



## AGENDA

### Mono County and Town of Mammoth Lakes Liaison Committee Regular Meeting

Friday, January 14, 2022  
1:00 p.m.

Via Zoom - <https://monocounty.zoom.us/j/89932929480>

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. The agenda may be found online here:  
<https://www.townofmammothlakes.ca.gov/593/Town-Council-Liaison-Committees>

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 which amends certain requirements of the Ralph M. Brown Act. Public comments can be submitted to the Town Clerk at [clerk@townofmammothlakes.ca.gov](mailto:clerk@townofmammothlakes.ca.gov) before the meeting or via Zoom by using the Raise Hand feature. All comments will be limited to a speaking time of five minutes.

#### Zoom Information

<https://monocounty.zoom.us/j/89932929480>

Meeting ID: 899 3292 9480

One tap mobile

+16699006833,,89932929480# US (San Jose)

+12532158782,,89932929480# US (Tacoma)

**Members:** Town of Mammoth Lakes: *Dan Holler, Kirk Stapp, Lynda Salcido (Sarah Rea Alternate)*  
Mono County: *Bob Lawton, Stacy Corless, Jennifer Kreitz (Rhonda Duggan alternate)*

1. Call to order
2. Selection of Chair, Vice Chair and Secretary
3. **Approval of Resolution R22-01** – A RESOLUTION OF THE TOWN OF MAMMOTH LAKES /MONO COUNTY LIAISON COMMITTEE STATE OF CALIFORNIA, MAKING FINDINGS TO ALLOW THE COMMITTEE TO MEET VIRUTALLY DURING THE COVID-19 PANDEMIC DECLARED EMERGENCY.
4. Public comment
5. Purpose of the Town/County Liaison Committee and introductions of members and staff
6. Town/County Updates:
  - A. Update on community workforce housing programs
  - B. Update on Joint Communications and Dispatch Services
  - C. Update on Proposed County Office of Emergency Services
  - D. Update on Solid Waste and related services
7. Discussion on Joint meeting between County Board of Supervisors and Town Council, Topics and Date
8. Discuss Liaison Committee meeting schedule for 2022
10. Next Liaison Meeting Date and Topics
11. Adjournment

**RESOLUTION NO. 22-01**

**RESOLUTION OF THE TOWN/COUNTY LIAISON COMMITTEE  
STATE OF CALIFORNIA, MAKING FINDINGS TO ALLOW THE COMMITTEE TO MEET VIRUTALLY  
DURING THE COVID-19 PANDEMIC DECLARED EMERGENCY**

**WHEREAS**, the Town of Mammoth Lakes and Mono County supports transparency in government, and meetings of the Town Council and Board of Supervisors and other legislative bodies of the Town and County are conducted in compliance with the Brown Act (Government Code Section 54950 et seq), so that members of the public may attend, observe, and participate; and

**WHEREAS**, Government Code Section 54953(e) is a provision of the Brown Act establishing special rules that apply under specific circumstances to meetings of local government legislative bodies that are conducted remotely via teleconference; and

**WHEREAS**, using the special rules will facilitate continuing to conduct meetings remotely during the COVID-19 pandemic; and

**WHEREAS**, the Liaison Committed of the Town of Mammoth Lakes and the Mono County Board of Supervisors does hereby find that allowing for conducting public meetings virtually will support social distancing and reduce the potential risk to the public, elected officials, and employees to be infected by or to spread COVID-19; and

**WHEREAS**, a required condition for the use of the Section 54953(e) rules is the existence of a state of emergency declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the State caused by conditions as described in Government Code Section 8558; and

**WHEREAS**, an additional required condition is that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, the Governor of California declared a Statewide state of emergency due to the COVID-19 virus on Wednesday, March 4; and

**WHEREAS**, on March 15, 2020 the Mono County Health Officer declared a local health emergency, including finding “that there is an imminent and proximate threat to public health from the introduction of COVID-19 in Mono County;” and

**WHEREAS**, the Mono County Director of Public Health has issued a memorandum recommending that social distancing be used as one means of reducing the spread of COVID-19; and

**WHEREAS**, the Town/County Liaison Committee does hereby find that the Committee shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as authorized by subdivision (e) of Section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953.

