



# AGENDA

## JOINT TOWN / COUNTY SPECIAL MEETING

### STATE OF CALIFORNIA

Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA 93546

**Special Meeting**  
**May 21, 2024**

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### TRIBAL LAND ACKNOWLEDGMENT

*In respect to the Indigenous People and Tribal Elders, past, and present, the Bridgeport Indian Colony, Mono Lake Kutzadika Tribe, and Utu Utu Gwaitu Tribe are the indigenous People who live within this, their ancestral homeland from time immemorial to the present and have been the caretakers of these lands, waters, and all natural resources for the benefit of the environment and of all living things. We who live in Mono County offer this land acknowledgment with a spirit of mutual respect and collaboration.*

### TELECONFERENCE INFORMATION

Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA 93546

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public may participate by electronic means.

1. Bridgeport Teleconference Location – Mono County Courthouse, Second Floor Board Chambers, 278 Main Street, Bridgeport, CA. 93517;
2. Zoom Webinar.

Members of the public may participate via the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

#### **To join the meeting by computer:**

Visit <https://monocounty.zoom.us/j/89201219798> or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 892 0121 9798.

To provide public comment, press the "Raise Hand" button on your screen.

#### **To join the meeting by telephone:**

Dial (669) 900-6833, then enter Zoom Webinar 892 0121 9798

To provide public comment, press \*9 to raise your hand and \*6 to mute/unmute.

If you are unable to join the Zoom Webinar of the meeting, you may still view the live stream of the meeting by visiting: [https://monocounty.granicus.com/MediaPlayer.php?publish\\_id=f7531ec3-12e5-43c6-96a9-36cf4676ac2c](https://monocounty.granicus.com/MediaPlayer.php?publish_id=f7531ec3-12e5-43c6-96a9-36cf4676ac2c)

**NOTE:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5530 or [bos@mono.ca.gov](mailto:bos@mono.ca.gov). Notification 48 hours

prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517) and online at <http://monocounty.ca.gov/bos>. Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board and online.

***UNLESS OTHERWISE SPECIFIED BY TIME, ITEMS SCHEDULED FOR EITHER THE MORNING OR AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCE OF INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.***

4:00 PM Call meeting to Order

Pledge of Allegiance

**1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD AND COUNCIL**

Opportunity for the public to address the Board and Council on items of public interest that are within the subject matter jurisdiction of the Board and Council. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board and Council.) Please refer to the Teleconference Information section to determine how to make public comment for this meeting via Zoom.

**2. AGENDA ITEMS**

**A. Joint Meeting Minutes**

Approval of minutes from the Joint Town/County October 17, 2023, special meeting.

**Recommended Action:** Approve the Board minutes from Joint Town/County October 17, 2023, special meeting.

**Fiscal Impact:** None.

**B. Town Civic Center Update**

30 minutes

(Rob Patterson, Town Manager) - The Town of Mammoth Lakes will provide an update on their Civic Center project which will be located directly west of the existing Mono County Civic Center building in Mammoth Lakes.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**C. Update from Mono County and Town of Mammoth Lakes Staff Regarding Recreation**

30 minutes

(Marcella Rose, Mono County Sustainable Recreation Coordinator; Lawson Reif, TOML Outdoor Recreation Manager) - Update from Mono County and Town of Mammoth Lakes regarding recreation and future areas for collaboration.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**D. Update from Mono County and Town of Mammoth Lakes Staff Regarding Proposed Project to Operate Safe Long-term Parking Site**

30 minutes

(Tyrone Grandstrand, Mono County Housing Opportunities Manager; Nolan Bobroff, TOML Community and Economic Development Director) - Proposed Project with Mono County, the Town of Mammoth Lakes and Mammoth Mountain Ski Area to operate a safe long-term parking site.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**E. Housing Needs Assessment Coordination**

30 minutes

(Tyrone Grandstrand, Mono County Housing Opportunities Manager; Nolan Bobroff, TOML Community and Economic Development Director) - Discussion between Mono County and Town of Mammoth Lakes regarding housing needs assessment options and future areas for collaboration.

**Recommended Action:** None, informational only.

**Fiscal Impact:** None.

**ADJOURN**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

**MEETING DATE** May 21, 2024

**DEPARTMENT**

**ADDITIONAL  
DEPARTMENTS**

**TIME REQUIRED**

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

**SUBJECT** Joint Meeting Minutes

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Approval of minutes from the Joint Town/County October 17, 2023, special meeting.

**RECOMMENDED ACTION:**

Approve the Board minutes from Joint Town/County October 17, 2023, special meeting.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Danielle Patrick

**PHONE/EMAIL:** 7609325535 / despinosa@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH  
ATTACHMENTS TO THE OFFICE OF  
THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY**  
**32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

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[October 17, 2023 DRAFT Meeting Minutes](#)

**History**

**Time**

**Who**

**Approval**

5/16/2024 9:06 AM

County Counsel

Yes

5/16/2024 1:35 PM

Finance

Yes

5/16/2024 2:45 PM

County Administrative Office

Yes



**DRAFT MEETING MINUTES  
Joint Town / County Special Meeting  
STATE OF CALIFORNIA**

Meeting Location: Mono Lake Room, 1st Fl., County Civic Center, 1290 Tavern Rd., Mammoth Lakes, CA 93546

**Special Meeting  
October 17, 2023**

4:01 PM Meeting called to order by Chair Duggan.

