



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
October 17, 2023

TELECONFERENCE INFORMATION

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Board 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/85848995451> or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 858 4899 5451.

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 858 4899 5451

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 Board meeting, you may still view the live stream of the meeting by visiting:

https://monocounty.granicus.com/MediaPlayer.php?publish_id=1538a8aa-4d0f-41ba-9104-74d353cd0f60

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. 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

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.) Please refer to the Teleconference Information section to determine how to make public comment for this meeting via Zoom.

2. AGENDA ITEMS

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

30 minutes

(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.

Recommended Action: Receive presentation and ask questions as needed.

Fiscal Impact: None.

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

20 minutes

(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.

Recommended Action: Receive presentation and ask questions as needed.

Fiscal Impact: None.

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

20 minutes

(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.

Recommended Action: Receive presentation and provide comments as needed.

Fiscal Impact: None.

D. Update from Mono County and Town of Mammoth Lakes Staff Regarding After Action Reports

30 minutes

(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.

Recommended Action: Receive presentations and ask questions as needed.

Fiscal Impact: None.

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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	October 17, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	30 minutes	PERSONS APPEARING BEFORE THE BOARD	Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager
SUBJECT	Update from Mono County and Town of Mammoth Lakes Staff Regarding Housing Programs and Projects		

AGENDA DESCRIPTION:

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

Mono County and Town of Mammoth Lakes staff will provide an update on the current/anticipated housing programs and potential funding sources.

RECOMMENDED ACTION:

Receive presentation and ask questions as needed.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-932-5415 / smoberly@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
Staff Report_Mono County
Staff Report_TOML
TOML Housing Program Summary

History

Time	Who	Approval
10/12/2023 8:58 PM	County Counsel	Yes
10/13/2023 8:38 AM	Finance	Yes
10/13/2023 9:30 AM	County Administrative Office	Yes



COUNTY ADMINISTRATIVE OFFICER
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To: Mono County Board of Supervisors and Mammoth Lakes Town Council

From: Sandra Moberly, Mono County Administrative Officer

Date: October 17, 2023

Re: Mono County Housing Update

Strategic Plan Focus Area(s) Met

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

Discussion

Over the past several years Mono County has taken a multi-pronged approach to solving the housing crisis in the County. This has included partnering with the Town of Mammoth Lakes on projects within the Town, considering acquisitions of property within unincorporated Mono County, and developing programs to encourage/fund housing development. Some significant actions include:

- Worked jointly with the Town of Mammoth Lakes to provide \$2.3M in funding to The Parcel project.
- Provided \$550K in funding to the Innsbruck Lodge HomeKey Project.
- Worked in partnership with the Town of Mammoth Lakes to develop prescribed designs for Accessory Dwelling Units. We continue to publicize their availability through our media outlets.
- Produced affordable unit at Birch Creek Condos in June Lake and recently facilitated transfer of that unit to Mammoth Lakes Housing.
- Acquired and rehabilitated two single-family housing units in Benton from CalTrans and sold the units to the Benton Tribe for tribal housing.
- Sold County-owned property on Davison Street in Mammoth Lakes subject to a deed restriction requiring the establishment of four affordable units.
- Currently evaluating the purchase and/or development of property in June Lake.
- Removed two properties from the tax default sale to allow staff to evaluate and consider purchasing under Section 8 (in Walker and Chalfant).
- Considering the purchase of two properties in Bridgeport for housing.
- Working to finalize a mortgage assistance program that would be available for purchases for families in which at least one wage earner is working in Mono County.
- The County has set aside \$2M in General Fund dollars to support the provision of additional housing in the community.

- Establishment and maintenance of a revolving loan fund to allow for the purchase and preservation of deed-restricted housing within the County.
- Adopted moratoriums for single-family transient rental (expiring in April 2024) and multi-family transient rental (Board will consider extension next month) to prevent existing long-term housing from being converted to transient rental. As a part of this process, the Board has approved a [contract to study the impacts](#) of short-term rentals on the housing situation in Mono County.

The Board continues to explore options to secure additional housing in Mono County.

**JOINT MEETING
TOWN COUNCIL AND MONO COUNTY BOARD OF SUPERVISORS
STAFF REPORT**

Meeting Date: October 17, 2023

To: Town Council and Mono County Board of Supervisors

From: Daniel C. Holler, Town Manager

RE: Overview of Town Housing Programs

Workforce Housing Shortage

The Town has been experiencing a shortage of affordable housing for our workforce for a number of years. In 2017, the Town completed a Workforce Housing Needs Assessment which estimated a need for 595 additional workforce housing units between 2017-2022 (5 affordable units converted from existing market rate units and 221 new market rate units have been provided since that time). While affordable housing production over the past five years has been slow, the Town has a number of upcoming projects that are anticipated to generate 256 units over the next 2-3 years. Information on the programs under the Town's Housing Now! initiative is attached. The program includes:

- Parcel Phase 1 – 81 units (80 affordable, 1 manager unit – under construction)
- Parcel Phase 2 – 148 units (146 affordable, 2 manager units – construction is pending funding)
- Innsbruck Lodge HomeKey Project (15 affordable, 1 manager unit – remodel underway)
- 60 Joaquin (4 for-sale affordable units – under construction)
- Access Apartments (11 affordable units – Project is not fully funded)
- 6 Market rate units have been purchased under the Bridge Program
- The Town has acquired a small parcel and will be looking at adding 4-6 new units.

This list does not include units provided by private entities that are not deed restricted like the recent purchase of the Sierra Lodge by Mammoth Mountain Ski Area (36 units that will house up to 72 employees) or the Mammoth Hospital's recent purchase of 20 apartments to use for their employees. The Town also purchased 5 employee housing units over the past few years, for a total of 7 units. Under the Town's "Bridge Program," 6 market rate units have been purchased and all but one have been sold to households with incomes less than the 150% AMI level. The program requires a subsidy of approximately \$110,000 to \$150,000 per unit. Recent interest rate increases also make it difficult for households in these "missing middle" income ranges to purchase units.

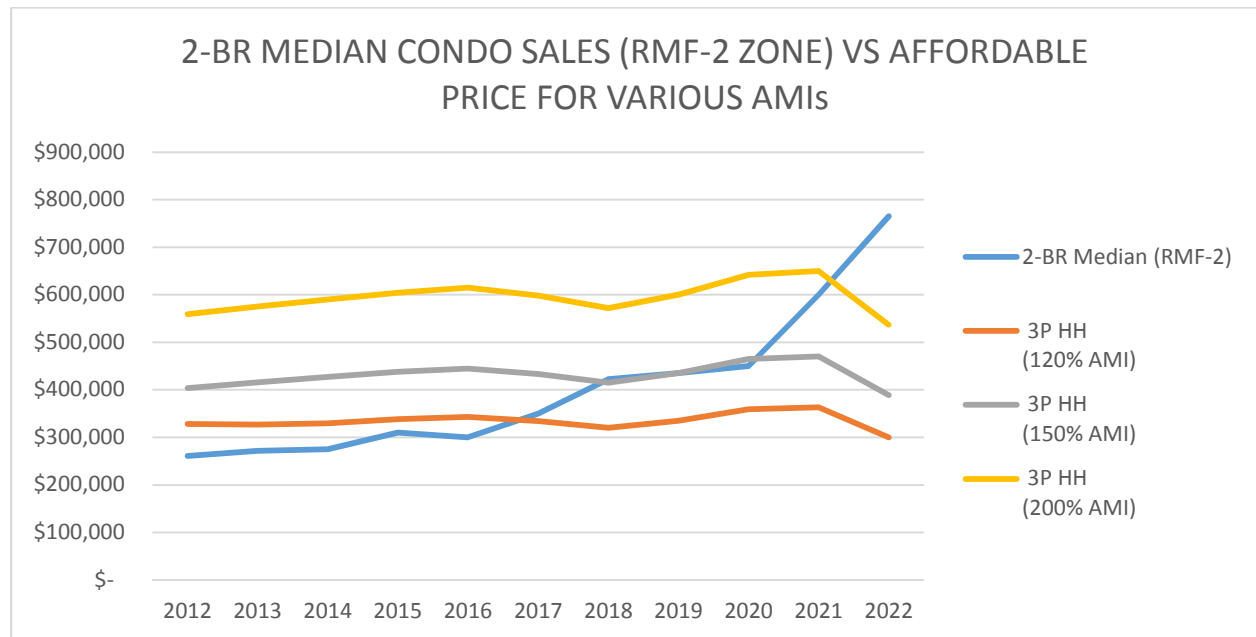
The Town has initiated discussions on Phase 3 of The Parcel to provide a higher income home ownership component. This tentatively would include 49 for-sale units within 10 buildings, with 2- and 3-bedroom townhome units. This type of housing was included in the Parcel Master Plan to assist in meeting housing for the "missing middle" income households. The financial

challenge continues to be significant with a per-unit subsidy estimated in the \$200,000 per unit range.

A snapshot of housing sales data from 2017 - 2022 for one- and two-bedroom condo units in the RMF-2 zoning district show continued strong price increases for similar numbers of sales activity. The number of new units constructed was also limited during this time period, with only 16 new units constructed in the RMF-2 zone. The number of units in this zoning district is 3,642, with 1,898 (or 52%) having a short-term rental tax certificate. This zoning district is highlighted as it represents the location for likely affordable workforce housing opportunities.

The median sales price of these units has moved out of the price range for moderate income households to purchase. The attached information demonstrates what a three-person household could afford to pay for a 2-bedroom condo based on a consistent set of assumptions (i.e., annual income at 120%, 150%, and 200% of AMI, 10% downpayment, \$400 HOA, property tax at 1.5% of purchase price, property insurance at 0.35% of purchase price, PMI at 1% of purchase price, and current average interest rate for that year with 35% of income being committed to housing costs). The analysis provides some base data that suggests the transition of existing housing stock to meet workforce housing needs is currently unaffordable for home ownership. As demonstrated below, the point when a household at the various AMI levels could no longer afford the median priced 2-bedroom condo in the RMF-2 zone is as follows:

- 120% AMI: Mid-2016
- 150% AMI: 2020
- 200% AMI: 2021



The chart in the attached presentation shows the income limits for Mono County and our local limits calculated at the 150% and 200% AMI level using the State assigned Area Median Income as the starting point.

Ongoing Funding Commitments

Both the Town and County have funded priority housing projects out of current revenues. This is the incremental approach that both agencies have pursued along with actively seeking grants and partnering with Eastern Sierra Community Housing (MLH) on projects as noted above. Since FY17-18, the Town has committed or expended over \$30 million on housing initiatives. This investment was the catalyst for the projects and programs incorporated into the Town's Housing Now! initiative. The presentation on this initiative demonstrates the breadth of programs undertaken and the housing impact that was achieved and that is on the horizon. The Town is continuing to make investments in our Housing Now! initiative programs as well as substantial investment in capital infrastructure and other needed community programs such as childcare (\$14M). As with the County the Town has invested in direct community support due to emergencies other as well (\$6.5M). The Town and County have jointly supported local housing projects as well (i.e., Innsbruck Lodge conversion and the proactive purchase units to preserve deed restrictions).

