



Resilient Mammoth Lakes

APA/AEP Mammoth Lakes Field Trip
June 26, 2022

Project Overview

- Project Goals:
 - Address the safety and well-being of all aspects of Mammoth Lakes.
 - Look at housing challenges and how the Town can maintain a strong housing sector while improving affordability and equity.
- Key components:
 - Climate Change Vulnerability Assessment and Adaptation Strategies.
 - Safety Element Update.
 - Housing Element Update.



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Vulnerability Assessment

- The vulnerability assessment provides the basis for development of climate adaptation and resiliency strategies for the Town and informed the draft Safety Element update.
- Caltrans awarded the Town an Adaptation Planning Grant funded through Senate Bill (SB)1 on December 15, 2017.



Climate Change Impacts Overview



Drought



Landslides and
Mudflows



Extreme Heat



Severe Weather



Flooding



Severe Winter
Weather



Forest Pests and
Diseases



Smoke and Ash



Human Health
Hazards



Wildfire



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Sensitivities



Populations



Buildings and Infrastructure



Important Economic Assets



Ecosystems and Natural Resources



Key Community Services



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Vulnerabilities

- Seniors living alone are vulnerable to the most exposures compared to any other group.
- Single access roads and those who live on them are highly susceptible to fire, flooding, storms, landslides, and forestry pests.
- Drought, wildfire, severe weather, and smoke and ash threaten the Town economy.
- Mixed conifer forests are the most vulnerable ecosystem.
- Vital goods are highly vulnerable to multiple hazards that can isolate the Town.



Adaptation Strategies

- **Definition:** Policies, programs, or projects that will improve resiliency for populations and sensitive assets.
 - S.4.F. Adaptation Policy: Prepare a comprehensive Town emergency response plan that identifies or creates a central and safe refuge location for emergency situations. Improve evacuation routes for emergency situations to serve both local residents and visitors. ^{1,2}
 - S.5.C.2. Adaptation Action: Encourage the USFS to consider community economic impact into the decision-making process. ^{1,2}

¹ CCAT

² Community members



Addressing Recent Changes to Safety Element Requirements

- SB 379 (2017)
 - Requires Jurisdictions to address climate change adaptation through the preparation of a vulnerability assessment and incorporate goals and policies to address future vulnerabilities.
- SB 1241 (2014)
 - Requires Jurisdictions with wildfire hazards are required to update the Safety Element when they update the Housing Element



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What is a Housing Element?

- One of seven mandated General Plan elements.
- Existing and projected housing needs.
- Review by California Department of Housing and Community Development (HCD).
- State sets schedule for Housing Element updates.
 - 8-year timeframe.
 - 6th Cycle planning period: August 15, 2019 to August 15, 2027.



What is a Housing Element?

- Overlap with other local housing efforts.
 - Needs assessment.
 - Strategies and programs.
- Unique to Housing Element.
 - Assessment of specific set of potential constraints.
 - Land available for housing and the Regional Housing Need Allocation (RHNA).
 - Public outreach specific to housing element.



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Open House Overview

January 16, 2019

**Project Overview
and Benefits**

**Exposures/
Sensitivities
Analyzed**

**Vulnerability
Assessment
Results**

**Adaptation
Strategies**

**Housing Element
Update**



Open House Feedback

January 16, 2019

Concerns about rental housing's effects on the whole community

Connections between housing and building safety

Evacuation planning and outreach to visitors

Isolation and insecurity (food, water, etc...)

Connectivity of people, services, goods, and economies important

Sustainable forest management locally and regionally



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Draft Housing Element Findings

– Trends and Updates

- Increase in cost of housing.
- Smaller increase in incomes.
- Increase in vacation units.
- Housing a top priority for Council and community.
- Removed zoning constraints.
- Lowered some fees.



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Addressing Recent Changes to State Housing Law

- 2016 & 2017 Accessory Dwelling Units (SB 1069/AB 2299 and AB 494/SB 229)
- 2017
 - AB 1397/AB 879 Restrictions on Housing Element Sites
 - SB 1521 Expiring Affordability Restrictions
 - SB 166 No Net Loss



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Addressing Recent Changes to State Housing Law

- SB 1069/AB 2299 (2016) and AB 494/SB 229 (2017)
 - Requires ministerial approval of accessory dwelling units (ADUs) and updates standards for ADUs
 - Response:
 - Include an action to review and update zoning if needed to comply with 2016 and 2017 law updates



Addressing Recent Changes to State Housing Law

- SB 1521 (2017)
 - Additional requirements related to government subsidized affordable units
 - Response:
 - Include updated action to preserve/monitor assisted units
 - Jurisdiction and property owners of subsidized affordable properties are required to take action when these units become “at-risk”



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Addressing Recent Changes to State Housing Law

- AB 879/1397 (2017)
 - Sites for lower income that have been on two previous land inventories – remove sites from inventory or including in rezoning for qualifying projects with $\geq 20\%$ affordable units
 - Response: This part of the law does not apply to a subset of rural counties including Mono County and the Town of Mammoth Lakes



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Addressing Recent Changes to State Housing Law

- AB 879/1397 (2017)
 - Local efforts to remove non-governmental constraints (i.e. high cost of land) should be informed from public outreach feedback
 - Response: Actions have been included in Chapter 5 to address non-governmental constraints



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Addressing Recent Changes to State Housing Law

- AB 879/1397 (2017)
 - Housing Element should describe any other local ordinances that directly impact cost and supply of housing
 - Response: The Town's Housing Ordinance is described in Chapter 3
 - Include statement regarding availability of dry (electrical) utilities on inventory sites
 - Response: This statement is included in Chapter 3



Addressing Recent Changes to State Housing Law

- SB 166 (No Net Loss) (2017)
 - Review all applications approved on Housing Element sites since adoption
 - List number of units approved and their income category
 - List all housing approved on sites not listed in the HE and their income levels
 - If a jurisdiction approves a market rate project on a housing element site that doesn't match the income categories in the adopted housing element they must:
 - Make findings that there are still sufficient sites, OR
 - Replenish the inventory of sites within 180 days (through rezoning, if necessary)





Questions?



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