*Supervisors Present: Chair Duggan, Vice Chair Peters, Gardner, Kreitz, and Salcido.*

*Members of the Town Council: Mayor John Wentworth, Mayor Pro Tem Bill Sauser, Councilmembers: Rea, Bubser, and Rice.*

*(All members were present in-person or participated via teleconference in compliance with rules established by the Ralph M. Brown Act).*

*Supervisors Absent: None.*

The Mono County Board of Supervisors stream most of their meetings live on the internet and archives them afterward. To search for a meeting from June 2, 2015, forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Councilmember Wentworth.

**1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

No one spoke.

**2. AGENDA ITEMS**

**A. Update from Mono County and Town of Mammoth Lakes Staff Regarding Housing Programs and Projects**

(Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager) - Mono County and Town of Mammoth Lakes staff will provide an update on the current/anticipated housing programs and potential funding sources.

**Action:** None.

**Sandra Moberly,**

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**

- Discussed the staff report and the current status of Mono County's Housing program.
- Announced the hiring of a Housing Opportunities Manager.

**Supervisor Kreitz:**

- Discussed the County funding with the Eastern Sierra Community Housing and the hiring of one navigator.
- Stated that there was \$150,000 missing from the list that the Department of Social Services contributed to access apartments in the Town of Mammoth Lakes.

**Nolan Bobroff, Associate Planner - Housing Coordinator Town of Mammoth Lakes**

- Presented Town of Mammoth Lakes Housing Programs.

**B. Update on the Eastern Sierra Climate and Communities Resilience Project (ESCCRP) (Mammoth Donut)**

(Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager) - The Eastern Sierra Climate and Communities Resilience Project (ESCCRP) is a 56,000-acre collaborative forest restoration project located on the Inyo National Forest in the Eastern Sierra, generally surrounding Town of Mammoth Lakes. The project is expected to take place over the next several years and will require many different funding sources to ensure completion.

**Action:** None.

**Sandra Moberly, County Administrative Officer:**

- Introduced item.

**Dan Holler, Town Manager:**

- Provided background.

**Janet Hatfield, Eastern Sierra Climate and Communities Resilience Project:**

- Discussed the current work with financial advisory team.
- Provided an update on work for the week.

**Public Comment:**

**Fire Chief: Ales Tomaier:**

- Discussed the "wicked problem" and the biomass problem.

**C. Update from Mono County and Town of Mammoth Lakes Staff Regarding Potential Housing Funding Sources**

(Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager) - Mono County and Mammoth Lakes Town staff will provide an update on the various funding sources for housing projects and programs.

**Action:** None.

**Dan Holler, Town Manager:**

- Presented item.

**D. Update from Mono County and Town of Mammoth Lakes Staff Regarding**

**Note:**

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

### **After Action Reports**

(Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager) - Opportunity for County and Town staff to provide an update on the after-action reports related to the 2023 Snow Emergency.

**Action:** None.

**Sandra Moberly, County Administrative Officer:**

- Provided a brief summary (staff report) of the County's process on the developing After-Action Report.

**Chris Mokracek, Mono County Emergency Management:**

- Provided an update on his process of the After-Action Report and the departments that he has been working with.
- Discussed the role of the County.
- Announced that October is Fire Prevention month.

**Public Comment:**

**Ales Tomaier, Mammoth Lakes Fire Protection District:**

- Provided an update on the collaborative work with the Town.
- Suggested approaching Caltrans and the Forest Service.

**ADJOURNED at 5:49 PM.**

**ATTEST**

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**RHONDA DUGGAN  
CHAIR OF THE BOARD**

**Note:**

**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**

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**DANIELLE PATRICK**  
**SENIOR DEPUTY CLERK OF THE BOARD**

**Note:**  
**These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	May 21, 2024	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	30 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Rob Patterson, Town Manager
<b>SUBJECT</b>	Town Civic Center Update		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

The Town of Mammoth Lakes will provide an update on their Civic Center project which will be located directly west of the existing Mono County Civic Center building in Mammoth Lakes.

**RECOMMENDED ACTION:**

None, informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:**

**PHONE/EMAIL:** /

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR **PRIOR TO 5:00 P.M. ON THE FRIDAY 32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

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[Action Sheet](#)

**History**

Time

Who

Approval

5/17/2024 1:40 PM	County Counsel	Yes
5/17/2024 1:10 PM	Finance	Yes
5/17/2024 2:38 PM	County Administrative Office	Yes

## Mammoth Lakes Town Council Agenda Action Sheet

**Title:** Update on Town of Mammoth Lakes Town Hall

**Council Meeting Date:** 5-21-24

**Prepared by:** Haislip Hayes, PE Public Works Director

**Recommended Motion:** Receive a presentation from staff on the Town of Mammoth Lakes Town Hall

**Summary:**

The Town of Mammoth has over the last couple of years advanced the design and development of a new Town Hall. The project will be located on the corner of Tavern Rd and Sierra Park Road next to the existing Mono County Offices, Police Station and Courthouse. The project is currently out to bid and staff anticipates starting construction this summer. The presentation will include floor plans, interior and exterior renderings, anticipated schedule, and construction staging. Staff will address parking concerns and ongoing partner conversations related to adjacent uses.