Dynamic Challenges in Funding Housing Programs

The subsidy levels required to provide workforce housing are increasing due to higher interest rates, construction costs and economic changes that have limited the number of full-time rental units. The needs in the community are significant and the challenges are varied with dynamic changes in the workforce and new options being pursued for lower cost living alternatives.

The high cost of construction and significant competition for grants and other traditional funding sources for affordable housing has hampered local projects. The fact that the state and federal funding sources are targeted to meet housing needs of low-income households also limits our ability to diversify housing types for the workforce. The need to provide housing for what we have termed the "missing middle" continues to be a significant challenge as many of in our workforce do not qualify for low-income housing and yet do not have incomes that support the purchase of homes in the area. The rental market also has limited available units, with rents often higher than what the local workforce can reasonably afford. Both the Town and County, along with other governmental and private businesses, have experienced the struggle of hiring employees due to the lack of suitable housing.

The lack of affordable workforce housing is also driving other policy questions as people make alternative living choices. This is highlighted by what is referred to as "van life". Workers are making a choice or have no alternative but to live in their vehicles. This may include vehicles designed to serve as a living space or simply the use of a regular vehicle. This has sparked discussions over the use of recreational vehicles (RVs, campers, motor homes etc.) as long-term places to live as well as requests to create safe and legal parking areas for "van life" housing. Meeting these needs has created a new set of challenges across numerous communities. This

includes enforcement of vehicles illegally parked, violations of zoning standards, safety concerns, sanitation, and protection from the elements (extreme cold or heat).

Meeting this new housing alternative (by choice or circumstance) needs to be addressed in a coordinated manner that will benefit the Town, County, and local businesses. Options are limited and will require creative solutions, including potential changes to current codes.

The Town and County have taken a number of steps to modify housing regulations to encourage the construction Accessory Dwelling Units (ADUs) and implemented a number State mandated changes related to housing project approvals and other requirements. Additional State mandates continue to move through the legislative process.

Conclusion

The Town and the County have and are taking steps to create additional affordable workforce housing for our community. The actions taken are making and will continue to make a difference in the community. The challenges to provide an expanded diversity of housing opportunities are significant. The primary sources of state and federal funding are for low-income households. As the Town experienced with The Parcel development, even low-income projects require subsidies to be competitive to secure required funding. Addressing the “missing middle” income households has generally fallen to local agencies to fund or address through the regulatory process. Within our region, the availability of land and infrastructure is limited. The lack of long-term dedicated funding to support housing that does not diminish other services and programs will require creative solutions.



Town of Mammoth Lakes Housing Program Highlights



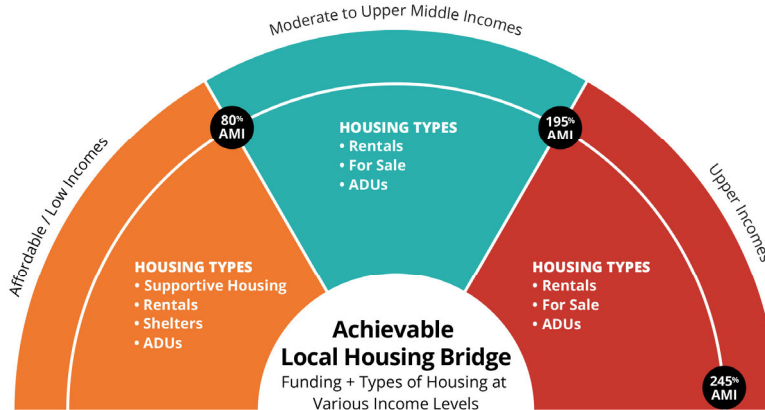
October 17, 2023

Area Median Income (AMI) (Mono County)

<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11723>

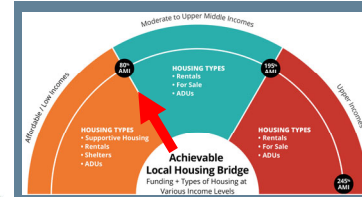
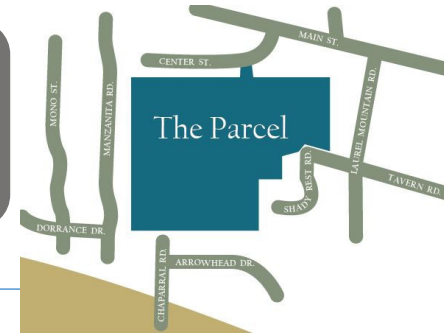
INCOME LIMITS	Household Size							
	1	2	3	4	5	6	7	8
Acutely-Low ($\leq 15\%$ AMI)	\$10,050	\$11,500	\$12,900	\$14,350	\$15,500	\$16,650	\$17,800	\$18,950
Extremely-Low (16% - 30% AMI)	\$17,850	\$20,400	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very-Low (31% - 50% AMI)	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
Low (51% - 80% AMI)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
Median (81% - 100% AMI)	\$67,050	\$76,650	\$76,200	\$95,800	\$103,450	\$111,150	\$118,800	\$126,450
Moderate (101% - 120% AMI)	\$80,450	\$91,950	\$103,450	\$114,950	\$124,150	\$133,350	\$142,550	\$151,750
121% - 150% AMI	\$100,600	\$114,950	\$129,350	\$143,700	\$155,200	\$166,700	\$178,200	\$189,700
151% - 200% AMI	\$134,100	\$153,300	\$172,450	\$191,600	\$206,950	\$222,250	\$237,600	\$252,900

Based on CA Income Limits
Federal Median Income is \$95,800



AMI is the household income for the median – or the middle – household in a region (Mono County). The income data is updated annually by the US Department of Urban Development (HUD) and the CA Department of Housing and Community Development (HCD).

The Parcel



Up to 450 affordable housing units
25 Acres

Target Income Level: $\leq 80\%$ AMI (The Master Plan allows for income limits up to 120% AMI and allows for up to 15% of the total units within the development to be available to households earning 120-200% AMI.)

Phase 1

81 rental units under construction (80 affordable units + 1 manager's unit)
Studio, 1, 2, and 3-bedroom units
Occupancy Winter 2023
Public Park + Childcare Facility (34 children)

Phase 2

148 rental units (1-2 manager's units)
2 Development Phases (2.A and 2.B)
Studio, 1, 2, and 3-bedroom units
Grading is anticipated to begin Fall 2023 (tentative)

Phase 3 (tentative)

49 for-sale ownership units within 10 buildings
2 Development Phases (3.A and 3.B)
2 and 3-bedroom townhome units



Low Income Household ($\leq 80\%$ AMI)	
1-Person HH	\$47,600
2-Person HH	\$54,500
3-Person HH	\$61,200
4-Person HH	\$68,000
5-Person HH	\$73,450

Small Site Development

60 Joaquin Road (0.20-acre site)

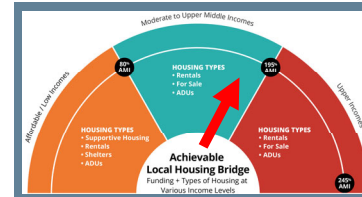
4-unit Design-Build Project

Ownership units

\$2.4M Bid Award (*Site Acquisition: \$200K*)

Target Income Level: 150% AMI

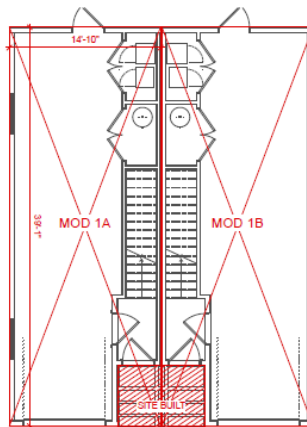
Construction began Summer 2023



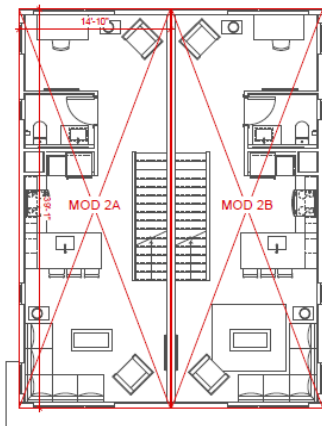
Future Sites

Replicable model

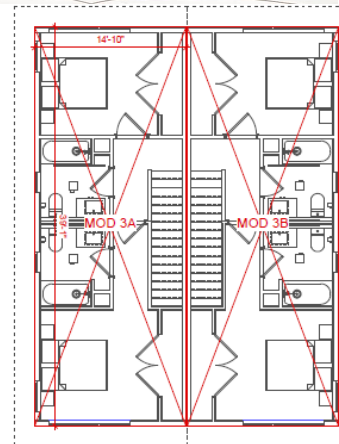
1 site acquired and looking for other infill sites



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Above-Moderate Household (≤ 150% AMI)

1-Person HH	\$100,600
2-Person HH	\$114,950
3-Person HH	\$129,350
4-Person HH	\$143,700
5-Person HH	\$155,200

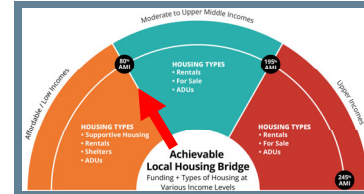
Partnership Projects (MLH + Town)



- Homekey Project – Innsbruck Lodge (913 Forest Trail)
 - Convert hotel to residential use (15 affordable units + 1 manager’s unit)
 - Targeting those who are homeless and at-risk of becoming homeless
 - Occupancy Winter 2023

• Access Apartments (238 Sierra Manor Road)

- (11) 1-br apartments
- Targeting 80% AMI Households
- HOME, CDBG, and Town funds committed to the project

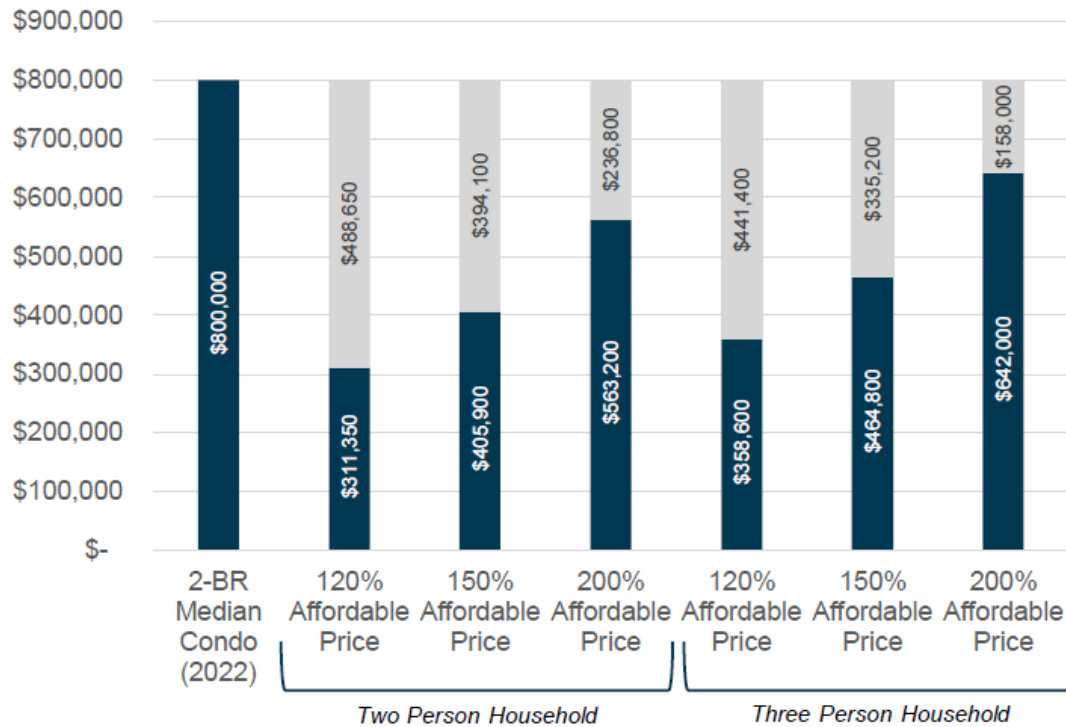


Low Income Household (≤ 80% AMI)	
1-Person HH	\$47,600
2-Person HH	\$54,500
3-Person HH	\$61,200
4-Person HH	\$68,000
5-Person HH	\$73,450

