

**12/11/2012**

**Regular Meeting**

**ITEM #16A**

**PUBLIC WORKS –**

**SOLID WASTE DIV.**

**Public Hearing on Fees**

**Powerpoint, email**

**correspondence**



# Balancing the Solid Waste Enterprise Fund

December 11, 2012



#16a

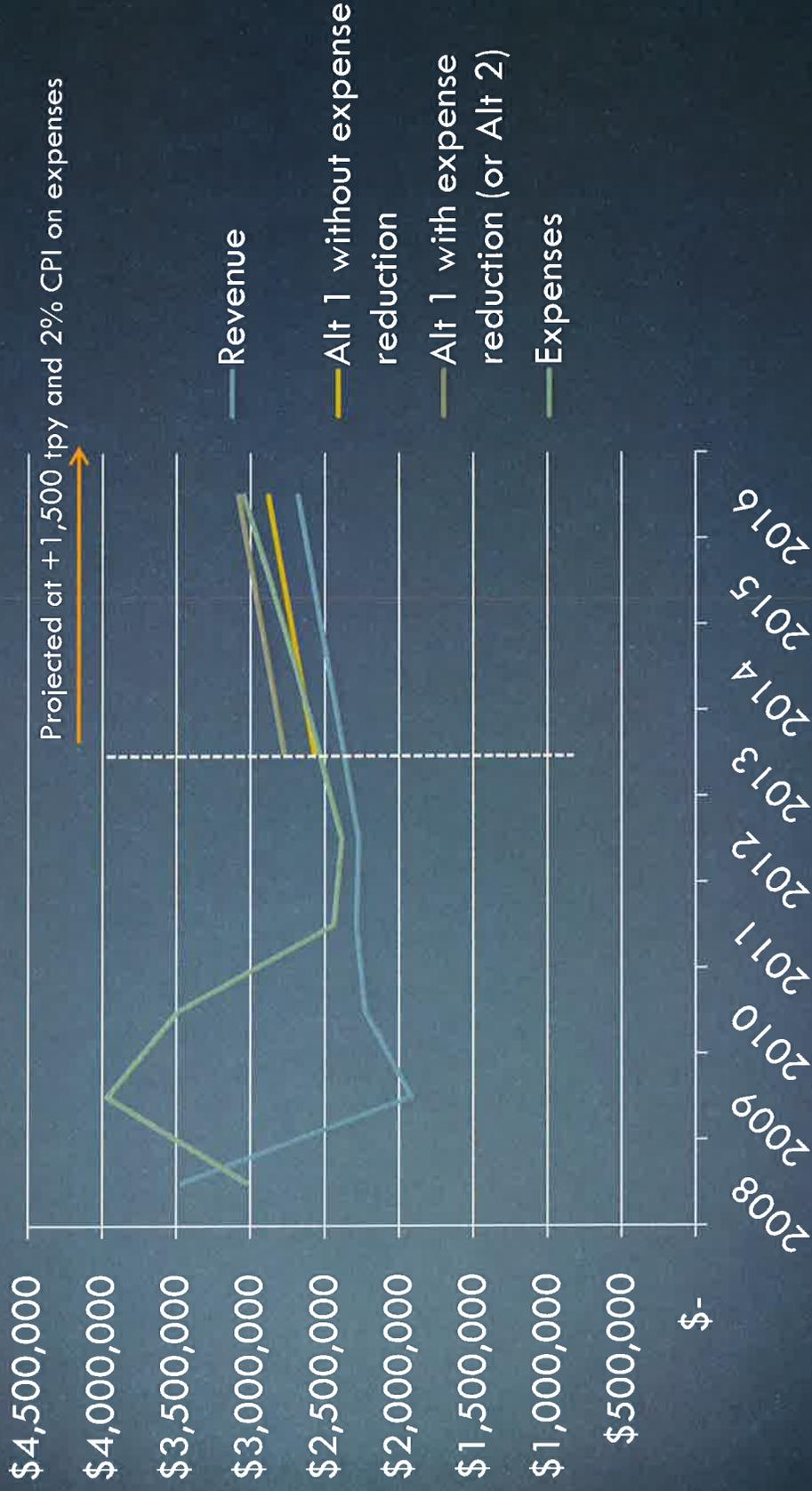
# Why are we here?



# Revenues vs. Expenses



# Impact of Alternatives and Expense Reduction



# Outreach and Comments

## OUTREACH

- Legal Notices in Mammoth Times and the Sheet
- Prominent link on County Website
- Flyers and background information handed out at Transfer Stations and Landfills
- Email to all RPAC mailing lists
- Item on SWTF Agendas
- Item on BOS Agendas

## COMMENTS

- 3 letters
- Please cut costs first
- Outreach a failure—waste haulers win and self-haulers are ignored
- Don't charge for manure
- Anecdotal
- Concern from large users in Bridgeport—might go to Benton Crossing
- Residential pickup may be cancelled, TS may see additional use



# Expense Reduction Toolbox

- Forgiveness of the GF loans
- Winter FTE vacancy
- Reduction in service
- Closing Transfer Stations
- Mandatory Curbside Pickup
- Contracting for Services

# Solid Waste Task Force Recommendation

On December 6, the SWTf met to discuss the alternatives and if possible, recommend a course of action. That recommendation was:

- Alternative B-1, with forgiveness of the \$1.95m loans.
- Do not 'kick the can'—avoid future increases.
- Pursue Parcel Fee Increase.

## Reduction of Expenses for this Fiscal Year

- Contract services
- One FTE vacancy through winter
- Auto allowance, performance pay
- Reduced Pulls at Benton, Chalfant, Pumice

# Non-ordinary Expenses for FY 12/13

- Holiday Staffing
- Permit Revisions and Reviews—all 6 sites
- Retirement payouts
- Chipper Service
- Walker Bear Fix
- Non-Water CAPP for Benton Crossing
- Anticipated
  - Diversion Feasibility Analysis
  - Non-Water CAPP for Pumice Valley

# What does the Future Hold?

## Expenses

- Evaluating, planning and permitting program Transition.
- Closure of Benton Crossing Landfill
- Additional monitoring and/or mitigation at Benton Crossing
- Enhancement of existing recycling efforts
- Startup of paper recycling

## Revenue

- Reduction in waste from increased diversion activities, waste-to-energy.
- Reduction in waste from Long-Haul transfer
- Increase in waste should economy and construction strengthen

# Staff Recommendation

- Alternative B
- Forgiveness of GF loans and B1
- No Forgiveness and B2



## Potential Impact to Gate Fee Minimums

- At \$68.50/ton, the \$5 minimum allows up to 146 pounds of waste.
- At \$74/ton, the \$5 minimum would allow 135 pounds of waste.
- At \$99/ton, the \$5 minimum would allow 100 pounds of waste.
- Under Alternative C, the minimum would be increased along with all other fees
  - by \$.75 to \$5.75 (C1)
  - by \$1.25 to \$6.25 (C2)

## Potential Impact to Transfer Station Customers

- Alternative B2—largest Transfer Station Impacts
  - If alternative B2 were selected, the rate for household garbage would go from \$68.50 to \$109 (\$79+30 transportation surcharge) per ton
  - \$5 minimum would allow 92 pounds of waste
  - A household load of 300 pounds would go from \$10.28 to \$16.35
  - A 5 ton load would go from \$342.50 to \$545
  - Free organics would be charged a \$5 minimum per load (regardless of volume or weight)
- Alternative C2—Across the Board
  - \$5 minimum would increase to \$6.75
  - A household load of 300 pounds would go from \$10.28 to \$12.85
  - A 5 ton load would go from \$342.50 to \$428.25

