



**AGENDA**  
**SPECIAL JOINT MEETING**  
**BOARD OF SUPERVISORS AND MAMMOTH LAKES TOWN COUNCIL**  
**COUNTY OF MONO**  
**STATE OF CALIFORNIA**

MEETING LOCATION Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes,  
CA 93546

**Special Meeting**  
**February 18, 2020**

---

**TELECONFERENCE LOCATIONS:**

1) First and Second Meetings of Each Month: Mammoth Lakes CAO Conference Room, 3rd Floor Sierra Center Mall, 452 Old Mammoth Road, Mammoth Lakes, California, 93546; 2) Third Meeting of Each Month: Mono County Courthouse, 278 Main, 2nd Floor Board Chambers, Bridgeport, CA 93517.

**NOTE:** In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Shannon Kendall, Clerk of the Board, at (760) 932-5533. 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 in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). 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 (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

12:00 PM Call meeting to Order

Pledge of Allegiance

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

on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

**2. AGENDA ITEMS**

**A. [Mono County Elections Update](#)**

Departments: Elections

10 minutes

(Shannon Kendall) - The Mono County Registrar of Voters will provide a brief update on the progress and preparation for the March 3, 2020 Presidential Primary Election.

**Recommended Action:** None; Informational only.

**Fiscal Impact:** None.

**B. [Solid Waste Program Update](#)**

Departments: Mono County Public Works - Solid Waste Division / TOML Administration

1 hour

(Justin Nalder, Mono County Solid Waste Superintendent / Dan Holler, TOML Town Manager) - Update on solid waste programs in Mono County and the Town of Mammoth Lakes.

**Recommended Action:** None. Provide direction to staff, if necessary.

**Fiscal Impact:** None.

**C. [Southern California Edison Wildfire Mitigation Update](#)**

Departments: Mono County / TOML

1.5 hours

(Cal Rossi, SCE; Nate Greenberg, IT) - A presentation by Southern California Edison (SCE) and staff providing updates about vegetation management, fire threat reduction, and the Public Safety Power Shutoff program.

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

**Fiscal Impact:** None.

**D. [Housing Program and Projects Update](#)**

Departments: TOML

1 hour

(Dan Holler, Town Manager) - Discussion, update and direction on Town

and County housing programs, projects, efforts to increase affordable, community workforce housing, partnerships, funding structure and options for additional funding including an update on the Town's Parcel Project.

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

**Fiscal Impact:** None.

E. **Town / County Project Updates**

Departments: TOML / Mono County

30 minutes

(Staff) - An update of various projects being worked on by the Town of Mammoth Lakes and Mono County including: Roads/ SB1 funding, the Civic Center, the jail, Tioga Inn, Community Recreation Center, Mono Arts Council, sidewalk improvements, beautification, and parks.

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

**Fiscal Impact:** None.

**ADJOURN**



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## SPECIAL MEETING AGENDA REQUEST

Print

<b>MEETING DATE</b>	February 18, 2020	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	10 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Shannon Kendall
<b>SUBJECT</b>	Mono County Elections Update		

### AGENDA DESCRIPTION:

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

The Mono County Registrar of Voters will provide a brief update on the progress and preparation for the March 3, 2020 Presidential Primary Election.

### RECOMMENDED ACTION:

None; Informational only.

### FISCAL IMPACT:

None.

**CONTACT NAME:** Shannon Kendall

**PHONE/EMAIL:** x5533 / skendall@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:

Click to download

[Presentation](#)


History

Time

Who

Approval

2/14/2020 12:48 PM	County Administrative Office	Yes
2/14/2020 9:49 AM	County Counsel	Yes
2/14/2020 10:03 AM	Finance	Yes



# Mono County Elections March 3, 2020 Presidential Primary Election Update

SHANNON KENDALL, REGISTRAR OF VOTERS

HELEN NUNN, ASSISTANT REGISTRAR OF VOTERS

# New Election Date for Presidential Primary

- ▶ Reminder that the date for the Presidential Primary Election switched from June to March. The new date is Tuesday, March 3, 2020, just two weeks from today!
- ▶ Polls in Mono County are open from 7:00 a.m. until 8:00 p.m. on Election Day.
- ▶ To see a list of polling places including addresses as well as other information, visit our county web page at: ([www.monocounty.ca.gov/elections](http://www.monocounty.ca.gov/elections)).

# Voter Registration/Important Dates

- ▶ Mono County currently has approximately 7,050 registered voters.
- ▶ 4,738 of those registered voters are vote-by-mail voters.
- ▶ The Sample Ballot/Voter Guides were mailed on January 23<sup>rd</sup>.
- ▶ Vote-by-mail ballots were mailed on February 3<sup>rd</sup>.
- ▶ Voters may request a vote-by-mail ballot through February 25<sup>th</sup>.



# Voter Registration/Important Dates (Cont'd)

- ▶ Last day to register to vote is tonight at midnight so visit [www.registertovote.ca.gov](http://www.registertovote.ca.gov) as soon as possible.
- ▶ If voters miss the deadline, they can still register to vote up to and including close of polls on Election Day using Conditional Voter Registration.
  - ▶ Voters can do this at our office in Bridgeport or at the polls – call our office for more details.
- ▶ Senate Bill 207 passed last week as an urgency item. Voters can now change their party affiliation and/or address information at the polls without re-registering by completing an affidavit.

# Reminders about Presidential Primaries

- ▶ To vote for President, you must be registered with a recognized party.
- ▶ If you are registered “no party preference”, you MAY request a cross-over ballot; otherwise your ballot will not have Presidential candidates but will have state/local races.
- ▶ The parties that allow this are: Democratic, American Independent and Libertarian only.
- ▶ No party preference voters may request a cross-over ballot through February 25<sup>th</sup>.

# Updating Voter Information

- ▶ We can take most voter registration updates, including vote-by-mail and cross-over requests by phone.
- ▶ Voter should be prepared to provide their name, date of birth, and address for verification.
- ▶ No question is too small – we encourage voters to call us!
- ▶ Our number is (760) 932-5537.

