



# AGENDA

## BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

Regular Meetings: The First, Second, and Third Tuesday of each month. Location of meeting is specified just below.

MEETING LOCATION Board Chambers, 2nd Fl., County Courthouse, 278 Main St., Bridgeport, CA 93517

### Regular Meeting June 10, 2014

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**TELECONFERENCE LOCATIONS:** 1) First and Second Meetings of Each Month: Mammoth Lakes CAO Conference Room, 3rd Floor Sierra Center Mall, 452 Old Mammoth Road, Mammoth Lakes, California, 93546; 2) Third Meeting of Each Month: Mono County Courthouse, 278 Main, 2nd Floor Board Chambers, Bridgeport, CA 93517. Board Members may participate from a teleconference location. Note: Members of the public may attend the open-session portion of the meeting from a teleconference location, and may address the board during any one of the opportunities provided on the agenda under Opportunity for the Public to Address the Board.

**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) 932-5534. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517), and in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at [www.monocounty.ca.gov](http://www.monocounty.ca.gov) . If you would like to receive an automatic copy of this agenda by email, please send your request to Lynda Roberts, Clerk of the Board: [lroberts@mono.ca.gov](mailto:lroberts@mono.ca.gov) .

***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.***

9:00 AM Call meeting to Order

Pledge of Allegiance

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

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

**2. APPROVAL OF MINUTES - NONE**

3. **PRESENTATIONS - NONE**

4. **BOARD MEMBER REPORTS**

The Board may, if time permits, take Board Reports at any time during the meeting and not at a specific time.

5. **COUNTY ADMINISTRATIVE OFFICE**

CAO Report regarding Board Assignments  
Receive brief oral report by County Administrative Officer (CAO) regarding work activities.

6. **DEPARTMENT/COMMISSION REPORTS**

7. **CONSENT AGENDA**

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

**A. Examination of Sales or Transactions and Use Tax Records**

Departments: Finance

Resolution updating County representatives with the Board of Equalization in regards to agreement to audit sales and/or transactions and use tax.

**Recommended Action:** Approve and authorize the Chairman's signature on proposed resolution authorizing the Examination of Sales or Transactions and Use Tax records.

**Fiscal Impact:** None. Administrative resolution only.

**B. Letter of Support for Race Communications Broadband Project**

Departments: Information Technology; Board of Supervisors

This item authorizes the Board Chair to sign a letter to the California Public Utilities Commission in support of Resolution T-17433 granting \$4,650,593 to Race Telecommunications for the Mono County Underserved Broadband Project. This project would deliver gigabit Internet speed and additional broadband capabilities via 'Fiber-to-the-Premise' technology to households and businesses in the communities of Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes. Mono County has worked closely with Race Telecommunications in the development of this project proposal, and the effort is in line with the County's legislative platform to seek out funding for projects of this nature.

**Recommended Action:** Approve draft letter of support and authorize signature by Board Chair.

**Fiscal Impact:** None.

8. **CORRESPONDENCE RECEIVED (INFORMATIONAL)**

All items listed are located in the Office of the Clerk of the Board, and are available for review.

**A. RCRC Letter Regarding Payment-in-Lieu-of-Taxes Monies Owed**

Letter dated May 28, 2014 from RCRC regarding PILT monies owed to counties asking for assistance in placing this topic on the not in conference list of items to be discussed and acted upon during the deliberations of the Joint Legislative Budget Conference Committee.

**B. County Supervisor Letter Regarding Securing a Water Bond**

Letter from Tulare and San Joaquin Board of Supervisors, dated May 23, 2014, providing additional details about securing a water bond for the November ballot.

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**9. REGULAR AGENDA - MORNING**

**A. First Five Mono County Evaluation Report for FY 2012-13**

Departments: Board of Superviors

40 minutes (30 minute presentation; 10 minute discussion)

(Molly DesBaillets, Executive Director) - Presentation of First 5 Mono County's Evaluation Report for FY 2012/2013 by Molly DesBaillets, Executive Director.

**Recommended Action:** None. Informational Only.

**Fiscal Impact:** None.

**B. Crowley Ballfield Concession Facility**

Departments: Public Works

15 minutes (5 minute presentation; 10 minute discussion)

(Joe Blanchard) - Discussion regarding CSA # 1 transferring \$115,000 into the CIP for Construction Costs for the Crowley Lake Ballfield Concession Facility.

**Recommended Action:** Consider and potentially approve the transfer of \$115,000 from the CSA#1 budget into the CIP budget to cover construction costs for the new Crowley Lake Ballfield concession facility. Provide any desired direction to staff.

**Fiscal Impact:** The transfer will reduce the CSA # 1 available budget by \$115,000 and has been accounted for under capital asset expenditures.

**C. Contract for Custodial, Snow Removal, and Camground and Community Ctr. Mgmt. Services**

Departments: Public Works and CAO

15 minutes (5 minute presentation; 10 minute board discussion)

(Joe Blanchard and Sarah Messerlian) - Proposed contract with Baxter's for Custodial, Snow Removal, and Campground and Community Center Management Services.

**Recommended Action:** Approve County entry into proposed contract and authorize the Public Works Director to execute said contract on behalf of the County. Provide any desired direction to staff.

**Fiscal Impact:** \$100,521 (without optional recycling services) \$103,200 (with optional recycling services) annually, contingent on the Board's adoption of the 2014-15 budget.

**D. Introduction to the Information Technology Strategic Plan**

Departments: Information Technology

45 minutes (30 minute presentation; 15 minute discussion)

(Nate Greenberg) - Presentation describing the Information Technology Strategic Planning effort, including an overview of information gathered, key initiatives for 2014-2015, and next steps.

**Recommended Action:** Information item only.

**Fiscal Impact:** None at this time.

**E. Third Amendment to Conway Ranch MOU and Conservation Easement Update**

Departments: Board of Supervisors

10 minutes (5 minute presentation; 5 minute discussion)

(Marshall Rudolph, Tony Dublino) - Proposed Third Amendment of the Conway Ranch MOU with Caltrans. Said Amendment will extend the deadline for implementing the MOU until September 1, 2014, which among other things will allow the County to thoroughly evaluate comments received and revise the draft conservation easement as deemed appropriate by the Board. Also receive a brief oral staff update regarding the status of the draft Conservation Easement for Conway Ranch.

**Recommended Action:** Approve County entry into proposed Third Amendment of the Conway Ranch MOU with Caltrans, and authorize the Board Chairman to sign said Third Amendment upon behalf of the County.

**Fiscal Impact:** \$113,000 (already budgeted) for full implementation of Caltrans MOU, payable if and when the conservation easement is conveyed.

**F. Public Hearing: General Plan Amendment / Housing Element Update**

Departments: Community Development

PUBLIC HEARING, 11:30 a.m., 20 minutes (10 minute presentation; 10 minute discussion)

(Brent Calloway) - Public hearing regarding General Plan Amendment 14-001 / Housing Element Update.

**Recommended Action:** Following public hearing, consider Planning Commission recommendation to approve Resolution #R14-\_\_\_\_, adopting Addendum 14-001 to

the Mono County General Plan EIR and General Plan Amendment 14-001 Housing Element Update.

**Fiscal Impact:** None.

**10. 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.)

**11. CLOSED SESSION**

**A. Closed Session--Human Resources**

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Marshall Rudolph, John Vallejo, Leslie Chapman, Bill Van Lente and Jim Leddy. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

**B. Closed Session - Conference With Legal Counsel**

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: Luman v. Mono County Personnel Appeals Board.

**REGULAR AFTERNOON SESSION COMMENCES AT 1:00 P.M.**

**12. 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.)

**13. REGULAR AGENDA - AFTERNOON**

**A. Public Hearing: 2014-15 Fee Workshop**

Departments: Finance

PUBLIC HEARING, 1:00 p.m.

(Leslie Chapman, Roberta Reed) - Public hearing and workshop regarding the adoption of fees for fiscal year 2014-15 for both general government and enterprise operations.

**Recommended Action:** Conduct public hearing. Consider and potentially adopt Proposed Resolution Nos. R14-\_\_\_\_ and R14-\_\_\_\_ authorizing County Fees for fiscal year 2014-15. Provide any desired direction to staff.

**Fiscal Impact:** No fiscal impact at this time.

**ADJOURN**



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Finance**

**TIME REQUIRED**

**SUBJECT** Examination of Sales or Transactions  
and Use Tax Records

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

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### AGENDA DESCRIPTION:

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

Resolution updating County representatives with the Board of Equalization in regards to agreement to audit sales and/or transactions and use tax.

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### RECOMMENDED ACTION:

Approve and authorize the Chairman's signature on proposed resolution authorizing the Examination of Sales or Transactions and Use Tax records.

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### FISCAL IMPACT:

None. Administrative resolution only.

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**CONTACT NAME:** Roberta Reed

**PHONE/EMAIL:** 760 932-5492 / rreed@mono.ca.gov

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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:

Certified copy to BOE  
Finance

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### MINUTE ORDER REQUESTED:

YES  NO

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### ATTACHMENTS:

Click to download

- [Staff Report](#)
  - [Proposed Resolution](#)
  - [1974 Resolution](#)
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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 11:12 AM	County Administrative Office	Yes
6/4/2014 11:20 AM	County Counsel	Yes
5/28/2014 12:09 PM	Finance	Yes



# DEPARTMENT OF FINANCE COUNTY OF MONO

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*Rosemary Glazier  
Assistant Finance Director  
Treasurer-Tax Collector*

*Leslie L. Chapman, CPA  
Finance Director*

*Roberta Reed  
Assistant Finance Director  
Auditor-Controller*

*P.O. Box 495  
Bridgeport, California 93517  
(760) 932-5480  
Fax (760) 932-5481*

*P.O. Box 556  
Bridgeport, California 93517  
(760) 932-5490  
Fax (760) 932-5491*

## MEMORANDUM

**TO:** The Honorable Board of Supervisors

**FROM:** Roberta Reed, Assistant Finance Director

**DATE:** May 6, 2014

**SUBJECT:** Examination of Sales or Transactions and Use Tax Records

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### **RECOMMENDED ACTION:**

Approve and authorize the Chairman's signature on proposed resolution authorizing the Examination of Sales or Transactions and Use Tax records.

### **BACKGROUND:**

Recently the Board of Equalization (hereinafter referred to as "BOE") contacted the County Department of Finance regarding a resolution approved originally in September 1974. (Resolution 74-90). This resolution represented an agreement with the BOE to audit sales, transaction and use tax collected on behalf of and paid to the County. The BOE noticed in its review of its agreements that the resolution adopted in 1974 no longer reflected the organizational structure and titles of the County in regards to the former office of the Auditor-Controller.

Because of this difference, the BOE has requested that the County adopt a new resolution updating the titles pursuant to the current organizational structure and updating persons (by title) authorized to represent the County for any sales, transaction and use tax audits performed by the BOE. Attached for the Board's reference is original resolution 74-90 adopted almost 40 years ago. There are a few minor additions and changes to the new proposed resolution, mainly an insert for the new resolution superseding all previous resolutions and in section 2, specifying governmental functions audited.

### **FISCAL IMPACT:**

There is no fiscal impact. This resolution is administrative only.



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4                   **RESOLUTION NO. \_\_\_\_\_**  
5                   **BOARD OF SUPERVISORS, COUNTY OF MONO**  
6                   **AUTHORIZING THE EXAMINATION OF SALES OR TRANSACTIONS**  
7                   **AND USE TAX RECORDS**

8                   **WHEREAS**, pursuant to Ordinance No. 260 (Mono County Code §3.20) the County of Mono entered  
9 into a contract with the State Board of Equalization to perform all functions incident to the administration and  
10 collection of local sales and use taxes; and

11                   **WHEREAS**, pursuant to Resolution 74-90 the County of Mono entered into a contract with the State  
12 Board of Equalization to perform all functions incident to the administration and collection of local transactions  
13 and use taxes; and

14                   **WHEREAS**, the County Board of Supervisors of the County of Mono deems it necessary for authorized  
15 representative of the County to examine confidential sales and transactions and use tax records of the Board  
16 pertaining to sales and transactions and use taxes collected by the Board for the County; and

17                   **WHEREAS**, Section 7056 of the California Revenue and Taxation Code sets forth certain requirements  
18 and conditions for the disclosure of Board records and establishes criminal penalties for the unlawful disclosure  
19 of information contained in, or derived from sales or transactions and use tax records of the Board; and

20                   **WHEREAS**, Section 7056 of the California Revenue and Taxation Code requires that any person  
21 designated by the County shall have an existing contract to examine the County's sales and transactions and use  
22 tax records.

23                   **NOW, THEREFORE IT IS RESOLVED AND ORDERED AS FOLLOWS:** That the Finance  
24 Director or Assistant Finance Director or other officer or employee of the County designated in writing by the  
25 Board of Supervisors to the State Board of Equalization (hereafter referred to as BOE) is hereby appointed to  
26 represent the County with authority to examine all of the sales or transactions and use tax records of the Board  
27 pertaining to sales or transactions and use taxes collected for the County by the Board of Equalization pursuant  
28 to the contract between the County and the BOE under the Bradley-Burns Uniform Local Sales and Use Tax  
Law or the Transactions and Use Tax Law. The information obtained by examination of Board records shall be

1 used only for purposes related to the collection of County sales or transactions and use taxes by the Board  
2 pursuant to the contract.

3 **BE IT FURTHER RESOLVED** that a) The information obtained by examination of Board records  
4 shall be used only for purposes related to the collection of County's sales and transactions and use taxes by the  
5 Board pursuant to the contracts between the County and the Board of Equalization; and b) This resolution  
6 supersedes all prior sales and transactions and use tax resolutions of Mono County adopted pursuant to  
7 subdivision (b) of Revenue and Taxation Section 7056.

8 **APPROVED AND ADOPTED** this 10th day of June, 2014, by the following vote of said board:

9 **AYES:**

10 **NOES:**

11 **ABSENT:**

12 **ABSTAIN:**

13  
14 

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**LARRY K. JOHNSTON, CHAIRMAN**  
15 **BOARD OF SUPERVISORS**  
16 **COUNTY OF MONO**

17 ATTEST:

APPROVED AS TO FORM

18 LYNDA ROBERTS  
19 CLERK OF THE BOARD

20  
21 

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**MARSHALL RUDOLPH**  
22 **COUNTY COUNSEL**

RECEIVED

SEP 6 1974

RESOLUTION NO. 74-90

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO AUTHORIZING EXAMINATION OF SALES AND USE TAX RECORDS

WHEREAS, pursuant to Ordinance 260, the County of MONO entered into a contract with the State Board of Equalization to perform all functions incident to the administration and collections of local sales and use taxes; and

WHEREAS, the Board of Supervisors of the County of MONO deems it desirable and necessary from time to time for a representative of the County to audit for and in its behalf the sales and use tax transactions and collections that are made for the County by the State Board of Equalization; and

WHEREAS, Section 7056 of the Revenue and Taxation Code of the State of California states in part that the Board shall permit any duly authorized officer, or employee of such County, to examine all of the sales and use tax records of the County;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO HEREBY RESOLVES AS FOLLOWS:

SECTION 1. That the AUDITOR-CONTROLLER \*, or any designated assistant or employee of such officer, is hereby appointed to represent the County of MONO, with full authority to investigate and review sales and use tax transactions and collections for the County, contained in the records of the State Board of Equalization.

SECTION 2. That as provided in Section 7056 of the Revenue and Taxation Code, the information so gained by the AUDITOR-CONTROLLER \* or any designated assistant or employee of such officer shall be used only for purposes related to the collection of local sales and use taxes by the Board pursuant to the contract.

Introduced, approved and adopted this 3rd day of September, 1974.

ATTEST: [s] Ann M. Webb, County Clerk

[s] B.K. Falconer, Chairman, Board of Supervisors

I, ANN M. WEBB, County Clerk of the County of MONO, California, DO HEREBY CERTIFY that the foregoing resolution was duly introduced, approved and adopted by the Board of Supervisors of the County of MONO, at a regular meeting of said Board held on the 3rd day of September, 1974, by the following roll call vote:

- AYES: [Names of Supervisors] Cain, Falconer, Hanson, Mahan
NOES: [Names of Supervisors] None
ABSENT: [Names of Supervisors] Remes

[s] Ann M. Webb, County Clerk

\*Insert: County Controller, Auditor-Controller, County Treasurer, County Executive, Administrative Officer, or such other officer as desired.



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Information Technology; Board of Supervisors**

**TIME REQUIRED**

**SUBJECT** Letter of Support for Race  
Communications Broadband Project

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

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### AGENDA DESCRIPTION:

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

This item authorizes the Board Chair to sign a letter to the California Public Utilities Commission in support of Resolution T-17433 granting \$4,650,593 to Race Telecommunications for the Mono County Underserved Broadband Project. This project would deliver gigabit Internet speed and additional broadband capabilities via 'Fiber-to-the-Premise' technology to households and businesses in the communities of Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes. Mono County has worked closely with Race Telecommunications in the development of this project proposal, and the effort is in line with the County's legislative platform to seek out funding for projects of this nature.

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### RECOMMENDED ACTION:

Approve draft letter of support and authorize signature by Board Chair.

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### FISCAL IMPACT:

None.

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**CONTACT NAME:** Nate Greenberg

**PHONE/EMAIL:** (760) 924-1819 / [ngreenberg@mono.ca.gov](mailto:ngreenberg@mono.ca.gov)

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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:

Ryan Dulin, Director  
Communications Division  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102

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### MINUTE ORDER REQUESTED:

YES  NO

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### ATTACHMENTS:

[Click to download](#)

 [Letter of support](#)

 [Draft Resolution T-17433](#)

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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 3:30 PM	County Administrative Office	Yes
6/5/2014 9:22 AM	County Counsel	Yes
6/5/2014 11:36 AM	Finance	Yes



Larry Johnston ~ District One   Fred Stump ~ District Two   Tim Alpers ~ District Three  
Tim Fesko ~ District Four   Byng Hunt ~ District Five

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## **BOARD OF SUPERVISORS COUNTY OF MONO**

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P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517

(760) 932-5538 • FAX (760) 932-5531

*Lynda Roberts, Clerk of the Board*

June 4, 2014

Ryan Dulin, Director  
Communications Division  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA

RE:     Comments in support of Resolution T-17433

Dear Mr. Dulin:

The Mono County Board of Supervisors would like to provide comments in support of Resolution T-17433 granting Race Telecommunications, Inc. monies for the Mono County Underserved Broadband Project from the California Advanced Services Fund.

As indicated, this project would extend high-speed broadband service to the Mono County communities of Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes. These Underserved communities have previously been identified as some of the County's priority 'need' areas for broadband service. This project fits in with the County's objectives of bringing "the best service possible to our communities" by bringing gigabit speeds to households and businesses in these areas.

Mono County appreciates the opportunity to provide comments on this matter, and are excited about the benefit this project will have on our communities.

Sincerely,

Larry Johnston  
*Chair*

**PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA**

**Communications Division  
Broadband, Policy and Analysis Branch**

**RESOLUTION T-17433  
June 26 , 2014**

**R E S O L U T I O N**

**Resolution T- 17433 Approval of Funding for the Grant Application of Race Telecommunications Inc. (U-7060-C), from the California Advanced Services Fund (CASF) in the Amount of \$4,650,593 for the Mono County Underserved Broadband Project.**

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**I. Summary**

This Resolution approves funding in the amount of \$4,650,593<sup>1</sup> from the California Advanced Services Fund (CASF) for the CASF grant application of Race Telecommunications Inc. (Race) for its Mono County Four Areas Underserved Broadband Project (Mono County Project). The Mono County Project will extend high-speed internet service to 2.8 square miles covering Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes in Mono County.

**II. Background**

On December 20, 2007, the California Public Utilities Commission (Commission) in Decision (D.) 07-12-054 established the CASF program as a two-year program to provide funds for the deployment of broadband infrastructure in unserved and underserved areas in California.

On September 25, 2010, Governor Schwarzenegger signed Senate Bill (SB) 1040<sup>2</sup> which codified the CASF program and expanded it to include three accounts: (1) the Infrastructure Grant Account, (2) the Consortia Grant Account, and (3) the Revolving Loan Account. The latter two accounts are intended to address the needs that were unmet under the original CASF program. Specifically, the purpose of the Revolving Loan Account is “to finance capital costs of broadband facilities not funded by a grant

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<sup>1</sup> This funding amount includes up to \$732,655 in Contribution In Aid of Construction (CIAC). The CIAC represents potential funding in the event that the CASF grant award is subject to federal and/or state income taxes.

<sup>2</sup> Stats. 2010, c. 317, codified at Public Utilities (P.U.) Code § 281.

from the Broadband Infrastructure Grant Account.”<sup>3</sup> SB 1040 also expanded the CASF fund from \$100 million to \$225 million with the addition of \$100 million to the Infrastructure Grant Account, and allocation of \$10 million and \$15 million to the Consortia Grant Account and the Revolving Loan Account, respectively.<sup>4</sup>

On February 1, 2012, the Commission approved D.12-02-015 to implement new guidelines for the Infrastructure Grant and Revolving Loan Accounts. Key provisions of the Decision include:

- A maximum CASF grant award of 70 percent of project costs for unserved areas and 60 percent for underserved areas;
- A definition of an underserved area, “where broadband is available, but no wireline or wireless facilities-based provider offers service at advertised speeds of at least 6 mbps download and 1.5 mbps upload;” and
- A Revolving Loan Program to provide supplemental financing for projects also applying for CASF grant funding (up to 20% of projects costs, with a maximum of \$500,000), utilizing the same project and applicant eligibility requirements as the Infrastructure Grant Program.

Consequently, on May 10, 2012, the Commission approved Resolution T-17362 which established the application deadlines for the CASF Broadband Infrastructure Grant Account and the Revolving Loan Account as follows:

- October 1, 2012, for unserved areas;
- February 1, 2013, for underserved areas not previously funded by the CASF and hybrid projects that cover both unserved and underserved areas; and,
- A date to be determined for projects in underserved areas where the existing broadband infrastructure was partially funded by a CASF grant.

On February 1, 2013, Race, a California Local Exchange Carrier (CLEC), submitted an application for CASF funding in the underserved area Mono County four areas, covering Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes in Mono County.

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<sup>3</sup> P.U. Code § 281(e).

<sup>4</sup> P.U. Code § 281(b)(1).

### **III. Notice/Protests**

Communications Division (CD) staff posted the proposed area project map, census block groups (CBGs) and zip codes lists by county for the Mono County Project on the Commission's CASF website page under "Pending New CASF Applications to Offer Broadband as of February 11, 2013." CD received two challenges, as described below, to the proposed project areas.

### **IV. Discussion**

This Resolution adopts CD's recommended CASF funding award of \$4,650,593 for the Mono County Project. This grant amount includes \$732,655 for Contribution In Aid of Construction (CIAC), and \$3,917,939 which represents 60% of the total project cost of \$6,529,904, not including CIAC. Key project information and maps are shown on pages A-1 through A-3 of Appendix A.