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	May 21, 2024	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	30 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Marcella Rose, Mono County Sustainable Recreation Coordinator; Lawson Reif, TOML Outdoor Recreation Manager
<b>SUBJECT</b>	Update from Mono County and Town of Mammoth Lakes Staff Regarding Recreation		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Update from Mono County and Town of Mammoth Lakes regarding recreation and future areas for collaboration.

**RECOMMENDED ACTION:**

None, informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:**

**PHONE/EMAIL:** /

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**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

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**ATTACHMENTS:**

Click to download
<input type="checkbox"/> <a href="#">Mono County Recreation Update</a>
<input type="checkbox"/> <a href="#">TOML Action Sheet</a>
<input type="checkbox"/> <a href="#">TOML Recreation Update</a>

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
5/17/2024 1:41 PM	County Counsel	Yes
5/17/2024 1:10 PM	Finance	Yes
5/17/2024 2:39 PM	County Administrative Office	Yes



**MC SOAR**



**Mono County  
Sustainable Outdoors and Recreation  
Recreation Update  
May 2024**

<

# MCSOAR Staff

A photograph of three people walking away from the camera on a paved trail. The person on the left is wearing a plaid shirt and a hat, the person in the middle is wearing a teal jacket, and the person on the right is wearing a black jacket and a cap. They are walking on a paved path that leads towards a large body of water (likely a lake) and mountains in the distance under a clear blue sky. The foreground is filled with dry, yellowish-brown grasses.