# Security of the Election

- ▶ Voters are always concerned about security, both with their ballots and with all the equipment that gets used for the election.
- ▶ Our voting machines and our electronic poll pad check in devices have all gone through rigorous security testing and been certified by the Secretary of State for use in California Elections.
- ▶ Mono County's Information Technology team takes Election Security very seriously and have created an FAQ regarding Election Security which we've brought to hand out.
- ▶ Finally, Nate Greenberg, Mono County's IT Director is here to answer any additional questions about Election Security.

# Mono County Elections Contact Info.

- ▶ The best way to check anything about your registration is to call or email us.
- ▶ Our phone number is: (760) 932-5537.
- ▶ Our email address is: [elections@mono.ca.gov](mailto:elections@mono.ca.gov)
- ▶ You can also visit our web page at: [www.monocounty.ca.gov/elections](http://www.monocounty.ca.gov/elections).
- ▶ Questions?



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

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	February 18, 2020	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	1 hour	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Justin Nalder, Mono County Solid Waste Superintendent / Dan Holler, TOML Town Manager
<b>SUBJECT</b>	Solid Waste Program Update		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)  
Update on solid waste programs in Mono County and the Town of Mammoth Lakes.

**RECOMMENDED ACTION:**

None. Provide direction to staff, if necessary.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Scheereen Dedman

**PHONE/EMAIL:** x5538 / sdedman@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:**

Click to download
<input type="checkbox"/> <a href="#">County Staff Report</a>
<input type="checkbox"/> <a href="#">Town Staff Report</a>

**History**

Time

Who

Approval

2/14/2020 5:25 PM	County Administrative Office	Yes
2/14/2020 5:39 PM	County Counsel	Yes
2/14/2020 5:25 PM	Finance	Yes



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS SOLID WASTE DIVISION

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517  
760.932.5440 • FAX 760.932.5441 • [monopw@mono.ca.gov](mailto:monopw@mono.ca.gov) • [www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**To:** Honorable Chair and Members of the Board of Supervisors

**From:** Justin Nalder, Solid Waste Superintendent

**Date:** February 18, 2020

**Subject:** Solid Waste Update for Joint Meeting

---

## **Recommended Action:**

Receive update and provide any desired direction to staff.

## **Fiscal Impact:**

No current fiscal impact. Changes to the Parcel Fee Agreement and/or Solid Waste Fee Agreement could significantly influence future revenues to the County's Solid Waste operations.

## **Discussion:**

Solid waste planning for Mono County is now at a critical juncture. It is essential that preparations are made for current solid waste services to be continually provided during the transition and after the close of Benton Crossing Landfill on January 1, 2023. Many services will also need to be expanded to comply with new state regulations. In order to most effectively address the upcoming service needs, staff has prepared a draft Comprehensive Solid Waste Services Request for Proposals and plans to distribute it soon. County staff is simultaneously preparing a public sector proposal to compare the costs of the proposals received from the private sector.

It is expected that operational changes and new infrastructure will require increases to the solid waste fee schedule (a.k.a. tipping fees). It is uncertain how much of an increase will be needed at this time. The primary revenue stream for the County solid waste program has been tipping fees for the disposal of municipal solid waste and construction and demolition waste. The rates established on these waste streams subsidize recycling and diversion efforts for many other waste streams such as treated wood, clean wood, household hazardous waste and universal waste, just to name a few. Necessary modification to the County's diversion operations are already under way with the recent procurement of equipment and professional contracts to address green waste processing and feedstock production for the Bridgeport Roadshop biomass boiler.

Opportunities for cooperative regional efforts between the County and the Town of Mammoth Lakes (the Town) are being discussed. It is likely that such an approach would result in better economy of scale and cost savings to the County and Town residents. The Pumice Valley Landfill, owned by the County, will be the primary landfill site for regional construction and demolition waste as well as the preferred site for the Town's biomass plant, currently in planning phase. Co-locating waste infrastructure would lend itself to greater diversion efficiencies and aid both jurisdictions in meeting



ever increasing requirements. The Solid Waste Task Force continues to be utilized as a central hub for information and recommendations.

The County and Town have several existing agreements in place which allow for proper planning and funding of solid waste operations. These agreements will need to be updated as operations change. One such agreement is the Solid Waste Flow Agreement which currently guarantees an annual disposal of at least 10,500 tons/year of waste delivered by the Town's franchise hauler to Benton Crossing Landfill. This agreement was established to properly plan and fund closure and post-closure activities of the Benton Crossing Landfill. The Flow Agreement also directs an annual percentage of parcel fees collected by the County, for parcels within the Town of Mammoth Lakes, to be remitted back to the Town for its solid waste programs. The percentage of remittance increases from 5%, approximately \$24,000, to 25%, approximately \$120,000, over the term of the agreement. The Town has indicated an interest in modifying terms of this agreement long term. Staff is working towards renewing and updating the Flow Agreement currently due to expire on December 31, 2021.

An additional existing agreement with the Town is the Solid Waste Fee Agreement which authorizes the County to impose fees for solid waste disposal services on parcels located in Town jurisdiction. Fees collected allow the County to meet regulatory requirements for landfill and diversion operations which include material tracking, staging, processing, categorization, labelling, transport, recycling, re-use, monitoring and reporting. As the financial foundation of the County's solid waste program has relied on these revenues, it will likely be an essential stabilizing factor moving forward. Staff is currently working on amending the term of the Solid Waste Fee Agreement to extend it for an additional five years. The extension can be justified as a continued funding mechanism as certain solid waste operations, which serve residents of the Town, will continue to occur on County property, at Pumice Valley Landfill.

If you have any questions regarding this item, please contact me at (760) 932-5453.