#### **A. Project Overview**

Race has a Certificate of Public Convenience and Necessity (CPCN) (U-7060-C) and has been a fiber-based CLEC provider of next generation Voice Over Internet Protocol (VoIP)/Digital telephone, video, IPTV as well as traditional cable/satellite television for the past 10 years.

The proposed Mono County Project area is an underserved area that currently does not have access to wireline broadband service at served speeds and where wireless broadband speeds are less than 6 Mbps download and 1.5 Mbps upload. When completed, the project will provide broadband access to households at speeds of 1 Gigabits per second (Gbps) download and 100 Mbps upload.

The Mono County Project is intended to extend high-speed internet service over a 2.8 square mile area through the expansion of fiber-to-the-premises (FTTP) Last Mile network deployment into this area of Mono County. This expansion will bring high speed internet access to 727 households in the Mono County. The CBGs impacted by the project are: 60510001011, 60510001013 and 60510001014.

Race has targeted these areas for broadband deployment because of the existence of customer demand and because it determined the project to be economically feasible with the assistance of a CASF grant of \$4,650,593 to match Race's funding of \$2,611,959. Race's CASF grant amount includes \$732,655 for CIAC, which is intended to fund any federal and/or state income taxes that may apply on the CASF grant award. The applicant will not receive the CIAC if the CASF grant is not taxed. CD staff will contact the federal and

state taxing authorities to obtain confirmation regarding the applicability of CIAC on CASF grant awards and will notify the applicant of the outcome.

Race will build the network by deploying long haul fiber from Digital 395 to the local region and then establishing a regional central office and collocation facility and subsequently building a regional backbone in order to establish a local fiber ring. The network will be entirely standards-based and will be designed upon Open Systems Interconnection (OSI) standards which enable any vendors' equipment using OSI standards, to interconnect seamlessly and operate compatibly with other OSI network elements.

Race has committed to a two-year broadband pricing plan starting from the initial date of service under the following terms:

	Monthly Recurring Rate
<b>Residential</b>	
Entry Level Speed 25 Mbps Down and 15 Mbps Up	\$25
Mid-Level Speed 100 Mbps Down and 50 Mbps Up	\$100
Max Level Speed 1000 Mbps Down and 100 Mbps Up	\$150
Other Optional Tier Speed 50 Mbps Down and 25 Mbps Up	\$65
<b>Business</b>	
Entry Level Speed 25 Mbps Down and 15 Mbps Up	\$60
Mid-Level Speed 100 Mbps Down and 50 Mbps Up	\$200

Race's proposed pricing for residential broadband service in the proposed project area is affordable compared to most other provider offerings and is lower than its own current metropolitan area rates. According to Race, the pricing for business broadband service is more expensive than residential broadband service to account for a greater level of customer service support to businesses. Though higher than the residential rates, the proposed business broadband service rates are the same as the Race's Mojave Air and Space Port Project that the Commission awarded in June 2010.

**B. Project Qualification**

To qualify under the CASF program, the applicant is required to submit proof that the area is unserved or underserved by submitting shapefiles of the proposed project. CD reviews the submitted shapefiles by comparing them with United States 2010 Census data and the California Broadband Availability Map, which contains broadband availability data as of June 30, 2012. Once CD determines that the area is eligible either as an unserved or underserved area, CD staff evaluates all other information submitted by the applicant to determine if the project meets the requirements as outlined in D.12-02-015. Other information CD review includes: proof of a CPCN from the Commission; descriptions of current and proposed broadband infrastructure; number of potential subscriber

households and average incomes; project construction schedule; project budget; proposed pricing and commitment period for new subscribers; and financial viability of the applicant.

As an initial step in the review of Race's application, CD checked the CBGs as submitted in the project application and corrected the CBGs as submitted to conform to the 12-digit format and the 2010 Census. Race agreed with these adjustments. Additionally, CD checked the CBGs submitted in the project application to determine that the project was indeed underserved. In doing so, CD found broadband availability at served speeds by Satellite providers such as Skycasters, and ViaSat. However, as adopted in D.12-02-015, the Commission does not consider satellite broadband service in CASF project evaluation, unless the satellite project in an area was previously funded by the CASF.<sup>5</sup>

The proposed project area was originally challenged by Suddenlink Communications (Suddenlink) on March 4, 2013, but on May 17, 2013, Suddenlink formally withdrew its challenge. Suddenlink explained that it has entered into a bandwidth agreement with the Digital 395 project, a CASF-funded high-speed broadband project that is currently under construction. Based on the terms of this agreement, upon completion of the Digital 395 build, Suddenlink will upgrade its existing broadband service to 15Mbps download and 1Mbps upload at no charge to its existing customers. Suddenlink informed the staff that as soon as the upgraded services have been launched Suddenlink will notify the Commission. In a recent communication with Suddenlink has informed CD staff that it does not provide service to the project area.

On March 11, 2013, Verizon California, Inc. (Verizon) challenged the application stating that wireless carriers continue to build-out their 4G LTE networks. Verizon's challenge was very vague and did not contain information sufficient to determine if Verizon was challenging the entire project proposal or just a specific area of the project. On March 27, 2013, CD staff requested that Verizon clearly identify what areas of the project, by census block, it was challenging and to provide CD with the following information: number of subscribers by census block and speed tier, speed tests with a description on how the speed tests were conducted and what tools were used, and the addresses of the locations where the speed tests were performed to help determine if in fact the area is served. Verizon did not provide a response or any further information on the challenge and therefore CD staff considers Verizon's challenge unsubstantiated. On April 2, 2013, CD staff e-mailed Verizon confirming that Verizon did not provide a response and informed

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<sup>5</sup> This determination was based on the limited speed capabilities of satellite services, the cost to the consumer, high latency, and unreliability known at the time of the decision, D. 12-02-015 at 13-15. Since that time, like other technologies, satellite services have improved.

Verizon that CD will continue to consider the majority of the project as eligible for CASF funding.

Since Race's submission of its CASF project application, Round 7 broadband data as of December 31, 2012, show maximum advertised mobile broadband availability from Verizon at speeds greater than 6 Mbps download and 1.5 Mbps upload in the proposed project area. However, CD has not been able to validate the maximum advertised mobile broadband speeds in the area. CD validates advertised speeds by conducting drive tests at 1,200 points within the state. There is one test point in the remaining eligible project area where actual speed test results during the fall 2012 mobile broadband drive test are less than 6 Mbps download and 1.5 Mbps upload. CD inputs these tests into an interpolation model to predict speeds in areas outside of the drive tested points. Where the predicted speeds are slower than the advertised speeds, the model shows that speeds in that area are not validated. The fall 2013 speed test conducted on the same test point show no effective speeds and the test results provided by Race, which it performed on April 30, 2014, show speeds of less than 6 Mbps download or 1.5 Mbps upload and it is clear that Verizon does not serve the area at served levels. The tests that were performed by Race are in the areas where homes are present. Additionally, Verizon did not provide a response or any further specific information when CD staff requested more details on the challenge in March 2013. For these reasons, CD staff considers the challenge unsubstantiated. Therefore, CD staff concludes that the communities in the application are underserved at this time and eligible for CASF funding.

### C. Project Evaluation and Recommendation for Funding

CD evaluated the application with respect to the scoring criteria defined in D.12-02-015, Appendix 1, Section VIII (Scoring Criteria). The Scoring Criteria includes: (i) Funds Requested per Potential Customer, (ii) Speed, (iii) Financial Viability, (iv) Pricing, (v) Total Number of Households in the Proposed Area, (vi) Timeliness of Completion of Project, (vii) Guaranteed Pricing Period, and (viii) Low-Income Areas. In addition, five (5) bonus points are added to the score of an applicant that is able to submit local government and community endorsements or letters of support.

Staff recommends this project for funding, because it has an above average overall score relative to other projects. It is offering maximum advertised speeds of 1 Gigabits per second (Gbps) download and 100 mbps upload. The project also encompasses anchor institutions which may benefit from the deployment of high-speed Internet access in the area. The fiber network will pass all the anchor institutions in the project area and will give them access to broadband services.

CD found that the Mono County Project meets CASF funding requirements with respect to the following factors:

- Speed – the proposed speed offering of 1 Gbps download and 100 mbps upload complies with the benchmark set by the Commission
- Service area- is determined to be underserved and covers 2.8 square miles
- Matching Funds of 40% of project cost – the applicant has certified that the matching funds will come from their capital budget; the submitted balance sheet, income and cash flow statements show that the applicant is financially viable and has the financial capability to match the funds
- Price commitment period- the applicant has committed to a pricing plan of two years as required
- Deployment schedule – the project will be completed within 18 months, within the 24 month period construction timeline required

Moreover, the Regional Consortia (Eastern Sierra Connect Consortium) has identified these Mono County proposed project areas as high priority for broadband deployment. On March 2014, at the CASF's Annual Consortia Learning Summit, Consortia groups identified priority areas in need of broadband deployment throughout the State.<sup>6</sup> Funding of these communities will contribute to reaching the State Legislature mandate that infrastructure projects should be approved to meet the goal of no less than 98% of California households with access to Broadband by no later than December 31, 2015.

Based on its review, CD determined that Race's grant application qualifies for funding as an underserved area and meets the requirements of D.12-02-015. CD recommends Commission approval of CASF funding for Race's Mono County Project.

CD staff finds that funding the Race's Mono County Project aligns with CASF's goal to encourage the deployment of high-quality advanced information and communications technologies to all Californians to promote economic growth, job creation, and substantial social benefits.

#### D. Safety Impact

The culmination of this project will improve connectivity to the surrounding areas and a number of anchor institutions outside the project areas. The high speed Internet connections facilitate the transmission of data and communications amongst first responders and to the public. The anchor institutions in the area, such as the sheriff's office, fire department and library will potentially benefit from the broadband project.

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<sup>6</sup> The list of priorities was a result of the March 3-4 Regional Consortia Summit.

## V. Compliance Requirements

Race should comply with all the guidelines, requirements, and conditions associated with the granting of CASF funds as specified in D.12-02-015. Such compliance includes, but is not limited to:

### A. California Environmental Quality Act (CEQA)

All CASF grants are subject to CEQA requirements unless the project is statutorily or categorically exempt pursuant to the CEQA Guidelines.

Race has provided the Commission with construction plans for the four areas of Mono County Project. In order to deliver last mile service to households in the area, Race will build the network by deploying long haul fiber from Digital 395 to the local region and then establishing a regional central office and collocation facility and subsequently building a regional backbone in order to establish local fiber ring. The Network will be entirely standards-based and will be designed upon Open Systems Interconnection (OSI) standards which enable any vendors' equipment using OSI standards, to interconnect seamlessly and operate compatibly with other OSI network elements.

Race proposes to conduct all work in already disturbed land, active right of ways and on and in existing infrastructures with no forest, agricultural land or landmarks disturbed. Construction will be primarily overhead accessing existing pole infrastructure and underground construction will primarily be to connect to existing Digital 395 tie points that are in already disturbed areas. Underground construction will include both boring and trenching using acceptable construction guidelines and Race will be using both NEMA Standards as well as the CPUC General Order 95 "Rules for Overhead Electric Line Construction."

Based on the above information, the project qualifies for the following categorical exemptions from CEQA: CEQA Guidelines Section 15301 - Existing Facilities, involving minor alterations to existing utility facilities, and CEQA Guidelines Section 15304 - Minor Alterations to Land, involving minor trenching and backfilling where the surface is restored.

### B. Deployment Schedule

The Commission expects Race to complete the project in 18 months from the start date. If the applicant is unable to complete the proposed project within the 18-month timeframe identified in its application, Race must notify CD's Director as soon as it becomes aware of this prospect. The Commission may reduce payment for failure to notify CD's Director

and timely complete the project. In D.12-02-015, the Commission required complete build-out of a CASF-funded project within 24 months from approval of the application.

C. Execution and Performance

CD staff and the CASF grant recipient shall determine a project start date after the CASF grant recipient has obtained all approvals. Should the recipient or contractor fail to commence work at the agreed upon time, the Commission, upon five (5) days written notice to the CASF recipient, reserves the right to terminate the award.

In the event that the CASF recipient fails to complete the project, in accordance with the terms of approval granted by the Commission, the CASF recipient must reimburse some or all of the CASF funds that it has received.

The CASF grant recipient must complete all performance under the award on or before the termination date of the award.

D. Performance Bond

The Commission does not require a Performance Bond if the applicant certifies that the percentage of the total project costs it is providing comes from their capital budget and is not obtained from outside financing. In its application, Race certified that the percentage of the total project costs it is providing will come from its existing capital budget. Therefore, a performance bond is not required for this project.

E. Price Commitment Period

The minimum required price commitment period for broadband service to all households within the project area is two years. Race guarantees the price of service offered in the project area for two years.

F. Project Audit

The Commission has the right to conduct any necessary audit, verification, and discovery during project implementation and construction to ensure that CASF funds are spent in accordance with Commission approval.

The recipient's invoices will be subject to a financial audit by the Commission at any time within three (3) years of completion of the work.

### G. Providing Voice Service

If the grantee is providing voice service in the project area, it must meet the Federal Communications Commission (FCC) standards for E-911 service and utilize battery backup Power.

### H. Reporting

Grantees must submit quarterly progress reports on the status of the project irrespective of whether grantees request reimbursement or payment. Before full payment of the project, the CASF recipient must submit a project completion report. Progress reports shall use both the schedule for deployment; major construction milestones and costs submitted in the proposals, indicate the actual date of completion of each task/milestone as well as problems and issues encountered, and the actions taken to resolve these problems and issues during project implementation and construction; and identify future risks to the project. Recipients shall also include test results on the download speed and upload speed on a per CBG and per ZIP Code basis in the final completion report. Recipients must certify that each progress report is true and correct under penalty of perjury.

### I. Submission of Form 477

The FCC currently requires broadband providers to submit Form 477 biannually and include speed data. While there is an imperfect match between the current reporting areas for the Form 477 and CASF, Form 477 information will be useful in documenting CASF deployment for the specific new service area(s) of the carrier. CASF recipients shall submit a copy of their Form 477 data directly to the Commission, under General Order 66-C, when they submit this data to the FCC for a five year period after completion of the project.<sup>7</sup>

## VI. Payments to CASF Recipients

Submission of invoices from and payments to Race shall be made in accordance with Section XI of Appendix 1 of D.12-02-015 and according to the guidelines and supporting documentation required in that decision.

Payment to Race shall essentially follow the process adopted for funds created under P. U. Code § 270. The following table describes the timeline for processing CASF payments.

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<sup>7</sup> *Approval of the California Advanced Services Fund (CASF) Application Requirements and Scoring Criteria for Awarding CASF Funds* (2008) Cal. P.U.C. Res. No. T-17143 at 4.

Event	Payment Cycle 1 (Day/Month)	Payment Cycle 2 (Day/Month)
Invoices due from Race to CD	5 <sup>th</sup> of Month 1	20 <sup>th</sup> of Month 1
Payment letters from CD to Administrative Services <sup>8</sup>	On 19 <sup>th</sup> of Month 1	On 4 <sup>th</sup> of Month 2
Invoices submitted from Administrative Services to State Controller’s Office (SCO) for payments	20 <sup>th</sup> through 26 <sup>th</sup> of Month 1	5 <sup>th</sup> through 13 <sup>th</sup> of Month 2

Race may submit its invoices under Payment Cycle 1 or 2.

If any date in this payment schedule falls on a weekend or holiday, that date will be advanced to the next business day but the remaining dates in the payment schedule will remain unchanged. The State Controller’s Office (SCO) requires 14 to 21 days to issue payment from the day that requests are received by SCO.

**VII. Comments on Draft Resolution**

In compliance with P.U. Code § 311(g), a notice letter was emailed on May 23, 2014, informing all applicants filing for CASF funding and parties on the service list of R.06-06-028, and the CASF distribution list of the availability of the draft of this Resolution for public comments at the Commission's website <http://www.cpuc.ca.gov/PUC/documents/>. This letter also informed parties that the final conformed Resolution adopted by the Commission will be posted and will be available at this same website.

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<sup>8</sup> The above schedule is contingent on the CASF recipient submitting clear, complete, and error-free invoices to CD. Additional time to process payments may be necessary if CD finds problems with the submitted invoices.

### **VIII. Findings**

1. On May 10, 2012, the Commission approved Resolution T-17362 which established the application deadlines for the CASF Broadband Infrastructure Grant Account and the Revolving Loan Account as follows: October 1, 2012, for unserved areas; February 1, 2013, for underserved areas not previously funded by the CASF and hybrid projects that cover both unserved and underserved areas; and, a date to be determined for projects in underserved areas where the existing broadband infrastructure was partially funded by a CASF grant.
2. Race filed an application for CASF funding for its Mono County Project on February 1, 2013. The Mono County Project is intended to extend high-speed internet service over a 2.8 square mile area through the expansion of fiber-to-the-premises (FTTP) Last Mile network deployment into the remote area of Race rural exchanges. This expansion will bring high speed internet access to 727 households in the covering Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes in Mono County. The CBGs impacted by the project are: 60510001011, 60510001013 and 60510001014.
4. CD posted the map, CBGs and zip codes lists by county for the Race Mono County Project on the Commission's CASF website page under "Pending New CASF Applications to Offer Broadband as of February 11, 2013." Communications Division received challenges from Suddenlink and Verizon to the proposed project areas. Suddenlink withdrew its challenge and Verizon asserted that it provides Internet service in this area at served speeds. However, Verizon did not respond to CD staff inquiries to validate its challenge, and neither CD staff's mobile drive tests nor the interpolation model based on these tests validated Verizon's maximum advertised speed in the project area; therefore CD staff considers the challenge unsubstantiated.
5. CD reviewed and analyzed data submitted for the Race Mono County Project CASF grant application to determine the project's eligibility for CASF funding. This data includes, but is not limited to: proof of a CPCN from the Commission; descriptions of current and proposed broadband infrastructure; geographic information system (GIS) formatted shapefiles mapping the subject areas; assertion that the area is underserved; number of potential subscriber households and average incomes; project construction schedule; project budget; proposed pricing and commitment period for new subscribers; and financial viability of the applicant.
6. CD reviewed the submitted shapefiles which mapped the proposed broadband deployment using United States 2010, Census data and the California Broadband Availability Map, which contains broadband availability data as of June 30, 2012. This helped to verify the existence or non-existence of broadband service areas and broadband speeds, where available.

7. Based on its review, CD determined that the project qualifies for funding under D.12-02-015 and recommends Commission approval of CASF funding for Race Mono County Project.
8. Race is not required to post a performance bond because 40% of the total project cost will be financed through Race's existing capital budget.
9. Race is required to comply with all guidelines, requirements, and conditions associated with the granting of CASF funds as specified in D.12-02-015 and must submit the FCC Form 477, as specified in Resolution T-17143.
10. Race proposes to conduct all work in already disturbed land, active right of ways and on and in existing infrastructures with no forest, agricultural land or landmarks disturbed. Race will carry out avoidance measure described in this Resolution and prepare a report documenting the study results of the area. The report will be submitted to Commission staff and Race will use the study results in designing the final project to avoid cultural resources by either rerouting planned trenching or delivering the fiber aerially instead of trenching.
11. This project is categorically exempt from CEQA review pursuant to CEQA Guidelines Sections 15301 -Existing Facilities and 15304 - Minor Alterations to Land.
12. Race included funds for Contribution in Aid of Construction (CIAC) in its CASF grant request to pay for federal and/or state income taxes that may apply on the CASF grant award. The applicant will not receive the CIAC, if the CASF grant is not taxed. CD staff will be contacting the federal and state taxing authorities to obtain confirmation regarding the applicability of CIAC on CASF grant awards and will notify the applicant of the outcome.
13. A notice letter was emailed on May 23, 2014, informing all applicants filing for CASF funding, parties on the service list of R.06-06-028, and the CASF distribution list of the availability of the draft of this Resolution for public comments at the Commission's website <http://www.cpuc.ca.gov/PUC/documents/>. This letter also informed parties that the final conformed Resolution adopted by the Commission will be posted and available at this same website.
14. The Commission finds CD's recommendation to fund the Mono County Project of Race as summarized in Appendix A to be reasonable and consistent with Commission orders and, therefore, adopts such recommendation.

**THEREFORE, IT IS ORDERED that:**

1. The Commission shall award from the CASF to Race up to \$4,650,593 for the Mono County underserved area broadband project as described herein and summarized in Appendix A of this Resolution.
2. The program fund payment of up to \$4,650,593 for this underserved project shall be paid out of the CASF fund in accordance with the guidelines adopted in D.12-02-015 and in accordance with the compliance of avoidance measures described in this Resolution. This total CASF grant amount will be reduced by up to \$732,655 of Contribution in Aid to Construction if the CASF grant award is not subject to federal and/or state income taxes.
3. Payments to the CASF recipient shall be in accordance with Section XI of Appendix 1 of D.12-02-015 and in accordance with the process defined in the "Payments to CASF Recipients" section of this Resolution.
4. The CASF fund recipient, Race, shall comply with all guidelines, requirements and conditions associated with the CASF funds award as specified in D.12-02-015 and must submit the FCC Form 477, as specified in Resolution T-17143.

This Resolution is effective today.