# Cost to Landfill customers

- Alternative A1
  - 300 pounds of household garbage would go from \$10.28 to \$11.30.
  - 2 tons of C&D would go from \$100 to \$150.70
  - 2 tons of large inerts would go from \$44 to \$66
  - \$5 minimum per load would apply to all organics and soil (no weight)
- Alternative A2
  - 300 pounds of household garbage would go from \$10.28 to \$12.33
  - 2 tons of C&D would go from \$100 to \$164.40
  - 2 tons of large inerts would go from \$44 to \$72
- Alternative B2
  - 300 pounds of household garbage would go from \$10.28 to \$11.85
  - 2 tons of C&D would go from \$100 to \$158
  - 2 tons of large inerts would go from \$44 to \$66
- Alternative C2
  - 300 pounds of household garbage would go from \$10.28 to \$12.85
  - 2 tons of C&D would go from \$100 to \$125
  - 2 tons of large inerts would go from \$44 to \$55
  - \$5 minimum gate fee would go from \$5 to \$6.25

# Cost to Residential Pickup Customers

Franchise contracts require that increases passed on to residential and commercial customers of waste haulers would reflect only the increase in disposal costs. Anecdotal evidence suggests disposal represents between 30% and 50% of waste hauler fees for residential pickup.

If the monthly pickup fee is \$30, and 30% of that fee is disposal, a 20% increase in disposal would mean an increase of \$2—from \$30 to \$32.

If a roll-off dumpster of C&D costs \$500 and 50% of that fee is disposal, a 50% increase of C&D would mean an increase of \$125 to \$625

# Other Jurisdictions as of Dec 6, 2012

Jurisdiction	Minimum Fee	Price Per Cubic Yard	Self Haul Per Ton	Franchise Haul Per Ton
Del Norte County	\$ 6.90		\$ 138.16	\$ 138.16
Lassen County	\$ 5.00	15.00	\$ 150.00	(at 200 lbs per cy)
Mariposa County	\$ 5.00	30.00	\$ 300.00	(at 200 lbs per cy)
Siskiyou County	\$ 5.00	6.75	\$ 23.00	\$ 56.00
Trinity County				
with parcel fee		13.50	\$ 135.00	\$ 135.00
without parcel fee		40.50	\$ 405.00	\$ 405.00
Tuolumne County	\$ 4.00	15.00	\$ 96.85	\$ 88.95
Mono County	5	8.50	\$ 68.50	\$ 68.50

# Discussion, Direction and Resolution

## Expense Reduction

- General Fund Loans
  - Forgiveness, restructuring
- FTE Vacancy
- Other?

## Resolution

- Alternative
- Modified Alternative
  - B2 with only \$20 Transportation Surcharge?

## Future items for Discussion and Direction

- No minimum for Senior Citizens
- Suspend minimum fee during “Bear Season”
- Expand Community Cleanup days
- Pursue Parcel Fee Increase
- Mandatory Curbside-pilot program?



# Balancing the Solid Waste Enterprise Fund

December 11, 2012



## Tony Dublino

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**From:** Mono County California <noreply@mono.ca.gov>  
**Sent:** Monday, December 10, 2012 9:56 AM  
**To:** Tony Dublino  
**Subject:** Form submission from: Contact Solid Waste

Submitted on Mon, 12/10/2012 - 9:56am

Submitted by anonymous user: [12.91.207.98] Submitted values are:

Name: Heidi Hall

E-mail Address: [heidi@easternsierraheidi.com](mailto:heidi@easternsierraheidi.com)

Comments:

Once again the "alternatives" being considered to fund the solid waste program appear to have been written with little to no input from the self haulers who produce little trash. It does appear that the big garbage producers have one again had their way with the board and the administrators of the sold waste program. Considering the fact that a letter I sent earlier this year was never even acknowledged I assume it was placed in the, ahem, "round file". Ignoring the concerns of the general public is certainly a well used tactic. Burying these issues in the regular agenda of the board does not inform most of us. And as well this so - called "public" hearing is only available for those who follow the regular board agenda and are able to attend the meeting in the middle of the afternoon. I found about this tax increase quite by accident.

In the last tax hike (yes, I do know that you would like to use the "fee" euphemism) the small home owner self haulers were smacked with an increase of more than 300% while the tax increase for the big garbage producers was miniscule. I was told that the small self haulers cost more but I have yet to see anything but smoke and mirrors to back up that proclamation.

In my estimate I produce less than 100 pounds of household garbage a year with the exception of a recent home remodeling project. It usually takes me about 6 months to fill a single garbage can. This 100 pounds therefore cost me two trips at \$5.00 a trip. That equals \$10.00 a pound.

So what are the big garbage producers paying? At \$68.50/ton the big garbage producers are paying about 3 cents a pound. With the highest of the proposed tax increases the big garbage producers will still only be paying about 4 cents a pound while the highest increase will jack up up my tax to \$12.00/pound. And the big garbage producers still have a long, long way to go in order to catch up to the 300% increase heaped upon the small self hauler in the last taxation without representation.

So the less garbage you produce the more you have to pay.

When there is absolutely no incentive to produce less garbage the county is still going to lose when they have to haul away all the garbage. I suspect the property tax assessment will have to be raised to cover the cost of hauling garbage to some distant location. I can see a point in time where I will have to abandon my home here in Mono County because I can no longer afford to pay for other people's garbage. I doubt that I will be the only one.

Your so - called revenue increases are based on the assumption that people will continue to suck up this so very clearly inequitable tax increase and continue to dispose of their trash in the same manner. Your proposed tax increases on the small hauler will likely result in much less revenue than you expect at the same time that you create even more ill will among the bulk of the people you are supposed to be representing. Here is a little clue: people with money have the same number of votes as those without. If the construction industry whines tell them to pass the cost on to their customers. If the big garbage producers whine tell them to reduce what they produce.

## Tony Dublino

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**From:** Tony Dublino  
**Sent:** Monday, December 10, 2012 2:13 PM  
**To:** 'heidi@easternsierraheidi.com'  
**Subject:** RE: Mono County Solid Waste  
**Attachments:** FW: Recycling

Heidi-

I do genuinely desire public input, but I hope you understand that at some point, you have to draw the line on the time and resources spent on outreach. Check out the (attached) email I received from you in July, saying:

*I will also say here that the rate increase was not handled in an appropriate manner. It would have been very easy to print up fliers of the rate proposal to be handed out to the self - haulers at the transfer stations. Clearly the commercial haulers had their concerns heard - their increase was much smaller, but the self-hauler was not invited to the meetings. We don't live in Mammoth and we don't subscribe to Mammoth newspapers but that is all that is legally required, isn't it.*

Suffice it so say that your fine suggestion was not only acknowledged, but acted upon. Now you are suggesting I should have posted on community bulletin boards. OK. Will do next time, so long as you promise not to impugn the method afterward.

The true irony is that the above is proof of just how accessible, and easily influenced, Mono County policy actually is. When citizens air good ideas and concerns, they are heard. I've seen it time and time again. In my opinion, Mono County outreach is not the problem—the County goes above and beyond the legal requirements in an effort to inform and involve the citizenry. The real problem is apathy and disengagement—which obviously does not refer to you, but it is widespread in many communities of the county.