Cordially,



Justin Nalder  
Solid Waste Superintendent

## STAFF REPORT

To: Town Council and Mono County Board of Supervisors

From: Daniel C. Holler, Town Manager

RE: Town Solid Waste Program Update and Work Program

Meeting: February 18, 2020

---

### **Status of Town Solid Waste Management Efforts**

This report provides an update on the solid waste work program and proposes to continue as previously directed by Council. As noted before the Town's overall solid waste system ties to a number of agreements, all of which need to be coordinated and appropriately addressed for an effective, long-term solid waste management system. The various agreements include the following:

1. The agreement between Mono County and Los Angeles Department of Water & Power for the Benton Crossing Landfill. This agreement calls for the landfill to stop accepting material as of January 1, 2023. The landfill will be effectively closed at year-end 2022.
2. The Town has a solid waste flow agreement with Mono County to direct waste to the Benton Crossing Landfill through December 31, 2021. This agreement may be extended closer to the closure date. The agreement calls for a minimum of 10,500 tons of Town waste to be directed to the landfill each year. The agreement assists the County with landfill closure plans by knowing the amount of waste flow and having a stable funding source. The Town provides 80% +/- of the waste stream going to the landfill.
3. The Town has a Parcel Fee agreement with Mono County which allows for the levy of the County's solid waste parcel fees each fiscal year through FY 19-20 (i.e. it expires June 30, 2020). The Parcel Fee agreement will be up for renewal this year. The Parcel Fee currently generates about \$480,000 per year from parcels within the Town. The County uses these funds for numerous regulatory solid waste programs, primarily at Benton Crossing Landfill. Under the Flow Agreement a portion of these revenues are coming back to the Town to assist with solid waste programs. For FY19-20 the amount will be 20% of revenues.
4. The Town has an exclusive Solid Waste Franchise Agreement with Mammoth Disposal for the collection and disposal of solid waste. The Town and Mammoth Disposal, through its parent company Waste Connections are working on a new franchise agreement to be in place no later than July 1, 2020.
5. The Town has an annual agreement with Sierra Conservation Project (now operated by Mammoth Disposal) for specific recycling services.
6. The Town is working through a USFS Wood Innovations Grant to potentially site a biomass plant. The Town is preparing to release a Request for Proposals (RFP) for the project. It will be a multi-step process. The preferred location is to co-locate the facility with the County at the Pumice Valley Landfill site. The design includes the potential to process sewer sludge and other organic materials as well as forest-based biomass.

## **Next Steps – Flow and Parcel Fee Agreements**

Staff is requesting direction from Town Council and the Board of Supervisors on extending the Flow Agreement and the Parcel Fee agreement. It is recommended that staff pursue an extension to the Flow Agreement and the Parcel Fee Agreement. Changes to the Flow Agreement would include a discussion on the current fee schedule as existing fees were locked in based on solid waste tonnage sent to the landfill. Currently, Town solid waste is still be directed to the Landfill and extending this agreement continues to provide more certainty related to closure timing, ability to address waste flows, and for the Town to make any necessary adjustments to the transfer of waste to a new landfill location as may be directed through the franchise agreement.

Funding from the Parcel Fee Agreement will be necessary beyond the closure of the Benton Crossing Landfill. It is anticipated that a portion of the Parcel Fees generated within the Town will need to be committed to closure and post-closure costs which will be incurred after the date of closure. The amount will need to be finalized with the County. Remaining Parcel Fee revenues will need to be committed to ongoing solid waste related programs provided to residents of the Town. Programs may include continued operations by the County at Pumice Valley Landfill or through the Franchise agreement with Mammoth Disposal or other related programs and services. Extending the Parcel Fee Agreement through FY22-23 will include the landfill closure date and for related costs to be better defined. The timing will allow the Town time to assess costs related to the transfer station operations and other regional recycling efforts and the potential biomass plant operations.

## **Town Solid Waste Franchise Agreement**

Staff is nearing completion of a draft, new franchise agreement with Mammoth Disposal. The franchise agreement is being completely rewritten to better reflect State requirements, necessary services and programs, operational structure and direction of the Town. The current work program includes the following:

- The construction of a solid waste transfer station, on the current site;
- Inclusion of a Material Recovery Facility (MRF) for enhanced recycling;
- Continued operation of the material buy-back center;
- Household Hazardous Waste (HHW) collection at the transfer station site;
- Acquisition by Mammoth Disposal of the existing Maintenance facility;
- Expanded customer drop off area for recycling;
- Expanded curb side household collection services;
- The ability for the Town to direct green waste, clean debris and organics to the biomass facility; and
- Continuation current services include specialty collection services, mattress recycling, servicing of Town facilities, bulky item collection, and participation in “Town Cleanup” events, to note a few.

This is not an exhaustive list of services or capital investment but is designed to give an overview of the anticipated service capacity to be achieved through planned capital investment.

The agreement will be structured to meet or exceed State mandates and designed to address current and future waste service needs of the community. Service rates are driven by such factors such as required capital investment, operating costs, programs provided, franchise fees, customer base and disposal costs.

The Town, using rate consultants and working with Mammoth Disposal are finalizing recommendations related to cost drivers as noted and the impact on customer rates. The draft agreement has a 20-year term and includes the services noted above, with the ability to expand services to meet customer needs and changes in State mandates. The transfer station site is limited. To assist with equipment (primarily bins) storage the Town has acquired two parcels in the Sierra Business Park to provide additional space.

The design of the specific solid waste transfer “floor” and loading areas of the facility and supporting recycling services are being designed to have through put capacity to handle the amount of solid waste, plus growth, currently generated in Mono County. The impact is operational changes, that are incremental pending the amount of material and the additional haul trucks. The preliminary discussions is to haul solid waste to a properly licensed Nevada based landfill. Preliminary cost estimates are slightly below the current tipping fees at Benton Crossing. The capital cost will need to be reviewed and the recovery of the cost built into the rate structure.

### **Joint Operational Opportunities**

The Pumice Valley site owned by the County is currently being used as a landfill for Construction and Demolition (C&D) materials, a processing site for green waste chipping, and as a transfer station of all other residual materials. This site may be considered as a County wide site for these material as well as collection point for white goods, larger items (cars, trailers, C&D, metal, etc.), green waste and for processing such items. The Town and County will need this capacity. As noted above the site is also the preferred location for a biomass plant, which will support some of the current operations as well as serving expanded needs. The overall operations and costs associated with this site have not been fully vetted at this time.

Once the County moves forward with the request for proposal process, staff will provide further updates relating to solid waste service providers, included programs and services. Both the County and Town will be able to address options for proceeding forward which may include the joint use of the Towns’ transfer station, joint use of Pumice Valley, ongoing support for post closure of Benton Crossing Landfill and enhanced levels of recycling and diversion of additional materials from landfills.

### **Recommendation**

Staff recommends that Town Council and Board of Supervisors provide comments and any direction in confirming the work program as outlined related to solid waste management programs.