**Sustainable Recreation Coordinator**  
*Marcella Rose*

**Trail Steward**  
*Permanent*  
*Seasonal*  
*David Percak*

**Trail Steward**  
*Temporary*  
*Laurel Kinney*

**Trail Steward**  
*Temporary*  
*Nathan O'Donnell*

**Grant Project  
Coordinator**  
*Johnny DeGeorge*



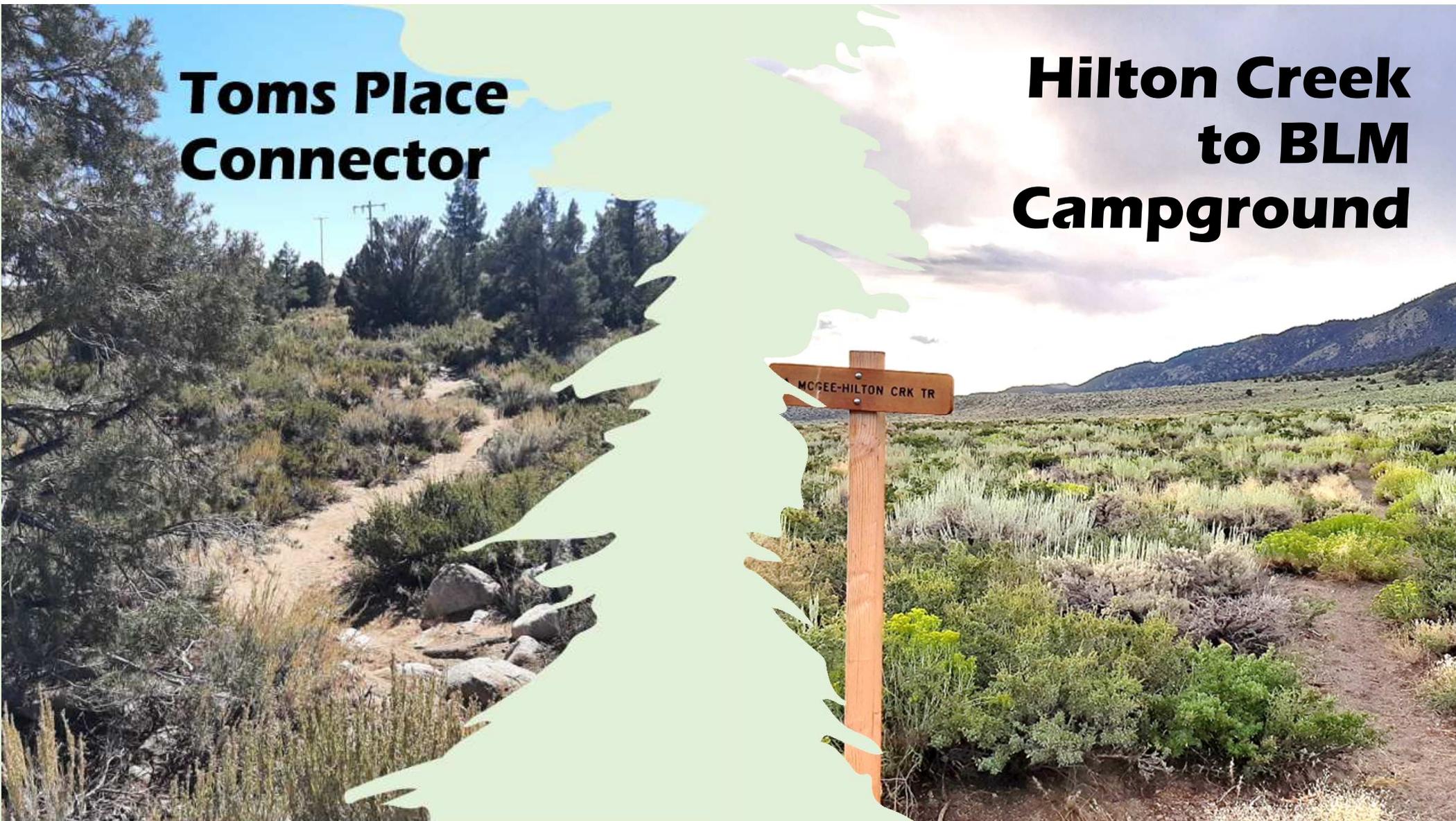
# **WINTER RECREATION**

- Opened and signed the INF winter trail system
- Launched the Paha – Lower Twin Lakes Loop winter trail in Bridgeport, CA
- New management of Buckeye Trail – Road Closure

**Toms Place  
Connector**

**Hilton Creek  
to BLM  
Campground**

MC GEE-HILTON CRK TR



# Tangle Free Waters

Preservation of local waterways  
via  
collection of monofilament  
fishing line

Fiscal sponsors + volunteers

**13 NEW tube sites in  
North County**



# Eastern Sierra Adopt A Trail

Citizen Stewardship  
for trail maintenance and clean  
up

Fiscal sponsors + volunteers

**12 NEW sites in North  
County**





## **Field Projects**

- Opening of trail systems
- Preparation and opening of front – country road systems
- Recreation site maintenance
  
- Conway Ranch irrigation ditch clean up
  
- Installation of trail counter network



# Grant Projects

- Camp Like a Pro
  - Video Series 
- OHV Restoration
  - Grant Lake
  - Buckeye
- BLM Wildlife Grant
  - Travertine
  - Long Valley



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# Grant Projects

- Camp Like a Pro
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  - Long Valley

# What's Next

- Continue to support recreation in the area
- BOS Update – Recreation OWP review & renewal



**JOINT TOWN/COUNTY SPECIAL MEETING**  
**AGENDA ACTION SHEET**

**Title:** TOML Office of Outdoor Recreation OSV Update & Collaboration Discussion

**Meeting Date:** 5/21/2024

**Prepared by:** Lawson Reif, Outdoor Recreation Manager

**Recommended Motion:** N/A

**Summary:** A brief conversation on changes that are in process related to the County-wide OSV grooming program. Recently, Mammoth District Ranger Fred Wong attended Town Council and stated the Inyo no longer has the capacity to manage the grooming program to the standards they desire. Mr. Wong relayed that the Inyo would support the Town of Mammoth Lakes (TOML) taking over as the lead agency for this program. The TOML Office of Outdoor Recreation is taking the lead on this process and is currently in conversations with the State OSV program managers.

Following the OSV program discussion, the TOML Outdoor Recreation Manager will present further opportunities for the Town & County to collaborate with the goal of enhancing recreational opportunities and experiences across the Eastern Sierra. The popularity of recreational endeavors are rising and our continued collaboration will put us in a position to both protect our resources and provide an unparalleled experience.



# **JOINT TOWN/COUNTY SPECIAL MEETING**

## **TOML OFFICE OF OUTDOOR RECREATION**

May 21, 2024

# TABLE OF CONTENTS

## 01 OSV UPDATE

Brief discussion of potential changes to County Wide OSV Program.

## 02 REGIONAL RECREATION PLANNING

Node Planning, regional continuity, Master Planning, regional trails, and overall recreation-related cooperation.





**01**  
**OSV UPDATES**

# COUNTY-WIDE OSV PROGRAM



## THE FUTURE OF GROOMING

The Inyo has relayed to Town Leadership they do not have the capacity to groom to the standards they deem appropriate.



## WHAT CAN BE DONE?

The Office of Outdoor Recreation is currently exploring options with the State for the OSV agreement to be transferred to TOML