Also, I must stand corrected—the \$5 minimum goes up in some of the alternatives—but not the one I am recommending, nor the one that the SWTF recommended, and your comments also contribute to the argument against raising the minimum. I don't think that will be adopted, but it's true - it might. What would change under my recommendation is the total pounds that would be allowed for the \$5 minimum—146 pounds—would go down to 135 pounds, which did not sound like it would affect you. Sorry for my misleading statement on that.

Best,

*Tony Dublino*  
phone (760) 932-5453  
cell (760) 616-0613

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**From:** heidi@easternsierraheidi.com [mailto:heidi@easternsierraheidi.com]  
**Sent:** Monday, December 10, 2012 12:40 PM  
**To:** Tony Dublino  
**Subject:** RE: Mono County Solid Waste

----- Original Message -----

Subject: Mono County Solid Waste

From: Tony Dublino <tdublino@mono.ca.gov>

Date: Mon, December 10, 2012 10:55 am

To: "[heidi@easternsierraheidi.com](mailto:heidi@easternsierraheidi.com)" <[heidi@easternsierraheidi.com](mailto:heidi@easternsierraheidi.com)>

Heidi-

Does this email address work? I am asking because in your email you mentioned that your letter from earlier this year was not acknowledged, when I in fact replied to it, at this address (see attached email).

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*I receive mail at this address and can access it in two different locations. Neither of those locations contain your response.*

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Since I am not sure if you receive email when sent to this address, I will keep my response brief.

I have spent the last month doing outreach, trying to educate the public about the proposed fee increase. The hearing has been advertised in the Mammoth Times and the Sheet for two weeks. Transfer Station attendants have been directed to hand out fliers and background information since November 19th. There was a workshop before the Board November 6. The Solid Waste Task Force has discussed it for over two months. The notice has been prominently placed on our website. The notice was distributed to all RPAC mailing lists in the county.

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*Yes. Clearly it is assumed that concerned residents throughout the county read the Mammoth newspapers, visit your website frequently, are on the RPAC and BOS mailing lists and are even aware that there is a Solid Waste Task Force. Apparently it is also assumed that we all have the ability to attend all of these meetings after wading through all the mailing lists at the same time that we attempt to make a living. As I previously stated I visit the transfer station infrequently. The last time I was there was well over a month ago so I did not ever see any flier. I doubt I am the only one in this position.*

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Now, here's the interesting thing: despite all this outreach aimed at bringing concerned citizens to the table, and inviting them to comment at the public hearing (or forward correspondence as you have), I have received only 2 comments. Yours, and another gentleman who is concerned about the cost to dump his horse manure. Let me ask you this: when you're trying to develop a policy that will affect 14,000 residents, should 2 comments dictate the policy?

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*I know I am not the only one who is tired of having these things handled in the same ol' manner. Please see list of assumptions stated in my paragraph above. Was this proposal or any of these opportunities for public input posted on community bulletin boards? The Walker General Store? Country Store? Anywhere that us working poor might see it?*

*I need to point out that I am not expecting 2 comments to dictate policy but thanks for the argumentative nature of this response. It allows me to respond in kind. In my opinion your outreach failed. The people I have spoken with were also unaware of this tax increase. Perhaps the county as a whole could address the way outreach is conducted if they genuinely desire public input.*

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I respectfully disagree that this proposal is inequitable. The \$5 minimum is not going up, so for someone who produces as little garbage as you do, it seems you would not be effected at

all. The construction industry, on the other hand, could see their dump fees go up as much as 75%.

Apparently I need to point out some of the information on your website:

*Alternative C1—Across-the-board 15% Solid Waste Fee Increase*

MSW \$68.50/ton – \$79/ton Building C&D: \$50/ton to \$57.5/ton Large Inerts: \$22/ton to 25.30/ton **\$5 Minimum to \$5.75**

(+\$154,000 revenue) (+\$23,000 revenue) (+\$16,000 revenue) (+\$6,000 revenue)

*Alternative C2—Across-the-board 25% Solid Waste Fee Increase*

MSW \$68.50/ton – \$85.65/ton Building C&D: \$50/ton to \$62.50/ton Large Inerts: \$22/ton to 27.50 ton **\$5 Minimum to \$6.25**

(+\$250,600 revenue) (+\$38,600 revenue) (+\$16,500 revenue) (+\$10,000 revenue)

or how about this one:

*If the Board were to approve the Alternative with the largest fee increase:*

*Transfer Station Customers*

*If you usually pay the **\$5 minimum, that minimum fee could go up to \$6.25 (Alternative C2)** If you usually dump around \$15 of household garbage, that could go up to \$24. (Alternative B2) If you usually dump organic waste for free, the minimum charge could be imposed—up to \$6.25 (Alternative B2)*

*So either your website is incorrect or you are incorrect in your assertion that the minimum is not going up. Inconsistency does not encourage trust. I would also like to reiterate that self haulers already sucked up a increase that is much greater than the construction industry 75%. But once again, thanks for pointing out how much influence the industry continues to have on public policy.*

Thanks for the feedback, your comments will be forwarded to the Board for their consideration.

*Tony Dublino  
Solid Waste Superintendent*

*County of Mono  
P.O. Box 457 / 74 North School Street  
Bridgeport, CA 93517  
phone (760) 932-5453  
cell (760) 616-0613  
fax (760) 932-5441*

Kathryn Williams  
25669 Highway 6 – PMB #G  
Benton, CA 9351  
760-933-2357

Mono County Board of Supervisors  
c/o clerk of the Board  
P O Box 715  
Bridgeport, CA 93517  
[skendall@mono.ca.gov](mailto:skendall@mono.ca.gov)

via e-mail at

Dear Sirs and Madam:

I urge you to reconsider any fee increase for Transfer Station Customers at the county transfer stations as presented at the December 11, 2012 board meeting.

For many years, consumers have been urged and educated on how to reduce the amount of trash and garbage we are putting into landfills. Recycling, consuming less and other means of being ecologically conscious about the products we buy, have resulted in fewer trips to the transfer station, and hopefully, a cleaner environment.

We make a trip to the transfer station, on average, every three weeks. Since mid-2011, we have seen the fees go up, from \$5.00 or \$6.00 to \$13.00 to \$15.00, even though we have less trash than a year ago. We have tried to recycle our cardboard, but unfortunately, the Benton Transfer Station cardboard recycling bin is often overfull, resulting in it being put into the compactor.

The proposed cost-cutting measures presented in the letter describing the need for fee increases must be considered by the board before increasing fees. I fear that an increase will result in more trash being dumped in the outlying areas of our counties, contributing to the visual pollution and perhaps acting as an environmental hazard as well.

Again, I urge you to consider other options than simply increasing fees to customers who use the transfer stations.