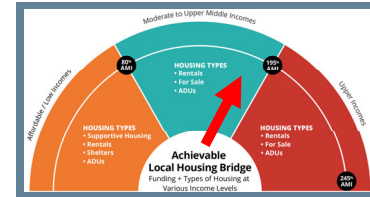
Bridge Program

2021 - 2022

Affordability Gap



- Convert Market-Rate Unit → Deed Restricted Affordable Unit
- Deed restriction runs for 55 years and renews upon each sale
- Target Income Level: 120% - 150% AMI
- Town Subsidy of \$100K - \$150K / unit
- 6 units acquired (Range of Studio – 4-br units)
 - (5) have been sold to eligible households
 - (1) unit to be listed for-sale soon



Moderate Household (≤ 120% AMI)	
1-Person HH	\$80,450
2-Person HH	\$91,950
3-Person HH	\$103,450
4-Person HH	\$114,950
5-Person HH	\$124,150



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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	October 17, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	20 minutes	PERSONS APPEARING BEFORE THE BOARD	Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager
SUBJECT	Update on the Eastern Sierra Climate and Communities Resilience Project (ESCCRP) (Mammoth Donut)		

AGENDA DESCRIPTION:

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

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.

RECOMMENDED ACTION:

Receive presentation and ask questions as needed.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-932-5415 / smoberly@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
Staff Report
ESCCRP Program Background

History

Time	Who	Approval
10/12/2023 6:24 PM	County Counsel	Yes
10/13/2023 8:39 AM	Finance	Yes
10/13/2023 9:32 AM	County Administrative Office	Yes

**JOINT MEETING
TOWN COUNCIL AND MONO COUNTY BOARD OF SUPERVISORS
STAFF REPORT**

Meeting Date: October 17, 2023

To: Town Council and Mono County Board of Supervisors

From: Daniel C. Holler, Town Manager

RE: Overview of Wildfire Mitigation Programs

Fuels Reduction Projects – ESCCRP

The Eastern Sierra Climate Communities Resilience Project (ESCCRP) is targeting the ecological restoration of 58,000 acres of land primarily within the Inyo National Forest. Project is being led by the Whitebark Institute, who has secured grant funding for environmental work and to treat a few smaller areas, with some work completed or in progress. The overall scope of this project will take several years and cost millions of dollars to fully fund the fuels reduction work and restoration efforts. Funding for this effort will require support from a variety of sources including local governmental agencies.

The ESCCRP, known colloquially as the “Mammoth Donut Project” is located on approximately 58,000 acres of Inyo National Forest lands surrounding TOML in Mono County. Well over a century of anthropogenic influences have reshaped the forests across Sierra Nevada. Exacerbated further by climate change, our forests are primed for catastrophic change. ESCCRP will be implemented primarily in partnership with Inyo National Forest and the nonprofit organization Whitebark Institute, aiming to intercept the current trajectory of our shared Eastside forests before returning them to more historic densities—a critical step enabling ESCCRP’s joint coalition to resume using fire as a tool for forest health. This collaborative effort will work to make ESCCRP’s forested landscapes more resilient to anticipated future threats from climate change, including high severity fire, extended drought, mass beetle outbreaks, and changes in precipitation timing and amounts. Such actions will also work to reduce the risk in the Town of Mammoth Lakes (TOML) from catastrophic fire events and give emergency firefighting forces (e.g., Mammoth Lakes Fire Protection District, Mono County’s Office of Emergency Management) improved, longer-term tactical options as these life-saving entities have continued to encounter increasingly challenging and complex fire scenarios. Due to our high elevation and surroundings, TOML is increasingly susceptible to the impacts of climate change and natural hazards such as wildfires, severe winter weather or snow, and earthquake/seismic hazards. Enhanced resilience to natural hazards is considered a major priority.

ESCCRP is intended to reduce the potential of severe wildfire and improve forest health and resilience around the TOML, the economic and recreation hub of Mono County. The project was originally conceived during a brainstorm that took place between a group of forward-thinking land management leaders who were all carefully observing trends throughout fire seasons, fuels conditions, and local climate “anomalies” that when placed together side-by-

side, began to paint a stark picture of the land management challenges to come in the 21st Century. Not coincidentally, in 2019 the Inyo National Forest completed their Forest Plan revision as one of the early adopters to the 2012 Planning Rule. This helps to explain why our proposed project aligns so closely with the new land management direction, having additionally gained context from former “lessons learned,” as ESCCRP is the second vegetation management project to be cultivated under the new Forest Plan. To put the significance of Mammoth Donut Project into tangible perspective, by 2037, the completed ESCCRP is expected to result in a near-fivefold increase in for fuel reduction projects and fuels generation, streamlining the vastly increased pace/scale of forestry-related activities being facilitated at several site locations. The Whitebark team conducted all necessary analyses and survey work contingent to completing NEPA within ESCCRP’s designated project areas, with a timber industry workforce that’s notably remained non-existent due to TOML’s rural location. TOML’s closest lumber mill is over 300 miles away, further exacerbated by a complete absence of biomass utilization facilities of any scale. This is partly because of how remote and sparsely settled Mono County is, its geography and climate alone can make living in TOML challenging and isolated.

Summary information on the project is attached. For more details on the ESCCRP project visit <https://www.eswildfirealliance.org/escgrp2022>

Project Funding

The Whitebark Institute has secured grants for initial environmental work and some initial fuels reduction projects. The Town has provided cash flow funding of \$500,000 for the initial fuels reduction work in the TOML. The County has secured grants and other funding to do the predevelopment and initial engineering for a planned bioenergy plant of approximately \$600,000. The Town has submitted applications for two grants to support the construction of a bioenergy plant.

Town Grant Applications

CA Gov. OPR - Regional Resilience Planning & Implementation Grant (RRPG)

Program- \$3 Million Grant for Bioenergy Plant Construction

The successful implementation ESCCRP work program includes the development of a bioenergy facility to process woody biomass created from treatment processes required to reduce fuel loadings to reduce the risk of catastrophic wildfires. The partnership is working cooperatively with ORMAT Technologies to co-locate the proposed bioenergy plant with their existing Geothermal Power generation plant, with ORMAT providing the land necessary for the bioenergy plant. The environmental and predevelopment work is currently funded through a USFS Wood Innovations Grant (\$299,889) and cooperator funding in the amount of \$300,719. The proposed operator (West Biofuels, LLC) has a pending Federal DOE Grant Request for \$10 million under the Rural Community Bioenergy Facilities for Energy Resiliency and Forest Climate Adaptation program. The CAPEX for the West Biofuels bioenergy plant is \$25.9MM. It will be a 3.6 MW (Gross), 3.0 MW (Net) power plant. The \$3,000,000 RRPG Grant request will be used to directly fund a portion of the CAPEX of bioenergy plant. The plant will employ 10+/- FTEs

when fully operational. The plant will be able to process the projected generated feedstock generated from the ESCCRP work program.

CalFIRE Wood Products & Bioenergy Business and Workforce Development Grant

\$3,500,000 Grant for Bioenergy Plant Construction

The project will provide relief surrounding key resource management concerns and climate-related challenges by deploying forest biomass to a newly built energy conversion facility near the Town of Mammoth Lakes (TOML) servicing the Mono County region. Proposed systems ensure 100% renewable power provision throughout these remote regions to enhance energy supply resilience, mitigate catastrophic wildfire occurrence, and better support communities. The base grant amount is for \$2,000,000, with a \$1,500,000 million match, which depending on the project may be covered by the grant.

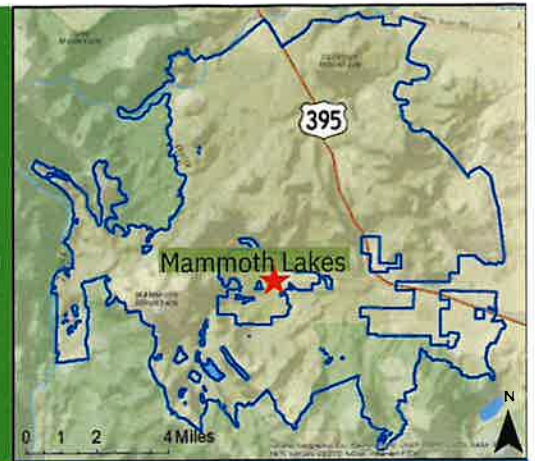
Project Implementation Funding

Whitebark Institute and a working group of partners have established a Financial Advisory Team (FAT), which includes staff representatives from the Town and County. The FAT is tasked with looking at the long-term funding needed to complete the fuels reduction and forest restoration project. Total project costs will be in the millions of dollars over the next several years. The FAT is working on a mix of funding strategies. This will likely include a substantial ask from the Town and County. The bioenergy plant is a key part of the overall program. The grant programs identified to date by the Town have focused on the bioenergy plant. We have not identified grant programs to fund the actual fuels removal work.

Conclusion

The Town and the County have and are taking steps to a more fire resilient landscape. This has included educational outreach, support for smaller projects on Town-owned land, defensible space clean up days, and coordination with Mammoth Lakes Fire Protection District on a chipping program of residential generated green waste. Ongoing efforts to support defensible space projects across the region are ongoing. Limited thinning projects and prescribed burns on the Inyo National Forest are also proceeding. The full implementation of the ESCCRP work plan will require significant and sustained funding. The level of cooperative or separate funding commitment will need to be part of the overall projected revenue need to support the program of work.

EASTERN SIERRA CLIMATE & COMMUNITIES RESILIENCE PROJECT



A BOLD AND PROACTIVE STEP TOWARDS CLIMATE RESILIENCE IN THE EASTERN SIERRA

ABOUT THE ESCCRP

The project sets forth to plan for ecological forest restoration on over 55,000 acres surrounding the Town of Mammoth Lakes. In the face of rapidly increasing climate stressors, the need for proactive forest management action is urgent. Supported by a robust stakeholder group that shares a vision to promote both community and ecological resilience, the ESCCRP is in its early planning phases.