I hereby certify that this Resolution was adopted by the Public Utilities Commission at its regular meeting on June 26, 2014. The following Commissioners approved it:

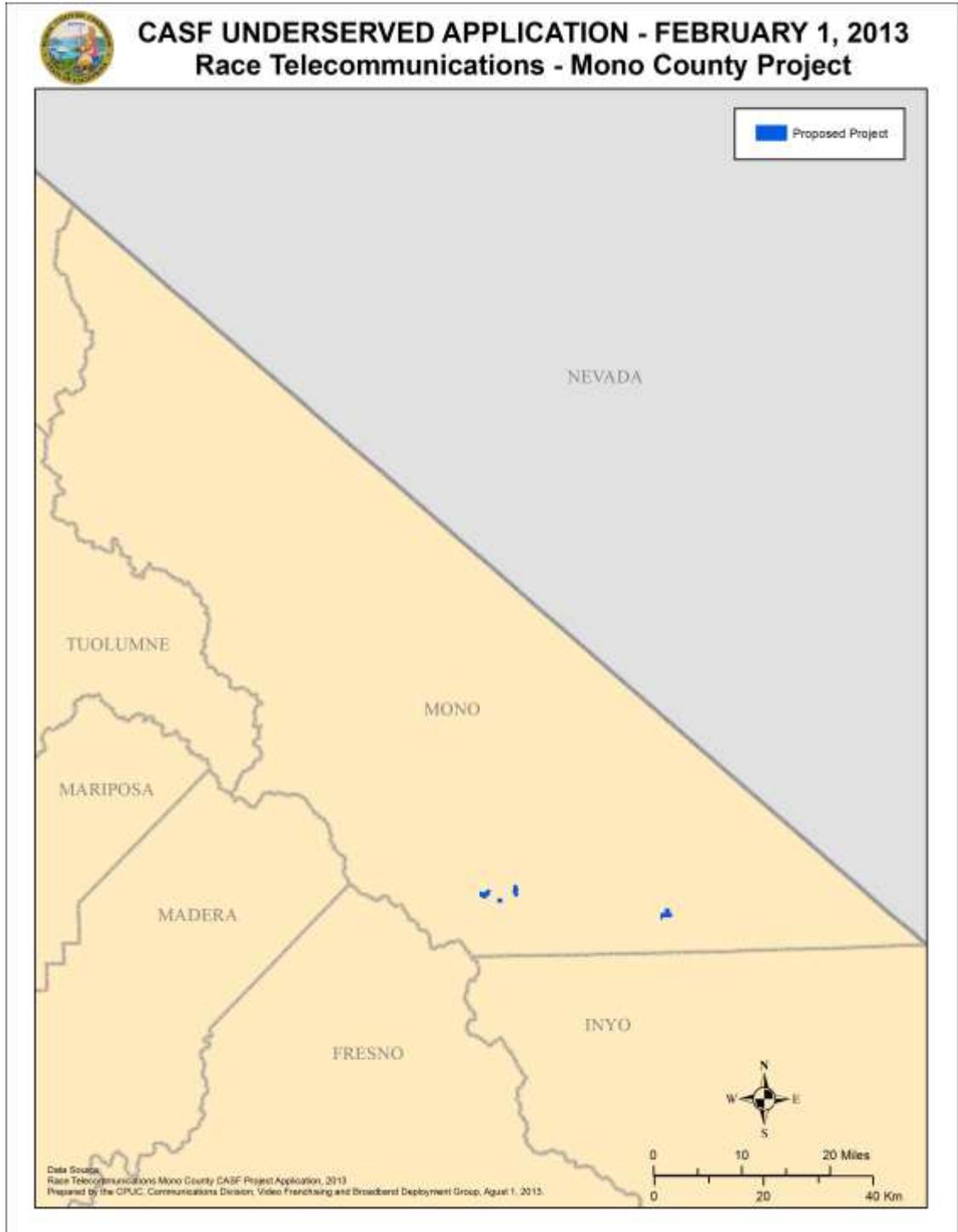
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PAUL CLANON  
Executive Director

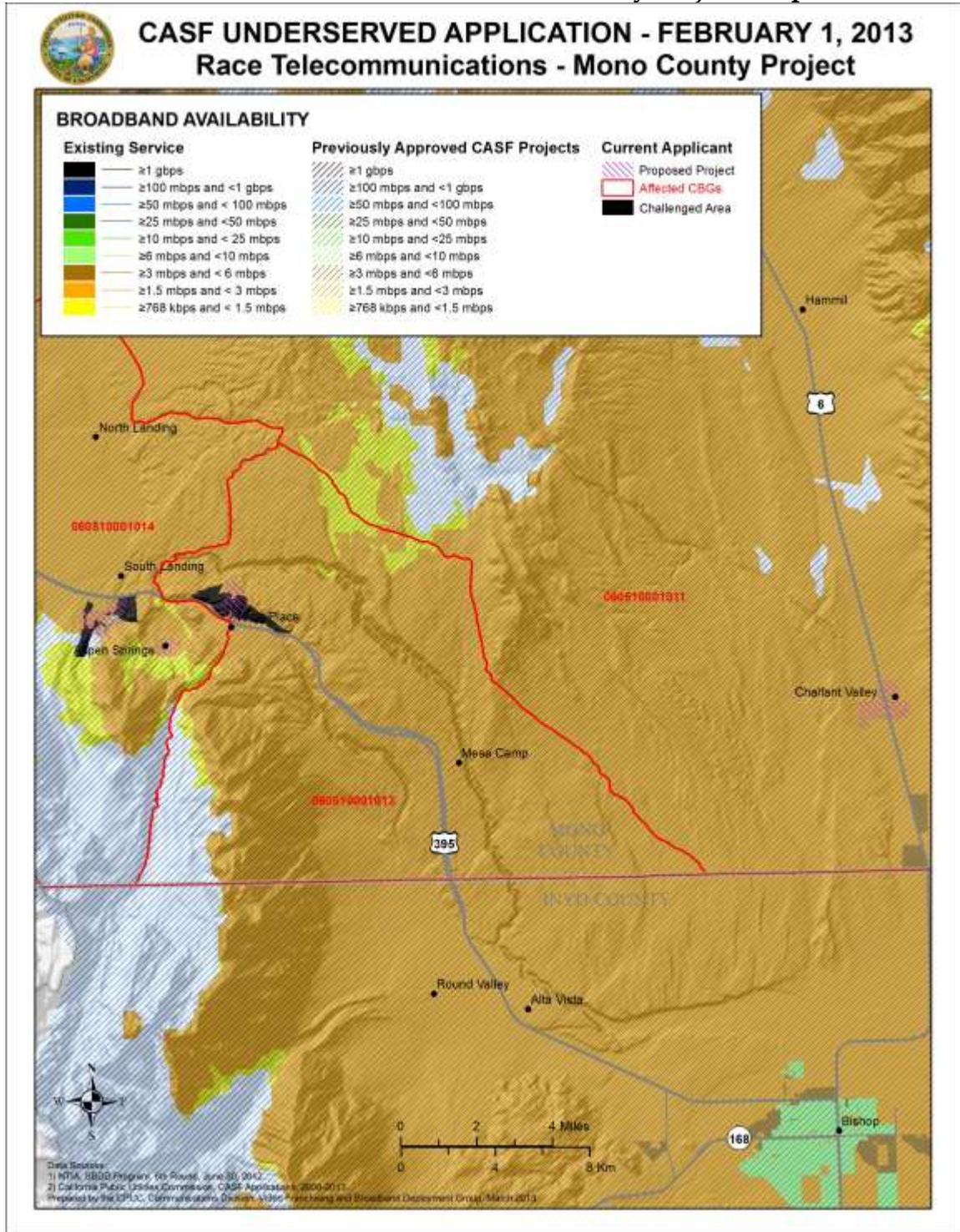
**APPENDIX A**  
**Resolution T- 17433**  
**Race Telecommunication, Inc., Mono County Project**  
**Key Information**

<b>Project Name</b>		<b>Race Telecommunication, Inc., Mono County Project</b>	
<b>Project Plan</b>		To deploy a fiber-to-the-premises (FTTP) Last Mile network to serve 100% of the homes	
<b>Project Size (in square miles)</b>		2.8	
<b>Download / upload speed (in Mbps)</b>		1Gbps/100 Mbps	
<b>Location</b>		Aspen Springs, Chalfant, Crowley Lake, and Sunny Slopes, California; all Census Defined Places in the Eastern Sierra portion of Mono County.	
<b>Community Name</b>		Mono County	
<b>CBGs / Household Income</b>		60510001014	\$80,300
		60510001013	\$96,875
		60510001011	\$41,831
<b>ZIP Codes</b>		93456 and 93514	
<b>Estimated Potential Subscriber Size Households / Subscribers</b>		727	
<b>Deployment Schedule (from Commission approval date)</b>		18 months	
<b>Proposed Project Budget</b>			
<b>Total (without CIAC)</b>		\$6,529,904	
<b>Amount of CASF Funds Requested (60%)</b>		\$3,917,939	
<b>Internally funded (40%)</b>		\$2,611,959	
<b>CIAC (18.7% of CASF Funds Requested)</b>		\$732,655	
<b>Net Total Project Budget (includes CIAC)</b>		\$7,262,559	
<b>Total Amount of CASF Award (includes CIAC)</b>		\$4,650,593	

**APPENDIX A**  
**Resolution T-17433**  
**Race Telecommunications Inc., Mono County Project Regional Map**



**APPENDIX A**  
**Resolution T- 17433**  
**Race Telecommunications Inc., Mono County Project Shapefiles**



END OF APPENDIX A



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**TIME REQUIRED**

**SUBJECT** RCRC Letter Regarding Payment-in-  
Lieu-of-Taxes Monies Owed

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

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### AGENDA DESCRIPTION:

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

Letter dated May 28, 2014 from RCRC regarding PILT monies owed to counties asking for assistance in placing this topic on the not in conference list of items to be discussed and acted upon during the deliberations of the Joint Legislative Budget Conference Committee.

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### RECOMMENDED ACTION:

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### FISCAL IMPACT:

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**CONTACT NAME:** Shannon Kendall

**PHONE/EMAIL:** x5533 / skendall@mono.ca.gov

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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:

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### MINUTE ORDER REQUESTED:

YES  NO

---

### ATTACHMENTS:

Click to download

[PILT Letter](#)

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### History

**Time**

6/3/2014 6:17 PM

**Who**

Clerk of the Board

**Approval**

Yes

---



**To:** Assembly Member Frank Bigelow  
**From:** Kathy Mannion, Legislative Advocate  
**Date:** May 28, 2014  
**Re:** Payment-in-Lieu-of-Taxes (PILT) Monies Owed Counties

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As you represent several counties that are owed Payment-in-Lieu-of-Taxes (PILT) monies by the Department of Fish and Wildlife (DFW) for private property acquired by the State for wildlife management areas, I wanted to provide you with the current status of the effort by counties to secure the monies owed.

The DFW has not paid PILT to counties in over a decade. The Department of Finance maintains that the non-payment of PILT is as a result of the failure of the Legislature to appropriate the funding to the DFW.

You were recently provided with the updated chart prepared by DFW showing PILT monies owed to the 36 counties. The total dollar amount in arrears, through May 16, 2014, is \$18,682,283.

Alpine County is owed \$557,587 in past due payments and \$42,891 on an annual ongoing basis. Madera County is owed \$35,207 in past due payments and \$2,708 on an annual ongoing basis. Mono County is owed \$365,770 in past due payments and \$28,136 on an annual ongoing basis. Placer County is owed \$219 in past due payments and \$16 on an annual ongoing basis.

SB 1410, authored by Senators Wolk and Nielsen and co-authored by 23 Senators and Assembly Members, which would have appropriated \$19 million to DFW for past due PILT payments to counties, and \$2 million annually for ongoing PILT payments, was held on the Senate Appropriations Suspense File.

The issue of PILT was heard in the Senate Budget Subcommittee #2, and the item was held open. DFW was requested by the members of Subcommittee #2 to provide updated dollar amounts of the monies owed. The Senate Subcommittee did not place PILT on the agenda for a follow-up hearing and action. On the Assembly side, PILT was not taken up for consideration in Assembly Subcommittee #3. It is therefore not currently an item scheduled to be considered in the Joint Legislative Budget Conference Committee.

RCRC is requesting your assistance in placing PILT on the not in conference (NIC) list of items to be discussed and acted upon during the deliberations of the Joint Legislative Budget Conference Committee.

Please contact me at (916) 447-4806 or [kmannion@rcrcnet.org](mailto:kmannion@rcrcnet.org) if you have any questions.

cc: Senator Lois Wolk  
Senator Jim Nielsen  
Alpine County Board of Supervisors  
Madera County Board of Supervisors  
Mono County Board of Supervisors  
Placer County Board of Supervisors





May 23, 2014

Dear County Supervisor,

We are extremely grateful to all the counties and county supervisors who have signed on to our effort to secure a water bond for the November ballot. As you all know, California needs a water bond that can produce new water and actually be approved by the voters.

As promised, we are writing you again to provide more detail for what we believe such a water bond would entail. This proposal was derived after extensive discussions with as many of you as possible.

The current proposal adheres to these two core principles:

1. That every part of California needs new water, and;
2. That every county in California should have its local interests protected and that it is not necessary to pit any part of the State against another.

Time is of the essence. We again need to show the legislature and the governor how many of us support this effort. We need as many counties and county supervisors as possible to weigh in again with renewed support for the now more detailed proposal that we are advancing. ***What we are asking is this: that at a minimum at least two supervisors from each of your counties indicate support, by signing on County letterhead, for the attached proposal by Friday, June 6.***

As we stated in our original letter to you on this subject, crafting a broadly supportable water bond is not easy. However, we know what many of you are committed to doing this. Thank you for your support thus far and thank you in advance for supporting our now more detailed proposal.

Sincerely,

Allen Ishida  
Tulare County Supervisor, District 1

Larry Ruhstaller  
San Joaquin County Supervisor, District 2

## 2014 Water Bond Legislation

We the undersigned County Supervisors believe in a comprehensive Water Bond to be placed on the November 2014 election. We strongly believe that every region in the State of California should receive funds to be used for regional water sustainability and for developing new water storage capacity. We also believe that no region should benefit from use of the bond funds at the expense of another region. There should not be any funds dedicated for the destruction of existing storage capacity without concurrent replacement dams being built in the same watershed with increased capacity, nor any policy or funding that advances the Bay Delta Conservation Plan.

The various water bond proposals appear to be attempting to earmark watershed protection funds for specific locations. We believe that can cause regional infighting which would be detrimental to the bond passage. The proposed earmarking again ignores the mountain source counties. It appear that only one fifteenth of the money set aside for the Sierra Nevada and Cascade Mountain Counties which provide eighty percent of California's surface water is not consistent with our goals. The reason we recommend that the Conservancies administer these fund is to attempt to eliminate regional conflict. Watershed protection has very different meaning verses watershed restoration. Watershed protection is a byproduct of watershed restoration. Watershed restoration produces more water which is our goal in a water bond.

This is the structure of what can be supported throughout the State of California – we urge the Legislature and Governor Brown to incorporate these suggestions into any new water bond so that we can move expeditiously and noncontroversially towards a prosperous future.

We respectfully offer the following which we strongly support and will gain statewide support for a 2014 Water Bond.

### **CONTINUOUS APPROPRIATIONS**

**Without continuous appropriations the water bond does not guarantee any of the following projects will be completed.**

#### **WATER STORAGE - \$3 Billion**

\$3 Billion for groundwater and surface water storage with the monies to be spent on land acquisitions, engineering and construction

#### **WATERSHED RESTORATION - \$1.7 Billion**

\$600 Million set aside for the following:

\$200 Million for the Sierra Nevada and Cascade Mountain Ranges to be administered by the Sierra Nevada Conservancy

\$200 Million for the California Coastal Counties to be administered by the Coastal Conservancy

\$200 Million for counties South of Kern County

#### **IRWMPs - \$1.5 Billion**

#### **DISADVANTAGED COMMUNITIES CLEAN WATER SUPPLY - \$900 Million**

#### **DELTA SUSTAINABILITY - \$1.2 Billion**

\$800 Million to be administered by the Delta Conservancy, of which a reasonable proportion shall be reserved in clear language in the bond for water quality projects and Delta agriculture/ economic sustainability

\$400 Million for Delta levee improvement projects

#### **WATER REUSE & RECYCLING - \$1 Billion**



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Board of Superviors**

**TIME REQUIRED** 40 minutes (30 minute presentation;  
10 minute discussion)

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Molly DesBaillets, Executive Director

**SUBJECT** First Five Mono County Evaluation  
Report for FY 2012-13

### AGENDA DESCRIPTION:

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

Presentation of First 5 Mono County's Evaluation Report for FY 2012/2013 by Molly DesBaillets, Executive Director.

### RECOMMENDED ACTION:

None. Informational Only.

### FISCAL IMPACT:

None.

**CONTACT NAME:** Shannon Kendall

**PHONE/EMAIL:** x5533 / skendall@mono.ca.gov

SUBMIT THE ORIGINAL DOCUMENT WITH  
ATTACHMENTS TO THE OFFICE OF  
THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY**  
**32 DAYS PRECEDING THE BOARD MEETING**

### SEND COPIES TO:

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

Click to download

[First Five Staff](#)

[First Five Power Point](#)

History

Time

Who

Approval

6/4/2014 11:12 AM	County Administrative Office	Yes
5/30/2014 4:41 PM	County Counsel	Yes
5/28/2014 12:15 PM	Finance	Yes



**Stacey Adler, PhD**  
Commission Chair  
Mono County Superintendent of  
Schools

Date: June 10, 2014

**Kim Escudero, MD**  
Commission Vice-Chair  
Pediatrician  
Mammoth Lakes Hospital

To: Honorable Board of Supervisors

From: Molly DesBaillets, Executive Director First 5 Mono

**Jeanne Sassin**  
Commission Seceretary  
Teacher  
Lee Vining Elementary School

Subject: FY 2012-13 Evaluation Report

Subject

Evaluation of services provided to families and children prenatal to five years old in Mono County in fiscal year 2012-2014.

**Karin Humiston**  
Chief Probation Officer

Recommendation

Receive the report of activities and evaluation results from First 5 Mono County. Provide comments about services to families prenatal to five in Mono County.

**Byng Hunt**  
Mono County Board of  
Supervisors

Fiscal Impact

None

**Rick Johnson, MD**  
Mono County Health Officer

Discussion

The California Children and Families Act (also known as Proposition 10 or "First 5") was enacted in 1998, increasing taxes on tobacco products to provide funding for services to promote early childhood development from prenatal to age 5. Mono County currently receives approximately \$390,000 a year from these funds, through annual allocations, augmentations for small population counties, and child care quality matching funds.

The Mono County Children and Families Commission, First 5 Mono, was created in 1999 by the Mono County Board of Supervisors to:

- Evaluate the current and projected needs of young children and their families.
- Develop a strategic plan describing how to address community needs.
- Determine how to expend local First 5 resources.
- Evaluate the effectiveness of funded programs and activities.

**Barbara Miller**  
Program Director  
Mammoth Unified School  
District

**Molly DesBaillets, MA**  
Executive Director

*Providing leadership in sustaining a network of support for all children, ages 0 through 5 years, and their families. Partnering with the community to improve outcomes in children's health, safety and learning.*

P.O. Box 130 ♦ Mammoth Lakes, CA 93546  
760-924-7626 ♦ 760-934-8443 (fax) ♦ [mdesbaillets@monocoe.org](mailto:mdesbaillets@monocoe.org) [monokids.org](http://monokids.org)

# First 5 Mono County

FY 2012-2013

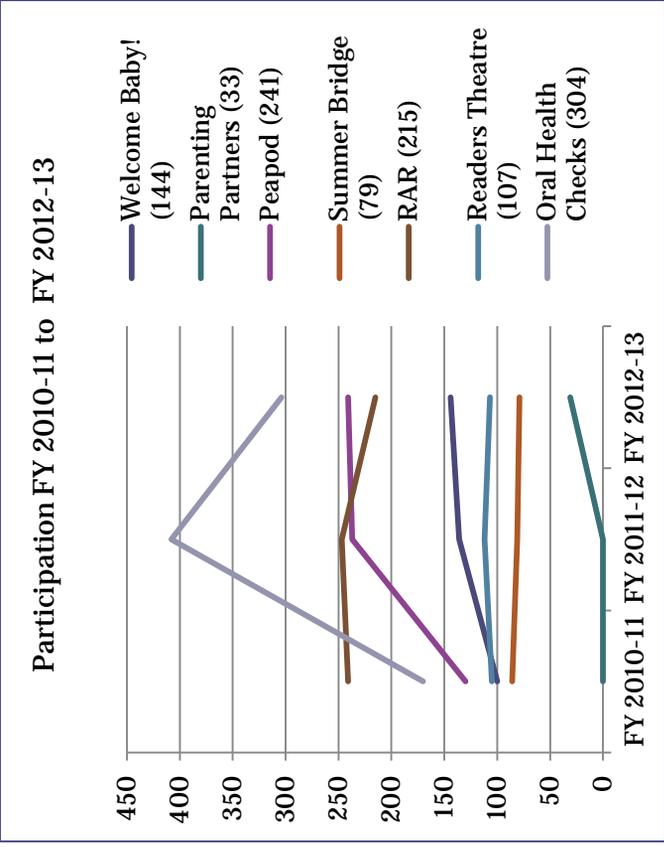
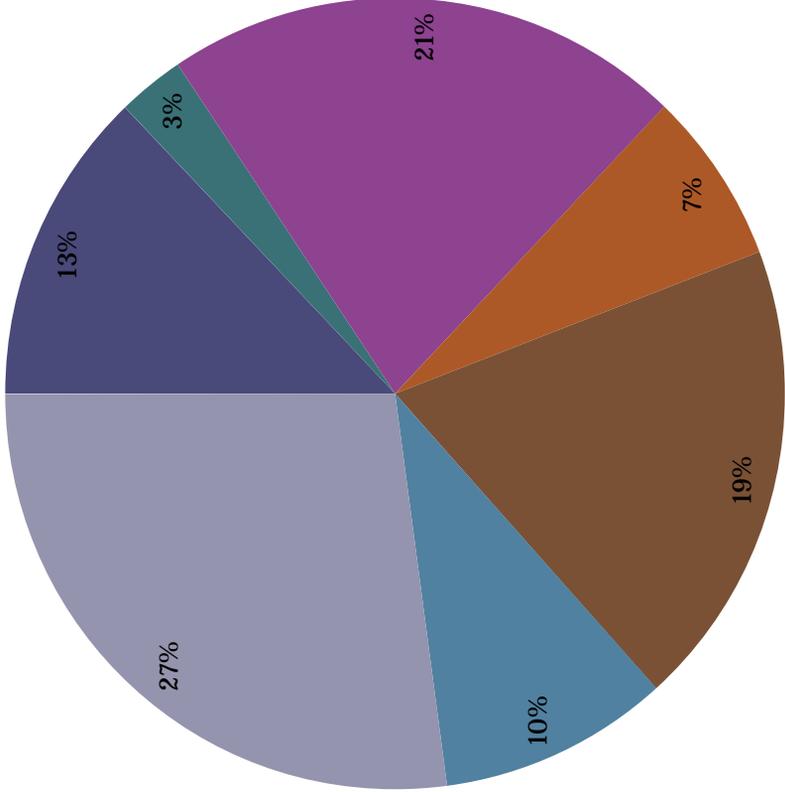
## Evaluation Report

Our goal is to enhance the network of support services for families with children ages 0 to 5 years.