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

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	February 18, 2020	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	1.5 hours	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Cal Rossi, SCE; Nate Greenberg, IT
<b>SUBJECT</b>	Southern California Edison Wildfire Mitigation Update		

**AGENDA DESCRIPTION:**

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

A presentation by Southern California Edison (SCE) and staff providing updates about vegetation management, fire threat reduction, and the Public Safety Power Shutoff program.

**RECOMMENDED ACTION:**

None; informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Scheereen Dedman

**PHONE/EMAIL:** x5538 / sdedman@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:**

Click to download
<a href="#">Presentation</a>

**History**

Time

Who

Approval

2/14/2020 12:50 PM	County Administrative Office	Yes
2/14/2020 4:43 PM	County Counsel	Yes
2/14/2020 5:09 PM	Finance	Yes

Mono County Board of Supervisors  
Mammoth Lakes Town Council

## Wildfire Mitigation Plan

February 18, 2020

# Wildfire Mitigation System Hardening Activities

***SCE expects to reduce the scope and impact of PSPS, however, PSPS will continue to remain available for extreme conditions in the long term***

**Multi-Prong  
approach to  
mitigate  
impacts of  
PSPS**

***Switching Playbooks***

***Targeted Grid  
Hardening***

***Engineering & System  
Evaluation***

***Microgrids &  
Resiliency Zones***

***Customer Care***

**Rapidly developing circuit-specific plans to reduce the impacts observed in 2019 by:**

- ❖ Leveraging existing isolation equipment
- ❖ Targeting remediations
- ❖ Identifying small upgrades to reduce the number of customers impacted by PSPS
- ❖ Deploying more granular weather stations
- ❖ Pursuing microgrid opportunities when technologically and economically feasible
- ❖ Establishing Community Resource Centers
- ❖ Deploying Community Crew Vehicles
- ❖ Providing potable water
- ❖ Addressing food spoilage claims
- ❖ Conducting community outreach



# Situational Awareness – Emergency Response

## Don Daigler and Tom Rolinski

- Situational Awareness
  - 22 Weather Stations in Mono County
  - Finalizing plans for weather locations
- PSPS IMT Overview
- Coordination with Public Safety Partners
- Weather Modeling
  - Updated Weather Model

# Customer Programs

## Mike Marelli

- Customer Resource Centers
  - Working with town and county to identify locations
- AFN Outreach
  - Working with organizations including Independent Living Centers to identify and reach out to AFN community
  - Would like to partner with town and county to promote signing up for medical baseline
  - Implementing battery rebate program for income qualified Critical Care programs
- PSPS Claims Policy

# Website and Notifications

## Bob Stiens

- Website update
  - PSPS Maps
- Partnership opportunities to encourage customers to update customer information and sign up for the Medical Baseline program on city and county websites
- Zip Code notification

# Vegetation Management

## Brian Sprinkle

- SCE policies
  - Notifications
  - Coordination with property owner
- Update on work in Mono County



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

***SPECIAL MEETING AGENDA REQUEST***

Print

<b>MEETING DATE</b>	February 18, 2020	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	1 hour	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Dan Holler, Town Manager
<b>SUBJECT</b>	Housing Program and Projects Update		

**AGENDA DESCRIPTION:**

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

Discussion, update and direction on Town and County housing programs, projects, efforts to increase affordable, community workforce housing, partnerships, funding structure and options for additional funding including an update on the Town's Parcel Project.

**RECOMMENDED ACTION:**

None; informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Scheereen Dedman

**PHONE/EMAIL:** 5538 / sdedman@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:**

Click to download
<a href="#">Town Presentation</a>
<a href="#">County Staff Report</a>

**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
2/14/2020 12:46 PM	County Administrative Office	Yes
2/14/2020 9:10 AM	County Counsel	Yes
2/14/2020 10:07 AM	Finance	Yes

**TOWN COUNCIL  
BOARD OF SUPERVISORS**

*February 18, 2020*



# TOWN HOUSING WORK PROGRAM

*Sandra Moberly*

*Nolan Bobroff*



# TOWN HOUSING WORK PROGRAM

*Work program is guided by the General Plan Housing Element and the Community Housing Action Plan (CHAP).*

- **ADDRESS HOUSING NEED BY:**
  - **DEVELOP THE PARCEL**
  - **ZONING CODE DENSITY UPDATE**
  - **TOWN COUNCIL FUNDING**
  - **NOVEMBER TOT BALLOT**
  - **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

# WHAT IS THE NEED?

## HOUSING ELEMENT RHNA (2019-2027)

240 units total:

155 in Mammoth Lakes;

85 in Unincorporated Mono County

## HOUSING NEEDS ASSESSMENT (2017-2022)

595 units

**ANECDOTALLY** - People living in vehicles, employers losing employees who can't find housing, 0% vacancy rate for apartments, MLH waiting list at 80+ families, MMSA renting properties in Bishop, overcrowding of units



# WHERE ARE WE NOW?

*Housing is a Town Council priority*

- Mammoth Lakes General Plan Housing Element approved (2019-2027)
- Community Housing Action Plan (CHAP) Accepted and progress made on actions:
  - Purchased The Parcel
  - Contemplating dedicated local tax
  - Funding for middle income homebuyer assistance program
  - Chamber moving forward with landlord tenant matching program
  - Chamber engaging second homeowners
  - EIFD analysis beginning
  - Development planning for The Parcel

## WHAT IF WE DON'T ADDRESS THE HOUSING CRISIS?

- Reduced service quality for guests and locals
- Limited business expansion opportunities due to lack of workforce
- Increased rents
- VMT - Added traffic due to commuting from June, Crowley, and Bishop



- No employees to staff local businesses
- Poor living conditions (people living out of their cars, etc.)
- Overcrowding (stacking)
- Loss of employee base