Sincerely,

Kathryn Williams

Kathryn Williams  
A concerned Benton resident

**12/11/2012**

**Regular Meeting**

**ITEM #17A**

**CDD - PLANNING**

**Public Hearing –**

**General Plan**

**Amendment 12-04**

**Chapter 26 Transient Rental Standards and Enforcement**

**Sections:**

- 26.010 Purpose and Findings**
- 26.020 Vacation Home Rental Permit**
- 26.030 Application and Issuance of a Vacation Home Rental Permit**
- 26.040 Standards and Requirements**
- 26.050 Rental Agreement and Owner Responsibility**
- 26.060 Compliance with Transient Occupancy Tax Requirements**
- 26.070 Enforcement**
- 26.080 Existing and Otherwise Permitted Rentals**
- 26.090 Unauthorized Rentals Prohibited**

**26.010 Purpose and Findings**

A. The purpose of this chapter is to implement procedures, restrictions, and regulations, and to provide for the payment of transient occupancy tax and applicable fees for the transient rental of properties ~~of single-family residences that may be permitted in designated land-use classifications and/or within Transient Rental Overlay Districts as set forth in the Land Use Element designated pursuant to Chapter 25 of the Mono County General Plan of the Mono County General Plan~~ and to provide enhanced enforcement tools to address unauthorized transient rentals countywide.

B. The Board of Supervisors finds that ~~a significant percentage of single-family residences in certain areas of Mono County are owned by persons who are not full-time residents of Mono County and that allowing those persons allowing transient rentals to rent their single-family residences on a transient basis within areas of the county designated for residential use~~ will provide a community benefit by expanding the number and types of lodging available to visitors to Mono County, increasing the use of property within the county, and providing revenue to property owners so that the units may be maintained and upgraded.

C. The Board of Supervisors also finds that the operation of transient rentals within residential communities should be regulated in order to minimize fire hazard, noise, traffic, and parking conflicts and disturbance to the peace and quiet. The Board further finds that current enforcement tools have been ineffective to address the illegal operation of transient rentals countywide, primarily because the penalty amount is easily offset by the revenue such uses generate.

**26.020 Vacation Home Rental Permit**

Any person who rents a residential structure that is not a condominium (hereinafter "rental unit" or "property") ~~within an area of the county designated as a Transient Overlay District~~ on a transient basis shall comply with the provisions of this chapter, the Mono County General Plan, and any applicable area plans or specific plans. Transient rental of a private residence ~~within a Transient Overlay District~~ without a valid Vacation Home Rental Permit is a violation of this chapter.

**26.030 Application and Issuance of a Vacation Home Rental Permit**

#17a

1 A. Applicant. An applicant for a Vacation Home Rental Permit shall be either the owner of title  
2 to the subject property or his or her expressly authorized representative. The authorization shall be in  
writing and notarized.

3 B. Application. An application for a Vacation Home Rental Permit shall be on a form that may  
4 be obtained from the Department of Finance or the Community Development Department. The following  
requirements and approvals must be met and substantiated before a Vacation Home Rental Permit will be  
issued:

5 1. The rental unit must be located within an area of the county designated as a Transient  
6 Overlay District, land use designation that expressly allows transient rentals as either a use  
permitted outright or a use permitted subject to a Director Review permit or a Use Permit.

7 2. The rental unit must comply with the standards and requirements as set forth in section  
8 26.040, and any other requirement provided by this chapter. An inspection to verify  
9 compliance with such requirements shall be the responsibility of the owner or designated  
10 property manager. The owner or property manager shall certify in writing, under penalty of  
perjury, the rental unit's conformance with such standards. Such certification shall be  
submitted to the Mono County Community Development Department prior to Permit  
issuance.

11 3. The applicant must designate the management company or property manager for the  
12 rental unit who resides in the community where the property is located and who will be  
13 available on a 24-hour basis to address any problems that may be associated with the property  
14 or the transient users of the property. The management company or property manager must  
be duly licensed, and shall be in good standing with the County. Alternatively, the property  
owner may serve as the property manager.

15 4. The property must be certified by the Community Development Department as complying  
16 with parking requirements and any applicable land use regulations set forth in the Mono  
County General Plan.

17 5. A Mono County business license must be obtained and must remain active during all  
18 times that the property is used as a transient rental.

19 6. Any required fees must be paid in full.

20 7. A Mono County Transient Occupancy Certificate must be obtained from the Department  
of Finance and will be issued at the time the Vacation Home Rental Permit is issued and all  
conditions of approval have been met.

## 21 26.040 Standards and Requirements

22 The following standards and requirements must be met in order to obtain a Vacation Home  
23 Rental Permit and to maintain that Permit in good standing:

24 A. Health and Safety Standards. The purpose of these standards is to establish minimum  
25 requirements to safeguard the public safety, health, and general welfare from fire and other  
hazards, and to provide safety to firefighters and emergency responders during emergency  
operations. These standards include without limitation:

26 1. The address of the rental unit must be clearly visible from the street.

27 2. Carbon dioxide and smoke detectors must be installed and maintained in good operating  
28 condition in each bedroom, sleeping area, or any room or space that could reasonably be used

1 as a sleeping area, and at a point centrally located in the corridor or area giving access to each  
2 separate sleeping room.

3 3. All stairs, decks, guards, and handrails shall be stable and structurally sound.

4 4. The rental unit shall be equipped with a minimum of one (1) 2A:10B:C type fire  
5 extinguisher with no more than seventy five (75) feet of travel distance to all portions of the  
6 structure; there shall be no fewer than one such extinguisher per floor. Fire extinguishers shall  
7 be mounted in visible locations with the tops of the fire extinguishers mounted between three  
8 (3) and five (5) feet above the floor and shall be accessible to occupants at all times.  
9 California State Fire Marshal annual certification tags must be provided and be current on all  
10 extinguishers.

11 5. If there is a fireplace or solid-fuel barbecue, the rental unit shall be equipped with a  
12 minimum five-gallon metal container with a tight-fitting lid for ash removal. This container  
13 shall be clearly labeled and constructed to meet the purpose of containing ash. Instructions on  
14 the proper disposal of ash shall be stated in the rental agreement and clearly posted in the  
15 rental unit. The ash container shall not be placed on or near any furniture or other  
16 combustible material; ashes must be wet down thoroughly with water; the ash can must be  
17 stored outdoors with a minimum of three (3) feet clearance from building, porch, trees, and  
18 other combustible materials; the lid must remain on the ash container when in use.

19 6. Wall or baseboard heaters in the rental unit shall be in good working condition, and  
20 instructions on the proper use of these units shall be clearly stated in the rental agreement and  
21 posted in the rental unit.

22 7. Furniture and any other material that may be flammable shall be kept a minimum of 54  
23 inches from any fireplace opening and 30 inches from any wall or floor heaters.

24 8. Flammable or hazardous liquid or materials, firearms, controlled substances, or any  
25 unlawful material shall not be stored in the rental unit.

26 9. The roof and grounds of the transient rental property shall be kept clear of accumulations  
27 of pine needles, weeds, and other combustible materials.

28 10. Any locking mechanism on exterior doors must be operable from inside the unit without  
the use of a key or any special knowledge. If the dwelling unit is greater than three thousand  
(3,000) square feet in area, two exit doors shall be required, each of which shall conform to  
this requirement.

11. All fixtures, appliances, furnaces, water heaters, space heaters, plumbing, wiring,  
electrical, propane or gas connections, doors, windows, lighting, and all parts of the structure  
and furnishings (interior and exterior) must be in operable working condition and repair.

12. If telephone service is available, there shall be a telephone available connected to the  
local carrier and in working condition for use in the event of an emergency or to contact the  
owner or property manager. The phone shall be connected to the reverse 911 directory. If  
there is no telephone service available, then the rental agreement must so state.

