

TOWN COUNCIL STAFF REPORT

Title: The Parcel Update.

Meeting Date: August 4, 2021

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RECOMMENDATION:

Receive the presentation and provide comments and direction to staff.

BACKGROUND:

Staff and Pacific have been providing regular written updates to Town Council regarding efforts to develop The Parcel. With activity on a number of fronts and with the expectation that on site work will be authorized to begin in August, it is appropriate that a more formal presentation at a regular Town Council meeting be provided.

ANALYSIS:

This update will be presented in two parts. The staff portion will be brief, providing Pacific with appropriate time to get into detail on a number of items and to allow time for Town Council questions and answers.

A. Period highlights:

- a. July 1 – July 28: Progress made on several fronts as noted below.

B. Ongoing Items:

- a. Team (Town and Pacific)
 - i. Fees: Pacific is coordinating with each of the agencies that collect impact fees (Mammoth Lakes Fire Protection District, Mammoth Community Water District, Mono County Office of Education, and Mammoth Unified School District) and has begun receiving responses.
- b. Town
 - i. Town staff is separately pursuing a summary of how the progress on The Parcel ties back to overall housing planning efforts. The planned review of the Needs Assessment and overall Community Housing Action Plan will be presented separately from the Parcel to ensure that matter can be reviewed and discussed by the full Town Council. The manner and detail of that review is under discussion

by the Community and Economic Development Director and the Town Manager.

- ii. Town staff is working to prepare a comprehensive scope and estimate of future operations and maintenance requirements.
- iii. Town staff is working to prepare a comprehensive summary of possible future Parcel processing requirements and actions necessary along with a matrix of responsibilities.

c. Pacific:

- i. Pacific and Town staff are working with CalFire to complete the process for a Timber Conversion Permit (TCP) and a Timber Harvesting Plan (THP). The TCP is complete and ready for recordation. Comments have been received from CalFire on the proposed TCP and staff is working with Pacific to prepare responses. While the authorization will be for the entire project, only those trees necessary to facilitate the right of way and Phase One construction are to be removed at this time.

C. Pacific Comprehensive Update: Staff has asked Pacific to review and provide information for this portion of our update. Pacific is preparing a comprehensive PowerPoint that will be presented at the meeting.

a. Phase One - Update and Schedule

- i. Plans submitted
- ii. Financing Update
- iii. Schedule

b. Next Development Phase

- i. Right of Way and Chaparral connection
- ii. Additional Units to meet IIG requirements
- iii. Local financing to assist with >80% AMI Units
- iv. Local financing needed for Phase Two
 - 1. Sources – land, fees, direct subsidy
 - 2. By when?

c. Parcel Buildout

- i. Trade-offs with density and incomes
- ii. IIG spending and income limitations
- iii. Projected buildout schedule
- iv. Projected buildout financing gap