# SOLUTIONS: THE PARCEL

*Town Council is committed to building affordable housing on The Parcel*

## IMPLEMENT TO REDUCE HOUSING NEED:

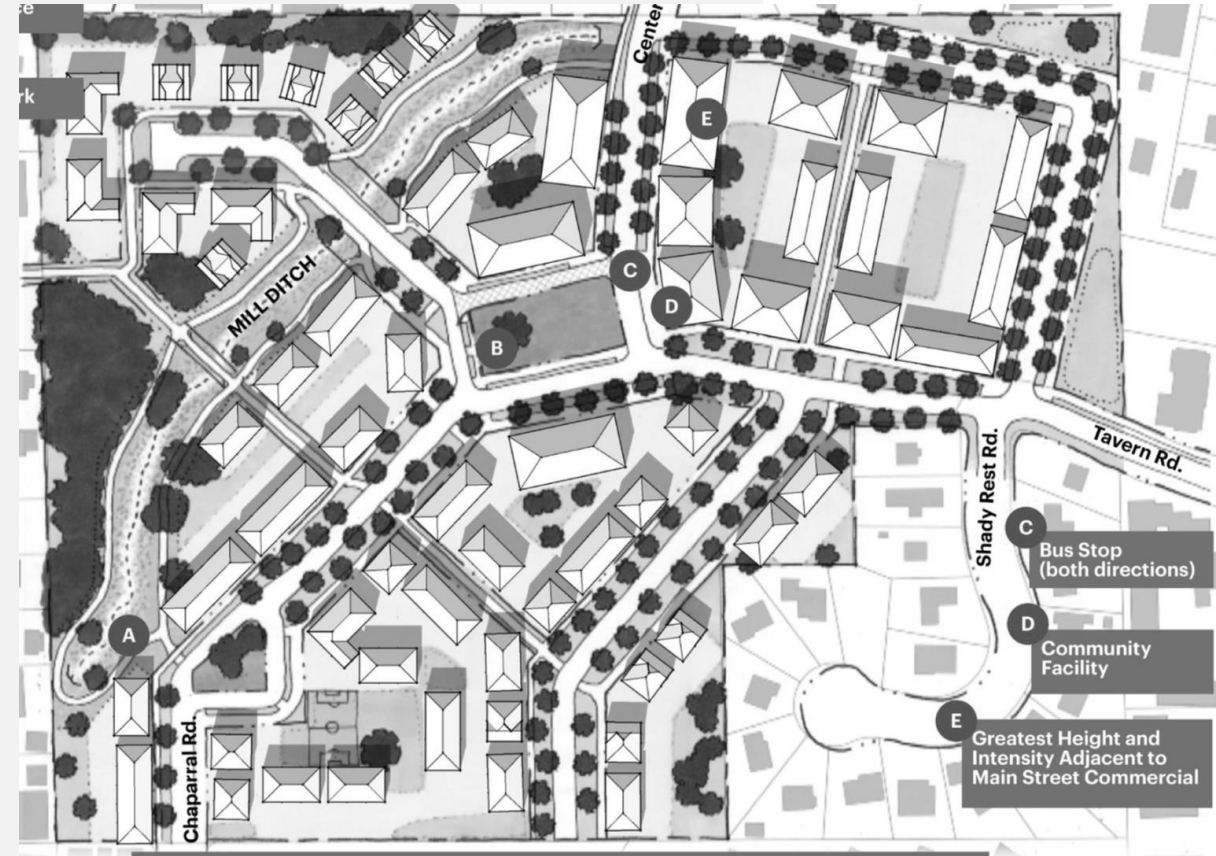
- 400 to 450 affordable housing units
- A variety of housing types and unit types
- Rental with the potential for ownership

## TIMELINE

- Entitlements complete in 2021
- Grading/site prep 2021-2022
- Occupancy (Phase 1) 2023-2024
- Phases 2-4 to come online over 7-10 years

## COSTS

- Over \$7 Million in TOT/General Funds committed
- Phase 1 – 130-140 units
- Phase 1 Cost - \$50-60 million
- Phase 1 Gap - \$7 million



Town Council has dedicated \$7 million in TOT over next two years to fund the gap for the first phase of the parcel

# SOLUTIONS: ZONING CODE/GENERAL PLAN AMENDMENTS

**CHALLENGE:** Low usage of Town density bonus program

**SOLUTION:** Revise program to be more user friendly

- Smaller lots become eligible
- Points program
- Concessions for things like height increases, lot coverage increase, etc.
- Supports State legislative actions for streamlining (SB-35)



# SOLUTIONS: GENERAL PLAN/ZONING CODE AMENDMENTS

*Goal: Allow greater flexibility and utilization of Town Density Bonus provisions*

## General Plan

- Revise Town Density Bonus Program so it can be applied separately from the State density bonus
- Reduce the eligible project size from projects with a minimum base density of 5 units to multi-family residential projects with a minimum base density of 2 units
- Revise to allow flexibility and not require all units be restricted to workforce housing in order to be eligible.

## Zoning Code

- Develop Zoning Code regulations implementing the revised Town Density Bonus Program
- Allow multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units.
- Maximum density increase (i.e., up to a maximum of twice the base density) would remain the same as the existing Town Density Bonus Program.

