule of future public discussion regarding these matters.

The Town will hold its next public meeting on Tuesday, May 8, 2012, at 6:00 p.m. in the Town Council Chambers, Suite Z on the second floor of the Minaret Village Mall.

The purpose of the meeting is to provide the current status of the Town's mediation with creditors, expand on the budget summary information presented on April 18, 2012, and provide additional details on where the Town gets its money and how it spends it, and finally, begin a community discussion of the Town's spending priorities for Fiscal Year 2012-13.

Most importantly, the Town plans to engage the community in the discussion of the necessary balancing measures that will be required to achieve a balanced budget and generate funds for MLLA and other creditors. In addition, we encourage residents to inform Town Council what services are most important to them, and what services they believe are needed to maintain our status as a premier year-round resort community.

We urge all residents of the Town of Mammoth Lakes to attend these meetings.

To receive additional information or if you have any questions, please contact the Town Manager's Office at (760) 934-8989, extension 223.

Calls for Service/Officer Observations

137, including 1 business/building check

Crime Incident Reports

24 reports, including 6 arrests

Traffic Stop/Citations/Traffic Collisions

25 stops; 5 citations; 13 parking citations; 0 skate park citations; 2 collisions

Animal Control Incidents

3 incidents; 0 reports

Wildlife

2 calls; 1 report

Projected Average Resort Occupancy

Friday, May 4, 2012 - Saturday, May 5, 2012 = 21%
(22% same weekend in 2011, down 1% in 2012)

Sunday, May 6, 2012 - Thursday, May 10, 2012 = 13%
(15% same midweek in 2011, down 2% in 2012)

Twitter

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

Community Development

TOT Enforcement and Revenue Collection Update – May 4

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-monthly 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.
- Public outreach is continuing regarding assessments and advising property owners to pay any unpaid or past due TOT to avoid the assessment process.

What's New?

- The Town has received approximately **\$70,000** in new TOT revenues since the TOT Enforcement and Revenue Collection program began last August!
- **TOT Violation & Collection Activity as of Friday 4/27/12** - 178 total enforcement cases (up from 172 prior report)
 - 9 New cases (opened in the last two weeks)
 - 90 Closed cases (cases are periodically monitored to ensure continued compliance)
 - 64 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
 - 79 Open Cases
 - 36 cases under investigation and/or notice of violation letters in progress
 - 28 notice of violation letters issued, awaiting reply by responsible party
 - 15 cases administrative citation letter issued, awaiting reply and abatement
 - 84 New Business Tax Certificates (Since August 8, 2011), last updated April 6, 2012

- The Mammoth Lakes Board of Realtors is revising the real estate disclosure form consistent with the California Association of Realtors recommendations.
- **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/>
- **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.

Closure of US Highway 395 – High Point Curve Correction Project – May 3

The California Department of Transportation (Caltrans) has scheduled night closures of US Highway 395 in Mono County near Topaz Lake from 1.0 mile north of SR 89 to 0.6 miles south of the Nevada State line as part of a \$17.2 million road realignment and retaining wall project. The first road closure of US 395 will begin at 7:00 pm on May 3rd and end at 7:00 am on May 4th. Road closures will continue for 14 nights. The last road closure will begin at 7:00 pm on May 16th and end at 7:00 am on May 17th. A signed detour between Holbrook Junction (US 395 and Nevada State Route 208) and Bridgeport (State Route 182) is available during the night closures. State Route 89 over Monitor Pass will stay open for passenger vehicle traffic (weather permitting).

Closure Dates: NIGHT ONLY CLOSURES From Thursday May 3rd, 2012 7:00 pm to 7:00 am of the 4th through May 16th, 2012 at 7:00 pm to 7:00 am of the 17th.

After May 17, 2012, one way traffic control will be in effect until October.

For the safety of the construction crew and motorists, please be attentive to closures, slow for the cone zone, and move over one lane where possible.

About the Project

This project intends to improve safety along 1 mile of US 395 by realigning horizontal and vertical curves, expanding the shoulder width from 2 to 8 feet, and reducing rockfall. The location of the project is adjacent to Topaz Lake, between the highway's junction with State Route 89 and the California-Nevada border, post mile 118.7 to 119.6. This \$17.2 million project, which will be completed in October 2012, will provide a safer travel experience for motorists. The contractor is Disney Construction, Inc of Burlingame, CA.

Closure for Highway 120 East - Pavement Rehabilitation Project – May 7

The California Department of Transportation (Caltrans) plans to close Highway 120 East as part of a \$3.5 million pavement rehabilitation project. The Highway will be closed for 8 miles from Adobe Ranch Road to 22 miles east of Hwy 395. Traffic is requested to detour via Benton Crossing road.

Closure Dates: Monday, May 7, 2012 6:00 am thru May 24, 2012 5:00 pm.

After May 24, 2012, one way traffic control will be in effect until early July. During this time the roadway will have a non-paved traversable surface. Two-way traffic will be available during weekends and holiday periods. For the safety of the construction crew and motorists, please be attentive to closures, slow for the cone zone, and move over one lane where possible.

About the Project: This project is a Cold Foam In-Place Recycling pavement rehabilitation which consists of pulverizing the existing asphalt concrete pavement and a portion of the underlying granular base to a maximum depth of 12 inches, mixing with a foamed paving asphalt, grading and compacting the recycled mixture, and overlaying the recycled surface with a new layer of hot mix asphalt (HMA).