CURRENT FOREST CONDITIONS

- Overstocked forests propelled by our national history of fire suppression
- Declining forest health resulting in a landscape highly susceptible to climate stressors and primed for catastrophic wildfire
- Large fuel loads allow fires to burn at high severity over vast areas with limited options for suppression

Declining forest health across the West, coupled with a rapidly intensifying wildfire trajectory fueled by climate change, continue to underscore the imperative need for increased pace and scale of proactive vegetation management.



www.eswildfirealliance.org/escgrp

PROJECT GOALS



1. Protect the Town of Mammoth Lakes
2. Allow for Safe and Effective Fire Management
3. Promote Community Fire Resilience

4. Restore Ecosystem Health and Resilience
5. Use Best Available Science



6. Create a Fire-Conscious Community
7. Cultivate Long-Term, Sustainable Partnerships
8. Build Local Capacity

FORESTS ARE AT RISK

In the past, fire maintained Sierra Nevada landscapes. Now, with more than a century of fire suppression, many forested areas have missed multiple natural fire cycles, resulting in historic fuel accumulation that leads to more severe fires that are difficult and dangerous to fight. The absence of fire, combined with other climate driven factors, has led to an increase in fire severity when fire inevitably returns to the landscape. This situation leaves both forests and local communities at risk of catastrophic loss.

BENEFITS OF HEALTHY FORESTS

Ecosystem services offered by healthy forests provide immense economic, social, and ecosystem value.



WATER QUALITY & SUPPLY



FISH & WILDLIFE HABITAT



REDUCED WILDFIRE RISK



MORE RESILIENT TO STRESSORS



AIR QUALITY



CARBON SEQUESTRATION



RECREATION VALUE



STRONG COMMUNITIES



SPIRITUAL VALUE

ROAD TO RESILIENCE

The Eastern Sierra Climate & Communities Resilience Project (ESCCRP) aims to intercept declining forest health in the Eastern Sierra. Our project seeks to safeguard the priceless ecosystem services of this landscape and the livelihoods of local communities. Through landscape scale forest restoration and strategic prescribed fire, the project will return natural processes to the declining forest landscapes surrounding Mammoth Lakes and put the Eastern Sierra on the path to achieving regional resilience.

PROYECTO DE RESILIENCIA CLIMÁTICA Y COMUNITARIA DE LA SIERRA ORIENTAL



UN PASO AUDAZ Y PROACTIVO HACIA LA RESILIENCIA CLIMÁTICA EN LA SIERRA ORIENTAL

SOBRE ESCCRP (SIGLAS EN INGLÉS)

El proyecto establece un plan para la restauración forestal ecológica en más de 55,000 hectáreas que rodean el pueblo de Mammoth Lakes. Ante el rápido aumento de los factores de estrés climático, la necesidad de una acción proactiva de gestión forestal es urgente. Con el apoyo de un sólido grupo de actores interesados con visión compartida para promover la resiliencia comunitaria y ecológica, el ESCCRP se encuentra en sus primeras fases de planificación.



CONDICIÓN FORESTAL ACTUAL

- Bosques sobrepoblados impulsados por una histórica supresión de incendios
- El deterioro de la salud de los bosques resulta en un paisaje altamente susceptible a los estresores climáticos y está preparado para incendios forestales catastróficos
- Las grandes cargas de combustible ocasionan que los incendios se quemen con gran severidad en áreas extensas con opciones limitadas para su extinción

El deterioro de la salud de los bosques en el oeste, junto con una trayectoria de incendios forestales que se intensifica rápidamente impulsada por el cambio climático, continúa subrayando la necesidad de aumentar el ritmo y la escala de la gestión proactiva de la vegetación.



www.eswildfirealliance.org/escgrp

OBJETIVOS DEL PROYECTO



1. Proteger el pueblo de Mammoth Lakes
2. Permitir un Manejo de Incendios Seguro y Efectivo
3. Promover la Resiliencia Comunitaria ante Incendios

4. Restaurar la Salud y Resiliencia del Ecosistema

5. Utilizar la Mejor Ciencia Disponible



6. Crear una Comunidad Consciente en relación a Incendios
7. Cultivar Relaciones Sostenibles a Largo Plazo
8. Construir Capacidad Local

LOS BOSQUES ESTÁN EN RIESGO

En el pasado, el fuego mantenía los paisajes de la Sierra Nevada. Ahora, con más de un siglo de supresión de incendios, muchas áreas boscosas han perdido múltiples ciclos naturales de incendios, lo que resulta en una acumulación histórica de combustible que conduce a incendios más graves que son difíciles y peligrosos de combatir. La ausencia de incendios, combinada con otros factores climáticos, ha llevado a un aumento en la severidad de los incendios cuando el fuego inevitablemente regresa al paisaje. Esta situación deja tanto a los bosques como a las comunidades locales en riesgo de pérdidas catastróficas.

BENEFICIOS DE BOSQUES SANOS

Los servicios ecosistémicos que ofrecen los bosques sanos proporcionan un inmenso valor económico, social y ecológico



CALIDAD DE AGUA Y SUMINISTRO



BIODIVERSIDAD Y HÁBITAT



RIESGO REDUCIDO DE INCENDIOS



MAYOR RESILIENCIA A ESTRESORES



CALIDAD DE AIRE



SECUESTRO DE CARBÓN



VALOR RECREACIONAL



COMUNIDADES FUERTES

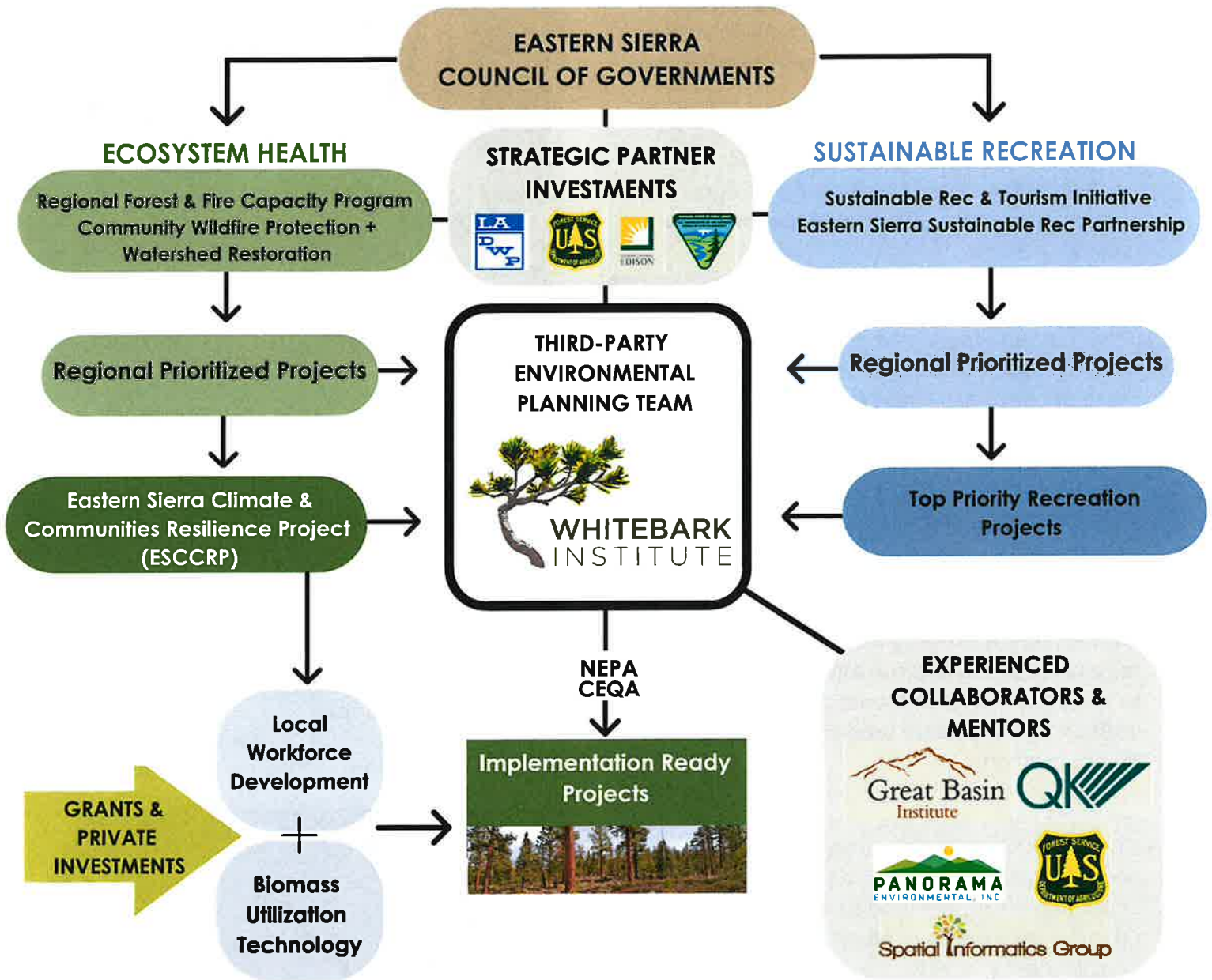


VALOR ESPIRITUAL

CAMINO A LA RESILIENCIA

El Proyecto de Resiliencia Climática y Comunitaria de la Sierra Oriental (ESCCRP) tiene como objetivo abordar el deterioro de la salud forestal en la Sierra Oriental. Nuestro Proyecto busca salvaguardar los invaluable servicios ecosistémicos de este paisaje y los medios de subsistencia de las comunidades locales. A través de la restauración forestal a escala del paisaje y la quema prescrita estratégica, el proyecto devolverá los procesos naturales a los paisajes forestales en declive que rodean Mammoth Lakes y pondrá a la Sierra Oriental en el camino para lograr la resiliencia regional.

Eastern Sierra Pace and Scale Accelerator



The Whitebark Institute has hired core IDT personnel from local talent and partnered with senior consulting firms and retired USFS staff to begin NEPA planning for the ESCCRP, the ESCOG's top priority Ecosystem Health project. By investing in local workforce and relationships, the accelerator hopes to align early with INF ID Team to deliver a NEPA document that works well for the agency and establishes trust for future environmental planning needs on other important projects.



GENESIS OF THE ACCELERATOR

Present pace and scale needs related to fire resilience and ecosystem health far outweighed the capacity of any single entity in the Eastern Sierra

- Four non-profit organizations joined forces to request the Eastern Sierra Council of Governments support a program of work to enhance forest health and recreation in the Eastern Sierra.
- Dubbed the Sustainable Recreation & Ecosystem Management Program, the resolution combines two funded programs in the eastern Sierra, the Sustainable Recreation and Tourism Initiative and the Regional Forest and Fire Capacity Program.
- Both programs are positioned to yield project pipelines specific to their cause, all in need of environmental compliance work.

The Accelerator was conceived as a means of addressing the growing need for important regional projects and the Agency's inability to keep pace while overcoming conventional issues with third party lead environmental planning efforts.

- The Forest Service has not had and did not anticipate having adequate personnel to complete environmental review for the growing number of projects needed to ensure regional resilience.
- Contracting with large out-of-area environmental consulting firms is prohibitively expensive, puts additional burdens on the agency, and further slows the pace of projects due to exhaustive fundraising required.
- By investing in local workforce capable of environmental planning, the Accelerator is addressing a well know bottleneck in getting important projects completed in the Eastern Sierra.