# SOLUTIONS: TOWN COUNCIL FUNDING

*Town Council is committed to funding for housing*

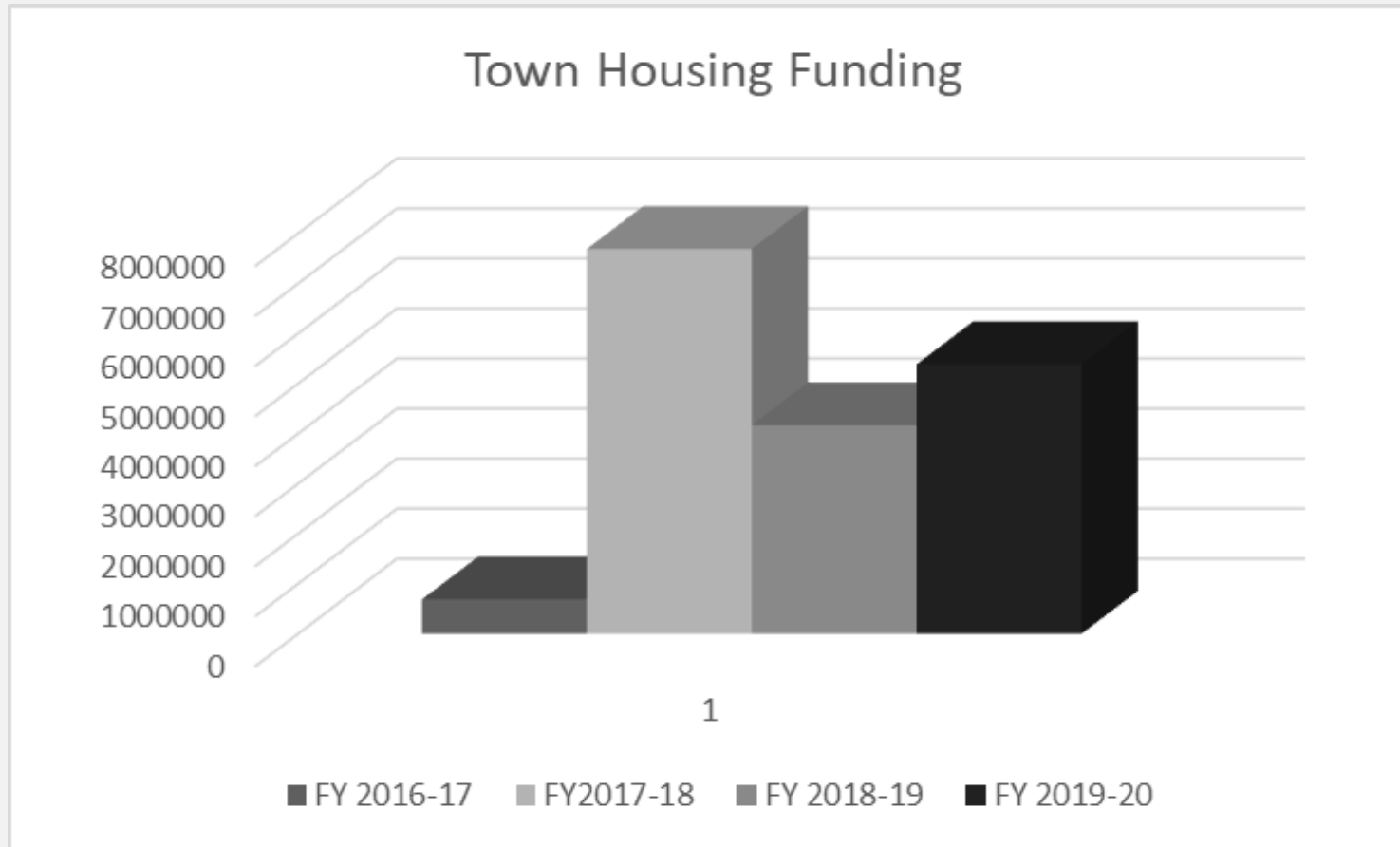
- FY 2016-17 - \$685,590
  - Implementation of reserve account plus MLH annual contract and HOME loan payment
- FY 2017-18 - \$7,688,578
  - Full housing allocation of .85 TOT plus the purchase of The Parcel
- FY 2018-19 - \$4,164,231
  - Full housing allocation of .85 TOT, \$2 million for housing partnerships; \$250,000 for Parcel development; \$300,000 for MLH grant match for 238 Sierra Manor Road; \$300,000 to increase RLF
- FY 2019-20 - \$5,382,692
  - Full allocation of .85 TOT from Budget; \$1 Million of General Fund for Parcel EIR and entitlements; \$3.5 million for Phase I construction
  - \$160,000 in SB2 grant funding for Parcel conceptual land use plan





# SOLUTIONS: TOWN COUNCIL FUNDING

*Town Council is committed to funding housing*



**\$17,921,091 OVER FOUR YEARS**

# SOLUTIONS: HOUSING PARTNERSHIPS

- Town Council dedicated \$2 million for housing partnerships
- Town has purchased two units to be used for employee housing
- Town is working to develop a program to use the funding to form public/private partnerships
- Mammoth Lakes Chamber funding
- Density bonus update – driven by private sector
- MLH – working to preserve deed restricted units
- Grant applications with MLH
- IMACA – upgrade of Glass Mountain apartments
- Donation of wood from The Parcel to needy families



**SUCCESS OVER THE NEXT 10+ YEARS WILL DEPEND ON LOCAL PARTNERSHIPS**

# SOLUTIONS: NOVEMBER TOT BALLOT MEASURE

*Increased funding for housing*

## RECOMMENDED BY CHAP

### INCLUDES:

- 1% TOT Increase for Housing
- Special Tax (2/3 vote required)
- No Sunset date
- Estimated revenue – \$1.3 Million per year
- November 3, 2020
- Details will come forward shortly