This \$3.5 million project, which will be completed in July 2012, will extend the life of the pavement, reduce maintenance costs and closures, and provide a smoother ride for motorists. The contractor is Qualcon Contractors, Inc. of Minden, Nevada.

Community News

Sonora Pass (State Route 108) Open

The California Department of Transportation (Caltrans) has removed the packed winter snow, cleared the debris and made the necessary repairs to open State Route 108 over Sonora Pass. The diligent work of Caltrans crews enabled the opening of the passes for motorists who utilize these routes.

Caltrans crews responsible for the pass openings extend their best wishes for safe summer traveling to those who enjoy the recreational opportunities this part of California has to offer. For the latest in highway information please call our Road Condition Hotline at 1-800-427-ROAD (7623).

11th Annual West Coast Invitational

The West Coast Invitational is back for the 11th year from May 4-5, 2012. This time the biggest Spring contest in the world mixes it up with a rare late season big air contest under the lights at Canyon Lodge. The first-of-its-kind format will team up a skier and snowboarder together to work their way through the big air bracket as they chase a piece of the \$15,000 purse!

Kicking off the evening will be the annual Eddie Wall Ride Invitational. Eddie and his friends will have a jam session in the hike park below the jump. It's all for fun but the winners will be walking away with great prizes from Apple. While all the action goes down in front of your eyes, your ears will be treated to the sounds of The Ragged Jubilee, performing live.

Not only can you watch the best skiers and snowboarders, but you can be a part of the action in the Hike Park! Adjacent to the main stage of the big air jump will be a variety of rail features for all abilities. Check out the Hike Park for free, get your picture taken by a professional photographer and show it off to your friends to prove you rode in the WCI! After the contest, all you have to do for a nightcap is stroll into Canyon Lodge, where the annual WCI concert will have you partying to the sounds of Rye Rye, and wishing the snow season would never end! Tickets to the show are free! Visit www.MammothMountain.com for all the details, schedule and list of riders.

Celebrate The First 50 Days Of Fishing Season!

Trout season is in full swing and is starting strong with warm temperatures and big hungry fish. It's the "50 Days of Fishmas" in Mammoth Lakes until Monday, June 18, 2012. Don't forget to purchase your tickets for a chance to win a 14 foot Klamath Deluxe S Boat, Honda 8 marine HP motor, and an EZ Loader trailer. Visit EasternSierraFishing.org for all the details.

Chamber Music Unbound Presents "Spring Breeze" – May 12

On Saturday, May 12, 2012, from 7:30 p.m. at the Cerro Coso College, Chamber Music Unbound presents The Felici Piano Trio and guest Roland Kato, viola, in a concert entitled "Spring Breeze." Music by Mozart, Mahler and Fauré. Tickets (\$25 Adult, \$17 Senior) are available online (www.ChamberMusicUnbound.org), at the Booky Joint, the Inyo Council for the Arts, or at the door on concert nights.

Chix on Stix! – May 18

Supported by Luna Bar and hosted by Stacey Cook and Friends, Chix on Stix is dedicated to connecting women through the love of sports, good health and the outdoors. Join U.S. Ski Team racer Stacey Cook for a weekend (May 18-20) of fun and learning on the mountain, plus spend some quality time with your new friends off the slopes with fun cooking classes, yoga and the Luna Film Festival. Sorry guys - this exclusive event is for ladies only!

Spring Race Camps

Perfect your racing skills with expert coaching from world-class ski racers! Join US Ski Team members Stacey Cook, John Teller, Steven Nyman and TJ Lanning this Memorial Day Weekend for the Speed Racing Camp, where you'll focus on the technique and tactics of the speed skiing disciplines. Join X Games Gold Medalist John Teller May 19 & 20 to hone your head to head racing chops at the Skier Cross Camp.

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, 2012 at the Mammoth Elementary School. Cost is \$36/child.

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.

Mountain-Bike Camp - June 22

Join the Recreation Department staff and local pro bike-shop riders in this intensive three-day (Wednesday–Friday) camp from **June 20–22, 2012**. We'll bike all over Mammoth (and Mammoth Mountain Bike Park). For ages 9-13 years old, the fee is only \$126/\$105 Early Bird if you register at least 10 day in advance. Register at the Recreation Department Office or call (760) 934-8989 ext. 222 for information.

U.K. International Soccer Camp: Session 1 – June 25

Professional British soccer coaches will once again host these popular camps. Coaches provide a safe, educational, and FUN program for ages 4–16 years old. The first 5-day session begins **Monday, June 25, 2012**. The cost is only \$105 for weekly morning sessions (\$35 per day), or \$165 for weekly full-day sessions (\$45 per day). Register at the Recreation Department Office or call (760) 934-8989 ext. 222 for information.

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...

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.

Sports & Recreation Calendar

- On-going Gymnastics/Tumbling Program at the Community Center
- On-going Zumba Fitness at the Community Center
- May 4-5 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 18 Chix on Stix!
- May 18 Sierra Star Golf Course Opening Day
- May 19 Skier X Camp with Johnny Teller

- May 21 Whitmore Pool Opens for Public Lap Swim
- 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 & FREE Soccer Clinic @ Shady Rest Park
- June 20 Mountain Bike Camp
- June 25 UK International Soccer Camp, Session 1

Public Service Announcements

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/>

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/licenselisting_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.