PRIMARY GOALS OF THE ACCELERATOR

Goal 1: Complete NEPA for the Eastern Sierra Climate & Communities Resilience Project

Goal 2: Build regional capacity to support pace & scale environmental planning needs of ESCCRP and subsequent projects of regional importance





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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	October 17, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	20 minutes	PERSONS APPEARING BEFORE THE BOARD	Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager
SUBJECT	Update from Mono County and Town of Mammoth Lakes Staff Regarding Potential Housing Funding Sources		

AGENDA DESCRIPTION:

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

Mono County and Mammoth Lakes Town staff will provide an update on the various funding sources for housing projects and programs.

RECOMMENDED ACTION:

Receive presentation and provide comments as needed.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-932-5415 / smoberly@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"/> Staff Report
<input type="checkbox"/> Attachment 1 - EIFD Primer
<input type="checkbox"/> Attachment 2 - Uses of EIFD Funds

History

Time	Who	Approval
10/12/2023 8:59 PM	County Counsel	Yes
10/13/2023 8:39 AM	Finance	Yes
10/13/2023 9:29 AM	County Administrative Office	Yes

**JOINT MEETING
TOWN COUNCIL AND MONO COUNTY BOARD OF SUPERVISORS
STAFF REPORT**

Meeting Date: October 17, 2023

To: Town Council and Mono County Board of Supervisors

From: Daniel C. Holler, Town Manager

RE: Overview of Funding Options for Housing and Fire Mitigation

Overview

Funding significant initiatives in the areas of housing and wildfire mitigation is a daunting task. The types of new revenues sources available to the Town and County are limited. The information presented below and in the attached materials focuses on the Enhanced Infrastructure Financing Districts (EIFD), which can be used to fund both housing and wildfire mitigation along with other projects. The other funding sources noted are traditional tax measures such as increased Transient Occupancy Tax (TOT) or sales tax.

Enhanced Infrastructure Financing District (EIFD)

EIFDs are Tax Increment Financing (TIF) which work by freezing the property tax revenues that flow from a designated project area to the city, county, and other taxing entity at the “base level” in the current year. Additional tax revenue in future years (the “increment”) is diverted into a separate pool of money, which can be used either to pay for improvements directly and/or to pay back bonds issued against the anticipated TIF revenue.

EIFDs are a type of TIF district cities, counties and special districts may form to help fund economic development projects. Recent legislation has modified the parameters for EIFDs, and they can now fund a variety of projects including: modified SB 628 and EIFD requirements: Assembly Bill 733 (2017) allows for EIFDs to fund climate change adaptation projects, including but not limited to projects that address conditions that impact public health (such as decreased air and water quality, temperatures higher than average, etc.) and extreme weather events (such as sea level rise, heat waves, wildfires, etc.); Senate Bill 1145 (2018) allows EIFDs to also fund infrastructure maintenance costs; Assembly Bill 116 (2019) allows for EIFDs to issue bonds without public vote however does increase public engagement requirements; and Senate Bill 852 (2022) further expands the use of EIFDs This bill would authorize a city, county, city and county, special district, or a combination of any of those entities to form a climate resilience district. A single district may be used to fund allowed projects under EIFD law.

EIFDs do not increase property taxes, as they cannot pull property taxes from school districts. EIFDs are governed by a Public Financing Authority (PFA) made up of 5 members of at least 3 elected officials and 2 local community members who live or work in the district area. The PFA oversees the creation of the District’s Infrastructure Financing Plan (IFP), which outlines the specific projects the District will fund. Additionally, while EIFDs are not required to set aside a specific percentage for affordable housing, all housing that is developed must be affordable,

with income limits up to 120% of AMI. Additional information on the formation of EIFDs is attached.

Sample Use of EIFD

The Town has reviewed how an EIFD (District) may be structured to provide funding for priority investments. For example, if the Limelight Hotel site was part of an EIFD, the increased tax increment would be available to fund approved projects. Using an estimated construction value of \$50 million and using a negotiated 50% of incremental tax revenue allocated to the Town and County, an estimated \$100,000 would be available to the district the first year and has the potential grow over time based on additional improvements and base increase in value. The actual amount is dependent upon negotiated revenue allocations. The flexibility of the EIFD process may also consider the allocation of a higher percentage of revenues early in the process with a declining percentage moving forward.

New Dev. Assessed Value	\$50,000,000
1% Property Tax Rate	\$500,000
Increment (40%) to Town & County	\$200,000
50% to EIFD	\$100,000
County - 82.5%	\$85,000
Town - 17.5%	\$15,000

The flexibility in creating and using an EIFD is substantial. The revenue stream from the district may be bonded or used annually to fund projects. The revenue stream is negotiated by the participating agencies. The boundary areas of an EIFD do not need to be contiguous, and an EIFD may fund facilities and improvements outside of its boundaries. The projects funded do need to provide a benefit to the District. The revenues can grow over time with increased values and new development. As in the above example, the amount of new tax revenue allocated to the District is negotiated by the participating agencies.

Rather than creating an EIFD, the Town and County could agree to annually allocate a percentage of increased property tax revenues from new development to be used for common priority projects. The funds would likely not be eligible for issuing bonds (debt) to support projects and may have some limitations based on types and location of projects being eligible expenditures for each independent agency.

Voter Approved Tax Measures

Each agency may also put forward a specific tax measure to generate additional revenues to be used for eligible projects as defined by the measure. This may be pursued as an advisory vote needing a simple majority of votes and may be used for general purposes. A special tax may be considered as well. This would be more defined and limited to only the uses approved by voters. This special tax needs to be approved by two-thirds of the voters. Examples in the Town of a general tax include the previous increases in Transient Occupancy Tax rates. As special tax example is the 0.05 cent transaction and use tax (sales tax) approved under Measure R for specific recreational purposes. Other tax measures may be considered such as a parcel tax.

Dynamic Challenges in Funding Housing and Fire Mitigation Programs

The policy question before the Town Council and Board of Supervisors is whether the two bodies desire to pursue joint revenue streams to meet the substantial financial commitments required to meet workforce housing needs. The subsidy levels required to provide workforce housing are increasing due to higher interest rates, construction costs and economic changes that have limited the number of full-time rental units. The needs in the community are significant and the challenges are varied with dynamic changes in the workforce and new options being pursued for lower cost living alternatives.

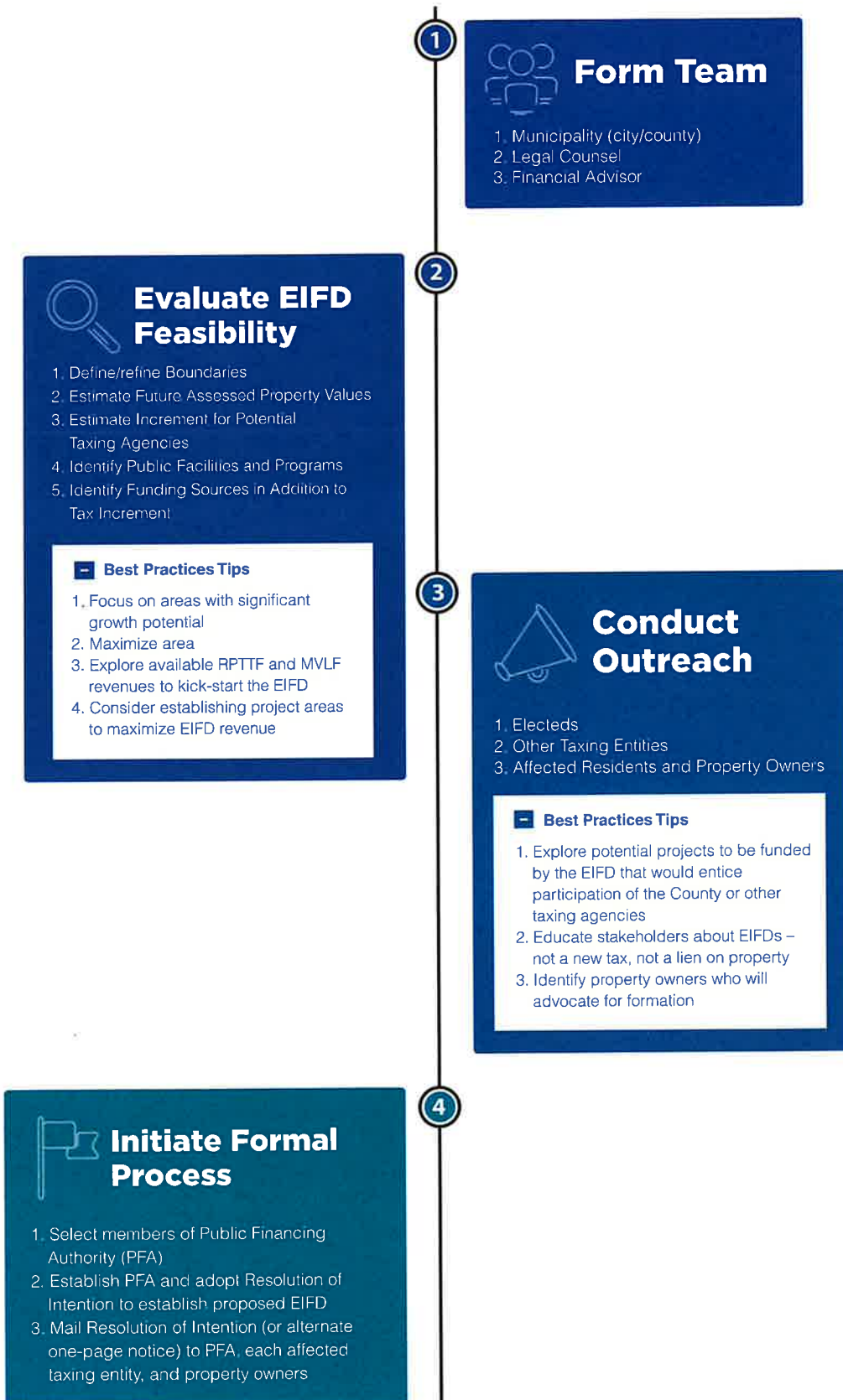
Secondly, the same financial question is presented in addressing the threat of catastrophic wildland fires in the region. The Town and County have experienced direct impacts from catastrophic fires and associated smoke impacts. The Eastern Sierra Climate Communities Resilience Project (ESCCRP) project highlights the need for partnerships and the cost associated with addressing a significant wildfire threat on the Inyo National Forest. The pace and scale of the project is substantial but will not become a reality without a sustainable funding structure.

The funding options available to the Town and County to address housing and wildfire threats are limited. The choices are difficult and require balancing these needs with other community priorities. We have also experienced the financial impacts from emergency response efforts such as 2023 Winter Emergency and the COVID-19 Emergency. Pursuing new revenue sources for these programs requires additional staff time and other resources as well. Staff is looking for definitive direction on whether there is a commitment on behalf of the elected bodies to consider additional revenue options jointly and seriously. The alternative is to continue to use local policies, regulatory changes, and existing revenue sources to meet near term needs as outlined in the staff presentations. Each agency will continue to coordinate mutually beneficial projects and to pursue state, federal or other grant programs.