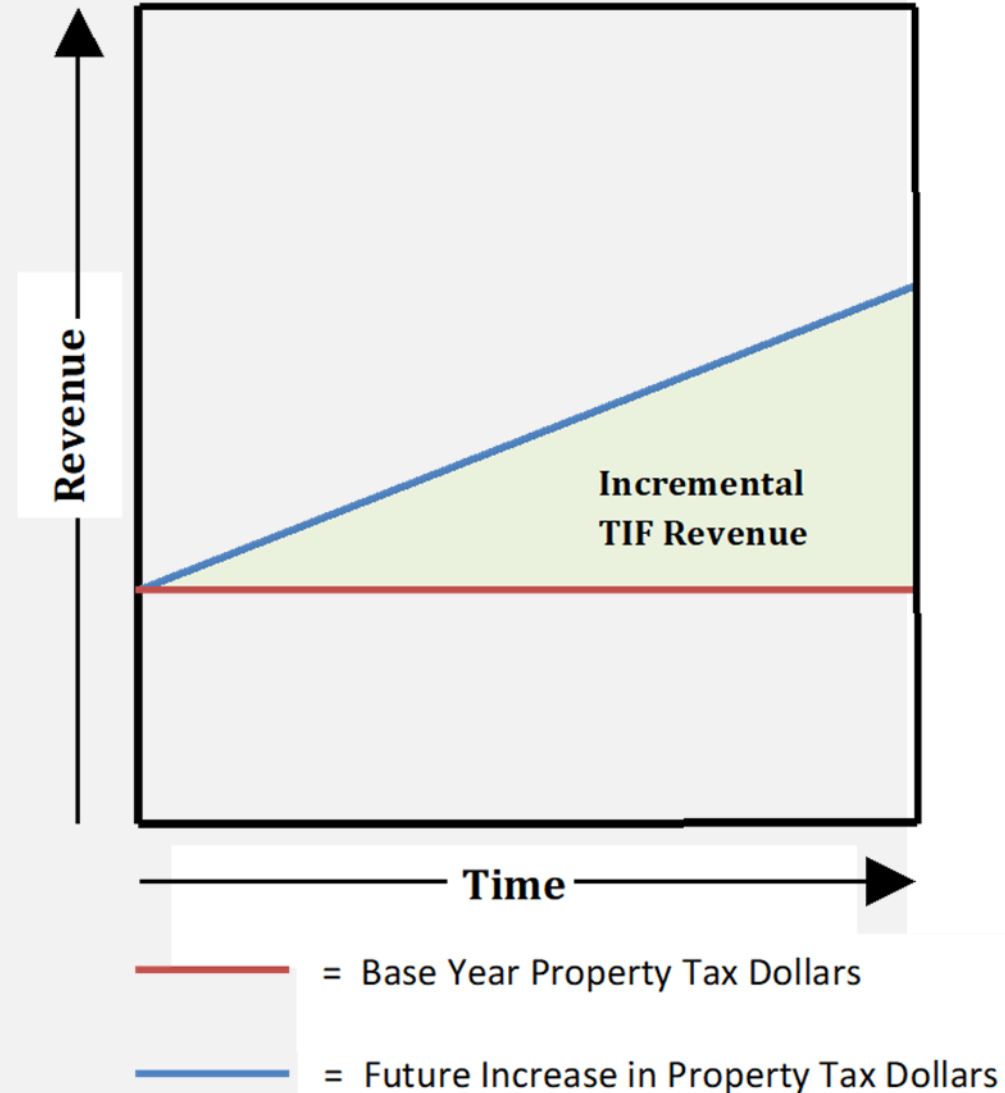
Board of Supervisors support?



# SOLUTIONS: ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)

*Increased funding for housing*

- Tax Increment Financing (TIF)
- Separate base revenues from incremental (future) revenues
- Can fund a variety of projects including affordable housing
- Decisions are made by an EIFD board which includes members from all participating agencies plus members of the public
- Supervisors support for EIFD?



# THANK YOU

Mammoth Lakes Town Council  
Mono County Board of Supervisors

February 18, 2020

# Mono County Housing Authority

---

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

February 28, 2020

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

**From:** Megan Mahaffey – Finance  
Wendy Sugimura & Bentley Regehr – Community Development  
Amanda Greenberg – Behavioral Health  
Kathy Peterson – Social Services

**Re:** Overview of Mono County Housing Programs

## **RECOMMENDATION**

Receive update on County housing programs and provide any desired direction for coordination.

## **DISCUSSION OF CURRENT COUNTY CAPACITY**

The following provides an overview of current funding available for Mono County housing programs:

### Affordable Housing Fund

The Affordable Housing fund consists of several sources (see Attachment 1):

- Whole-person Care Grant (awarded to Social Services) for \$448,634: Anticipated to be received in April 2020, the grant targets those who are homeless or at risk of homelessness and funds rental assistance, affordable housing projects, and a housing coordinator position.
- General Fund contributions of \$400,000: The Board allocated \$200,000 from the General Fund for the past fiscal years (2018-19 and 2019-20).
- Sale of Birch Creek Condo to Inyo-Mono Advocates for Community Action (IMACA) for \$159,188 to provide transitional housing.

After accounting for interest earnings, legal expenditures, and monitoring costs, the affordable housing fund stands at \$995,232 as of January 21, 2020.

### SB 2 Grant Funds

The application for Mono County's SB 2 funds (\$160,000) was submitted in November 2019, and the grant would fund prescriptive designs for accessory dwelling units and streamlining of greenhouse gas emissions analysis under the California Environmental Quality Act. No information has been received about when these funds would be received from the State.

### Housing Mitigation Ordinance

The Housing Mitigation Ordinance (HMO) was adopted in December 2019 and goes into effect February 10, 2020. Implementation will provide an additional revenue stream to fund housing programs.

### Future Grant Applications

At the Feb. 18, 2020, Board of Supervisors meeting prior to this Town/County Joint Meeting, the Board will hold a public hearing for public input on the County's 2020 California Development Block Grant (CDBG) application. The initial staff recommendation is to apply for First Time Homebuyer Assistance,

childcare (public service), and technical assistance funds. The technical assistance funds would be to evaluate special district (water, sewer, fire, etc.) capacity and develop capacity improvement programs to support housing development. A need for County facilities projects and consideration of providing the remaining available funds for a Mammoth Lakes Housing Project may also be considered, in addition to any other ideas raised during the public hearing.

Mono County is also tracking the Regional Early Action Planning Grants Program (REAP), through which \$121,164 is expected to be allocated to the County. The Notice of Funding Availability (NOFA) is expected to be released in February 2020, with a deadline to request funds of January 31, 2020.

### Staffing

Multiple departments currently participate in County housing programs, including the County Administrative Office, Finance, Community Development, Social Services, and Behavioral Health, and in partnership with external organizations such as IMACA and Mammoth Lakes Housing. Even with the additional funding, the current level of activity represents the capacity of current staffing levels. To add significant new activities or programs, additional new staff capacity would be required.

Mono County is currently in the process of developing a job description for a Housing Coordinator position, which will then be flown and (hopefully) filled. The Housing Coordinator should have the necessary skill set and expertise to take the lead on holistically coordinating and implementing County housing programs and interfacing with the Housing Authority.

## **DISCUSSION OF CURRENT PROGRAMS**

The following provides an overview of current Mono County housing programs relevant to the Housing Authority:

### Housing Mitigation Fund

The Housing Mitigation Ordinance (HMO) goes into effect in February 2020, and will begin generating revenue for housing programs.