# Children's Participation in First 5 Mono Funded Programs

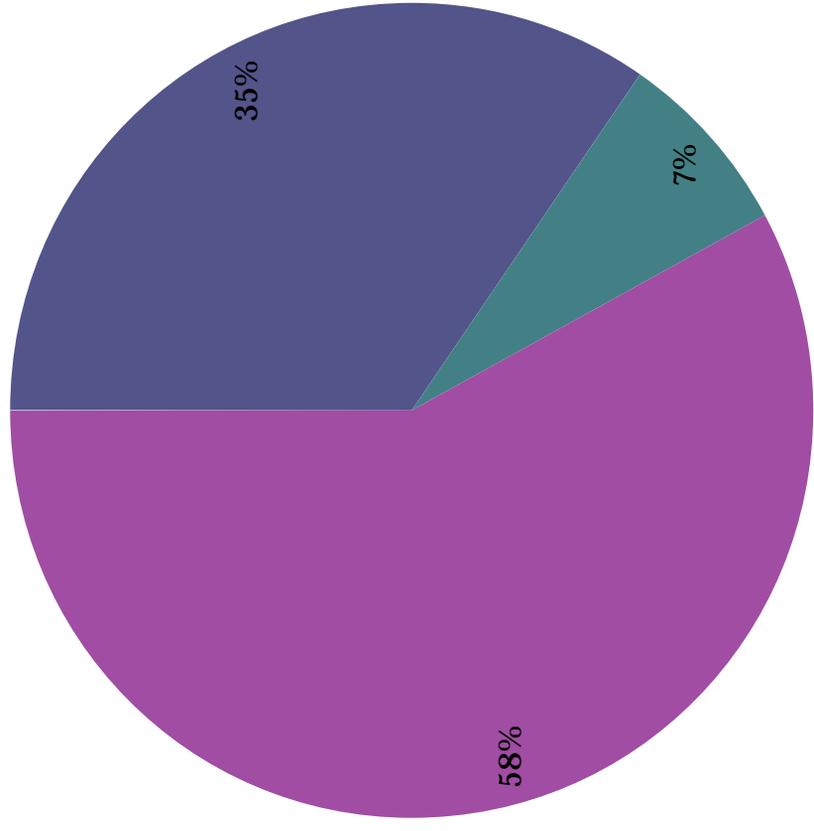
FY 2012-2013

- Welcome Baby! (144)
- Parenting Partners (33)
- Peapod (241)
- Summer Bridge (79)
- RAR (215)
- Readers Theatre (107)
- Oral Health Checks (304)



# Children's Participation in Commission-Run Programs

FY 2012-2013

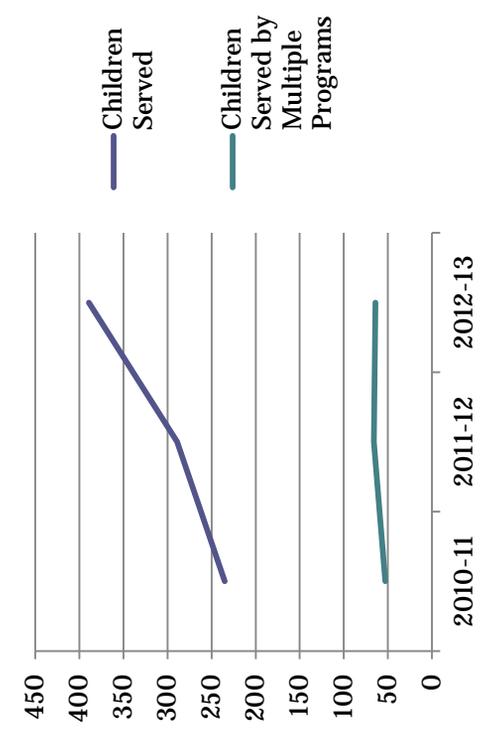


- Welcome Baby! (144)
- Parenting Partners (33)
- Peapod (241)

**Children served by Commission-run programs: 367**  
 (289 in FY 2011-12; 235 in FY 2010-11)

**Children served by multiple programs: 51, 14%**  
 (66 in FY 2011-12; 53 in FY 2010-11)

Participation FY 2010-11 to FY 2012-13



# Home Visiting

**Investment: \$129,793**

Funding from First 5 California, Small County Augmentation (\$64,559)

## Parenting Partners

Funding Partner: Department of Social Services; Child Abuse Prevention, Intervention, and Treatment (CAPIT) Grant (\$29,882)

Conducted by First 5 Mono

## Welcome Baby!, Childbirth Education & Café Mom

Funded & conducted by First 5 Mono

## Parenting Partners

# Home Visiting

Parent-educator led parent-child activities using Parents as Teachers curriculum

- **Target:**

- **Welcome Baby!:** Families with children prenatal to 12 months old
  - **Schedule:** Eight, 1-hour home visits
- **Parenting Partners:** High-needs families with children 1-5 years old
  - **Schedule:** Three, 1-hour home visits—more as needed.

- **Objectives:**

- Facilitate parents' role as their child's first and most important teacher
- Provide information on typical child development
- Stimulate child development by providing age appropriate activities
- Increase and support breastfeeding and literacy activities
- Link families to community services, and support access to services
- Conduct developmental screenings and refer families to early intervention programs for assessment,
- Provide culturally competent services in Spanish and English,
- Facilitate optimal family functioning
- Decrease child abuse and neglect



# Parenting Partners



FY 2012-13

## Services

	FY 2012-13	FY 2011-12	FY 2010-11
Prenatal Home Visits	39	31	27
Home Visits	539	503	250
<b>Total</b>	<b>578</b>	<b>534</b>	<b>277</b>

	FY 2012-13	FY 2011-12	FY 2010-11
<b>Number of Families Enrolled in WB!</b>	<b>81</b>	<b>62</b>	<b>100</b>
<b>Births in Mono County</b> (*Source: US Census Bureau)	<b>144</b>	<b>140</b>	<b>146</b>
<b>% of Babies in WB!</b>	<b>56%</b>	<b>44%</b>	<b>68%</b>
<b>Number of Children Receiving WB! Visits</b>	<b>144</b>	<b>136</b>	<b>100</b>
<b>Number of Children Receiving PP Visits</b>	<b>33</b>	<b>NA</b>	<b>NA</b>
<b>Total Children Served</b>	<b>167**</b>	<b>136</b>	<b>100</b>

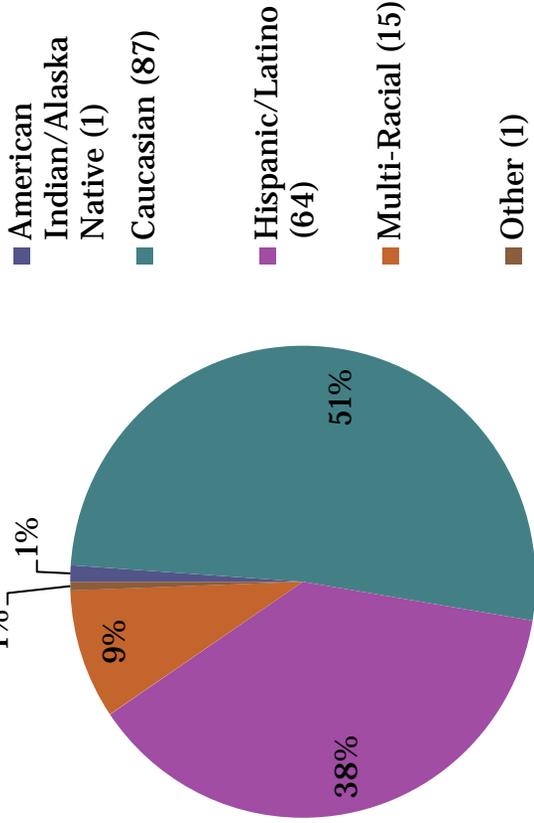
\* Previous evaluation results used California birth data, which calculates data using the calendar year.

We now using projected Census data, as it is compiled by fiscal year.

\*\*10 children were seen by both home visiting programs

# Demographics

Children's Ethnicity



## Parenting Partners



FY 2012-13

Town of Residence	Number of Children
Mammoth Lakes	111
Crowley Lake	17
Bridgeport	11
Benton/Chalfant	8
June Lake	8
Lee Vining	4
Mono City	2
Sunny Slopes	2
Swall Meadows	2
Walker/Coleville	2

High Needs	
Families	23
Total Categories	58
Teen Parent	6
Child with disability	3
Low income	15
Multiple Children under 5	17

# Referrals

## Parenting Partners



FY 2011-12

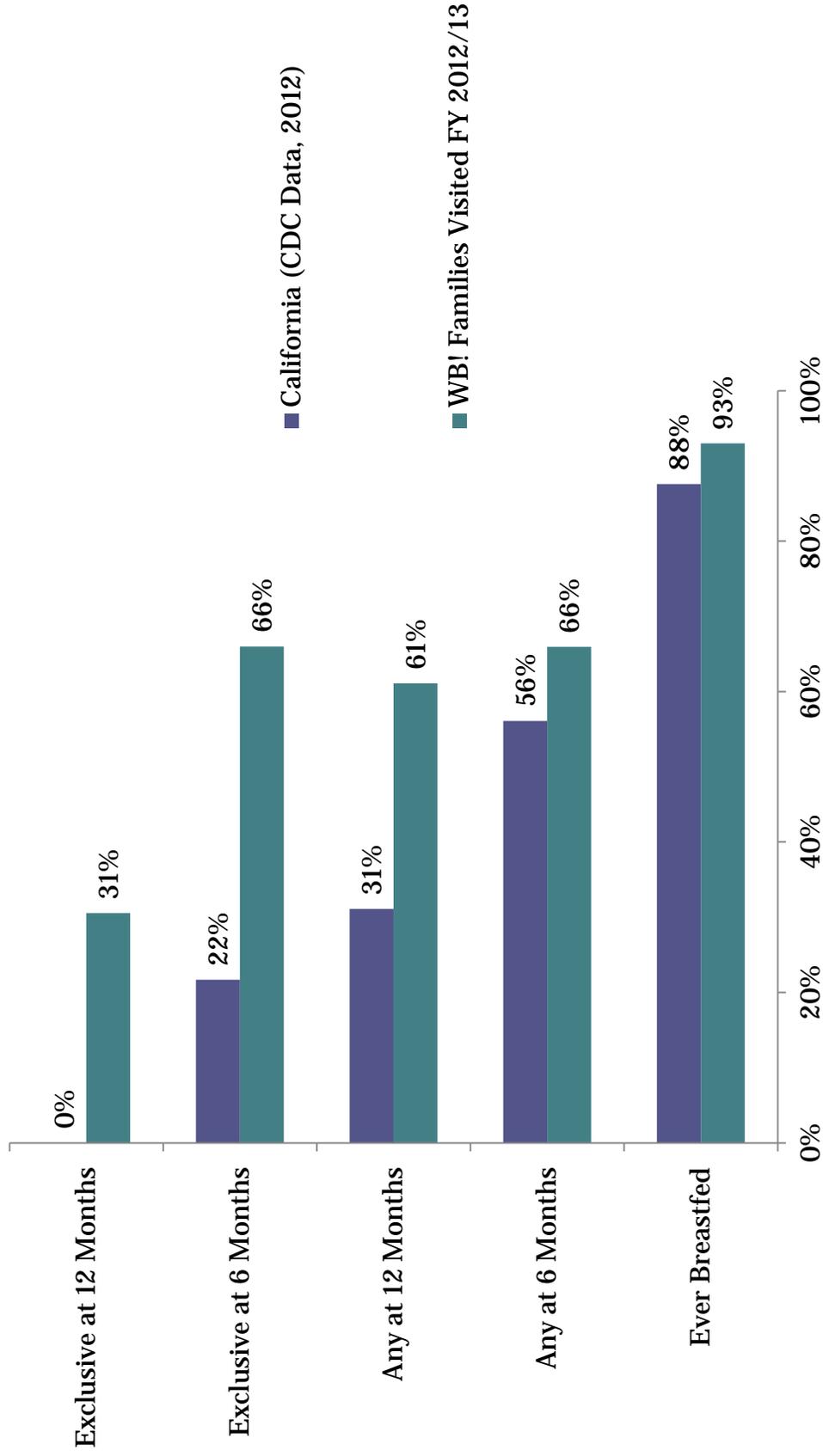
Community Resource	FY 2012-13		FY 2011-12		FY 2010-11	
	Referred	Accessed	Referred	Accessed	Referred	Accessed
Dental Services	1	0	2	0	3	1
Early Intervention	7	6	2	1	3	1
Early Education Setting	2	2	0	0	0	0
Financial Resources	1	0	0	0	0	0
Food Resources (WIC)	6	5	7	1	10	2
General Childcare/Preschool Information	4	0	0	0	1	0
General Parenting Support (Parenting Partners, Peapod, Café Mom)	33	17	17	8	43	12
Health Insurance	1	0	0	0	0	0
Language/Literacy Activities	13	6	6	0	12	0
Medical Services	11	6	7	6	6	2
Mental Health Services	12	7	5	4	4	2
Other	5	4	0	0	0	0
<b>Total</b>	<b>96</b>	<b>53</b>	<b>46</b>	<b>20</b>	<b>82</b>	<b>20</b>
<b>% Accessed</b>		<b>55%</b>		<b>43%</b>		<b>24%</b>

# Breastfeeding



FY 2012-13

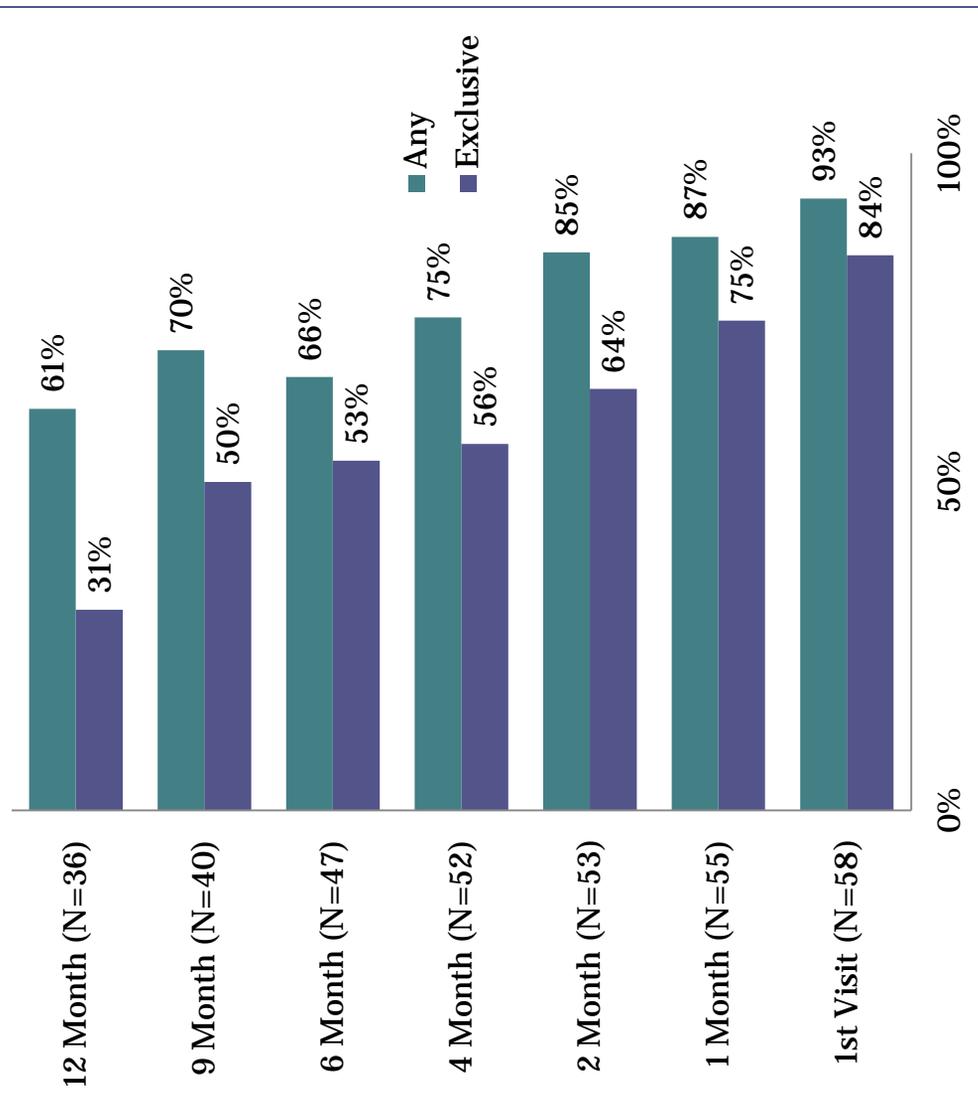
## Welcome Baby!/California Comparison



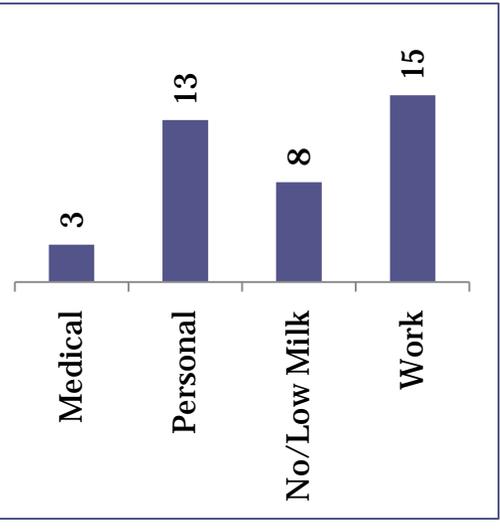
# Breastfeeding



## Welcome Baby! Participants



## Reasons for Cessation of Breastfeeding



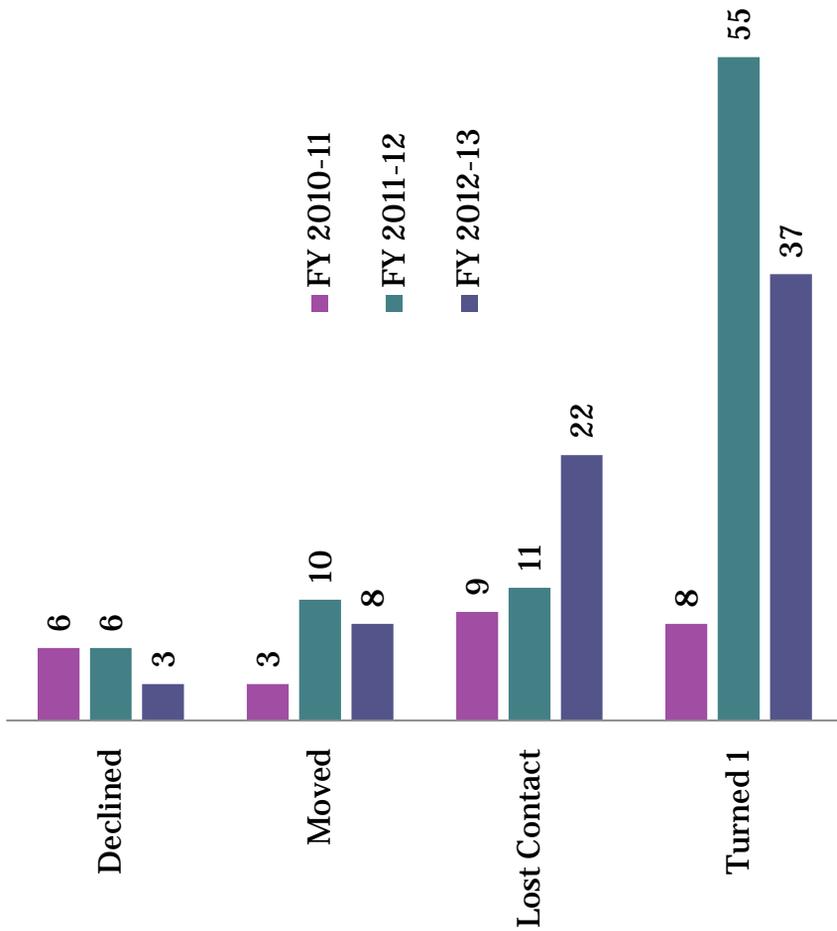
# Exits

Exited Families that Completed WB!: **53%**

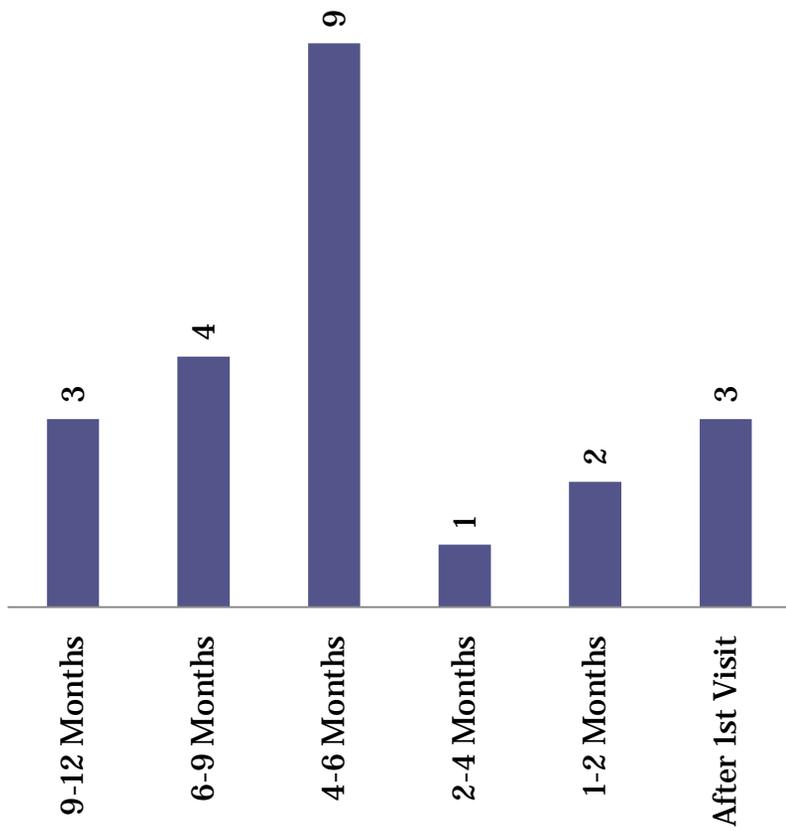


FY 2012-13

## Reason for Exit



## Age at Exit



# Exit Survey



The home visiting program:	(N=24)	Strongly Agree
Helped me to feel more confident in my parenting abilities		75%
Improved my knowledge of my baby's growth and development		92%
Provided a supportive outlet for talking about parenting		96%
Gave me new ideas and tools for parenting		96%
Answered my questions and addressed my concerns		92%
Suggested helpful community resources		88%
Did you receive breastfeeding support from a home visitor?		83%
The breastfeeding support I received helped me: (N=20)		
Understand the importance of breastfeeding my newborn		100%
Learn how to breastfeed my newborn		85%
Overcome challenges to breastfeeding		95%

# Exit Survey

## What were the strong points of the home visiting program?

- Opportunity to ask questions and receive support outside of a doctor's office.
- I learned wonderful things like playing with my daughter while educating her through reading and interacting and also the stages of psychomotor development and the concerns I had were resolved through the advice of [my home visitor]. (Translated from Spanish)
- They were very educational and helped with things I didn't know about. Very kind and understanding.
- Post-partum support & encouragement. "New" ideas (or ideas & things I had forgotten) for play, teaching, singing, etc.
- It was helpful to have a greater understanding of my baby's development. I appreciated the information that was given (pamphlets & articles).
- Having someone come watch your baby 1 on 1 and make sure they are at the right stage is SO nice! (As a 1<sup>st</sup> time parent I am not sure what they should be doing!) Also telling us what to look for next and what activities to work on with them is so nice too!