Attachment 1 – EIFD Primer

How to create an Enhanced Infrastructure Financing District (EIFD)

MUNICIPALITY (CITY/COUNTY)



You have now formed your PFA!
PUBLIC FINANCING AUTHORITY

5



Prepare Infrastructure Financing Plan (IFP)

1. Map and Legal Description
2. List of Facilities and Programs
3. Tax Increment Revenue Projections
4. Financing Plan
5. Fiscal Impacts on Affected Taxing Entities
6. Date District will Cease
7. Replacement Housing Plan
8. District Goals
9. Tax Increment Limits

- Best Practices Tips

1. Provide comprehensive list of projects and programs
2. Projects listed in General Plan are good starting point
3. Tax increment limits should provide large buffer above projections to minimize risk of need to amend limits

6



Pre-Adoption

1. Send IFP to all affected taxing entities and property owners
2. Notice initial PFA information meeting (10 days before meeting)
 - o Present Draft IFP
 - o Consider Comments

7



Public Hearings and Protest Proceedings

1. Notice 1st Public Hearing (No sooner than 30 days after initial PFA meeting)
2. Hold 1st Public Hearing (after 4 weeks of noticing) - No action
3. Notice and hold 2nd Public Hearing (at least 30 days after 1st hearing) - Consider comments, action to modify or reject IFP)
4. If IFP not rejected, notice 3rd Public Hearing and provide copy of IFP
5. Hold 3rd Public Hearing (at least 30 days after 2nd hearing) - Consider all protests and proceed as follows:
 - o If majority protests, terminate EIFD proceedings
 - o If between 25% and 50% protest, then notice and hold Protest Election
 - o If less than 25% protest, the PFA may adopt the IFP at the close of the hearing
6. If Protest Election is held and majority votes against formation, then proceedings terminate. If majority does not vote against formation, the PFA may adopt the IFP.

8

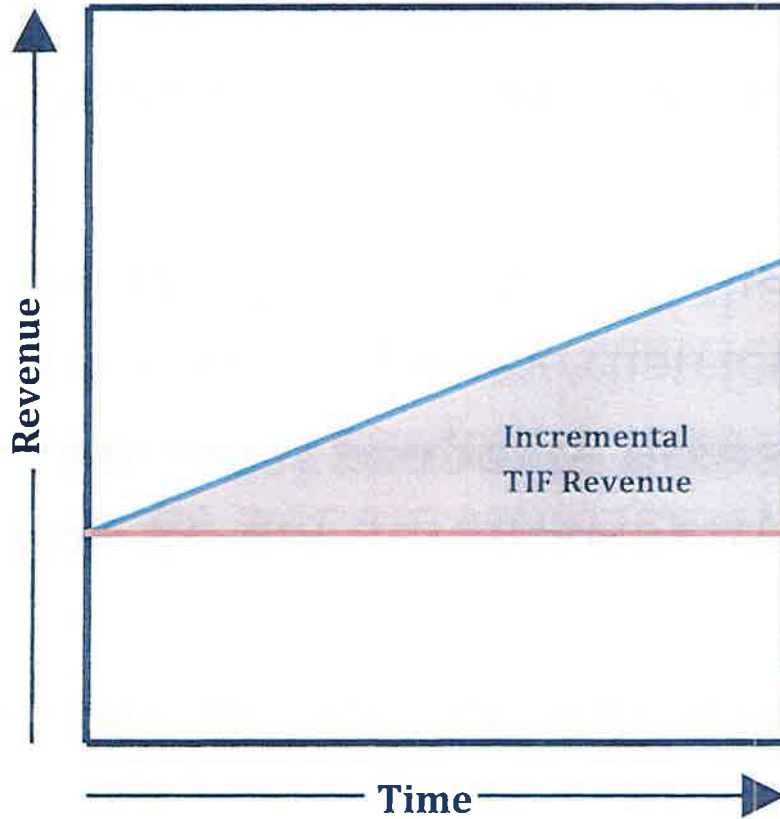


Approvals & Formation

1. All participating Taxing Entities must approve the IFP prior to PFA forming the EIFD (can be done before 3rd PFA Public Hearing)
2. PFA enacts resolution forming the EIFD at close of 3rd Public Hearing (if less than 25% protest) or at close of Protest Election (if less than majority votes against formation)

THE OVERALL ADOPTION PROCESS TYPICALLY TAKES 12-18 MONTHS, HOWEVER EVERY COMMUNITY WILL BE DIFFERENT BASED ON LOCAL POLITICAL CONSIDERATIONS AND RESOURCES

+ EIFDs are TIF Districts (Tax Increment Financing)



— = Base Year Property Tax Dollars

— = Future Increase in Property Tax Dollars

TIF's are **NOT** a special assessment...

Rather they redirect future incremental increases in property tax revenue, to be reinvested in a place.



Where EIFD Money Comes From

- Primary participants in EIFDs are cities/towns, counties and special districts

- **EIFDs do not automatically get all incremental property taxes**
 - Each public agency/district must agree to the amount of tax increment they will contribute

- EIFDs cannot take revenue from:
 - K-12 school districts
 - Community college districts
 - County offices of education





Bill Text: CA SB852 | 2021-2022 | Regular Session | Enrolled California Senate Bill 852 (*Prior Session Legislation*)

NOTE: There are more recent revisions of this legislation. Read Latest Draft

Bill Title: Climate resilience districts: formation: funding mechanisms.

Spectrum: Partisan Bill (Democrat 3-0)

Status: (*Passed*) 2022-09-09 - Chaptered by Secretary of State. Chapter 266, Statutes of 2022. [SB852 Detail]

Download: California-2021-SB852-Enrolled.html

ENROLLED AUGUST 18, 2022
 PASSED IN SENATE AUGUST 16, 2022
 PASSED IN ASSEMBLY AUGUST 15, 2022
 AMENDED IN ASSEMBLY AUGUST 08, 2022
 AMENDED IN ASSEMBLY JUNE 06, 2022
 AMENDED IN SENATE MAY 18, 2022
 AMENDED IN SENATE MAY 02, 2022
 AMENDED IN SENATE APRIL 19, 2022
 AMENDED IN SENATE MARCH 09, 2022

CALIFORNIA LEGISLATURE— 2021–2022 REGULAR SESSION

SENATE BILL

NO. 852

**Introduced by Senator Dodd
 (Coauthors: Senators Caballero and Stern)**

January 18, 2022

An act to add Division 6 (commencing with Section 62300) to Title 6 of the Government Code, relating to climate resilience districts.

LEGISLATIVE COUNSEL'S DIGEST

SB 852, Dodd. Climate resilience districts: formation: funding mechanisms.

Existing law authorizes certain local agencies to form a community revitalization authority (authority) within a community revitalization and investment area, as defined, to carry out provisions of the Community Redevelopment Law in that area for purposes related to, among other things, infrastructure, affordable housing, and economic revitalization. Existing law provides for the financing of these activities by, among other things, the issuance of bonds serviced by property tax increment revenues, and requires the authority to adopt a community revitalization and investment plan for the community revitalization and investment area that includes elements describing and governing revitalization activities.

Existing law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance, including projects that enable communities to adapt to the impacts of climate change. Existing law also requires the legislative body to establish a public financing authority, defined as the

governing board of the enhanced infrastructure financing district, prior to the adoption of a resolution to form an enhanced infrastructure district and adopt an infrastructure financing plan.

This bill would authorize a city, county, city and county, special district, or a combination of any of those entities to form a climate resilience district, as defined, for the purposes of raising and allocating funding for eligible projects and the operating expenses of eligible projects. The bill would deem each district to be an enhanced infrastructure financing district and would require each district to comply with existing law concerning enhanced infrastructure financing districts, except as specified. The bill would require a district to finance only specified projects that meet the definition of an eligible project. The bill would define "eligible project" to mean projects that address sea level rise, extreme heat, extreme cold, the risk of wildfire, drought, and the risk of flooding, as specified. The bill would establish project priorities and would authorize districts to establish additional priorities.

This bill would impose certain requirements on a project undertaken or financed by a district. In this regard, the bill would require a district to obtain an enforceable commitment from the developer that contractors and subcontractors performing the work use a skilled and trained workforce, in accordance with specified provisions. These certifications would expand the crime of perjury, thereby imposing a state-mandated local program.

This bill would authorize specified local entities to adopt a resolution allocating tax revenues to the district, subject to certain requirements. The bill would provide for the financing of the activities of the district by, among other things, levying a benefit assessment, special tax, property-related fee, or other service charge or fee consistent with the requirements of the California Constitution. The bill would require each district to prepare an annual expenditure plan, an operating budget, and capital improvement budget, and would require this material to be adopted by the governing body of the district and subject to review and revision at least annually. By imposing duties on counties in the administration of tax revenues and elections of a climate resilience district, the bill would impose a state-mandated local program.

Existing law creates the Sonoma County Regional Climate Protection Authority, requires the authority to be governed by the same board as that governing the Sonoma County Transportation Authority, and imposes certain duties on the authority. Existing law authorizes the authority to apply for and to receive grants of funds to carry out its functions.

This bill would deem the Sonoma County Regional Climate Protection Authority a climate resilience district and grant the authority all of the powers available to such a district, except that the authority may not use any tax increment revenue unless it complies with the requirements for receiving and using tax increment revenue applicable to a new climate resilience district.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Digest Key

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Division 6 (commencing with Section 62300) is added to Title 6 of the Government Code, to read:

DIVISION 6. Climate Resilience Districts

62300. This division shall be known, and may be cited, as the Climate Resilience Districts Act.

62301. It is the intent of the Legislature in enacting this division to provide the ability for local governments to create districts for the purpose of addressing climate change effects and impacts through activities and actions that include mitigation and adaptation, as necessary and appropriate, to achieve all of the following:

- (a) Providing a sustained and certain level and source of funding at the local level.
- (b) Allowing activities and actions on an appropriate geographic basis.
- (c) Facilitating the receipt and use of federal, state, local, and private funds.