13. Bedroom windows shall be operable and free of obstructions to allow for emergency  
escape and rescue.

14. There shall be at least one screened window per bedroom to allow for proper ventilation.

15. All utilities (electric, gas, water, sewage, etc.) shall be connected, in good operating  
condition, and connected to approved sources.

16. Any hot tubs, pools, and spas shall be fenced or equipped with a cover with locking  
mechanisms, and shall be maintained in a safe and sanitary condition.

17. There shall be no evidence of pest infestations, and all firewood and other stored items  
shall be kept in a neat and clean condition.

18. Exits shall be kept free from storage items, debris or any impediments at all times.

19. No tree limbs are allowed within ten (10) feet of any chimney or flue openings.

20. Spark arresters of a minimum opening size of three-eighths (3/8) inch and a maximum  
opening size of one-half (1/2) inch shall be required on all fireplace flue openings.

21. If any applicable law, rule, or regulation enacted after the enactment of this Chapter  
imposes requirements more stringent than those set forth herein, such requirements shall  
apply.

1 B. Sign and Notification Requirements.

2 1. Exterior Sign and Notice. Each rental unit shall be equipped with one temporary exterior  
3 identification sign not to exceed ~~two (2) square feet~~ 8 ½ by 11 inches in size that shall be  
4 placed in a location that is clearly visible from the street-front entrance of the unit, and may  
5 be illuminated in a manner that does not conflict with any County exterior lighting standards  
or signage standards. This sign shall clearly state the following information in lettering of  
sufficient size to be easily read:

- 6 a. The name of the managing agency, agent, property manager or owner of the unit and  
the telephone number where said person or persons can be reached on a 24-hour basis.  
7 b. The maximum number of occupants permitted to stay in the unit.  
8 c. The maximum number of vehicles allowed to be parked on the property. A diagram  
fixing the designated parking location shall be included.

9 2. Interior Notice. Each rental unit shall have a clearly visible and legible notice posted  
within the unit adjacent to the front door that shall contain the same information set forth  
above, and shall additionally include the following:

- 10 a. Notification and instructions about the proper disposal of trash and refuse, including  
any bear-safe disposal requirements.  
11 b. Notification and instructions concerning the proper use of any appliances, fireplaces,  
heaters, spas, or any other fixture or feature within the unit.  
12 c. Notification that failure to conform to the parking, trash disposal and occupancy  
requirements for the rental unit shall be a violation of this Chapter and may result in  
13 immediate removal from the premises and administrative, civil or criminal penalty.  
14 d. Notification that any violation of rules or regulations set forth in the Rental  
Agreement may be a violation of this Chapter and may result in immediate removal from  
the premises and administrative, civil or criminal penalty.  
15 e. Physical street address of the unit and emergency contact information consisting of  
16 911, the property manager's phone number, and contact information of the local fire  
department and the Mono County Sheriff's Department.

17 C. Occupancy. The maximum number of persons who may occupy the property as transient  
renters or their overnight guests shall be limited to two persons (2) per bedroom plus two (2) additional  
18 persons. In no event may the maximum occupancy exceed 10 persons in any rental unit unless the unit is  
19 certified and approved by the Mono County Building Official as meeting all applicable building standards  
for such occupancy. Additionally, occupancy may be further restricted by the limitation of the septic  
20 system serving the dwelling as determined by Mono County Environmental Health.

21 D. Parking. Parking requirements shall be based on the parking requirements set forth in the  
Mono County General Plan. Parking requirements for the rental unit shall be noticed in the rental  
22 agreement and posted on and in the unit. There shall be no parking allowed off-site or on-street, unless  
specifically permitted and parking on property owned by other persons shall be considered a trespass. A  
23 violation of this section may subject any person to administrative, civil and criminal penalty, including  
fines and towing of any vehicle, as authorized by parked in violation of this provision in compliance with  
state and local law.

24 E. Trash and Solid Waste Removal. A sufficient number of trash receptacles shall be available.  
25 Trash and other solid waste shall not be allowed to accumulate in or around the property and shall be  
promptly removed to a designated landfill, transfer station or other designated site. For purposes of this  
26 paragraph, promptly shall mean at least one time per week during any week that the unit is occupied,  
regardless of the number of days it is occupied. Any trash receptacles located outside a unit shall be in  
27 bear-proof containers and comply with County standards. Trash removal requirements for each rental unit

1 shall be included in the rental agreement and posted on and in the property. Property management shall be  
2 responsible for the cleanup if the tenants do not properly dispose of trash in bear-proof containers.

3 F. Snow Removal. Snow removal from driveways, walkways, stairs, decks, and all exits and  
4 entrances shall be performed prior to each occupancy period, and during any occupancy period as  
5 needed to maintain the functionality of these areas. Snow removal from driveways, pathways, exits and  
6 entrances, and removal of snow, ice, and ice dams from roofs, decks, and stairs shall be performed in a  
7 timely manner as necessary to protect any person who may be using or visiting the rental unit.

## 8 **26.050 Rental Agreement and Owner Responsibility**

9 A. Rental Agreement. The temporary rental or use of each rental unit shall be made pursuant  
10 to a rental agreement. The rental agreement shall include, as attachments, a copy of this Chapter and the  
11 Vacation Home Rental Permit for the unit. Each rental agreement shall contain all required notices and  
12 shall specify the number of persons who may occupy the unit, parking requirements and number of  
13 allowed vehicles, trash disposal requirements, and include the telephone number of the person or persons  
14 to be notified in the event of any problem that arises with the rental. The agreement shall include the  
15 phone number, address, and contact information for the person responsible for renting the unit, and any  
16 other information required by the county. The rental agreement shall notify the renters that they may be  
17 financially responsible and personally liable for any damage or loss that occurs as a result of their use of  
18 the unit, including the use by any guest or invitee. The property manager or owner shall keep a list of the  
19 names and contact information of the adult guests staying in the unit.

### 20 B. Owner Responsibility.

21 1. The owner, managing agency, and property manager shall be responsible for compliance  
22 with all applicable codes regarding fire, building and safety, health and safety, other relevant  
23 laws, and the provisions of this chapter.

24 2. An owner, managing agency, and/or property manager shall be located within the  
25 community where the rental unit is located and shall be personally available by telephone on  
26 a 24-hour basis to respond to calls regarding the conditions and/or operation of the unit.  
27 Failure to timely respond in an appropriate manner may result in revocation of the Vacation  
28 Home Rental Permit and business license.

3. The owner shall require, as a term of a written agreement with a management company or  
agent, that said agent comply with this chapter. The owner shall identify the management  
company or agent, including all contact and license information in the application for a  
Vacation Home Rental Permit, and shall keep this information current. Such agreement shall  
not relieve owner of its obligation to comply with this chapter.

4. The owner shall maintain property liability and fire insurance coverage in an appropriate  
amount and shall provide proof of such insurance to county upon reasonable request.  
Additionally, the owner shall defend, indemnify, and hold the county harmless from any and  
all claims, judgments, liabilities, or other costs associated with the property or the rental unit,  
or the rental thereof.

5. The owner, managing agency, property manager and guest shall comply with all lawful  
direction from any law enforcement officer, fire official, building official, or code compliance  
officer.

6. The owner shall be responsible for assuring that the occupants and/or guests of the rental  
property do not create unreasonable noise or disturbances, engage in disorderly conduct, or  
violate any law. If an owner, property manager, or other agent of the owner is informed about  
any violation of this chapter, the owner, property manager, or owner's agent shall promptly

1 take action and use best efforts to stop or prevent a recurrence of such conduct, including,  
2 when appropriate, calling law enforcement.