## What suggestions do you have to improve the HV program?

- Everything was really good, maybe just not as many pamphlets
- Teach (share) the philosophies of attachment parenting. Support tandem nursing. Provide playgroups on a regular basis in June and Lee Vining.
- Keep it going beyond the 1 year mark.
- I would like it if the visits were more frequent, for example, every week. (Translated from Spanish)



FY 2012-13

# Childbirth Education

Classes for expecting parents and partners



FY 2012-13

Participation	
September 2012	10
April 2013	18
<b>Total Participation</b>	<b>28</b>

- **Comment:**
  - We loved the hands on & first hand knowledge with professionals to answer questions. A much better way to learn than simply reading books.

# Café Mom

Weekly breastfeeding support group



FY 2012-13

Participation	
Parents served	30
Groups offered	29
Average attendance	4

- **Comments:**

- Nice to meet with other moms and babies. (5)
- I liked the opportunity to weigh her on a weekly basis in her first few months.
- Having multiple moms to talk to, always get more than one answer! Also the acceptance and friendliness of everyone!

# Family Behavioral Health

**Investment: \$47, 625**

Funding support from First 5 California Small County Augmentation (\$4,880)

## **Peapod Playgroups**

Funding Partner: Mono County Behavioral Health (\$40,000)  
Conducted by First 5 Mono

Peapod  
FY 2012-13



# Peapod Playgroups

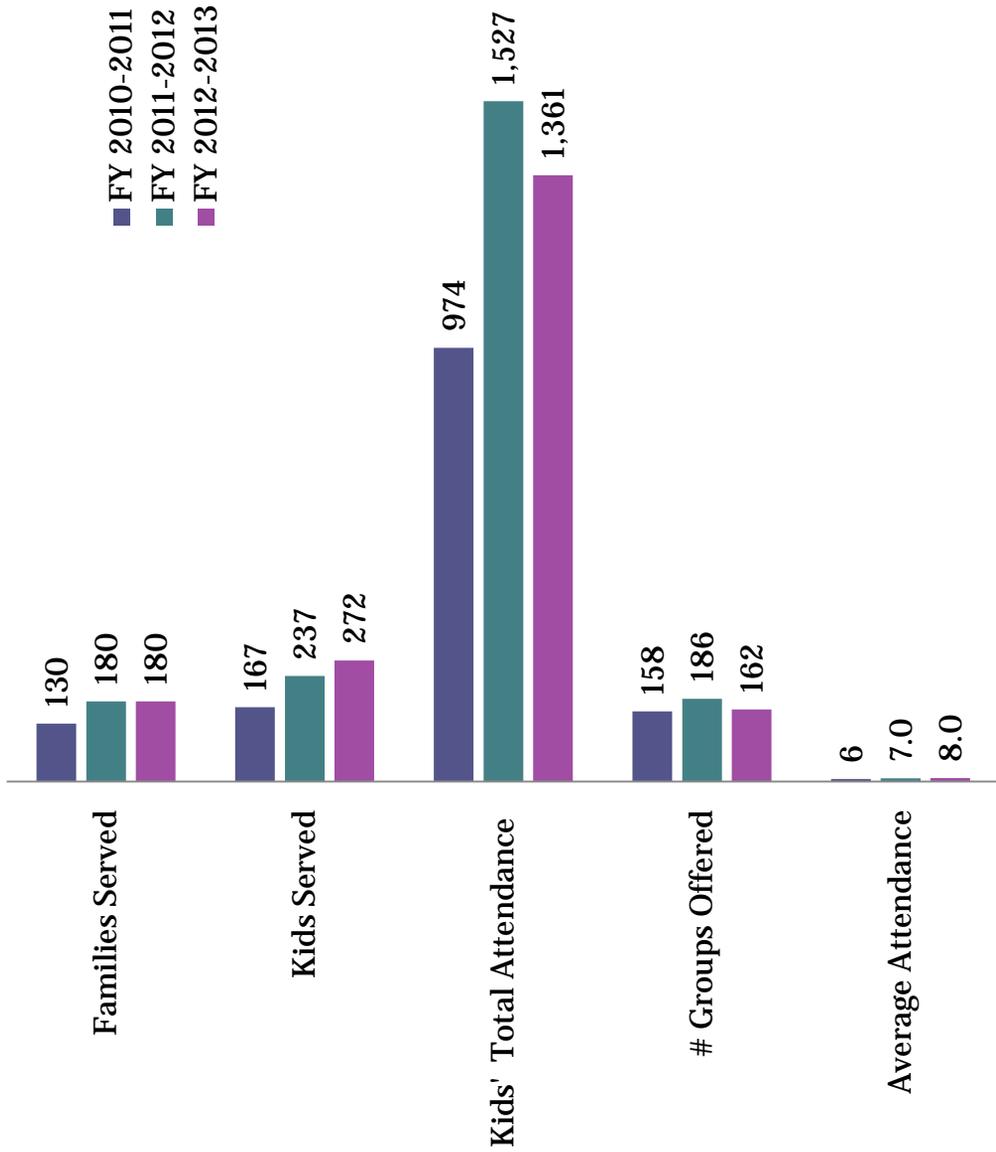
Weekly group meetings for parents and children

Partners: Mono County Behavioral Health and independent contractors

- **Target:** Parents and children, birth to 5 years old
- **Objectives:**
  - Decrease isolation by providing parents and children an opportunity to socialize
  - De-stigmatize seeking behavioral health services
  - Link families to community services
  - Encourage school readiness skills
  - Encourage early literacy
- **Schedule:**
  - Playgroups in:
    - Walker
    - Bridgeport
    - Lee Vining/June Lake
    - Crowley Lake
    - Mammoth English
    - Mammoth Spanish
    - Benton
  - Sessions of 10 weekly playgroups
  - 3-4 sessions per year in each location



# Participation

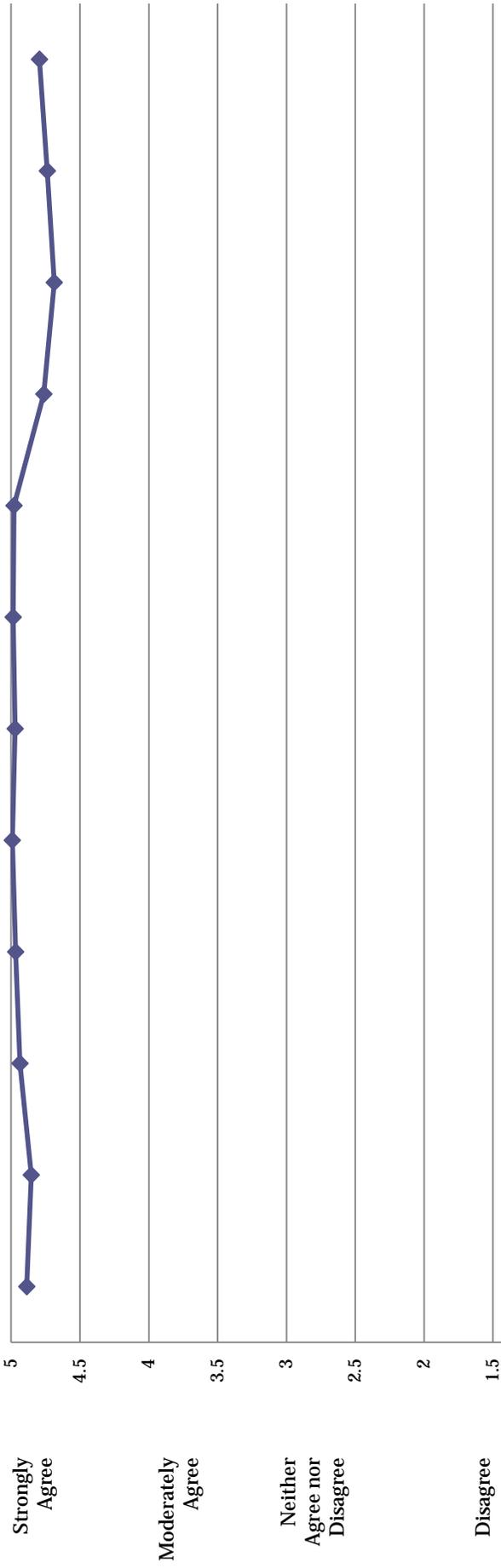


Families Served by Location	
Mammoth English	74
Mammoth Spanish	25
Crowley Lake	24
Lee Vining	14
Benton	7
Bridgeport	20
Walker	16





# Overall Survey Average



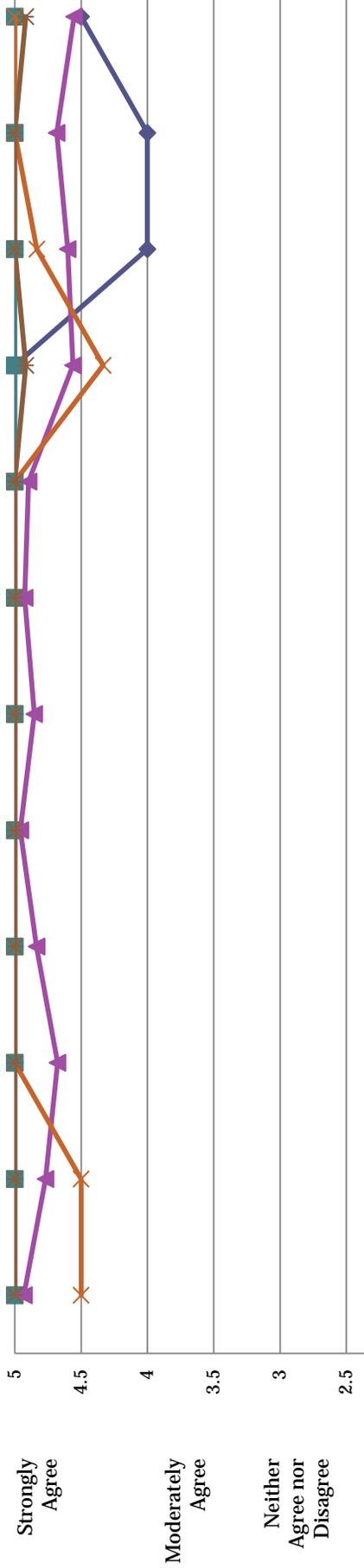
Met my expectations for a playgroup	4.89
Was a helpful forum for talking about parenting	4.85
Addressed my family's needs and interests	4.94
Introduced helpful resources	4.97
Was knowledgeable and well prepared	4.99
Answered questions and suggested resources	4.97
Facilitated children's play	4.99
Facilitated parent interaction	4.98
I would feel comfortable with seeking mental health care if I felt like I needed some help.	4.76
I know where to get mental health care in my community.	4.69
I know how to go about getting mental health care in my community.	4.74
I know about some of the mental health issues common to families with young kids.	4.79

Likert Scale



# Survey Averages

## Site Comparison



Likert Scale

	Met my expectations for a playgroup	Was a helpful forum for talking about parenting	Addressed my family's needs and interests	Introduced helpful resources	Was knowledgeable and well prepared	Answered questions and suggested resources	Facilitated children's play	Facilitated parent interaction	I would feel comfortable with seeking mental health care if I felt like I needed some help.	I know where to get mental health care in my community.	I know how to go about getting mental health care in my community.	I know about some of the mental health issues common to families with young kids.
Bridgeport (n=2)	5	5	5	5	5	5	5	5	5	4	4	4.5
Crowley Lake (n=9)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Mammoth Eng (n=41)	4.93	4.77	4.68	4.84	4.96	4.85	4.93	4.90	4.56	4.60	4.68	4.55
Mammoth Sp (n=4)	4.50	4.50	5.00	5.00	5.00	5.00	5.00	5.00	4.33	4.83	5.00	5.00
Walker (n=10)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	4.92	5.00	5.00	4.92



Peapod  
FY 2012-13

# Mono County Behavioral Health Referrals

- Referrals through Home Visiting  
and Peapod
  - Referred: 9
  - Received services: 7
  - Sessions completed: 32



# Survey

## Comments

- Danielle's advice to young mothers and grandmas was very helpful to them. Interaction of my son with other kids very helpful.
- The interaction of Elvira with the children & parents, making sure all children interacted with each other in the group activities
- Lots of activities, leader is great at getting to know people and their needs. She is enthusiastic about kids & getting families' needs met.
- Friendly, open leaders. Well-facilitated with song & crafts, good selection of toys. Love the space!
- Kim and family is very nice, personable, and helpful. We love attending and [my child] looks forward to it every week. The day and time work very well for our family.
- Getting to know other parents and allowing my 2-year-old to play with other children

## Suggestions

- We definitely NEED this group in our community where resources are already limited. We would hate to see it stop.
- Outdoor group play at park in summer? Breastfeeding info/talk for new moms? Outreach to new moms?
- Playing outside in the snow with sleds, etc. in the winter
- Parent introductions, secure door to outside with child gate in front
- Possible night playgroup?
- Getting more children and parents to playgroup

# School Readiness

## **Investment: \$105,017**

Funding support from First 5 California Small County Augmentation (\$67,214)

## **Kindergarten Round Up, Pre-K Assessments & Summer Bridge**

Funded by First 5 Mono

Conducted by Eastern Sierra and Mammoth Unified School Districts

## **Raising a Reader**

Funding Partner: Mono County Libraries

Conducted by Mono County Libraries

## **Readers' Theatre**

Funding Partner: Altrusa

Conducted by First 5 Mono and Altrusa

## **First Book**

Conducted & funded by First 5 Mono

# Transition to School Activities

## Partners: Mammoth and Eastern Sierra Unified School Districts

- **Kindergarten Round Up:** Informational meeting held at all county elementary schools with parents of incoming kindergartners
  - **Target:** All families with incoming Kindergartners
  - **Objectives:**
    - Introduce families and children to the school, principal, and each other
    - Provide information on entering school and kindergarten readiness
    - Facilitate children and families' smooth transition into the education system
    - Enroll children in kindergarten
    - Sign children up for pre-k assessments and Summer Bridge
- **Pre-Kindergarten Assessment:** School readiness assessments conducted by teachers
  - **Target:** All incoming kindergartners
  - **Objectives:**
    - Assess incoming students' school readiness
    - Identify children's skill development needs before school begins
    - Identify children who are not school ready to refer to the Summer Bridge program
- **Summer Bridge:** Two week kindergarten transition program held in the summer for incoming kindergartners, especially those assessed as not ready for kindergarten
  - **Target:** Children assessed as not kindergarten ready, and, as space provides, other incoming kindergartners
  - **Objectives:**
    - Assess incoming students' school readiness
    - Identify children's skill development needs before school begins
    - Identify children who are not school ready to refer to the Summer Bridge program

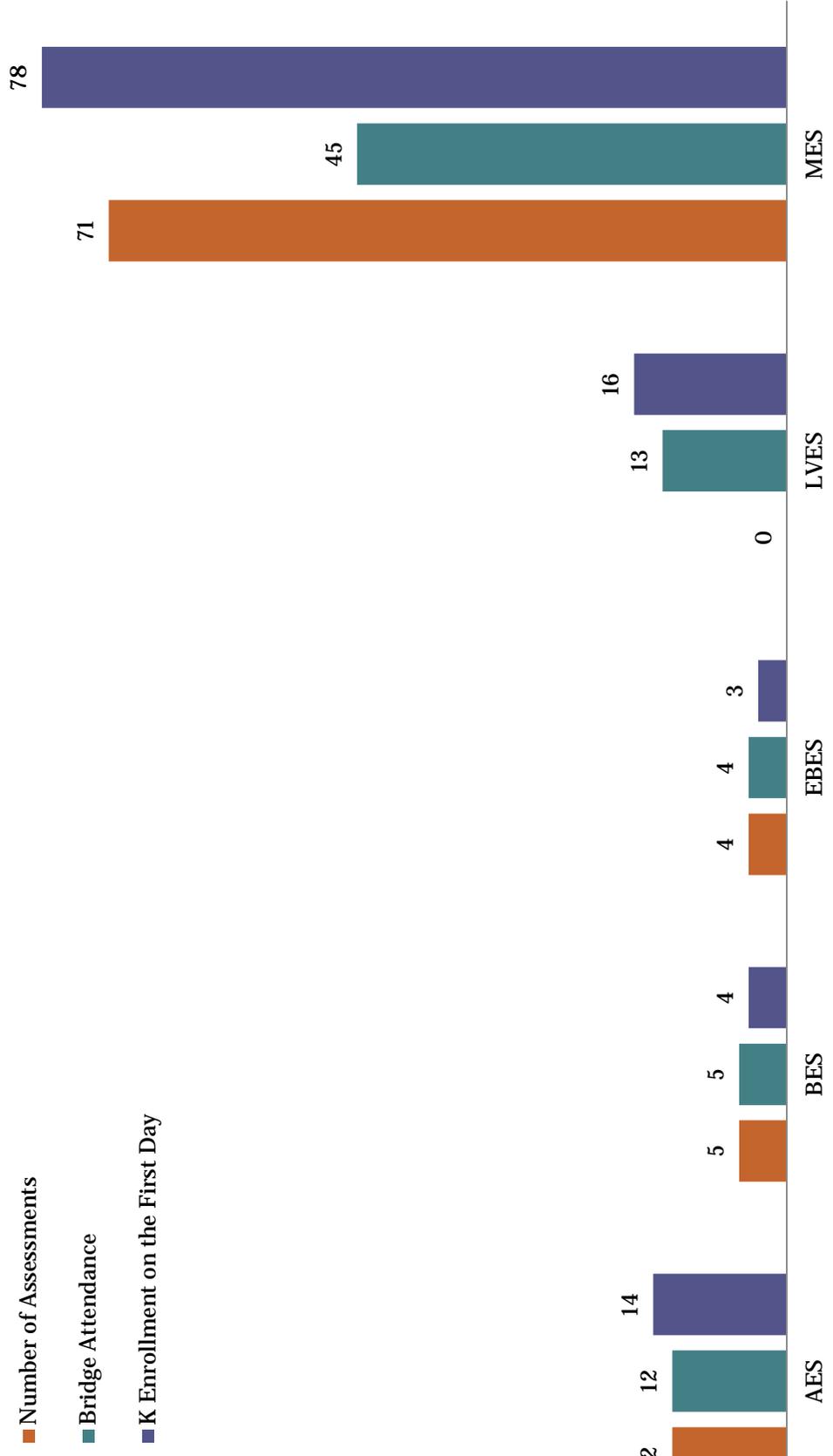
Kindergarten  
Round Up  
FY 2012-13

# Kindergarten Round Up Attendance

Elementary School	FY 2012-13	FY 2011-12	FY 2010-11
Antelope (AES)	32	12	14
Bridgeport (BES)	8	9	14
Edna Beaman (EBES)	10	6	1
Lee Vining (LVES)	18	38	15
Mammoth (MES)	234	184	195
<b>Total</b>	<b>302</b>	<b>249</b>	<b>239</b>