**NOW, THEREFORE, BE IT RESOLVED** that the recitals set forth above are true and correct and are incorporated into this resolution by this reference; and

**IT IS FURTHER RESOLVED** that the Town/County Liaison Committee hereby declares a State and County emergency exists due to the existence or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within Mono County including the Town of Mammoth Lakes due to the COVID-19 virus; and

**IT IS FURTHER RESOLVED** that the Mono County Director of Public Health has issued a memorandum recommending the continued use of social distancing as a means to reduce the spread of COVID-19, and that the COVID-19 state of emergency impacts the ability of the Town Council to safely meet in person; and

**IT IS FURTHER RESOLVED** that the Town/County Liaison Committee finds the use of virtual meetings, as provided for under AB 361 as approved by the State Legislature and signed by the Governor, is a prudent and safe means to conduct the Town's business respecting the recommendation to use social distancing as a precaution to reduce the spread of COVID-19; and

**IT IS FURTHER RESOLVED** that the Town and County staff and legislative bodies are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption and that the Town/County Liaison Committee may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

**APPROVED AND ADOPTED THIS 14<sup>th</sup> day of January 2022.**

---

Chair

ATTEST:

---

Secretary

I, \_\_\_\_\_, Secretary for the Town/County Liaison Committee, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Resolution No. R22- 01 adopted by the Town/County Liaison Committee at a meeting thereof held on the 14<sup>th</sup> day of January 2022 by the by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFICATION:

\_\_\_\_\_  
Secretary



# MONO COUNTY HEALTH DEPARTMENT

## Public Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284

P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

To: Board of Supervisors

From: Bryan Wheeler, Director of Public Health

Re: Recommendation regarding Social Distancing and Virtual Meetings

Both Mono County “covering” Health Officer Dr. Rick Johnson and I strongly recommend that physical/social distancing measures continue to be practiced throughout our Mono County communities, including at meetings of the Board of Supervisors and other County-related legislative bodies subject to the Brown Act, to minimize the spread of COVID-19.

Whether vaccinated or not, positive individuals are contracting the Delta variant and infecting others in our communities. Social distancing and masking are crucial mitigation measures to prevent the disease’s spread. Virtual board meetings allow for the participation of the community, county staff, presenters, and board members in a safe environment, with no risk of contagion. It is recommended that legislative bodies in Mono County implement fully-remote meetings to the extent possible.

If you have any questions regarding this recommendation, please do not hesitate to contact me. We will continue to evaluate this recommendation on an ongoing basis and will communicate when there is no longer such a recommendation with respect to meetings for public bodies.

# TOWN COUNCIL STAFF REPORT

Title: The Parcel Development Update

Meeting Date: January 19, 2022

Prepared by: Sandra Moberly, Community and Economic Development Director

---

## **RECOMMENDATION:**

Staff recommends that the Town Council receive the update from staff and provide questions as needed.

## **PARCEL YEAR END SUMMARY:**

### *Project Milestones*

January 6, 2021 Town Council Actions:

- Approved the Parcel Master Plan to establish zoning standards for the site and allow a 100% density bonus on the site for a maximum of 580 units.

February 3, 2021 Town Council Actions:

- In accordance with the Surplus Land Act, the Town Council approved the awarded the contract for the sale of the Parcel to Pacific West Communities Inc.
- Approved the use permit and design review for Phase 1 of the Parcel to allow 81 units (80 affordable, 1 manager) of housing to be built at the Parcel.

April 28, 2021 Town Council Actions:

- Approved the Disposition and Development Agreement (DDA) between the Town and The Pacific Companies (TPC) to memorialize the terms and conditions for conveyance of land within the Parcel site to TPC for development of The Parcel project. The Council action included a reduction in the maximum potential unit count to 450.

May 5, 2021 Town Council Actions:

- Approved quitclaim deeds to Center Street and Main Street property owners to resolve a small overlap between the north property line of The Parcel and the south property lines of the adjoining lots to the north.