## 3 **26.060 Compliance with Transient Occupancy Tax Requirements**

4 Each owner shall be responsible for obtaining a transient occupancy registration certificate and  
5 for complying with Chapter 3.28 of the Mono County Code. An owner may contract with a management  
6 company or property manager to collect, disburse, report, and maintain all records related to transient  
7 occupancy tax, but the owner remains responsible for any failure to collect, disburse, or accurately report  
8 such tax.

## 9 **26.070 Enforcement**

10 A. A violation of any provision of this chapter, and/or the renting of any property in a land use  
11 designation that does not allow for such transient rental, or without proper land use approvals, is subject  
12 to the General Penalty provisions and/or the Administrative Citation provisions set forth in Section  
13 1.04.060 and Chapter 1.12 of the Mono County Code, respectively, and any other civil or administrative  
14 remedy allowed by law. Notwithstanding Section 1.12.030, the administrative fine for the operation of  
15 any transient rental facility within a Transient Overlay District without a valid Vacation Home Rental  
16 Permit, or the operation of any transient rental facility in violation of applicable land use requirements in  
17 any other land use designation of the county shall be one thousand dollars (\$1,000) for the first violation  
18 and two thousand dollars (\$2,000) for a second or subsequent violation within three years. In addition to  
19 these penalty provisions, the failure to comply with any provision of this chapter may result in the  
20 suspension or revocation of the Vacation Home Rental Permit in accordance with subsection D below, or  
21 the suspension or revocation of the business license and/or transient occupancy registration certificate.  
22 The failure of a management company or property manager to comply with the provisions of this chapter  
23 may additionally result a finding that such management or company or property manager is not in good  
24 standing.

25 B. An inspection and/or audit of each unit subject to this chapter, and any contract or  
26 agreement entered into in furtherance of, or to implement, this chapter, may be made at any reasonable  
27 time, and upon reasonable notice to confirm compliance with this chapter.

28 C. Transient rentals may not be conducted if there are any code violations, stop-work orders,  
or other violation of law or regulation outstanding on the property.

D. The following procedures shall be followed in conjunction with any proposed revocation  
or suspension of a Vacation Home Rental Permit.

1. The county shall provide the property owner with a notice of proposed revocation or  
suspension stating the nature of the violation, whether revocation or suspension is  
proposed, and the date, time, and place of a hearing before a hearing officer, who  
shall be a Planning Commissioner appointed for this purpose by the County  
Administrative officer, will be held. The notice shall be served on the owner at least  
ten business days prior to the date of the hearing by personal service or by certified  
mail, postage prepaid, return receipt requested to the address for such purpose  
provided on the Vacation Home Rental Permit application. Service by mail shall be  
deemed effective on the date of mailing.
2. At the hearing, the hearing officer shall consider any written or oral evidence  
consistent with the following:
  - a. The contents of the county's file shall be accepted into evidence (except as to  
such portions of the file, if any, that contain confidential or privileged  
information); and
  - b. The notice of revocation or suspension shall be admitted as prima facie  
evidence of the facts stated therein.

- 1 3. The hearing officer shall independently consider the facts of the case and shall draw  
his or her own independent conclusions.
- 2 4. Upon conclusion of the hearing and receipt of information and evidence from all  
3 interested parties, the hearing officer shall render his or her decision affirming the  
4 revocation or suspension as proposed, modifying the revocation or suspension, or  
5 rejecting the revocation or suspension.
- 6 5. If directed by the hearing officer, staff shall prepare a written decision reflecting the  
7 hearing officer's determination. Following approval of the written decision by the  
8 hearing officer, the clerk of the Planning Commission shall serve the written decision  
9 on the property owner by certified mail, postage prepaid, return receipt requested.
- 10 6. The decision of the hearing officer shall be the final administrative action of the  
11 county, and the property owner shall be advised of his rights to challenge that  
12 decision in Superior Court pursuant to section 1094.5 of the Code of Civil Procedure  
13 and of the timelines in which such an action must be brought.

- 14 E. Notwithstanding the foregoing, in the event the code compliance officer determines  
15 that suspension or suspension pending revocation of a Vacation Home Rental Permit  
16 is necessary for the immediate protection of the public health, safety, or welfare, such  
17 suspension may be made without prior hearing or determination by the hearing  
18 officer, upon the giving of such advance notice to the property owner as the code  
19 compliance officer deems reasonable given the nature of the violation and risks  
20 presented. The code compliance officer shall inform the property owner in writing of  
21 the duration of the suspension, the reasons therefor, the procedure and timelines for  
22 filing an appeal, in accordance with the following:
- 23 a. The property owner may appeal the suspension by filing an appeal with  
24 the clerk of the Planning Commission within ten calendar days of the date  
25 the suspension or revocation takes effect. Such appeal shall also function  
26 as a hearing on revocation of the Permit, if the suspension is made  
27 pending revocation. In the event the property owner does not appeal a  
28 suspension pending revocation within the time provided, then the  
suspension shall automatically become a revocation if notice of such was  
included in the notice of the suspension.
  - b. The hearing shall be in accordance with the procedures set forth in section  
D above.
  - c. The suspension shall remain in effect for the number of days provided by  
the code compliance officer, or until the appeal/revocation hearing is  
finally decided by the hearing officer, whichever occurs later, unless  
extended by the Board.

- F. When a Vacation Home Rental Permit is revoked pursuant to the procedures set forth  
in this chapter, a new Vacation Home Rental Permit may not be issued to the same  
property-owner for a period of five years.

## 22 26.080 Existing and Otherwise Permitted Rentals

23 Any ~~existing lawful use of property as a transient rental of a private residence or unit occurring, or~~  
24 ~~subsequently authorized, in a land use designation which permits such uses (or permits such uses subject~~  
25 ~~to Use Permit or Director Review approval) without the application of a Transient Overlay District shall~~  
26 ~~that was approved pursuant to a Director Review or a Use Permit as of the date of this adoption of this~~  
~~Chapter will be required to obtain a Vacation Rental Permit within 120 days of being notified by the~~  
~~Community Development Department or Finance Department that their unit requires a Vacation Rental~~  
~~Permit be exempt from the provisions of this chapter.~~

## 27 26.090 Unauthorized Rentals Prohibited

1           The transient rental of any property, unit, or structure which is not within a designated Transient  
2 Overlay District or within a land use designation that permits such use and for which all necessary  
3 approvals have been granted, is prohibited. Any violation of this section shall be subject to the provisions  
4 of section 26.070, including the fines set forth therein.  
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Mono County Board of Supervisors: December 11, 2012

General Plan Amendment 12-04

Chapter 25: Transient Rental Overlay Districts

Chapter 26: Transient Rental Standards and Enforcement

Chapter 16: Accessory Dwelling Units

## Chapter 25: Transient Rental Overlay Districts: A Planning Tool

Intent:

Additional tourism-based economic opportunities

Homeowner economic stability

...within neighborhoods exhibiting support

Transient Rental Overlay Districts: A Planning Tool

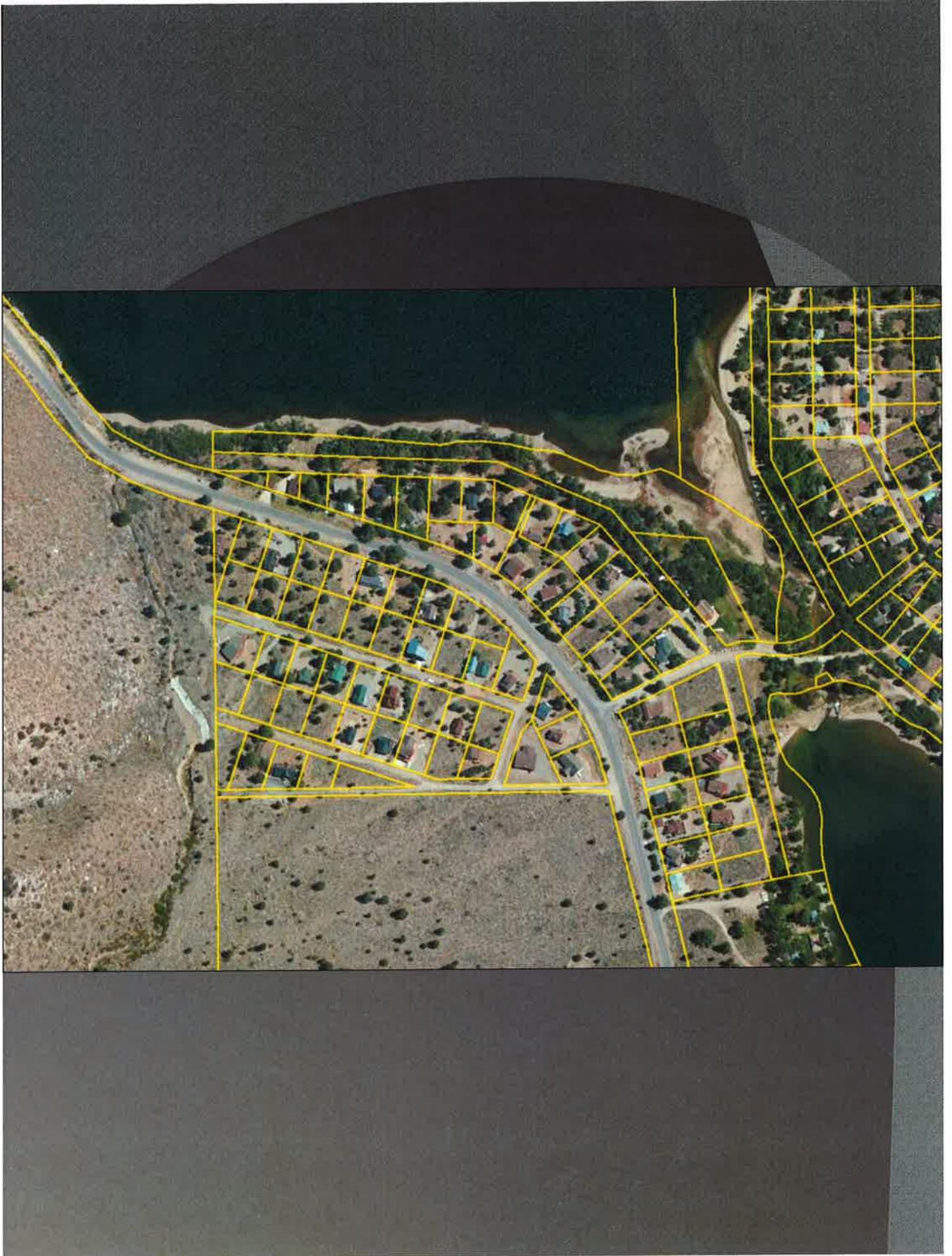
Establishment of District:

Land Use Designations: SFR, ER, RR, MFR-L, RMH

Procedure:

Chapter 48

General Plan Map / Land Use Designation Amendments





10 Parcels

10 Parcels

300 ft. notice

PC & BOS  
Hearing/Approval





2 Parcels

2 Parcels

20 Day  
Adjacent Notice



2 Parcels

300 ft. notice

PC & BOS  
Hearing/Approval



Contiguous

Compact  
Orderly

Street Frontage  
Adjoining Yards  
Subdivision  
Major Roads  
Undeveloped  
Commercial/Civic



Contiguous

Compact ???  
Orderly ???

Street Frontage  
Adjoining Yards  
Subdivision  
Major Roads  
Undeveloped  
Commercial/Civic



Contiguous  
Compact  
Orderly

Support  
&  
Opposition



Single-Family Transient Rental Regulations

Plus Avalanche Restrictions

## Single-Family Transient Rental Regulations

- Will apply to all land use designations that successfully obtain the transient overlay.
- Does not apply to condos, hotels & motels or other land use designations that already allow transient rentals.
- Requires a Vacation Rental Permit along with a business license and TOT certificate.
- Requires that the property has 24 Hour Property Management.
- Must meet basic Health and Safety Standards.
- Requires Signs and Notices.
- Regulates Occupancy.
- Regulates Parking.
- Requires that property meet certain Trash & Snow Removal standards.
- Requires a Rental Agreement that explain tenants rules and restrictions.
- Provides enhanced enforcement tools to deal with illegal and non compliant properties.

## Accessory Dwelling Units

Limit units to 640 square feet on parcels less than 1 acre.

Limit units to 1,400 square feet with Director Review on parcels larger than 1 acre. Larger units allowed with Use Permit.

Acknowledge stub-outs that would allow future expansion without a building permit as a second unit.

**CEQA:**

Addendum 12-01 to the General Plan EIR.

**Recommendation:**

Adopt General Plan Amendment 12-04, accepting addendum 12-01 to the Mono County General Plan EIR.

**12/11/2012**

**Regular Meeting**

**ITEM #20A**

**PUBLIC WORKS –**

**FACILITIES**

**Old Sheriff's Sub-**

**Station Property**



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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

December 11, 2012

Summary of attached estimates for the Old Mammoth Sub-station.

1. Hawkeye Enterprises \$95,575
2. Neubauer-Jennison, General Contractors \$111,120
3. Boyer Construction \$127,427

Mike Kenny Roofing, Roof inspection report and estimate for replacement of existing metal roof and flat roof. \$33,000

*Item 20a*



## HAWKEYE ENTERPRISES, INC

P. O. BOX 1297  
BISHOP, CA. 93515 cell 762-874-1077  
(760) 872-4512

LIC. # 793962 A HAZ., B, C-10

FAX 872-4023

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### PROPOSAL & CONTRACT

December 7, 2012

Mono Co Public Works  
Bridgeport , CA.

Attn Joe Blanchard

fax 932-5441

Re: Sheriff Sub Station remodel per plans dated 11/6/12

Dear Joe :

Our bid for the work outlined per plans is as follows :

1. Mob and de-mob
2. Interior demolition,
3. Install new framed walls
4. New drywall walls , including new ceilings in remodeled area
5. New windows
6. New entry door
7. New Tiled bathroom – with fiberglass ADA shower stall
8. Kitchen cabinets – paint grade with Formica top and new SS sink with garbage disposal
9. Sears Kenmore apartment style gas stove
10. Wall heater and heater in mechanical room
11. Vinyl tile kitchen dining area, indoor outdoor carpet other rooms
12. Electrical per plans
13. Paint rooms and ceiling 1 coat primer, 1 coat finish off white paint
14. Handicap parking and signage per plan ( no replacement of asphalt )

All of the above \$95,575

All bid with prevailing wages for Mono co.