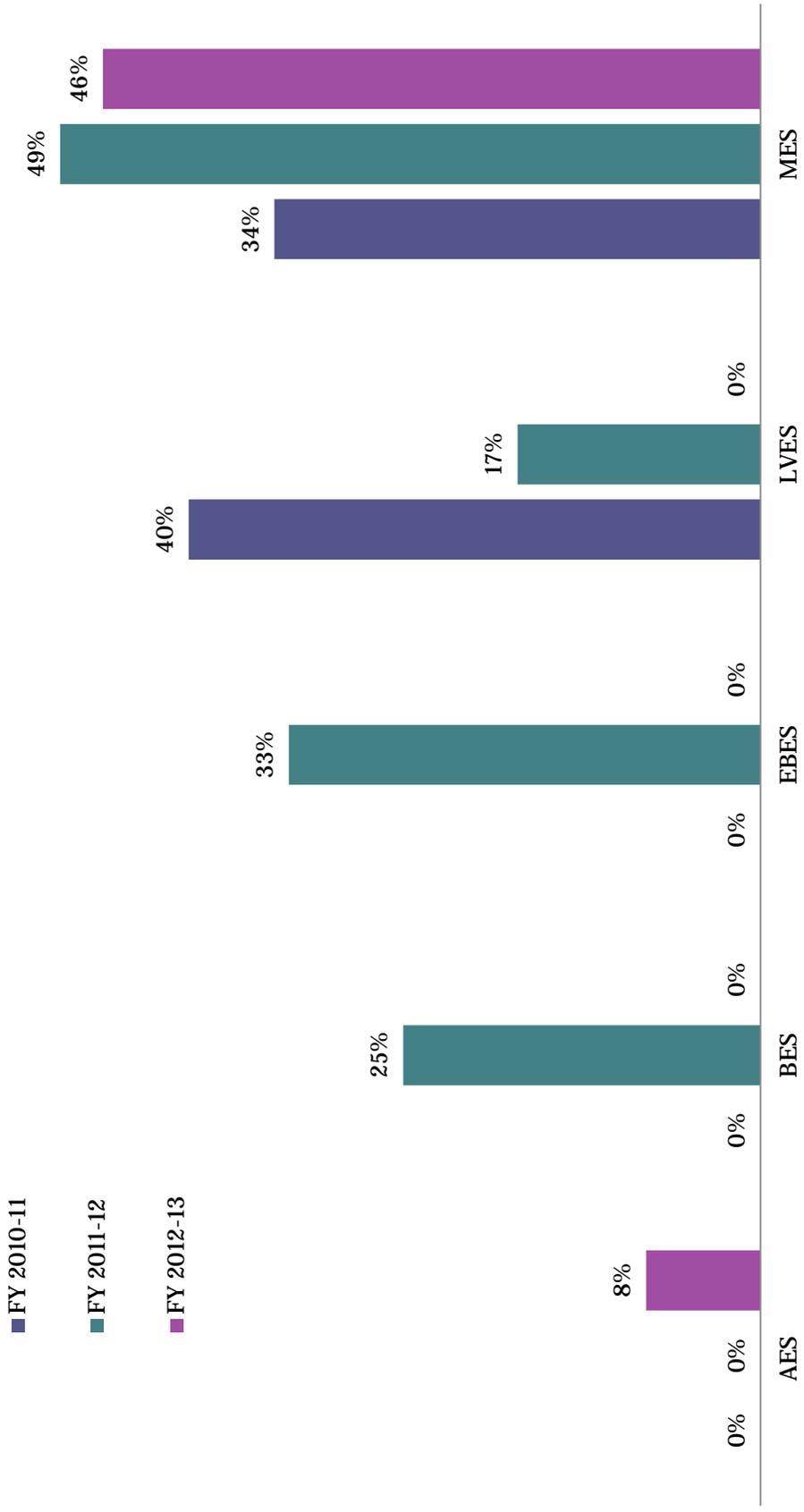
Kindergarten Assessments FY 2012-13

# Transition to School Participation



# Kindergarten Assessments FY 2012-13

## Pre-K Assessments Students Assessed as "Not Ready"



AES

BES

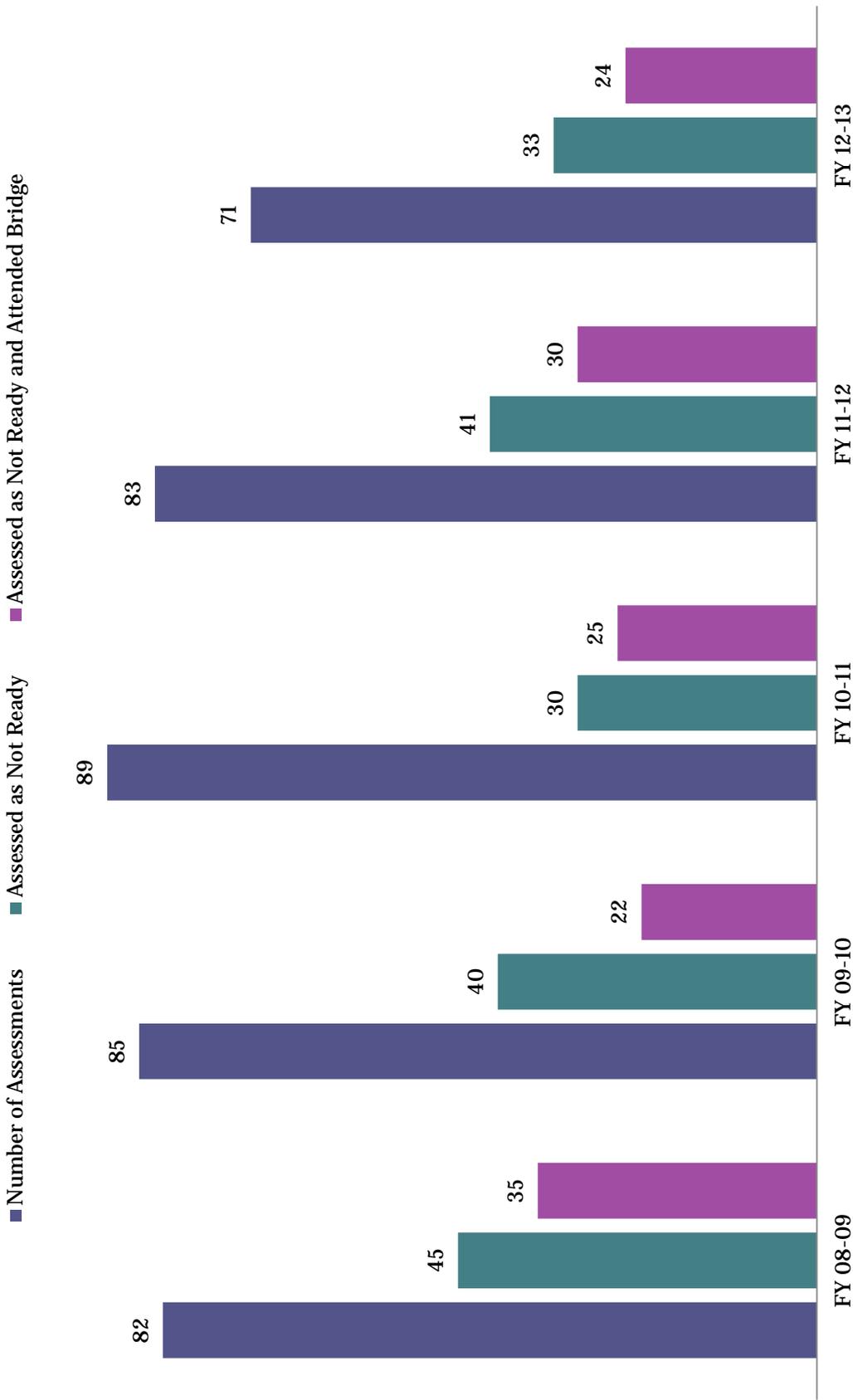
EBES

LVES

MES

Kindergarten Assessments FY 2012-13

MES Assessments 2008-2013



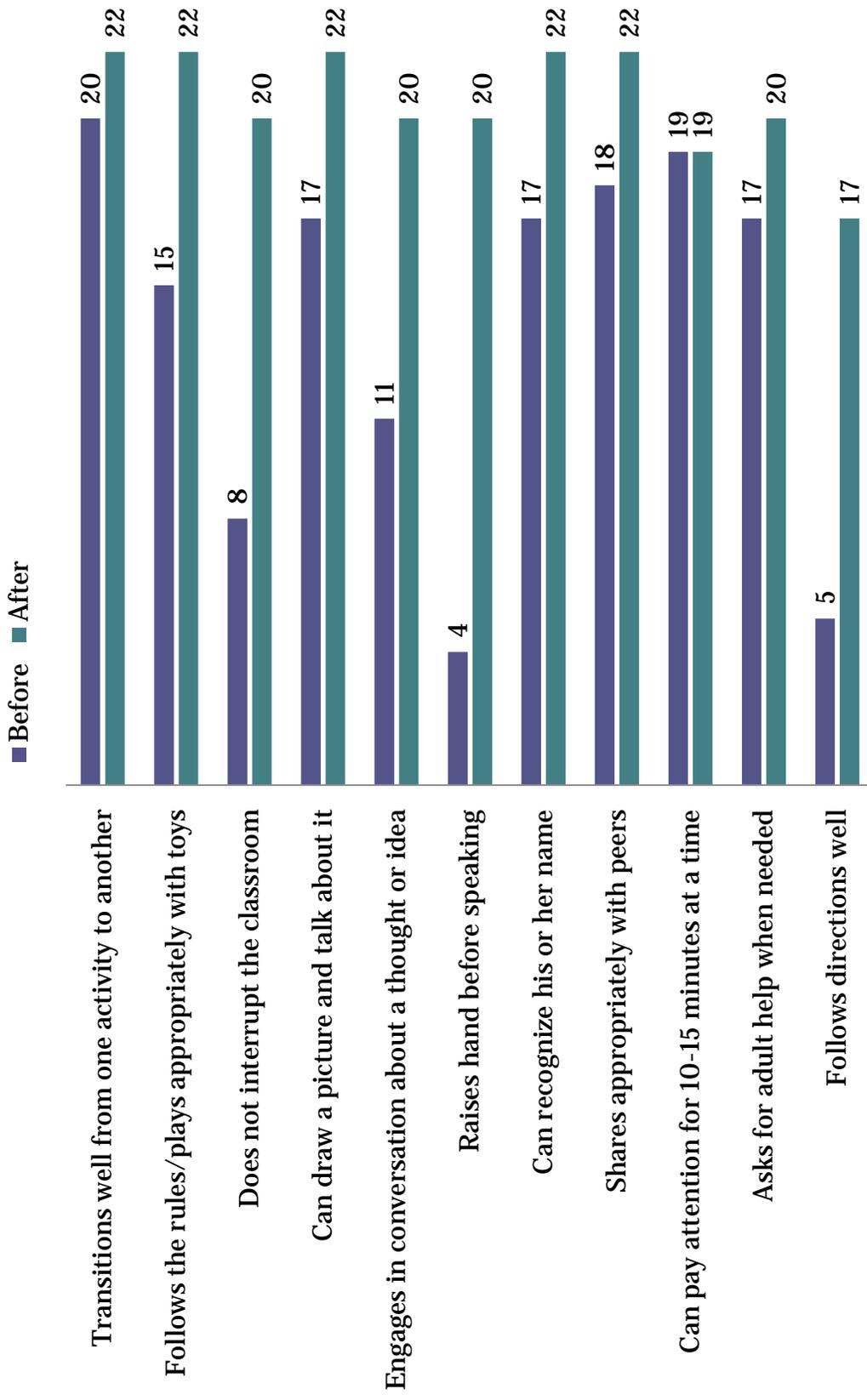
## Kindergarten Assessments FY 2012-13

### MES Students Assessed as "Not Ready"



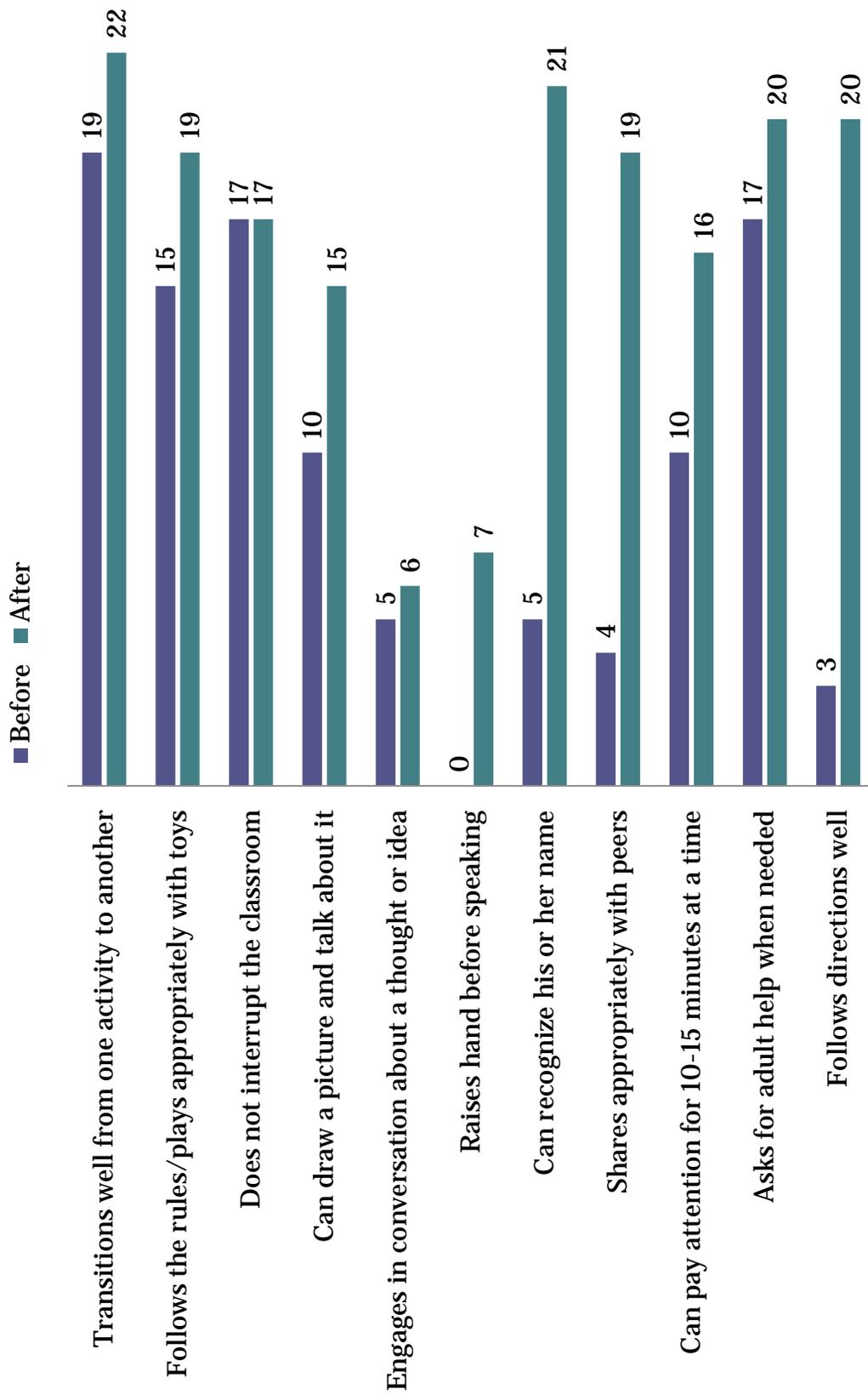
# Teacher Survey

## MES English (n=22)

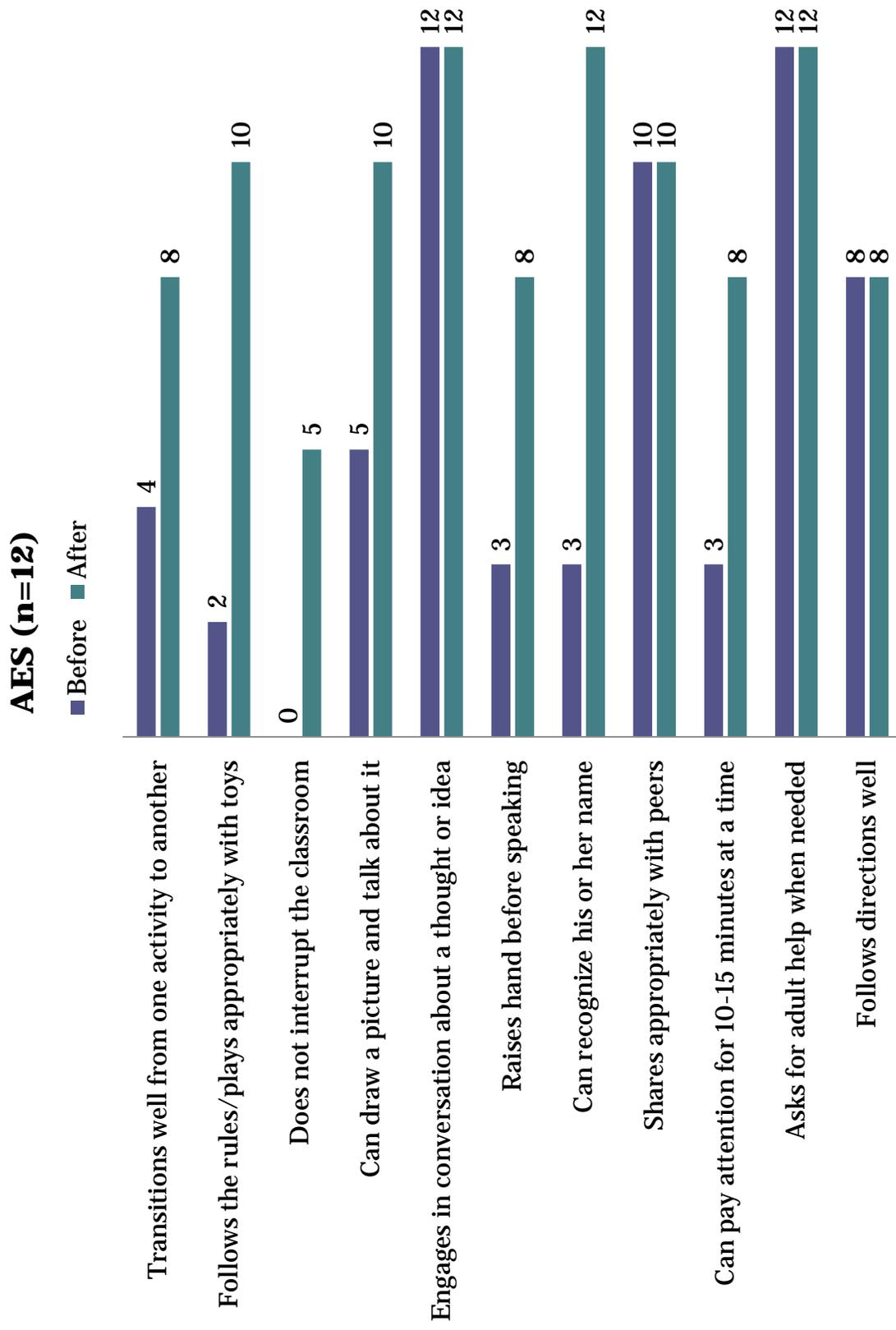


# Teacher Survey

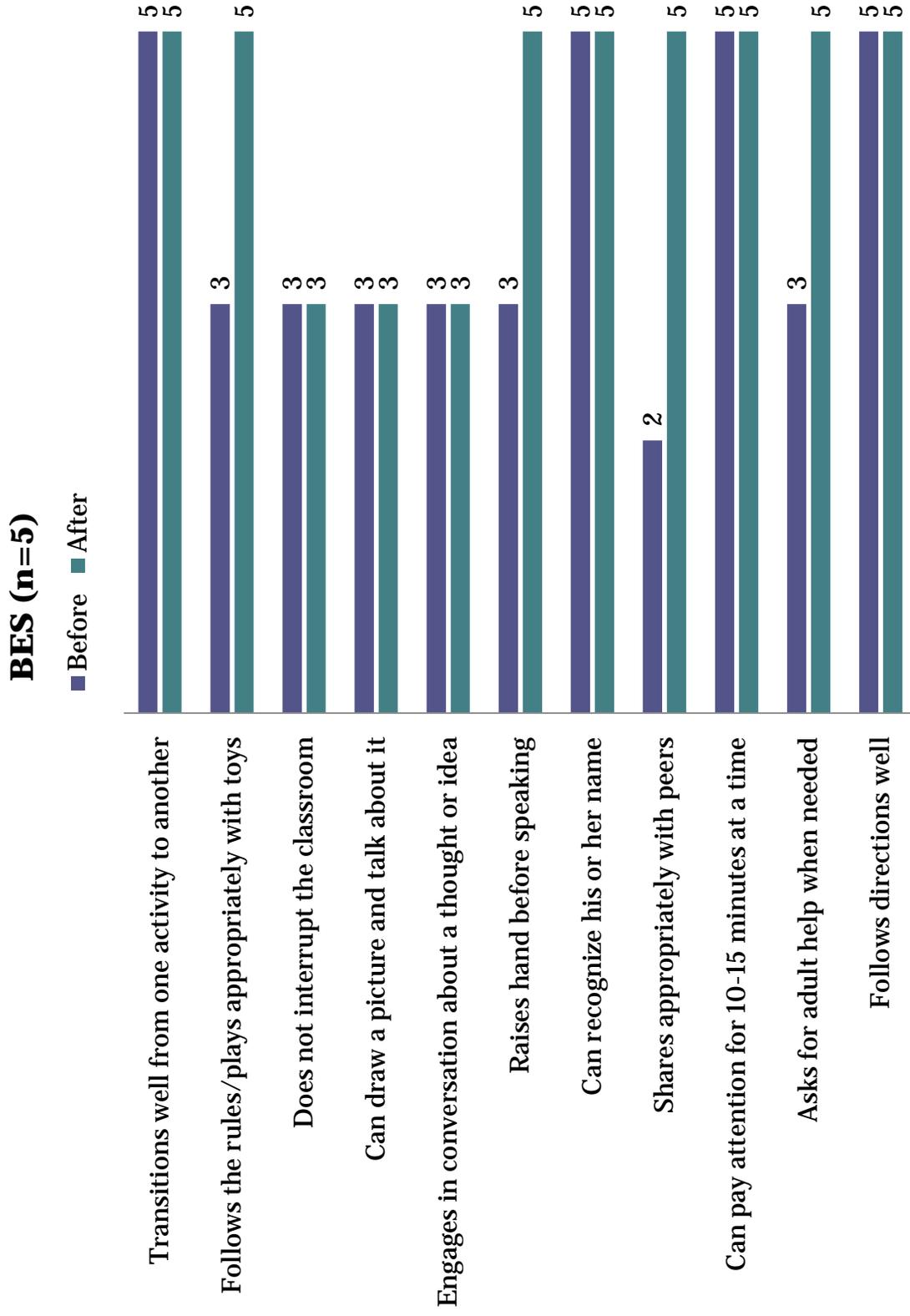
## MES Spanish (n=23)