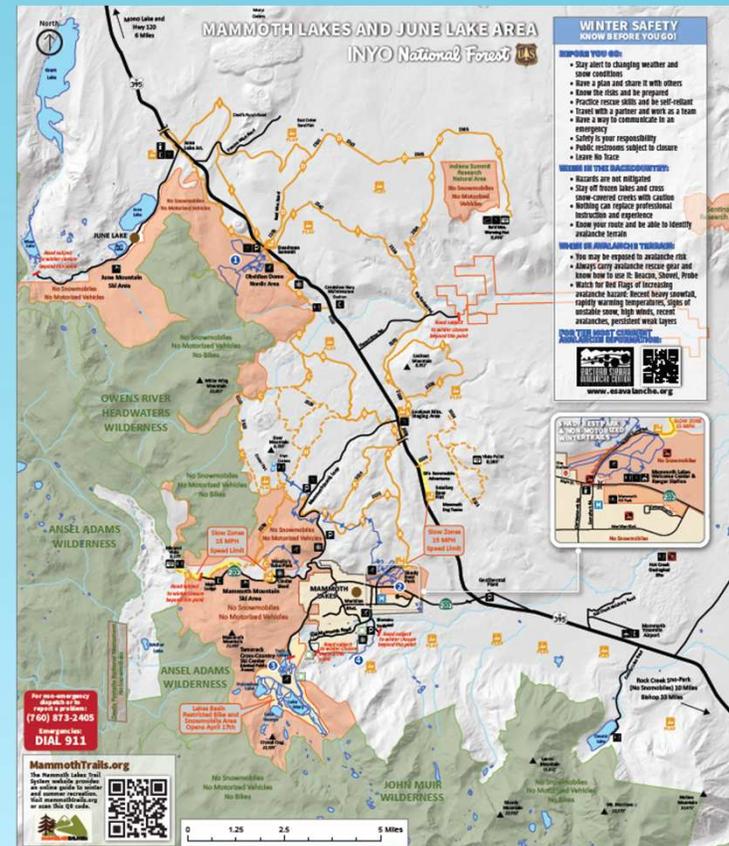


## WHAT WILL THIS LOOK LIKE?

Conversations are on-going related to the various aspects of the program & potential future collaboration.



# WHAT DOES THE PROGRAM ENCOMPASS?



**WINTER SAFETY**  
KNOW BEFORE YOU GO!

**RESPOND TO YOU RISK:**

- Stay alert to changing weather and snow conditions
- Have a plan and share it with others
- Know the risks and be prepared
- Practice rescue skills and be self-reliant
- Travel with a partner and work as a team
- Have a way to communicate in an emergency
- Safety is your responsibility
- Public recreation subject to closure
- Leave No Trace

**WISDOM OF THE BACKCOUNTRY:**

- Risks are not mitigated
- Stay off frozen lakes and cross snow-covered creeks with caution
- Building can replace professional instruction and experience
- Know your route and be able to identify avalanche terrain

**WISDOM OF AVALANCHES TERRAINS:**

- No may be exposed to avalanche risk
- Always carry avalanche rescue gear and know how to use it: Beacon, Shovel, Probe
- Watch for fast signs of increasing avalanche hazard: Recent heavy snowfall, rapidly warming temperatures, signs of unstable snow, high winds, recent avalanches, persistent weak layers

**FOR MORE INFORMATION:**

[www.seava.lanichc.org](http://www.seava.lanichc.org)

For more info or general information on the region or to make a reservation, call (760) 873-2405 or visit [www.mammothtrails.org](http://www.mammothtrails.org) or scan the QR code.

**MammothTrails.org**

The Mammoth Lakes Trail System website provides an online guide to winter and summer recreation. Visit [www.mammothtrails.org](http://www.mammothtrails.org) or scan the QR code.



The background is a stylized landscape with a blue sky, a large yellow sun in the upper right, and green mountains of varying shades. In the lower left, there are dark green silhouettes of trees and a small hill. The overall style is flat and modern.

# 02

## REGIONAL RECREATION PLANNING

Regional Cooperation

Node Planning

Master Planning

Regional Trails

# REGIONAL COOPERATION

- Recreation is our bread and butter. How can we help our visitors create emotional, intellectual, and visceral connections to our abundant resources?
- How can we effectively collaborate?



# MASTER PLANNING

- Master planning informs priorities for the future.
- Why is this important?
- How can we collaborate?
- How can we collaborate with public land management agencies?



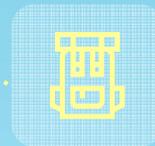
# NODE PLANNING



## NODE IDENTIFICATION

What is a node?

Why is this important?



## IDENTIFY CONNECTIONS

How do nodes connect to other nodes?

Strategies to enhance these connections?

## NODE AMENITIES

Amenities are at each node?

Improvements Needed?



## EXPECTED RESULTS

Node specific improvements?