#### **NOT INCLUDED**

1. permits – they will be added at cost
2. Asphalt patching of parking lot
3. the plan called for patching the ceiling in the remodel area – this style of ceiling tile we found no match so we added drywall for the entire ceiling area

estimated construction time 1 month

Thank you for this opportunity to bid this to you.

Accepted by

Submitted by:

Date: \_\_\_\_\_

\_\_\_\_\_  
Larry Blain

**NEUBAUER-JENNISON, INC.**

**General Contractors**

POST OFFICE BOX 3579

MAMMOTH LAKES, CA 93546

CA LICENSE #615228

TEL (760) 934-2511

FAX (760) 934-4644

---

December 5, 2012

County of Mono

Attention: Joe Blanchard

Re: Estimate

Estimate to convert section of old sub-station to living quarters based on plans by Steve Kabala dated 11/6/12;

Permit costs and permit by others;  
Septic and well work by others;  
Asbestos removal, if necessary, by others;  
Paving or patching of asphalt by others;  
Existing electric panel to be used;  
ADA shower to be furnished by others and installed by Neubauer-Jennison, or sub-contractor;

All estimates based on paying prevailing wage:

Demo labor & new framing:	\$12,500.00
Materials:	1,850.00
Saw cutting and patch walls and floors:	3,975.00
New doors and closers and door hardware: (L&M)	4,595.00
Plumbing:	12,600.00
Electric:	13,400.00
Cabinets and counter tops (kitchen & bath); Allowance:	6,500.00
Roof patching and repair; Allowance:	7,500.00
Heating:	3,600.00
Windows; (L&M) Allowance:	1,000.00
Drywall:	9,500.00
Painting:	8,000.00

-continued

-Estimate continued (page 2 of 2 pages)

Handicap signs, striping, grab bars, propane sensor, folding shower chair, concrete bumper matt; Allowance:	3,725.00
Insulation & weather stripping:	800.00
Appliance Allowance:	3,400.00
Floor covering Allowance:	1,500.00
Clean-up:	850.00
Trash haul:	675.00
Dump fees by others; Port-A-Potty; Allowance:	<u>650.00</u>
Sub-Total:	\$ 96,620.00
Overhead/Profit:	<u>14,500.00</u>
Total Estimate:	\$111,120.00

No tile estimates given; concrete floor will be used  
eliminating cost of tile;

County supplied shower to be used;

Final clean and window washing by others.



## **Estimate / Exhibit 1**

**Date:** 12/5/12

**Owner:** County of Mono / Department of Public Works  
74 N. School St.  
Bridgeport, CA 93517

**Project Address:** South Mono County Sheriff's Substation  
Mammoth Lakes, CA 93546

### **Scope of Construction Services:**

Boyer Construction, Inc. is a full service General Contracting company that has been providing clients high end construction services in Mammoth Lakes and Mono and Inyo Counties since 2003. Boyer Construction, Inc. specializes in custom single family and multi-unit framing projects, timber frame erection, detailed finish carpentry, and custom siding applications. Boyer Construction, Inc. is also the first General Contractor to construct a LEED certified (Gold Rating for residential construction) single family residence in Mammoth Lakes and continues to utilize sustainable design and materials on all active projects.

### **Project Description:**

Boyer Construction, Inc. proposes to perform the Tenant Improvement remodel as per plans plotted by Steven Kabala dated Oct. 10, 2012 which includes the following:

- Site preparation
- Demolition of walls as stated on plans
- Frame walls as noted on plans
- Install rough plumbing into existing system by saw cutting and patching the floors and venting through the roof. Install LPG wall heater as noted. Install ADA shower unit provided by Mono County. Install water heater as per plan and enervate hot water into the existing system
- Install all rough electrical as per plan. Install electric heater in existing mechanical room
- Install new egress window and break room window with proper waterproofing and trim
- Install new doors as noted and repair #4 door
- Insulate new walls with acoustical and thermal insulation where needed
- Drywall, texture and paint walls as per plan and matching existing finishes
- Install Allowanced cabinets, cabinet hardware kitchen and bath sink, kitchen disposal, shower faucet, sink faucets, toilet, counter tops, bath accessories and appliances
- Install new vent hood and terminate ducting higher as per owner's direction



CA License #833006

- Install smoke detectors and LPG sensors as per current code
- Stripe existing parking area as noted
- Daily cleaning of affected area

### **Proposed Estimate Pricing**

<b>Labor</b>	<b>\$30,300.00</b>
<b>Subcontractors</b>	<b>\$54,438.00</b>
<b>Material (Includes Allowances)</b>	<b>\$17,076.00</b>
<b>Contingency and Insurance</b>	<b>\$7,212.84</b>
<b>TOTAL:</b>	<b>\$127,426.84</b>

### **Allowance Items and Costs**

Cabinets	\$3000
Cabinet Hardware	\$72
Kitchen Sink	\$420
Bath Sink	\$420
Shower faucet	\$420
Bath and Kitchen Faucet	\$420
Toilet	\$960
Bath Accessories	\$540
Range	\$840
Refrigerator	\$1,200
Microwave	\$420
Disposal	\$240

### **Inclusions:**

- All material and labor to complete the above stated project

### **Exclusions:**

- Permits and Special inspections
- Snow removal

<b>Payment Schedule:</b>	<b>TBD</b>
<b>Start Date:</b>	<b>TBD</b>
<b>Estimated Time to Completion:</b>	<b>7 Weeks (Demo to start 7 calendar days prior to window delivery)</b>

**MIKE KENNEY ROOFING, INC**  
ROOFING CONTRACTOR

P. O. Box 7840 Mammoth Lakes, CA 93546  
(760) 934-9268 FAX (760) 934-4899

Ca. Lic. #477582

**ROOF REPORT/INSPECTION FOR  
MONO COUNTY SHERIFF OLD SUB STATION**

November 6, 2012

To Whom It May Concern:

The existing roof on the structure is a 24 gauge commercial metal roof. All the roof panels are intact and there is no wind damage. Half of the roof (west side) is fastened with 2" roofing screws and are mostly in good condition tight to the roof. The other half (east side) is fastened with 2" ring shank nails. The majority of the nails are backed out halfway, missing, or backed out and laying next to the hole.

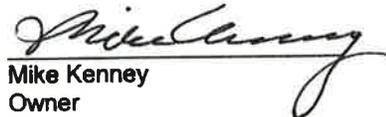
We removed roof panels in several areas to inspect the roof underneath. The underlayment consists of 30 lb. felt which is in poor condition. There is no Ice & Water Shield anywhere on the roof. The plywood in the areas where we removed the roofing is in good condition. Although the east side above the entry where there is a water leak, the plywood has dry rot and will need to be replaced. The plywood was also inspected in the attic and appeared to be in good condition.

It is my opinion that the metal roof is not repairable and needs to be replaced with the current 30lb. paper and Ice & Water Shield. There is also a flat roof which is granulated hot mop. This will also need to be replaced.

All the above work performed for the sum of:

<b>Metal roof</b>	<b>\$ 26,800.00</b>
<b>Hot mop roof</b>	<b>\$ 6,200.00</b>
<b>Plywood replacement</b>	<b>Time &amp; material</b>

Roof inspection completed Thursday, November 1, 2012 by Mike Kenney Roofing, Inc.

  
Mike Kenney  
Owner

Date 11/6/2012