62302. For purposes of this division:

- (a) "District" means a climate resilience district formed pursuant to this division.
- (b) (1) "Eligible project" means a project, including a capital project, that is designed and implemented to address climate change mitigation, adaptation, or resilience, including, but not limited to, all of the following:

- (A) A project that addresses river, bay, or sea level rise, or rising groundwater, including wetlands or marsh restoration, vegetated dunes, living shorelines, erosion control, or levees.
- (B) A project that addresses extreme heat or the urban heat island effect, including increasing shade, deploying cool building and surface materials, using cool pavements; constructing, improving, or modifying new or existing facilities; or increasing access to cooling opportunities.
- (C) A project that addresses extreme cold, rain, or snow, including constructing, improving, or modifying new or existing facilities.
- (D) A project that addresses the risk of wildfire, including establishing fire breaks, prescribed burning, structure hardening, or vegetation control.
- (E) A project that addresses drought, including multiuse land repurposing, groundwater replenishment, groundwater storage, or conjunctive use.
- (F) A project that addresses the risk of flooding, including structure elevation or relocation, wetlands restoration, flood easements or bypasses, or levees.
- (2) At a minimum, a district shall give priority to a project that does any of the following:
- (A) Utilizes natural infrastructure, as defined in paragraph (3) of subdivision (c) of Section 71154 of the Public Resources Code, to address climate change adaptation or resilience based upon the best available science.
- (B) Addresses the needs of under-resourced communities, as defined in subdivision (g) of Section 71130 of the Public Resources Code, or vulnerable communities, as defined in subdivision (d) of Section 71340 of the Public Resources Code.
- (3) A district may adopt additional priorities for projects.
- (4) A district shall seek the input of the communities specified in subparagraph (B) of paragraph (2) in the planning, development, and implementation of projects.
- (c) "Participating entity" means a city, county, or special district that meets both of the following:
- (1) The city, county, or special district is an affected taxing entity within the climate resilience district.
- (2) The city, county, or special district adopts a resolution pursuant to subdivision (b) of Section 62304 that is applicable to its territory located within the climate resilience district.
- (d) "Participating member city or county" means a city or county that does not adopt a resolution to be a participating entity, as described in subdivision (c), and alternatively adopts a resolution at a noticed public hearing stating that it agrees to participate in, and have its territory subject to, the jurisdiction, powers, and authority of the district conditioned upon the city or county also being represented on the governing body of the district pursuant to Section 62305.
- (e) (1) "Property tax increment" means that portion of the ad valorem taxes, as defined under subdivision (a) of Section 1 of Article XIII A of the California Constitution, excluding any ad valorem taxes or assessments levied pursuant to subdivision (b) of Section 1 of Article XIII A of the California Constitution, divided pursuant to Section 53398.75.
- (2) Except as otherwise specified in this division, a district formed pursuant to this division is hereby deemed to also be an enhanced infrastructure financing district pursuant to Chapter 2.99 (commencing with Section 53398.50) of Part 1 of Division 2 of Title 5 and shall be subject to statutory provisions for enhanced infrastructure financing districts.
- 62303.** (a) (1) A city, county, city and county, or a combination of any of those entities may form a climate resilience district pursuant to this division.
- (2) The boundaries of the district shall be one of the following:
- (A) Coterminous with the city, county, or city and county forming the district.
- (B) Within a city, county, or city and county forming the district.
- (C) Across two or more cities, counties, or cities and counties that are forming the district.
- (D) A special district may join a district initiated by a city, county, city and county, or a combination of cities and counties.
- (b) (1) A district shall be formed for the purpose of raising and allocating funding for eligible projects and the operating expenses of eligible projects.
- (2) Operating expenses may include any of the following:
- (A) The expenses of operating the district.
- (B) The planning of eligible projects.
- (C) The operational expenses of any eligible project.

(3) A district shall finance only projects described in subdivision (b) of Section 53398.52 if the project meets the definition of an eligible project.

(4) A district shall use the proceeds of bonds issued by a district to finance only eligible projects that meet the requirements of subdivision (a) of Section 53398.52.

(c) A district shall be deemed to be an "agency" described in subdivision (b) of Section 16 of Article XVI of the California Constitution only for purposes of receiving property tax increment revenues.

62303.5. (a) Notwithstanding the procedures for establishing a district under this division, the authority shall be deemed a climate resilience district and is hereby granted all of the powers described in Section 62307, except as provided in subdivision (c).

(b) Notwithstanding subdivision (a) of Section 62305, the legislative body of the district formed pursuant to this section shall be the legislative body of the authority.

(c) This section shall not grant the district the power to use any tax increment revenues unless it complies with the requirements for receiving and using tax increment revenue pursuant to subdivision (b) of Section 62304.

(d) For purposes of this section, "authority" means the Sonoma County Regional Climate Protection Authority created pursuant to Division 19.1 (commencing with Section 181000) of the Public Utilities Code.

62304. (a) Proceedings for the establishment of a district shall be instituted by the adoption of a resolution of intention to establish the proposed district and shall do all of the following:

(1) State that a district is proposed to be established pursuant to this division and describe the boundaries of the proposed district, which may be accomplished by reference to a map on file in the office of the clerk of the city or in the office of the recorder of the county, as applicable.

(2) State the type of eligible projects proposed to be financed or assisted by the district.

(3) State the need for the district and the goals the district proposes to achieve.

(b) The city, county, or city and county, shall enact a resolution providing for the division of taxes of any participating entity pursuant to the procedures for the preparation and adoption of an infrastructure financing plan described in Sections 53398.59 to 53398.74, inclusive. A district that completes these procedures shall follow the procedures for the division of taxes and issuance of tax increment bonds described in Sections 53398.75 to 53398.88, inclusive.

62305. (a) A district shall be governed by a board that has the same membership as a public financing authority as described in Section 53398.51.1. The board shall have the same powers and requirements as a public financing authority, unless otherwise specified.

(b) The legislative body shall ensure the district board is established at the same time that it adopts a resolution of intention pursuant to Section 62304.

62306. (a) A minimum of 95 percent of the allocated tax increment revenues pursuant to subdivision (b) of Section 62304 shall be used to fund eligible projects.

(b) Not more than 5 percent of allocated revenues may be used for administration.

62307. In addition to the powers granted to an enhanced infrastructure financing district pursuant to Chapter 2.99 (commencing with Section 53398.50) of Part 1 of Division 2 of Title 5, a district has the power to do all of the following within the territorial jurisdiction of a city, county, or city and county that is a participating entity, or a participating member city or county, pursuant to this division and is represented on the governing board in accordance with Section 62305:

(a) (1) Levy a benefit assessment, special tax levied pursuant to Article 3.5 (commencing with Section 50075) of Chapter 1 of Part 1 of Division 1 of Title 5, or property-related fee or other service charge or fee consistent with the requirements of Articles XIII A, XIII C, and XIII D of the California Constitution, including, but not limited to, a benefit assessment levied pursuant to paragraph (2).

(2) The district may levy a benefit assessment for any of the purposes authorized by this division pursuant to any of the following:

(A) The Improvement Act of 1911 (Division 7 (commencing with Section 5000) of the Streets and Highways Code).

(B) The Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500) of the Streets and Highways Code).

(C) The Municipal Improvement Act of 1913 (Division 12 (commencing with Section 10000) of the Streets and Highways Code).

(D) The Landscaping and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code), notwithstanding Section 22501 of the Streets and Highways Code.

(E) Any other statutory authorization.

(b) Apply for and receive grants from federal and state agencies.

(c) Solicit and accept gifts, fees, grants, and allocations from public and private entities.

(d) Issue revenue bonds for any of the purposes authorized by this division pursuant to the Revenue Bond Law of 1941 (Chapter 6 (commencing with Section 54300) of Part 1 of Division 2 of Title 5), subject to any applicable constitutional requirements.

(e) Incur general obligation bonded indebtedness for the acquisition or improvement of real property or for funding or refunding of any outstanding indebtedness, subject to any applicable constitutional requirements.

(f) Receive and manage a dedicated revenue source.

(g) Deposit or invest moneys of the district in banks or financial institutions in the state in accordance with state law.

(h) Sue and be sued, except as otherwise provided by law, in all actions and proceedings, in all courts and tribunals of competent jurisdiction.

(i) Engage counsel and other professional services.

(j) Enter into and perform all necessary contracts.

(k) Enter into joint powers agreements pursuant to the Joint Exercise of Powers Act (Chapter 5 (commencing with Section 6500) of Division 7 of Title 1).

(l) Hire staff, define their qualifications and duties, and provide a schedule of compensation for the performance of their duties.

(m) Use interim or temporary staff provided by local agencies that are a members of the district. A person who performs duties as interim or temporary staff shall not be considered an employee of the district.

62308. (a) If a district proposes a measure that will generate revenues for the district that requires voter approval pursuant to the California Constitution, the board of supervisors of the county or counties in which the district has determined to place the measure on the ballot shall call a special election on the measure. The special election shall be consolidated with the next regularly scheduled statewide election and the measure shall be submitted to the voters in the appropriate counties, consistent with the requirements of Articles XIII A, XIII C, and XIII D, or Article XVI of, the California Constitution, as applicable.

(b) A district shall be deemed a district for purposes of Section 317 of the Elections Code. A measure proposed by a district that requires voter approval shall be submitted to the voters within the boundaries of the district in accordance with the provisions of the Elections Code applicable to districts, including the provisions of Chapter 4 (commencing with Section 9300) of Division 9 of the Elections Code.

(c) The district shall file with the board of supervisors of each county in which the measure shall appear on the ballot a resolution of the district requesting consolidation, and setting forth the exact form of the ballot question, in accordance with Section 10403 of the Elections Code.

(d) The legal counsel for the district shall prepare an impartial analysis of the measure. The impartial analysis prepared by the legal counsel for the district shall be subject to review and revision by the county counsel of the county that contains the largest population, as determined by the most recent federal decennial census, among those counties in which the measure will be submitted to the voters.

(e) Each county included in the measure shall use the exact ballot question, impartial analysis, and ballot language provided by the district. If two or more counties included in the measure are required to prepare a translation of ballot materials into the same language other than English, the county that contains the largest population, as determined by the most recent federal decennial census, among those counties that are required to prepare a translation of ballot materials into the same language other than English shall prepare the translation and that translation shall be used by the other county or counties, as applicable.

(f) Notwithstanding Section 13116 of the Elections Code, if a measure proposed by a district pursuant to this division is submitted to the voters of the district in two or more counties, the elections officials of those counties shall mutually agree to use the same letter designation for the measure.

(g) The county clerk of each county shall report the results of the special election to the authority. If two-thirds of all voters voting on the question at the special election vote affirmatively, or a different approval threshold required by the California Constitution at the time the election is achieved, the measure shall take effect in the counties in which the measure appeared on the ballot within the timeframe specified in the measure.

(h) The county clerk of each county shall report the results of the special election to the district.

62309. (a) Each district shall prepare an annual expenditure plan that identifies and describes the operations and eligible projects undertaken by the district. The expenditure plan shall be, after public review and hearing, adopted by the governing body of the district and subject to review and revision at least annually.

(b) Each district shall also prepare and adopt an annual operating budget and capital improvement budget. The annual operating budget and capital improvement budget shall be, after public review and hearing, adopted by the governing body of the district and subject to review and revision at least annually.

62310. (a) A district shall provide for regular audits of its accounts and records, maintain accounting records, and report accounting transactions in accordance with generally accepted accounting principles adopted by the Governmental Accounting Standards Board of the Financial Accounting Foundation for both public reporting purposes and for reporting of activities to the Controller.

(b) A district shall provide for annual financial reports and make copies of the annual financial reports available to the public.

(c) Commencing in the calendar year in which a district has allocated a cumulative total of more than one million dollars (\$1,000,000) in property tax increment revenues under this division or other revenues pursuant to subdivision (b) of Section 62253, including any proceeds of a debt issuance, and each year thereafter, the district shall contract for an independent audit conducted in accordance with generally accepted governmental auditing standards.

62311. (a) All meetings of the district shall be subject to the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5).

(b) All records prepared, owned, used, or retained by the district are public records for purposes of the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1).