September/October, 2021

- Contractor began tree removal for areas of Phase 1 infrastructure and building footprints.
- Contractor began rough grading of the Phase 1 site.

October 20, 2021 Town Council Actions:

- The Town Council allocated \$1.2M in local funding for public infrastructure associated with The Parcel. Town staff will work with TPC to determine funding

gaps and will seek out grant funding for Parcel infrastructure prior to allocating the \$1.2M for this purpose.

November 3, 2021

- The Town Council conducted a Groundbreaking Ceremony at the project site, with many members of the public in attendance.

### ***Awards***

The project received two awards this year:

- American Planning Association (APA) California Chapter – [Award of Merit](#) – Opportunity and Empowerment Award.
- American Planning Association, California Chapter Central Section – Excellence and Achievement in Planning - [Opportunity and Empowerment Category](#)

The APA California website notes that “*Awards of Excellence and Awards of Merit were selected by a jury of our peers representing different fields of planning and different locations throughout the state. Submittals for state awards were first evaluated by the local Sections for their respective awards, making them quite exceptional!*”

### ***Parcel News Coverage***

This project is a large affordable housing project for such a small jurisdiction which has generated a lot of interest and lot of interest in our project and some news coverage. Some examples of the coverage we received include:

- The Institute for Local Government (ILG) hosted a webinar regarding public engagement in a hybrid environment where I spoke about the project and our public engagement. The webinar had over 300 registrants from across the country and Canada, so we got a lot of coverage through that event. The webinar is available to view at: <https://www.ca-ilg.org/webinar/achieving-meaningful-and-equitable-community-engagement-outcomes-hybrid-environment> (if you would like to watch the Parcel piece fast forward to 14:30).
- The Parcel was discussed in the Sierra Wave <https://sierrawave.net/mammoth-town-council-approves-historic-parcel-project-first-81-units/>
- The Institute for Local Government (ILG) wrote a piece on our project: <https://www.ca-ilg.org/case-story/town-mammoth-lake-engages-their-community-plan-parcel>

### ***Phase 1 Update***

The project has been put on winter suspension as of December 17, 2021. Tree removal has been completed and the contractor has graded the majority of the foundation pads for both Phase 1 buildings. Construction will resume next spring with snow removal and construction of the building foundations and parking podiums. Vertical construction is anticipated to begin in September 2022.



***Funding***

Phase 1 cost (excluding infrastructure) is approximately \$47M and funding for Phase 1 will come from a variety of sources including California Housing Accelerator funding, Infill Infrastructure Grant funding, No Place Like Home funding, MHSA funding from the Mono County, and Town DIF deferrals and below market rate land loan. The Infill Infrastructure Grant contract was executed by the California Department of Housing and Community Development (HCD) on October 19, 2021. The California Housing Accelerator funding is pending approval by HCD and staff anticipates that the award will be announced by mid-January.

***Phase 1 Parking Management Program***

The Design Review approval for Phase 1 included the following condition of approval:

*85. Prior to the issuance of the first Certificate of Occupancy for a housing unit, the developer shall provide a parking management plan for final approval by the Town Council that demonstrates how alternative modes of transportation will reduce the parking needs for the project with consideration for the entire master planned area. Identified solutions shall be primarily derived from the Town's mobility planning efforts, including both accepted and adopted documents and should be in place prior to the issuance of the first Certificate of Occupancy. The parking management plan, that will be developed in coordination with the Town, should include clear metrics and triggers that allow additional parking to be provided for the project, with consideration for the master planned area, if the management plan does not achieve its goal.*

TPC has engaged Fehr & Peers, a traffic/transportation consultant and is working to develop a parking management plan in accordance with this condition of approval. Staff has received a draft parking management plan and will review the document and bring it to the Town Council for consideration when it is finalized.

***Schedule***

<u>Description</u>	<u>Start Dates</u>
Construction	
Infrastructure	May-November 2022
Building foundations	June-Aug 2022
Vertical construction	September 2022
Occupancy*	
Begin accepting names for interest list	Late 2022/ Early 2023
Begin lease/rental application process	Summer 2023
First Move In	Fall 2023

*\*May be revised due to financing, weather, etc.*