# Teacher Survey

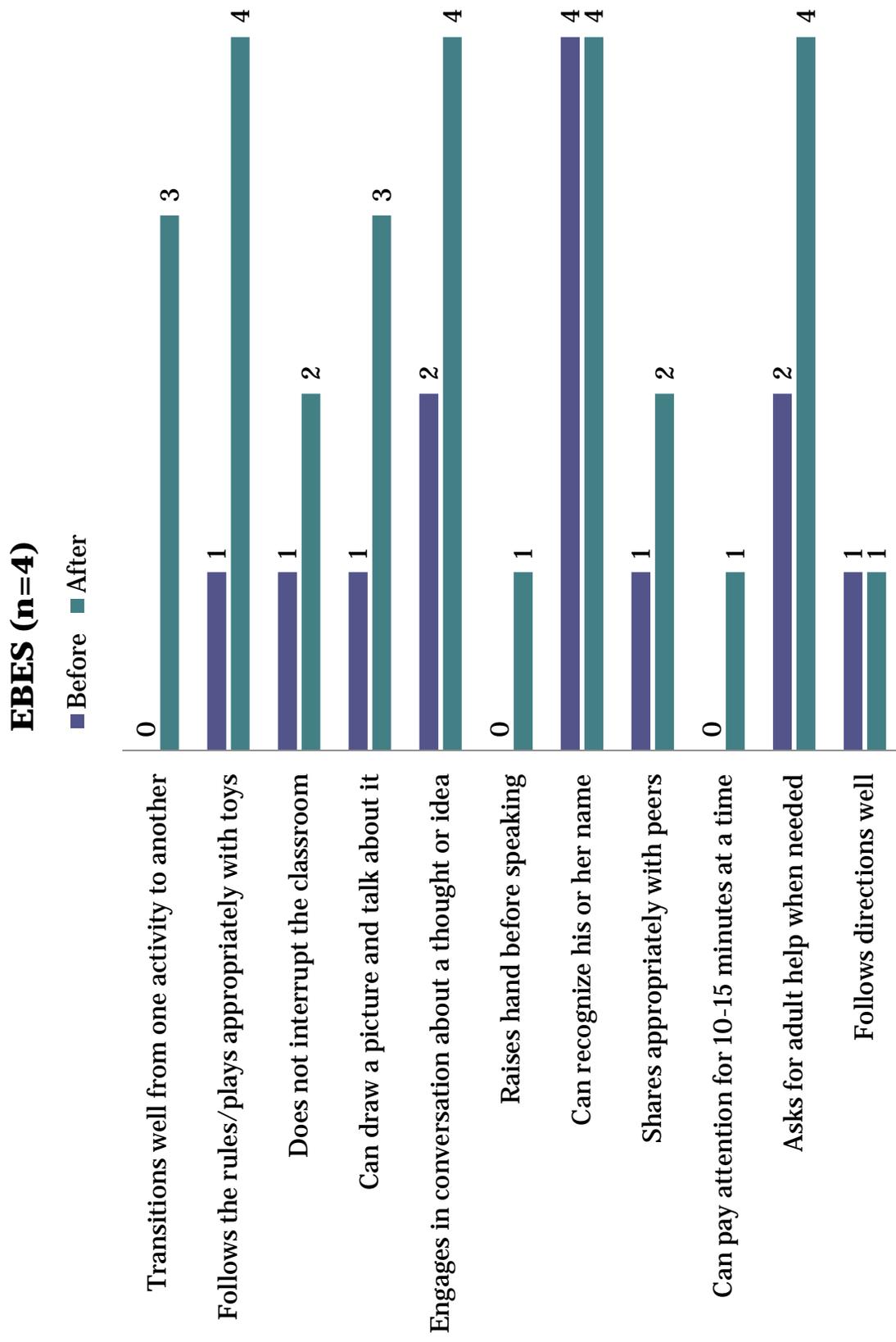


# Teacher Survey

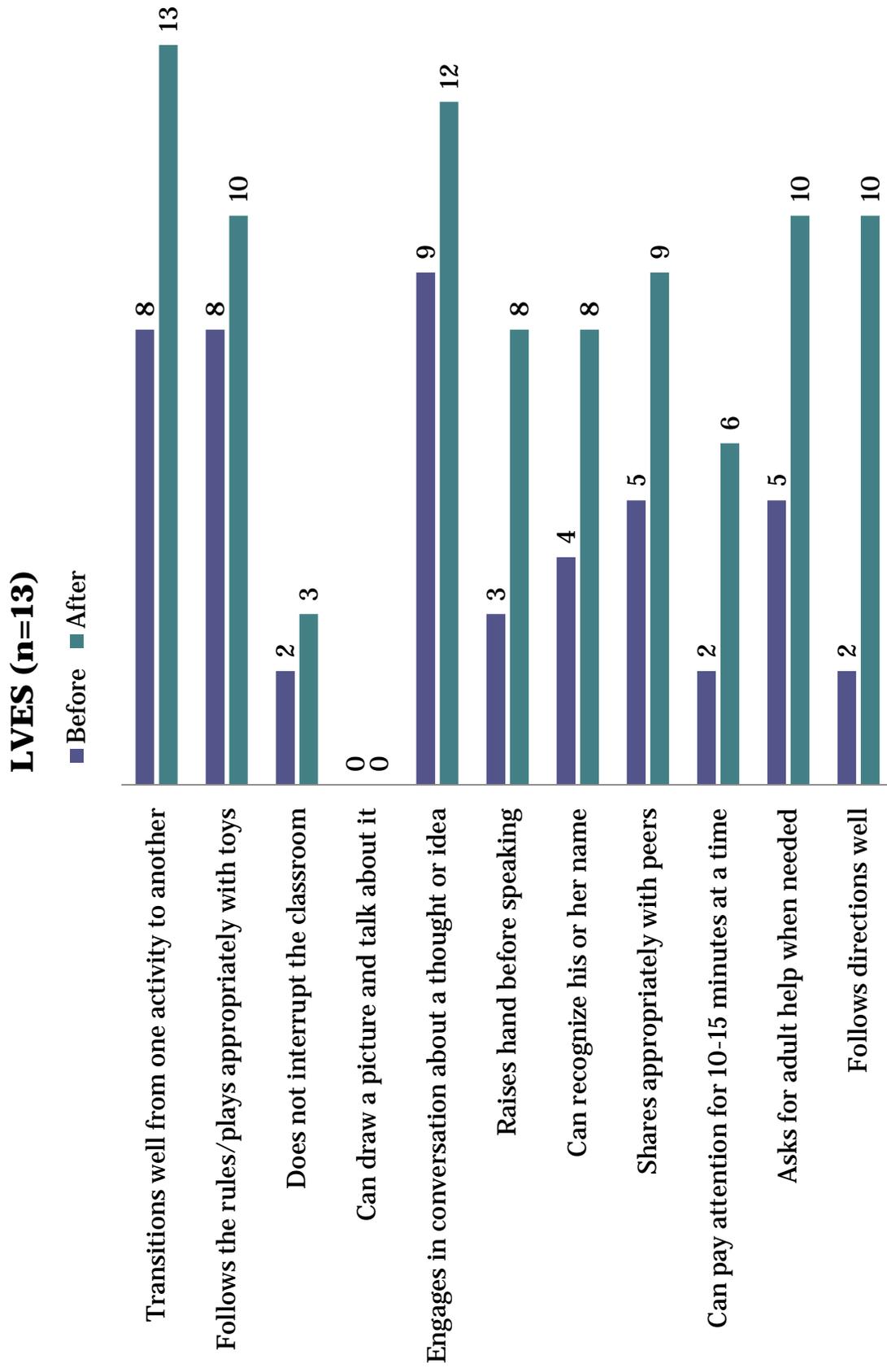


Summer Bridge  
FY 2012-13

# Teacher Survey



# Teacher Survey



# Teacher Survey Comments

What were the most important things the children in your class got out of the Summer Bridge Program?

- **Getting to know me and the layout of the classroom and school!**
- **I think becoming familiar with the school and the class routines were the most important things.**
- **Positive social interaction with peers.**
- **Getting to know the kindergarten teacher.**
- **Learning classroom routine.**

# Parent Survey

In which ways do you feel this program helped prepare your child for kindergarten?

Classroom Skill	AES	BES	EBES	LVES	MES English	MES Spanish
N	9	5	3	8	13	19
Development of social skills	67%	40%	100%	50%	46%	53%
Adjusting to a group learning environment	<b>78%</b>	<b>80%</b>	67%	50%	54%	<b>74%</b>
<b>Getting used to the classroom</b>	67%	<b>80%</b>	<b>100%</b>	<b>88%</b>	<b>100%</b>	68%
<b>Meeting the teachers</b>	<b>78%</b>	<b>80%</b>	<b>100%</b>	50%	<b>100%</b>	74%
Learning how to follow directions	67%	<b>80%</b>	<b>100%</b>	<b>75%</b>	62%	63%
Increased attention span	56%	60%	<b>100%</b>	25%	62%	58%
Increased self-confidence	44%	60%	67%	50%	69%	<b>74%</b>

# Parent Survey Comments

*Does your child feel less anxious about starting school?*

- Yes, it has really helped! It helped her feel more comfortable.
- He was ambivalent the first day, afraid of not knowing anyone. He's been looking forward to school every day since then.
- [My child] is more comfortable because he's familiar with his teacher and the classroom.
- He was comfortable with the environment when K officially started.
- She was a bit anxious about going to a "big" school. She has learned that it's not scary like she imagined.
- She is very excited anyway, this just feeds the enthusiasm.
- He seems more excited and less nervous. He has made more friends. He is comfortable in the classroom.

## Raising a Reader

Reader  
FY 2012-13

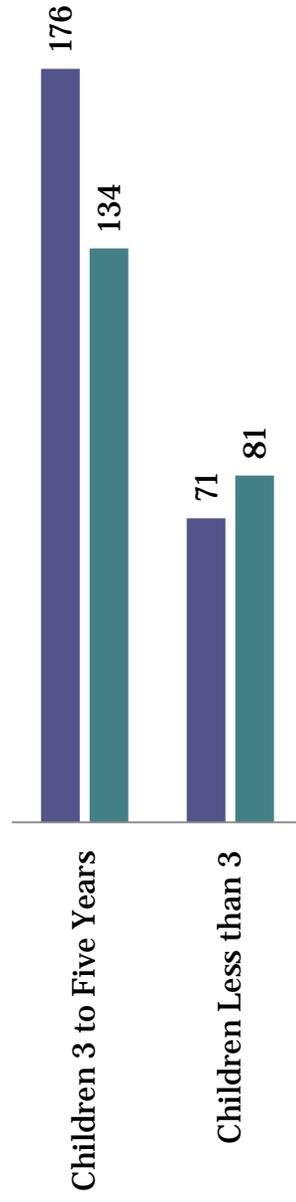
# Raising a Reader

Book bags distributed through libraries, child care providers, and preschools

Partner: **Mono County Libraries**

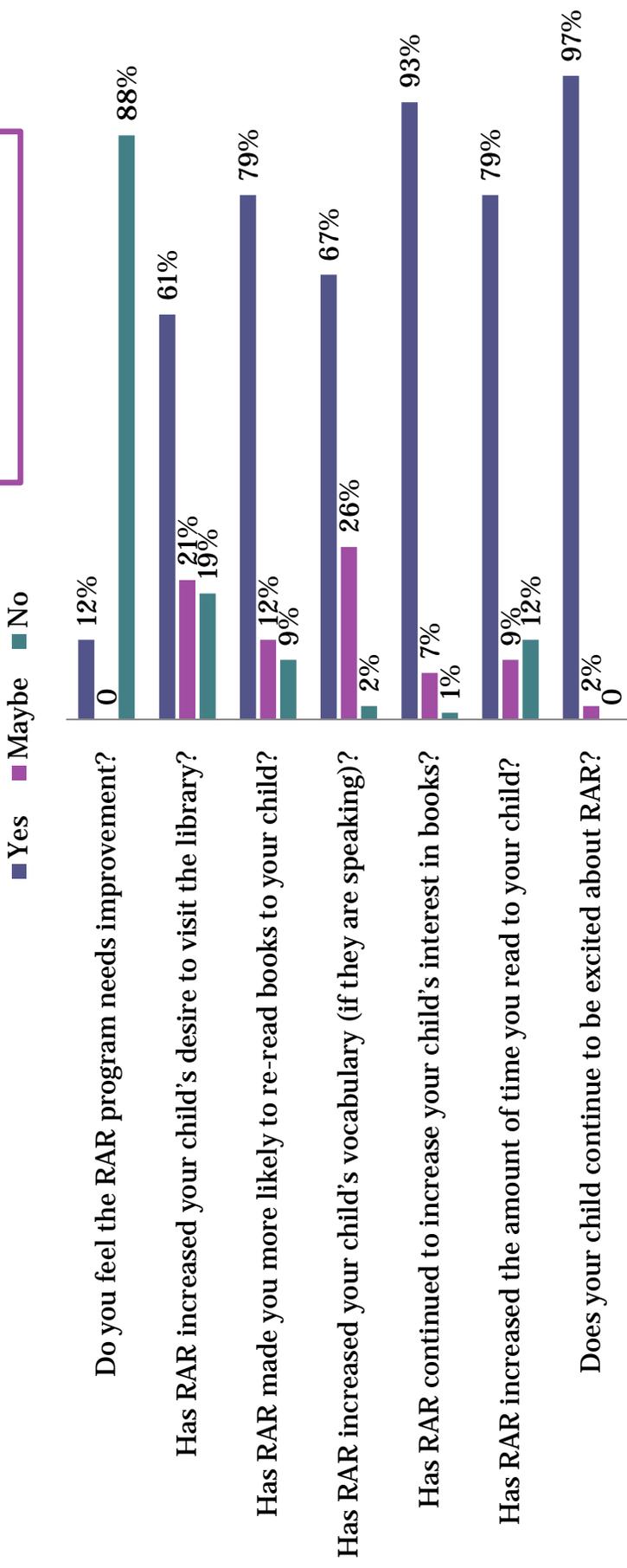
- **Target:** Families and child care providers with children birth to 5 years
- **Objectives:**
  - Improve early literacy
  - Encourage use of the library system
  - Increase parental and care-provider literacy activities
- **Participation:**

■ FY 2011-12 ■ FY 2012-13



## Raising a Reader FY 2012-13

# Evaluation



### Do you feel the Raising a Reader program needs improvement?

- Updated books would be nice.
- More books, maybe 5 per bag? Also, in almost every bag there was one book that was too "scary" (i.e. a villain or conflict) for a 3 year old.
- Great program! We only wish it could reach more kids. Thank you.

# Readers' Theatre

Skits and book readings in child care facilities, preschools and at story time  
 Partner: Altrusa

Readers'  
 Theatre  
 FY 2012-13

- **Target:** Preschool-age children
- **Objective:** Promote early literacy
  - All participants (except at Story Hour) were given a Nutri-Mouse book and oral health incentives bag. Each site was provided with a class copy of a Nutri-Mouse big book and soil and seeds for planting.
- **Participation:**

	FY 2012-13	FY 2011-12
Coleville State Preschool	9	16
Base Housing Childcare	13	9
Bridgeport Preschool	-	10
Lee Vining Head Start/State Preschool	6	10
Mammoth Story Hour	26	18
Mammoth Kids Corner	15	23
Mammoth Montessori	9	10
Mammoth Head Start	20	16
Lutheran Preschool	6	-
Sierra Early Education Program	3	-
<b>Total</b>	<b>107</b>	<b>112</b>

# First Book

Free high-quality children's books distributed to children

- **Target: Children birth to 5**
- **Objectives:**
  - Increase early literacy in home environments
  - Facilitate positive parent-child interaction
  - Increase literacy for young children
- **Participation:**
  - **279 books total**
    - 100 Welcome Baby
    - 100 Kidapoloosa community event
    - 29 Health & Safety Fairs
    - 50 CARES—for child care providers to distribute to children



# Child Safety

No investment in FY 2012-13  
(\$9,000 budgeted in FY 2013-14)

## Health & Safety Fairs FY 2012-13

### Birth-to-5 Health & Safety Fairs

Partners: Mono County Public Health, Mono County Sheriffs, Inyo Mono Community Advocates (IMACA), and Eastern Sierra Unified School District

- **Target:** Families with children birth to five years old
- **Purpose:** To bring services to the remote parts of the county where lack of access can prevent families from receiving services.
- **Participation:**

School	Attendance	Bike Helmets	Car seat Checks	Fingerprints	Hearing & Vision Checks	Totals	
						FY 12-13	FY 11-12
AES	NA	NA	NA	NA	9*	9	0
BES	10	4	2	4	3	23	35
EBES	21	6	1	15	4	47	44
LVES	24	12	4	12	6	59	65
Total Services						138**	144**

\* Conducted at Kindergarten Round Up

\*\* omits oral health numbers as they are reported under oral health

# Child Care Quality

Investment: \$85,416

## Child Signature Project (CSP)

Serves Inyo, Mono & Alpine Counties

Funded by First 5 California (\$33,838)

Conducted by Inyo County Superintendent of Schools

## Comprehensive Approaches to Raising Educational Standards (CARES)

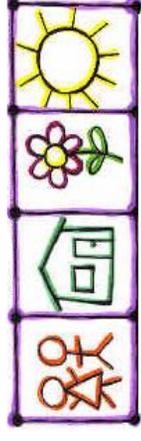
Conducted by First 5 Mono

# Child Signature Project

- **Target: Preschool Classrooms**
- **Objectives:**
  - Assess child care centers for quality indicators
  - Create an improvement plan for each site
  - Track implementation of goals
- **Participation:**
  - Inyo: 12 classrooms (9 sites)
  - Alpine: 1 classroom
  - Mono: 3 classrooms
    - Coleville State Preschool
    - Lee Vining Head Start/State Preschool
    - Mammoth Head Start
- **Activities:**
  - All sites began the process of developing Improvement Plans.
  - The following objective was established and completed in all Mono County Sites' Improvement Plans:
    - Teachers will complete the online training titled: "Kids and Smoke Don't Mix."

# CARES

Comprehensive Approaches to Raising Educational Standards (CARES) Child care provider training

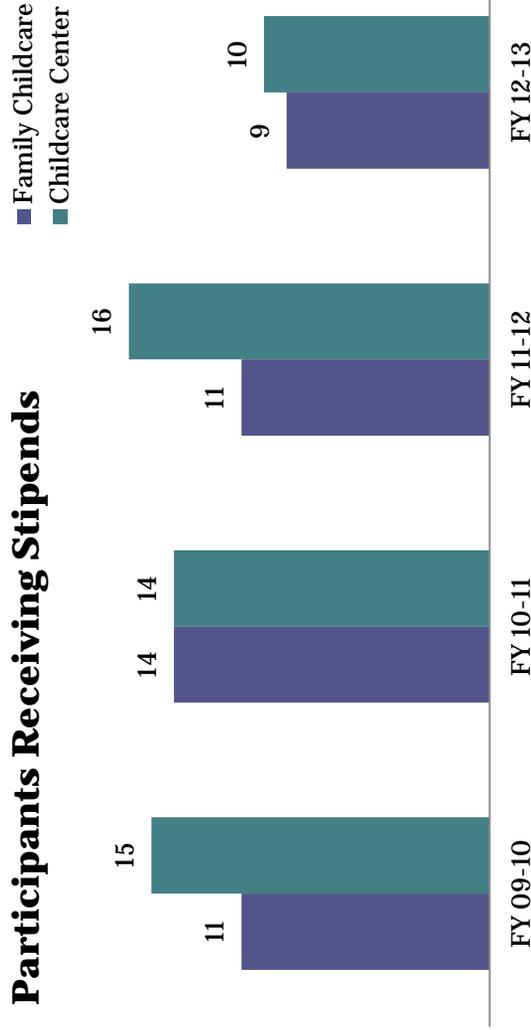


Mono County CARES Program

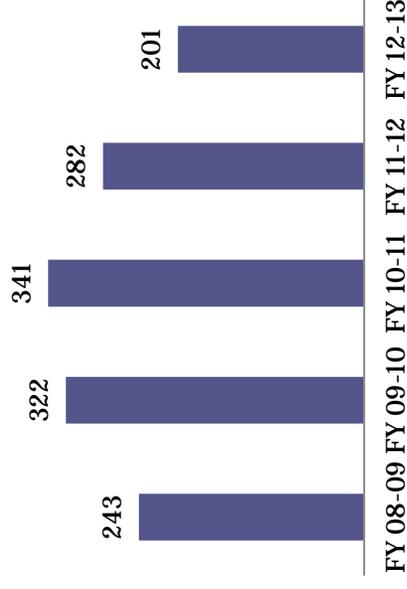
FY 2012-13

- **Target:** Child care providers
- **Objectives:**
  - Increase child care providers' understanding of child development
  - Provide curriculum ideas for child care providers
  - Increase the quality of child care environments

**Participants Receiving Stipends**



**Children served by CARES Participants**



# Oral Health

**Investment: \$12, 556**

Funding support from First 5 California Small County Augmentations (\$8,036)

**Oral health education, checks, and fluoride varnish application**

Conducted & funded by First 5 Mono

# Oral Health

- Target: Preschool aged children
- Purpose:
  - Provide semi-annual fluoride varnish application to all Mono County Children 1-5 not receiving services from a dentist
  - Educate children and parents about oral health
- Provide free toothbrushes to families to help maintain good oral health
- Participation:

Location	Oral Health Checks & education	Fluoride Varnish	Total Services Provided
Preschools/Child Care Homes/Story Hour	157	75	232
Peapod	45	11	56
Kindergarten Round Up	71	65	136
Birth-to-Five Health & Safety Fairs	31	28	59
<b>FY 2012-13 Totals</b>	<b>304</b>	<b>179</b>	<b>483</b>
FY 2011-12 Totals	408	175	583
FY 2010-11 Totals	215	159	374

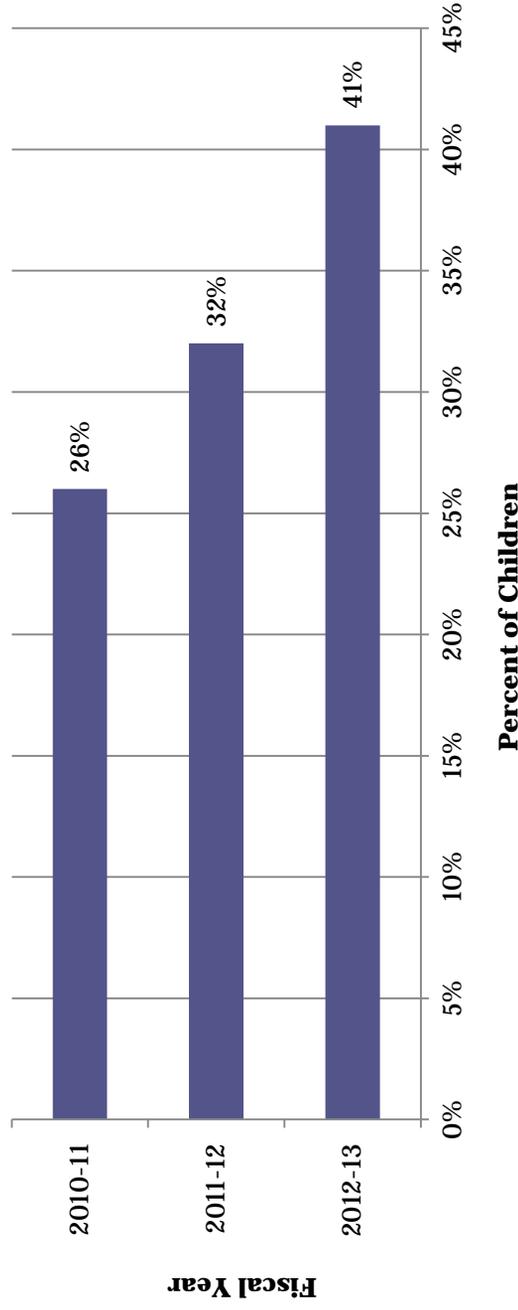
# Results and Indicators

Mono County children 0-5 are educated to their greatest potential.  
All Mono County Children 0-5 are healthy.