62312. (a) The following requirements shall apply to a project that is undertaken or financed by a district:

(1) Construction, alteration, demolition, installation, and repair work on the project shall be deemed a public work for which prevailing wages must be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

(2) The district shall obtain an enforceable commitment from the developer or general contractor that the developer or general contractor and all its contractors and subcontractors at every tier will individually use a skilled and trained workforce, in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code, to perform all work on the project that falls within an apprenticeable occupation in the building and construction trades.

(3) Paragraph (2) shall not apply if all contractors and subcontractors at every tier performing the work will be bound by a project labor agreement that requires the use of a skilled and trained workforce and provides for enforcement of that obligation through an arbitration procedure.

(b) For purposes of this section:

(1) "Project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

(2) "Skilled and trained workforce" has the same meaning as set forth in subdivision (d) of Section 2601 of the Public Contract Code.

SEC. 2. The Legislature finds and declares that the allocation of revenues derived from a sales and use tax or a transactions and use tax to a climate resilience district pursuant to Division 6 (commencing with Section 62300) of Title 6 to the Government Code, as added by this act, is not subject to Section 29 of Article XIII of the California Constitution because a district is not a city, county, or city and county within the meaning of that provision, but is rather a separate political entity as described in subdivision (c) of Section 62303 of the Government Code, as added by this act.

SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



CHAPTER 2

Enhanced Infrastructure Financing Districts (EIFDs)

Overview

A number of different types of infrastructure districts have recently been approved by the California Legislature, the most prominent of which was the creation of Enhanced Infrastructure Financing Districts (EIFDs), authorized by State legislation enacted by SB 628 in 2014, and since amended by multiple other bills, including SB 780 of 2021. The statutory framework for EIFDs is found in Government Code §53398.50, et seq.

Eligible Projects

Traditional Uses:

EIFDs are empowered to provide financing for a broad range of infrastructure work, including traditional public works such as:

- roads and highways
- bridges
- parking facilities
- transit stations
- sewage and water facilities
- solid waste disposal
- port and harbor projects
- parks
- libraries
- childcare facilities
- flood control and drainage projects

Other Uses:

EIFDs may also finance a broader range of public uses for economic development purposes, including but not limited to:

- brownfield restoration and environmental mitigation
- military base reuse projects
- affordable housing
- mixed income residential and mixed-use projects
- private industrial buildings
- transit oriented development projects
- projects carrying out a sustainable communities strategy

- commercial structures for purposes of fostering small business COVID-19 recovery
- facilities for health, youth, homeless and social services
- remediation of contaminated property through the Polanco Redevelopment Act

Other capital projects with a useful life of at least 15 years are also eligible. The financed projects do not need to be located within the EIFD boundaries but must have a "tangible connection" to the district.

Eligible Costs:

An EIFD may finance a variety of activities, including:

1. The purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer of public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community. The facilities are not required to be physically located within the boundaries of the district. However, any facilities financed outside of a district shall have a tangible connection to the work of the district.
2. Planning and design work directly related to the purchase, construction, expansion, or rehabilitation of property.
3. Ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the district; however, bond proceeds may not be used for this purpose. A district shall not finance the costs of an ongoing operation or providing services of any kind.
4. Replacement of dwelling units occupied by very low-, low-, or moderate-income households removed or destroyed by district-related activities.

(See Sec. 53398.52 for more details)



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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	October 17, 2023	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	30 minutes	PERSONS APPEARING BEFORE THE BOARD	Sandra Moberly, County Administrative Officer; Dan Holler, Town Manager
SUBJECT	Update from Mono County and Town of Mammoth Lakes Staff Regarding After Action Reports		

AGENDA DESCRIPTION:

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

Opportunity for County and Town staff to provide an update on the after action reports related to the 2023 Snow Emergency.

RECOMMENDED ACTION:

Receive presentations and ask questions as needed.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-932-5415 / smoberly@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"/> County Staff Report
<input type="checkbox"/> Town Staff Report

History

Time	Who	Approval
10/12/2023 5:54 PM	County Counsel	Yes
10/13/2023 8:38 AM	Finance	Yes
10/13/2023 9:30 AM	County Administrative Office	Yes



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

From: Sandra Moberly, Mono County Administrative Officer

Date: October 17, 2023

Re: Mono County After Action Report Update

Strategic Plan Focus Area(s) Met

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

Discussion

In early January 2023, and again in February, Mono County experienced several large storms which brought blizzard conditions, dropping historic amounts of snow throughout the County. The most recent series of extreme winter storms began near the end of February and continued through the beginning of April 2023.

These storms were powerful and quickly overwhelmed the resources of governmental entities within Mono County. The February storms resulted in multi-day road closures of the state highways in Mono County, preventing the delivery of groceries, propane, medications, and other goods. Many travelers were stranded and required assistance from the Mono County Sheriff's Office, and other local agencies.

The 2023 Snow Emergency tested the County's resources and emergency response capacity. As the County emerged from the winter conditions, staff began to work on recovery and preparedness for the next emergency. Over the past several months the Office of Emergency Management has provided emergency preparedness information to residents and businesses, reached out to the community through a survey to determine community satisfaction with emergency response, and has begun working on an after action/corrective action report.

The Mono County Emergency Operations Plan as well as CAL OES require that the County prepare an after-action/corrective action report (Report) upon the cessation of an emergency. The Report allows the County to examine the emergency operations and work to improve the provision of services for future emergency response. The Report is intended to:

- Provide a source for documenting response and early recovery activities,

- Identify problems and successes during emergency operations.
- Analyze the effectiveness of the different components of the Standardized Emergency Management System (SEMS).
- Describe and define a plan of corrective action for implementing recommended improvements to existing emergency response efforts.

The Mono County Office of Emergency Management is currently preparing the Mono County after-action report and will provide an update to the Board on November 7. The Report will be completed and submitted to the State by the end of the year. The report will cover the incident background, how the County and partner agencies responded to the incident, recovery activities, strengths and successes, areas needing improvement, and will include an improvement plan.

This work effort will require collaboration with other partner agencies including the Town, fire districts, utility providers, as well as state and federal agencies.

**JOINT MEETING
TOWN COUNCIL AND MONO COUNTY BOARD OF SUPERVISORS
STAFF REPORT**

Meeting Date: October 17, 2023

To: Town Council and Mono County Board of Supervisors

From: Daniel C. Holler, Town Manager

RE: Winter 2023 Storm Emergency After Action Report

Overview

The Town has entered into an agreement with the firm Constant Associates, Inc. to provide a detailed Incident After Action Report (AAR) for the Town of Mammoth Lakes regarding the Winter 2023 Storm Emergency (Incident) and emergency response. The Town has allocated \$75,000 for this work. The purpose of undertaking this report is to enhance and improve the Town's overall emergency planning, preparation and implementation of emergency response and recovery actions. This includes ongoing learning from such events as the Winter 2023 Storm Emergency. The amount of time required to review the Incident documentation, interview those engaged in the response, and recovery actions is substantial and beyond the capacity of staff to complete. The outcome of the review will provide instructive information on significant strengths of the Town in responding to the Incident and recovery efforts and significant areas for improvement as we look forward to being better prepared for future emergencies.

The effort of local and state agencies to respond to this overall emergency, specific events, disastrous situations, and impacts on communities and individuals cannot be understated. The actions taken by numerous individuals and organizations resulted in life saving actions and continuity of governmental services and business operations. The level of actions taken to maintain the safety of residents and visitors within the Town and region were monumental and we owe those engaged in the emergency response our gratitude and thanks. This includes hundreds of residents and businesses, agencies at all levels of government, our first responders, and the management team that worked tirelessly through this emergency.

Work Program

The Winter 2023 Storm Emergency) was unique and more complicated than other local emergencies. This was reflected in the development of the Incident over time, transitioning from rain to snow to flooding. The incorporation of two counties as the Incident area (Mono and Inyo) was unique under the State system. The scope of the emergency was also challenging with the bifurcation and isolation of communities due to road closures. The process used in the establishment of the Incident Management Team (IMT) and unified command will be reviewed. From the Town's perspective, this was not a smooth transition. The follow up use of the State Resources to support the local IMT versus having the State take operational control over the Incident was also confusing. The process of establishing and setting up the IMT was largely outside of the Town's purview or engagement, however the Town was asked to support the IMT with staff and Mammoth Lakes Fire Protection District was also engaged to support the IMT. One element of the AAR will be to review documentation of the process associated with the establishment and operation of the IMT to determine how the process could be more efficient in the future.

The initial work will be focused on data collection and review (i.e., Incident Action Plans, situation reports, resource requests, incident logs, memos, reports etc.). The AAR will incorporate community surveys (including review of the one conducted by Mono County), and use of debriefings and surveys of individuals and small groups engaged in the response and recovery efforts. At this time, most of this work will focus on the Town of Mammoth Lakes but will necessitate reaching out to other partner agencies and individuals. The AAR will provide information on the overall Incident, analysis and findings and recommendations. The detailed subject areas of the final AAR will be refined in the process, which may include the following topics:

- Preparedness,
- Emergency Protocols,
- Incident Management,
- Coordination and Communication,
- Public Information, Emergency Alerts and Warnings,
- Community Impacts,
- Continuity of Operations,
- Financial Recovery,
- and other identified areas appropriate.

The report will note significant agency strengths in the emergency response and areas for improvement, as noted above, as well as any long-term concerns and other conclusions.

The work program is anticipated to extend over the next 4 to 6 months. The draft AAR will be presented to the key group of stakeholders for a facilitated discussion. Based on the feedback and the iterative review process, a final report will be prepared and presented to the community. Completion of the final report may take additional time. The term of the agreement is nine months to ensure adequate time to complete this process.

The findings and recommendations will provide the Town and partner agencies with recommendations to improve operational plans, guide training efforts, enhance strengths and address weaknesses. The Town believes that having the information identified in the AAR will enhance our ability to plan for future emergency response capabilities regardless of the type of emergency.

Conclusion

The 2023 Winter Storm event challenged local and state agencies across the Eastern Sierra region and beyond. The Town and other agencies, the recovery process is ongoing as we repair damaged infrastructure and equipment, review operational plans, and seek reimbursement for the costs of this emergency.

The Town of Mammoth Lakes believes that the development of the Incident AAR will serve as a tool to allow us to learn from this Incident and improve future emergency response and recovery efforts within the Town of Mammoth Lakes and the region. While the proposed project scope and contract with Constant Associates, Inc. is currently only proposed to include the Town of Mammoth Lakes, we believe that there would be great value in having Mono County participate in this process as well. The Mono County Office of Emergency Management is situated to assist in responding to all emergencies within the County, including emergencies within the Town of Mammoth Lakes. The Town has reached out to Mammoth Lakes Fire Protection District Chief Tomaier to participate in this process as well. Interagency

cooperation is critical due to our remote location, limited staff, and difficulty getting timely mutual aid resources.

The agreement with Constant Associates, Inc. may be amended to incorporate a larger role with Mono County if the County desires. The costs will need to be adjusted accordingly as will some of the deliverables, which currently are Town focused. It is anticipated that the findings and recommendations in the report will be applicable beyond the Town of Mammoth Lakes. A copy of the scope of services under the contract is attached for reference.