Inform Master Planning

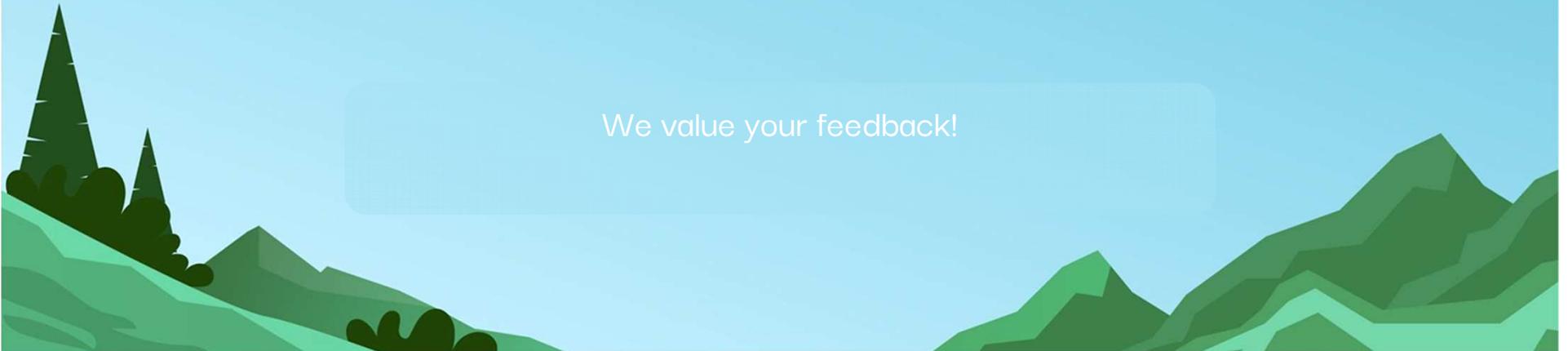


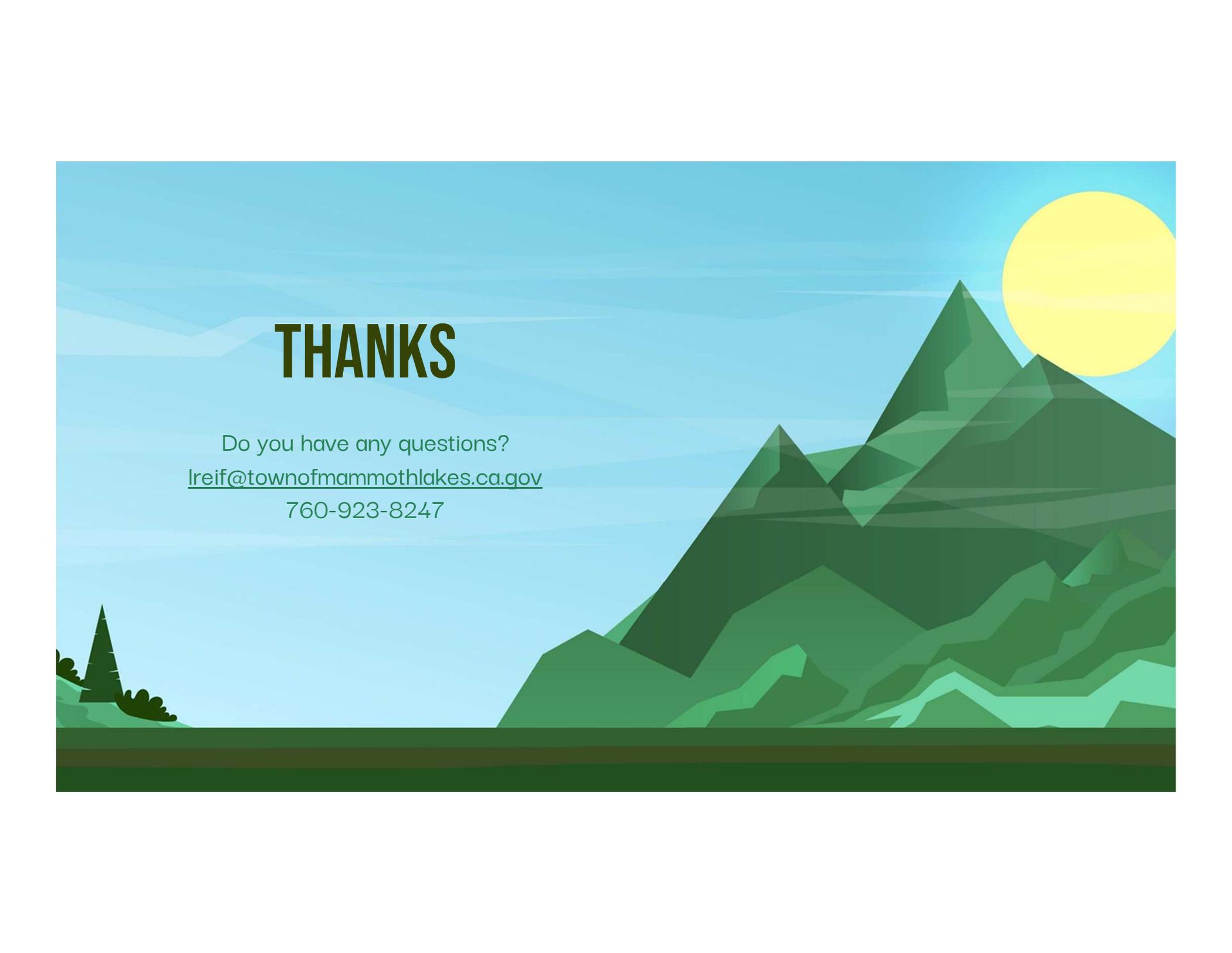
# REGIONAL TRAILS



# QUESTIONS? COMMENTS?

We value your feedback!