### Revolving Loan Fund

On November 17, 2015, the Mono County Board of Supervisors approved resolution R15-81 authorizing the creation of a Revolving Loan Fund (RLF) for the purchase of deed-restricted housing within the Town of Mammoth Lakes and authorizing the CAO, in consultation with County Counsel, to negotiate and execute loan agreements. The revolving loan fund is used for short-term loans (up to one year) from the Mono RLF by Mammoth Lakes Housing for the acquisition and resale of deed restricted housing units within the Town for the purpose of preserving housing for low-income, moderate-income and workforce households. Units purchased are marketed for sale at below-market rate. Since inception, Mammoth Lakes Housing has utilized the Mono County Revolving Loan Fund for a total of five purchases of deed restricted properties from September 26, 2017 to December 31, 2019.

### Mono County Rental Units

County-owned housing units include two housing units in Benton. The Benton units are currently rented to the UTU Gwaitu Tribe. The Birch Creek condo was sold to IMACA to create the first transitional housing unit located in Mono County.

### County First-Time Homebuyer Program

The Mono County First Time Homebuyer (FTHB) Program provides gap financing to first-time homebuyers that income qualify. The First Time Homebuyer loan portfolio consists of 14 loans ranging from \$54,000 to \$200,000. All loans are 30-year deferred loans with the earliest term being August of 2036 provided the First Time Homebuyers stay in their home and do not sell. The FTHB program is currently operated by Mammoth Lakes Housing (MLH). Total loan portfolio is \$1.8 million which had

leveraged \$2.7 million of private investment for a total of \$4.49 million in real estate investment in Bridgeport, June Lake, Mono City, Lee Vining, and Crowley Lake. The First-Time Homebuyer Program has been funded again by the 2018 HOME NOFA and is waiting for the Standard agreement from the state for implementation.

#### Behavioral Health Housing Programs/Activities

This summer, Mono County Behavioral Health (MCBH) began renting a property in Mammoth Lakes for the purpose of providing transitional housing to clients who meet set criteria. MCBH staff also participated in the Eastern Sierra Continuum of Care strategic planning process and staff are involved with the Point-In-Time Count subcommittee to prepare for the 2020 Count, which will take place on January 30. Additionally, the Davison house was sold to a developer to create affordable housing units in Mammoth Lakes.

#### The Housing Choice Voucher (Section 8) Housing Program

The housing choice voucher program (Section 8) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

As of January 1, 2012, Stanislaus County Housing Authority has been the Mono County Public Housing Agency and operates the Section 8 Housing program for Mono County. The waiting list was opened on September 20, 2018 and is open until further notice. The Board previously heard from the public and discussed the Section 8 program, and staff is working on the Board's direction to request a workshop with the Stanislaus County Housing Authority.

#### United States Department of Agriculture (USDA) Home Loans

Financial assistance is currently available through Mammoth Lakes Housing for low-income households with good credit history and stable income. Applicants must be U.S. Citizens or legal residents and maintain the home bought through the program as their primary residence. The USDA program is a primary financing loan. Loans are currently available for single family homes. The current loan limit is \$423,200 and loans can be made in Inyo, Mono, and Alpine Counties. There are no points, origination fees, prepayment penalty or down payment requirements of the USDA program.

### **DISCUSSION OF FUTURE PROGRAMS**

The following describes housing programs to be undertaken in 2019-2020, as specified in Housing Element or via other opportunities:

- Revolving Loan Fund (RLF; Programs 2.4, 3.2 and 3.4): Establish a County policy on the purchase of housing units at market rate and deed restricting to an affordable income level, explore opportunities to bolster the RLF by 2022, and establish a program by 2022 to minimize unintended consequences of the acquisition and resale of deed restriction units, including concerns regarding long-term costs of monitoring.
- Grants to improve infrastructure (Programs 1.12 and 1.5): If appropriate grant opportunities are available, pursue at least one grant to improve infrastructure on identified opportunity sites,



possibly in combination with grant proposals with the Local Transportation Commission (LTC). No stated timeline for completion and dependent upon grant opportunities. Program 1.5 also encourages working with local infrastructure entities in the preparation of grant applications.

- Approval of specific plans to support housing production (Program 1.8): Approve at least one specific plan that streamlines and promotes the creation housing units during the upcoming housing cycle (2019-2027). The Tioga Inn Specific Plan is currently in the review process and would allow for up to 100 housing units if approved as proposed.
- Opportunities for CEQA streamlining (Program 1.4): CEQA streamlining opportunities that would reduce costs or time for the production of housing are constantly explored. A greenhouse gas emissions checklist that would streamline CEQA analysis will be funded by SB2.
- Reasonable accommodation (Program 4.9): Adopt a reasonable accommodation procedure by December 31, 2020, that provides persons with disabilities exception in land use and zoning laws. Currently, Community Development has a Certified Access Specialist that reviews projects on an individual basis. State law requires a set of written procedures that are to be posted on the County website.
- Behavioral Health Housing Programs/Activities: Mono County Behavioral Health (MCBH) has several future projects that it is working towards, the first of which is a 30-45-unit permanent supportive housing project in Mammoth Lakes. The department is presently working with Integrity Housing, a non-profit affordable housing developer based in Irvine, CA, to find a site for this project. Secondly, MCBH is considering partnering with the Stanislaus County Housing Authority to construct four 550-square-foot one-bedroom small houses in Walker. The department is presently conducting a needs assessment and considering potential avenues for partnership. MCBH recently partnered with Mammoth Lakes Housing to create a position to lead a Latino Housing Advocacy Group. Finally, MCBH has completed the necessary steps to date to apply for No Place Like Home funding. It is the department's plan that Integrity Housing will apply for this funding for a project in Mammoth Lakes, when a site is identified.



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

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	February 18, 2020	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	30 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Staff
<b>SUBJECT</b>	Town / County Project Updates		

**AGENDA DESCRIPTION:**

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

An update of various projects being worked on by the Town of Mammoth Lakes and Mono County including: Roads/ SB1 funding, the Civic Center, the jail, Tioga Inn, Community Recreation Center, Mono Arts Council, sidewalk improvements, beautification, and parks.

**RECOMMENDED ACTION:**

None; informational only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Scheereen Dedman

**PHONE/EMAIL:** x5538 / sdedman@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:**

<p><a href="#">Click to download</a></p> <p>No Attachments Available</p>
--------------------------------------------------------------------------

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
2/14/2020 12:49 PM	County Administrative Office	Yes
2/14/2020 4:43 PM	County Counsel	Yes
2/14/2020 5:09 PM	Finance	Yes