# THANKS

Do you have any questions?  
[lreif@townofmammothlakes.ca.gov](mailto:lreif@townofmammothlakes.ca.gov)  
760-923-8247



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

**MEETING DATE** May 21, 2024

**DEPARTMENT**

**ADDITIONAL DEPARTMENTS**

**TIME REQUIRED** 30 minutes

**PERSONS APPEARING BEFORE THE BOARD**

Tyrone Grandstrand, Mono County Housing Opportunities Manager;  
Nolan Bobroff, TOML Community and Economic Development Director

**SUBJECT** Update from Mono County and Town of Mammoth Lakes Staff Regarding Proposed Project to Operate Safe Long-term Parking Site

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Proposed Project with Mono County, the Town of Mammoth Lakes and Mammoth Mountain Ski Area to operate a safe long-term parking site.

**RECOMMENDED ACTION:**

None, informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:**

**PHONE/EMAIL:** /

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<p>Click to download</p> <p> <a href="#">Staff Report</a></p>
---

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
5/17/2024 11:27 AM	County Counsel	Yes
5/17/2024 1:10 PM	Finance	Yes
5/17/2024 2:38 PM	County Administrative Office	Yes



COUNTY ADMINISTRATIVE OFFICER  
COUNTY OF MONO  
Sandra Moberly, MPA, AICP

ASSISTANT COUNTY ADMINISTRATIVE OFFICER  
Christine Bouchard

May 21, 2024

**BOARD OF SUPERVISORS**

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John Peters / District 4

VICE CHAIR

Lynda Salcido / District 5

Jennifer Kreitz / District 1

Rhonda Duggan / District 2

Bob Gardner / District 3

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DISTRICT ATTORNEY

Hon. David Anderson

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Robin Roberts

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CGFM, CPA

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Kathryn Peterson

INFORMATION

TECHNOLOGY

Mike Martinez

PROBATION

Karin Humiston

PUBLIC WORKS

Paul Roten

To: Mono County Board of Supervisors  
Town of Mammoth Lakes Council

From: Tyrone Grandstrand, Mono County Housing Opportunities Manager  
Nolan Bobroff, Town of Mammoth Lakes Community & Economic Development  
Director

RE: "Van Life" Parking Update

**Strategic Plan Focus Area(s) Met**

A Thriving Economy  Safe and Healthy Communities  Mandated Function

Sustainable Public Lands  Workforce & Operational Excellence

**Background & Discussion**

Staff from the Town of Mammoth Lakes and Mono County, as well as Alterra, have been discussing the potential of opening up parking spaces for people living in cars, vans, and other vehicles as a stopgap measure to address the critical shortage of workforce and affordable housing in Mono County, including Mammoth Lakes. This group of stakeholders has been referring to the developing proposal as "Van Life Parking."

The Van Life Parking proposal is currently in development, and discussions have included:

- Providing 10 to 20 spots in a controlled location as a pilot project.
- Incorporating lessons learned from the pilot into future iterations.
- Partnering with Alterra and leveraging the organization's experience in managing similar projects in other communities they serve.
- Prioritizing the needs of the local workforce.
- Collaborating with local employers to address the needs of their workforce.
- Engaging with users to foster a positive culture and mitigate any onsite challenges, potentially appointing one or several ambassadors among users to promote positive outcomes.

These discussions are not intended to replace ambitious efforts to develop housing, particularly affordable workforce housing, throughout Mono County, including Mammoth Lakes. Housing, especially affordable workforce housing, is a critical need in

the area. The comfort, security, and happiness of residents, as well as the current and future success of every economic driver in the County, depend on meeting the demand for housing. Rather, the developing Van Life Parking proposal is intended to serve as an emergency measure, addressing short-term needs during the housing crisis. Based on the Coordinated Entry System, which is the regional database for those experiencing or at-risk of homelessness, there are 65 households in Mono County that are currently experiencing homelessness.

The proposal is still in its early stages of development and may evolve based on community feedback and further analysis. Some of the challenges currently being addressed include:

- Potential site suitability issues for the primary site under consideration
  - CEQA considerations
  - Co-location feasibility with existing tenants
  - Site control; potential options being considered include a sale, a lease agreement, or alternative arrangements to facilitate the proposal and any related legal matters
- Management and operation plans
- Potential regulatory constraints, contingent upon the proposal's development, site selection, and applicable regulations and requirements, which may include Mono County regulations, Town regulations, and/or State of California Department of Housing and Community Development requirements.



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	May 21, 2024	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	30 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Tyrone Grandstrand, Mono County Housing Opportunities Manager; Nolan Bobroff, TOML Community and Economic Development Director
<b>SUBJECT</b>	Housing Needs Assessment Coordination		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Discussion between Mono County and Town of Mammoth Lakes regarding housing needs assessment options and future areas for collaboration.

**RECOMMENDED ACTION:**

None, informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Tyrone Grandstrand

**PHONE/EMAIL:** /

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

Click to download
<a href="#">Staff Report</a>
<a href="#">TOML Action Sheet</a>

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
5/17/2024 3:16 PM	County Counsel	Yes
5/17/2024 1:10 PM	Finance	Yes
5/17/2024 3:19 PM	County Administrative Office	Yes



COUNTY ADMINISTRATIVE OFFICER  
COUNTY OF MONO  
Sandra Moberly, MPA, AICP

ASSISTANT COUNTY ADMINISTRATIVE OFFICER  
Christine Bouchard

May 21, 2024

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To: Mono County Board of Supervisors  
Mammoth Lakes Town Council

From: Tyrone Grandstrand, Mono County Housing Opportunities Manager

RE: Housing Needs Assessment Coordination

**Strategic Plan Focus Area(s) Met**

- A Thriving Economy     Safe and Healthy Communities     Mandated Function
- Sustainable Public Lands     Workforce & Operational Excellence

**Background & Discussion**

As part of developing Mono County’s housing strategy and plans, accessing relevant data on housing needs is crucial for planning where to prioritize development within the county. Both the County and Town completed housing needs assessments in 2017 and the County needs assessment did not include community specific analysis. In recognition of this, Mono County is embarking on a housing needs assessment update which would involve identifying needs in each community in Mono County at a high level.

Subsequently, the focus would shift to pinpointing specific needs in communities with the most critical housing requirements. This could entail determining housing types that efficiently provide the necessary homes with reasonable upfront capital costs, as well as long-term operating and maintenance costs. Additionally, it may involve selecting or recommending locations that minimize overall costs for residents, considering factors such as:

- Energy and water efficiency
- Long term maintenance costs of HVAC and other major systems
- Durability of materials and finishes
- Location affordability, including transportation and car ownership costs (according to AAA, households incur an average of \$12,182 per year for fuel, maintenance and repairs, insurance, registration, fees, taxes, finance costs, and depreciation as of 2023)
- Tax, fee, and value productivity or public benefits created

The final phase of this work is to integrate all findings into specific strategies and actions that Mono County can undertake.

Discussions have also taken place regarding cooperation among multiple entities to enhance the quality of analysis and address overlapping needs between communities and governing bodies. Preliminary discussions have taken place with ESCOG staff regarding their potential involvement in coordinating collaboration on housing needs analysis both regionally and locally and save implementation costs.

# Mammoth Lakes Town Council Agenda Action Sheet

**Title:** Town of Mammoth Lakes Housing Needs Assessment Update

**Council Meeting Date:** 5-21-24

**Prepared by:** Nolan Bobroff, Community & Economic Development Director

**Recommended Motion:** Discuss coordination on updates to the Housing Needs Assessments for the Town and the County

## **Summary:**

The Town of Mammoth Lakes Housing Needs Assessment<sup>1</sup> (HNA) was completed in 2017 as a part of the Community Housing Action Plan (CHAP) work effort. The HNA included an evaluation of current community housing programs, a review of opportunities and constraints, and a comparison with similar resort communities. The HNA determined that 595 housing units were needed through 2022 to both catch-up with existing housing needs and to keep-up with projected housing needs driven by job growth.

Housing needs assessment reports are intended to provide a holistic view of the community and housing market to determine needs across the entire spectrum of housing from extremely low income through market rate. The reports typically assess what the market is providing, what residents and employees can afford, and where the gaps are, and summarize the needs for residents and employees in terms of how much housing is needed, what type (ownership/rental), who is it for, and at what price points.

## **Progress:**

The Town's HNA determined that 595 new housing units were needed in the five-year period of 2017-2022. Of those, the HNA determined that 46% (275 units) of new units should be for ownership purposes and 54% (320 units) should be for rental purposes. The HNA then further broke those two categories into needs based on AMIs. For ownership, 180 of the units needed to be affordable ( $\leq 150\%$  AMI) and 95 needed to be market-rate ( $\geq 150\%$  AMI). For rental, 163 needed to be affordable ( $\leq 80\%$  AMI) and 157 needed to be market-rate ( $\geq 80\%$  AMI). During the five-year period, minimal progress was made towards addressing the affordable housing shortage for ownership units and for both affordable and market-rate rental units. Since 2022, the Town has made substantial progress towards providing new affordable rental units, with a large number of units being close to achieving occupancy as of May 2024 (The Parcel Ph 1, Innsbruck). Through these efforts, 95 new affordable rental units (58% of the need) will be ready for occupancy in the next 4-6 months and an additional 157 units will be available in the next 24 months. The development of new affordable ownership units and market-rate rental units continue to be a challenge due to a lack of subsidies available for those types of projects.

## **Update to the HNA:**

With the anticipated progress towards addressing the housing needs described above, the Town intends to update the HNA in the next 12-18 months. The rationale for that timeline is to allow for the occupancy of the new affordable rental unit projects and the assumed shake-up in the existing market-rate rental market that will occur as a result of the new units becoming available.

Some of the outcomes for an update of the HNA include:

1. A current number for how many new units are needed
2. Detailed information on the types of units needed (rental vs ownership and at what AMIs)
3. Information on the housing needs of the various job sectors (healthcare, education, government, tourism, etc)
4. Replicable datapoints that can be easily tracked as housing development progress is being made which will allow for a more targeted approach with the limited funding available

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<sup>1</sup> 2017 TOML Housing Needs Assessment: <https://ca-mammothlakes2.civicplus.com/DocumentCenter/View/8169>