Result : *Mono County children 0-5 are educated to their greatest potential.*

## Indicators

- Number and percent of children in households where parents and other family members are receiving child-development and parenting education.
  - **367, 41%**



[Source: Children in commission-run programs with child-development education component/children birth to five in Mono County, 2010 US Census (893)]

## Result: Mono County children 0-5 are educated to their greatest potential.

- Number and percent of children 6 months to 5 years old screened for developmental delays. **140, 16%**  
[Source: Children in commission-run programs with developmental screenings/children birth to five in Mono County, 2010 US Census (893)]
- Number and percent of children served in home child care settings and childcare centers that exhibit moderate to high quality as measured by a quality index.  
Not available as no quality indexes were administered.
- Number and percent of licensed child care providers in Mono County advancing on the Child Development Permit Matrix. **19, 82%**  
[Source: Providers in the CARES program/ number of providers in the county list of licensed providers]
- Number and percent of licensed center and family child care spaces per 100 children. **470, 53%**  
[Source: number of spaces in the county list of licensed providers/ children birth to five in Mono County, 2010 US Census (893)]
- Number and percent of children “ready for school” upon entering Kindergarten. **57, 53%**  
(FY 2011/12: 60%; FY 2010/11: 88%)  
[Source: In-school teacher surveys]
- Number and percent of children who have ever attended a preschool, Pre-K, or Head Start program by the time of Kindergarten entry. **24, 42%** (49% reporting)  
(FY 2011/12: 54%, FY 2010/11: 77%)  
[Source: Summer Bridge Parent Surveys]
- Number and percent of children receiving Kindergarten transition support. **105, 91%**  
(FY 2011/12: 91%, FY 2010/11: 85%)  
[Source: number of assessments or bridge enrollment (whichever is higher)/ number of children on the first day of kindergarten]
- Number and percent of entering Kindergarteners assessed for school readiness prior to entry. **92, 80%** (FY 2011/12: 77%, FY 2010/11: 85%)  
[Source: number of assessments/number of children on the first day of Kindergarten]

## Result: All Mono County children 0-5 are healthy.

- Number and percent of children where breastfeeding is successfully initiated and sustained. In Welcome Baby! (percentage calculated using the number of moms receiving a visit at each interval): **54, 93% initiated** (40% reporting) **31, 66% sustained to 6 months** (33% reporting) **22, 61% sustained to 12 months** (25% reporting) [Source: Welcome Baby! Program/US Census projected births FY 2012-13 (144)]
- Number and percent of children 0 to 5 years of age who are in the expected range of weight for their height and age, or BMI. Not available
- Number and percent of children who regularly access preventive dental care. Not available
- Number and percent of children at Kindergarten entry with untreated dental problems. **27, 46%** (43% reporting) [Source: Kindergarten Round Up oral health assessments/ number of Students on the first day of kindergarten]
- Number and percent of prenatal women who receive dental hygiene education. **39, 27%** (FY 2011/12: 36%; FY 2010/11: 14%) [Source: Number of prenatal WB! Visits/number of projected births US Census FY 2012/13]
- Number and percent of children ages 1 or older who receive annual dental screenings. Not available **179, 20%** of Mono County children b-5 received at least one application of fluoride varnish via F5M programs. (20% FY 2011/12) **304, 34%** of all Mono County children b-5 received oral health education via F5M programs. (46% FY 2011/12) [Source: 893 children birth to five in Mono County, 2010 US Census ]
- Number and percent of children in families provided with information about appropriate community services. **367, 41%** (FY 2011/12: 32%; FY 2010/11: 26%) [Source: children participating in mission-run programs with community service referral component/ children 0-5 in Mono County, US Census 2010]



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Public Works**

**TIME REQUIRED** 15 minutes (5 minute presentation; 10 minute discussion) **PERSONS APPEARING BEFORE THE BOARD** Joe Blanchard

**SUBJECT** Crowley Ballfield Concession Facility

### AGENDA DESCRIPTION:

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

Discussion regarding CSA # 1 transferring \$115,000 into the CIP for Construction Costs for the Crowley Lake Ballfield Concession Facility.

### RECOMMENDED ACTION:

Consider and potentially approve the transfer of \$115,000 from the CSA#1 budget into the CIP budget to cover construction costs for the new Crowley Lake Ballfield concession facility. Provide any desired direction to staff.

### FISCAL IMPACT:

The transfer will reduce the CSA # 1 available budget by \$115,000 and has been accounted for under capital asset expenditures.

**CONTACT NAME:** Joe Blanchard

**PHONE/EMAIL:** 760-932-5443 /

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:

Joe Blanchard

### MINUTE ORDER REQUESTED:

YES  NO

### ATTACHMENTS:

Click to download

[Crowley Concession - Staff Report 06.10.14](#)

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 11:11 AM	County Administrative Office	Yes
5/30/2014 4:43 PM	County Counsel	Yes
6/2/2014 7:07 PM	Finance	Yes



# 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)

**Date:** June 10, 2014  
**To:** Honorable Chair and Members of the Board of Supervisors  
**From:** Joe Blanchard, Facilities Superintendent  
**Subject:** CSA #1 transferring \$115,000 into the CIP for Construction Costs for the Concession Stand

## **Recommended Action:**

Approve the transfer of \$115,000 from the CSA to the CIP for the construction costs associated with building the new Concession Facility. This facility will include a partially finished kitchen, restrooms, mechanical room, and storage. This project also requires ADA accessible parking, signage, and path of travel to the new facility. The estimated cost for this project is \$115,000 and an informal bid process will be undertaken in conformance with the Public Contract Code as required. Provide any desired direction to staff.

## **Fiscal Impact:**

The transfer will reduce the CSA # 1 available budget by \$115,000 and has been accounted for under capital asset expenditures.

## **Background:**

CSA # 1 has been working with Public Works/Facilities to design and build an approximately 650 square foot facility that will address the need for a concession facility, restrooms, storage, and a mechanical room that will house an updated water control system. This project is part of the CSA 1 Ten Year Plan which was introduced to the Board previously.

If you have any questions regarding this item please contact Joe Blanchard at 760-932-5443, or [jblanchard@mono.ca.gov](mailto:jblanchard@mono.ca.gov)

Respectfully submitted,

Joe Blanchard  
Facilities Superintendent



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Public Works and CAO**

**TIME REQUIRED** 15 minutes (5 minute presentation; 10 minute board discussion)

**PERSONS APPEARING BEFORE THE BOARD**

Joe Blanchard and Sarah Messerlian

**SUBJECT** Contract for Custodial, Snow Removal, and Campground and Community Ctr. Mgmt. Services

### AGENDA DESCRIPTION:

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

Proposed contract with Baxter's for Custodial, Snow Removal, and Campground and Community Center Management Services.

### RECOMMENDED ACTION:

Approve County entry into proposed contract and authorize the Public Works Director to execute said contract on behalf of the County. Provide any desired direction to staff.

### FISCAL IMPACT:

\$100,521 (without optional recycling services) \$103,200 (with optional recycling services) annually, contingent on the Board's adoption of the 2014-15 budget.

**CONTACT NAME:** Joe Blanchard

**PHONE/EMAIL:** 760-932-5443 / jblanchard@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](#)

[Contract](#)

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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 4:31 PM	County Administrative Office	Yes
6/5/2014 9:55 AM	County Counsel	Yes
6/5/2014 12:16 PM	Finance	Yes



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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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)

Date: June 10, 2014

To: Honorable Chair and Members of the Board of Supervisors

From: Joe Blanchard, Facilities Superintendent

Re: Contract for Custodial, Snow Removal, and Community Center and Campground Management Services

## **Recommended Action:**

Approve and authorize Chairman to sign Agreement between the County of Mono and Baxter's providing for Custodial, Snow Removal, and Community Center and Campground Management Services.

## **Fiscal Impact:**

Annual contract limit is \$100,521 annually (or \$103,200 annually if optional recycling services are requested by Solid Waste). The agreement may be renewed for up to two subsequent one-year terms at the same cost.

## **Background:**

Don Baxter, dba Baxter's, currently provides custodial, snow removal, and campground and community center management services to the County under two separate contracts which expire on June 30, 2014. The proposed agreement will combine those services into one contract encompassing all of the services currently provided.

The scope of work includes the continued provision of custodial services at five Community Centers (Walker/Antelope Valley, Bridgeport, Lee Vining, June Lake, and Chalfant), two County offices (Walker Senior Center and Walker Career Services Center), the June Lake Sheriff's Substation, and park restrooms at the Bridgeport, Mountain Gate, and Walker parks. Also included is the continued provision of seasonal custodial services for restrooms at eight additional County parks and/or ballfields (Bridgeport Ballfield, Bridgeport Marina, Benton Park, Chalfant Park, Gull Lake Park, Guss Hess Park, June Lake Ballfield, and Mono Lake Park).

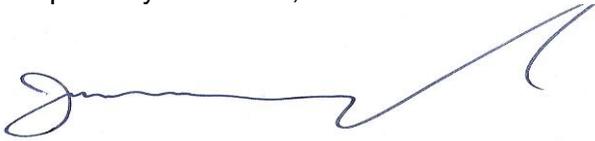
The contractor would continue to provide seasonal (as-needed) snow removal at the June Lake, Lee Vining, and Walker/Antelope Valley Community Centers, the Walker Senior Center, Career Services Center, and Wellness Center, the June Lake Sheriff's Substation and at the Mountain Gate and Walker Park restrooms, as well as seasonal campground management and host services at the Lundy Lake Campground, and community center site coordination services for the Walker/Antelope Valley, Lee Vining, and June Lake Community Centers.

Finally, the proposed agreement includes one optional additive: if recycling receptacles are installed at any of the facilities, then this option allows the County to ask the Contractor to service those facilities and deliver of the materials to a County-determined location. The additional cost for these services (if requested) would be approximately \$3000 per year.

The contractor will be responsible for supplying all equipment, supplies, and materials used in the work and would be responsible for ensuring that all work is carried out in a thorough, complete, and workmanlike manner.

If you have any questions regarding this item please contact Joe Blanchard at 760-932-5443, [jblanchard@mono.ca.gov](mailto:jblanchard@mono.ca.gov)

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Joe Blanchard', with a long horizontal stroke and a large flourish at the end.

Joe Blanchard, Facilities Superintendent

**AGREEMENT BETWEEN THE COUNTY OF MONO  
AND BAXTER'S PROVIDING FOR CUSTODIAL, SNOW REMOVAL, AND  
CAMPGROUND AND COMMUNITY CENTER SITE MANAGEMENT SERVICES**

WHEREAS, the County of Mono, a political subdivision of the State of California (hereinafter referred to as "the County"), may have the need for the custodial, campground, and community center management services of Don Baxter, dba "Baxter's" of Walker, California (hereinafter referred to as "Contractor"), and in consideration of the mutual promises, covenants, terms and conditions hereinafter contained, the parties hereby agree as follows:

**TERMS AND CONDITIONS**

**1. SCOPE OF WORK**

Contractor shall furnish to the County, upon its request and acceptance by Contractor, those services and work set forth in the Scope of Work (Attachment A), attached hereto and by reference incorporated herein. Requests by the County to Contractor to perform under this Agreement will be made by the Director of the Mono County Department of Public Works, or an authorized representative thereof. Requests to Contractor for work or services to be performed under this Agreement shall be based upon the County's need for such services.

The County makes no guarantee or warranty, of any nature, concerning the minimum level or amount of services or work that will be requested of Contractor by the County under this Agreement. The County by this Agreement incurs no obligation or requirement to request from Contractor the performance of any services or work at all, even if the County should have some need for such services or work during the term of this Agreement.

Services and work provided at the County's request by Contractor under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and County laws, ordinances, regulations, and resolutions. Such laws, ordinances, regulations, and resolutions include, but are not limited to, those to which reference is made in this Agreement.

**2. TERM**

The term of this Agreement shall be from July 1, 2014, through June 30, 2015, unless sooner terminated as provided below. This Agreement shall be renewed for up to two subsequent one-year terms in accordance with the same terms and conditions as set forth herein, upon the provision of written notice by the Director of Public Works or his designee to Contractor of the intention to renew, mailed, emailed, or personally delivered no later than by April 1.

**3. CONSIDERATION**

A. Compensation.

The County shall pay Contractor in accordance with the "Schedule of Fees" (set forth in Attachment A-1, attached hereto and by reference incorporated herein) for the services and work described in the Scope of Work which are performed by Contractor at the County's request.

B. Travel and Per Diem.

Unless otherwise agreed by the parties, Contractor will not be paid or reimbursed for travel expenses or per diem which Contractor incurs in providing services and work requested by the County under this Agreement.

C. No Additional Consideration.

Except as expressly provided in this Agreement, Contractor shall not be entitled to, nor receive, from the County any additional consideration, compensation, salary, wages, or other type of remuneration for services or work rendered under this Agreement. Specifically, Contractor shall not be entitled, by virtue of this Agreement, to

consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays, or other paid leaves of absence of any type or kind whatsoever.

D. Limit Upon Amount Payable Under Agreement.

The total sum of all payments made by the County to Contractor for services and work performed under this Agreement shall not exceed one hundred thousand five hundred twenty one (\$100,521) for each year that the Agreement remains in effect (hereinafter referred to as "contract limit"). In the event that optional recycling services are requested by County as set forth in paragraph V.D. of the Scope of Work, then the contract limit shall be increased to one hundred and three thousand, two hundred dollars (\$103,200) per year. The County expressly reserves the right to deny any payment or reimbursement requested by Contractor for services or work performed which is in excess of the contract limit.

E. Billing and Payment.

Contractor shall submit to the County, on a monthly basis, an itemized statement of all services and work described in the Scope of Work, which were done at the County's request. The statement to be submitted will cover the period from the first day of the preceding month through and including the last day of the preceding month. Alternatively, Contractor may submit a single request for payment corresponding to a single incident of service or work performed at the County's request. All statements submitted in request for payment shall identify the date on which the services and work were performed and describe the nature of the services and work which were performed on each day. Invoicing shall be informative but concise regarding services and work performed during that billing period. Upon finding that Contractor has satisfactorily completed the work and performed the services as requested, the County shall make payment to Contractor within 30 days of its receipt of the itemized statement. Should the County determine the services or work have not been completed or performed as requested and/or should Contractor produce an incorrect statement, the County shall withhold payment until the services and work are satisfactorily completed or performed and/or the statement is corrected and resubmitted.

F. Federal and State Taxes.

(1) Except as provided in subparagraph (2) below, the County will not withhold any federal or state income taxes or social security from any payments made by the County to Contractor under the terms and conditions of this Agreement.

(2) The County shall withhold California State income taxes from payments made under this Agreement to non-California resident independent contractors when it is anticipated that total annual payments to Contractor under this Agreement will exceed one-thousand four-hundred ninety-nine dollars (\$1,499.00).

(3) Except as set forth above, the County has no obligation to withhold any taxes or payments from sums paid by the County to Contractor under this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Contractor. The County has no responsibility or liability for payment of Contractor's taxes or assessments.

(4) The total amounts paid by the County to Contractor, and taxes withheld from payments to non-California residents, if any, will be reported annually to the Internal Revenue Service and the State Franchise Tax Board.

#### **4. WORK SCHEDULE**

Upon the issuance of a "Notice to Proceed," Contractor's obligation is to perform, in a timely manner, those services and work identified in the Scope of Work which are requested by the County. It is understood by Contractor that the performance of these services and work will require a varied schedule. Contractor, in arranging its own schedule, will coordinate with the County to ensure that all services and work requested by the County under this Agreement will be performed within the time frame set forth by the County in Attachment A-1.

## **5. REQUIRED LICENSES, CERTIFICATES, AND PERMITS**

Any licenses, certificates, or permits required by the federal, state, County, or municipal governments for Contractor to provide the services and work described in Attachment A must be procured by Contractor and be valid at the time Contractor enters into this Agreement. Further, during the term of this Agreement, Contractor must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, professional licenses or certificates, contractor's licenses, and business licenses. Such licenses, certificates, and permits will be procured and maintained in force by Contractor at no expense to the County. Contractor will provide the County, upon request, with evidence of current and valid licenses, certificates and permits which are required to perform the services identified in Attachment A-1. Where there is a dispute between Contractor and the County as to what licenses, certificates, and permits are required to perform the services identified in Attachment A, the County reserves the right to make such determinations for purposes of this Agreement.

## **6. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC.**

Contractor shall provide such office space, supplies, equipment, vehicles, reference materials, support services, and telephone service as is necessary for Contractor to provide the services and work identified in Attachment A to this Agreement. The County is not obligated to reimburse or pay Contractor for any expense or cost incurred by Contractor in procuring or maintaining such items. The costs and expenses incurred by Contractor in providing and maintaining such items is the sole responsibility and obligation of Contractor.

## **7. COUNTY PROPERTY**

### **A. Personal Property of the County.**

Any personal property such as, but not limited to, protective or safety devices, badges, identification cards, keys, uniforms, etc., provided to Contractor by the County pursuant to this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of the County. Contractor will use reasonable care to protect, safeguard, and maintain such items while they are in Contractor's possession. Contractor will be financially responsible for any loss or damage to such items, partial or total, which is the result of Contractor's negligence.

### **B. Products of Contractor's Work and Services.**

Any and all compositions, publications, plans, designs, specifications, blueprints, maps, formulas, processes, photographs, slides, video tapes, computer programs, computer disks, computer tapes, memory chips, soundtracks, audio recordings, films, audio-visual presentations, exhibits, reports, studies, works of art, inventions, patents, trademarks, copyrights, or intellectual properties of any kind which are created, produced, assembled, compiled by, or are the result, product, or manifestation of, Contractor's services or work under this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of the County. At the termination of the Agreement, Contractor will convey possession and title to all such properties to the County.

## **8. WORKERS' COMPENSATION**

Contractor shall provide workers' compensation insurance coverage, in the legally required amount, for all Contractor's employees utilized in providing services and work pursuant to this Agreement. By executing a copy of this Agreement, Contractor acknowledges its obligations and responsibilities to its employees under the California Labor Code, and warrants that Contractor has complied and will comply during the term of this Agreement with all provisions of the California Labor Code with regard to its employees. Contractor, at the time of execution of this Agreement, will provide the County with evidence of the required workers' compensation insurance coverage. Any insurance policy limits in excess of the specified minimum limits and coverage shall be made available to County as an additional insured.

## **9. INSURANCE**

#### A. General Liability.

Contractor shall procure, and maintain during the entire term of this Agreement, a policy of general liability insurance which covers all the services and work to be performed by Contractor under this Agreement. Such policy shall have a per occurrence combined single limit coverage of not less than two million dollars (\$2,000,000). Such policy shall not exclude or except from coverage any of the services and work required to be performed by Contractor under this Agreement. The required policy of insurance shall be issued by an insurer authorized to sell such insurance by the State of California, and have at least a "Best's" policyholder's rating of "A" or "A+". Prior to commencing any work under this Agreement, Contractor shall provide the County: 1) a certificate of insurance documenting evidence of the required coverage; 2) an additional insured endorsement applying to the County of Mono, its agents, officers and employees; and, 3) a notice of cancellation or change of coverage endorsement indicating that the policy will not be modified, terminated, or canceled without 30 days' written notice to the County.

#### B. Business Vehicle.

Contractor shall procure and maintain in force throughout the duration of this Agreement, a business auto liability insurance policy with minimum coverage levels of one million dollars (\$1,000,000) per occurrence, combined single limit for bodily injury liability and property damage liability. The coverage shall include all Contractor-owned, non-owned, and hired vehicles employed by the Contractor in the performance of the services and work requested by the County, as described in the Scope of Work of this Agreement. A certificate of insurance shall be provided to the County by Contractor prior to commencing any work under this Agreement. The policy shall maintain a provision prohibiting the cancellation or modification of said policy except upon 30 days' prior written notice to the County.

#### C. Deductibles, Self-Insured Retentions, and Excess Proceeds.

Any deductibles or self-insured retentions shall be declared by Contractor and must be approved by the County prior to Contractor commencing services and work requested by the County under this Agreement. If possible, the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the County, its officials, officers, employees, and volunteers, or Contractor shall provide evidence satisfactory to the County guaranteeing payment of losses and related investigations, claim administration, and defense expenses. Any insurance policy limits in excess of the specified minimum limits and coverage shall be made available to County as an additional insured.

#### D. Subcontractors.

Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein for Contractor.

#### E. Unemployment, Disability, and Liability Insurance

Contractor shall maintain, if so required by law, unemployment, disability and liability insurance in an amount to be determined by the State which is reasonable to compensate any person, firm, or corporation who may be injured or damaged by the Contractor in performing work associated with this Agreement.

### **10. STATUS OF CONTRACTOR**

All acts of Contractor, its agents, officers, and employees, relating to the performance of this Agreement, shall be performed by independent contractors, and not as agents, officers, or employees of the County. Contractor, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of, or exercise any right or power vested in, the County, except as expressly provided by law or set forth in Attachment A-1 of this Agreement. No agent, officer, or employee of the County is to be considered an employee of Contractor. It is understood by both Contractor and the County that this Agreement shall not under any circumstances be construed or considered to create an employer-employee relationship or a joint venture. As an independent contractor:

A. Contractor (unless otherwise specified herein) shall determine the method, details, and means of performing the work and services to be provided by Contractor under this Agreement.

B. Contractor shall be responsible to the County only for the requirements and results specified in this Agreement, and except as expressly provided in this Agreement, shall not be subjected to the County's control with respect to the physical action or activities of Contractor in fulfillment of this Agreement.

C. Contractor, its agents, officers and employees are, and at all times during the term of this Agreement shall, represent and conduct themselves as independent contractors, and not as employees of the County.

## **11. DEFENSE AND INDEMNIFICATION**

Contractor shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the performance of this Agreement by Contractor, or Contractor's agents, officers, employees, or subcontractors. Contractor's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless applies to any actual or alleged personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use. Contractor's obligation under this paragraph extends to any claim, damage, loss, liability, expense, or other cost which is caused in whole or in part by any act or omission of Contractor, its agents, employees, suppliers, or anyone directly or indirectly employed by any of them, or anyone for whose acts or omissions any of them may be liable. The obligation contained in this paragraph shall survive any termination or expiration of this Agreement.

Contractor's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless under the provisions of this paragraph is not limited to, or restricted by, any requirement in this Agreement for Contractor to procure and maintain a policy of insurance.

## **12. RECORDS AND AUDIT**

### **A. Records.**

Contractor shall prepare and maintain all records required by the various provisions of this Agreement, and federal, state, County, and municipal law, ordinances, regulations, and directions. Contractor shall maintain these records for a minimum of four years from the termination or completion of this Agreement. Contractor may fulfill its obligation to maintain records as required by this paragraph by substitute photographs, micrographs, or other authentic reproduction of such records.

### **B. Inspections and Audits.**

Any authorized representative of the County shall have access to any books, documents, papers, records, including, but not limited to, financial records of Contractor, which the County determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Contractor. Further, the County has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement.

## **13. NON-DISCRIMINATION**

During the performance of this Agreement, Contractor, its agents, officers, and employees shall not unlawfully discriminate in violation of any federal, state, or local law, against any employee, or applicant for employment, or person receiving services under this Agreement, because of race, religion, color, ancestry, national origin, physical handicap, medical condition, marital status, age, or sex. Contractor and its agents, officers, and employees shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12900, et seq.), and the applicable regulations promulgated thereunder in the California Code of Regulations. Contractor shall also abide

by the Federal Civil Rights Act of 1964 (P.L. 88-352) and all amendments thereto, and all administrative rules and regulations issued pursuant to said act.

#### **14. CANCELLATION**

This Agreement may be cancelled by the County without cause, and at will, for any reason by giving to Contractor 15 days' written notice of such intent to cancel. Contractor may cancel this Agreement without cause, and at will, for any reason whatsoever by giving 15 days' written notice of such intent to cancel to the County.

#### **15. ASSIGNMENT**

This is an agreement for the services of Contractor. The County has relied upon the skills, knowledge, experience, and reputation of Contractor as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement, or any part of it, without the express written consent of the County. Further, Contractor shall not assign any monies due or to become due under this Agreement without the prior written consent of the County.

#### **16. DEFAULT**

If Contractor abandons the work, or fails to proceed with the work and services requested by the County in a timely manner, or fails in any way as required to conduct the work and services as required by the County, the County may declare Contractor in default and terminate this Agreement upon five days' written notice to Contractor. Upon such termination by default, the County will pay to Contractor all amounts owing to Contractor for services and work satisfactorily performed to the date of termination.

#### **17. WAIVER OF DEFAULT**

Waiver of any default by either party to this Agreement shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided in paragraph 24 below.

#### **18. CONFIDENTIALITY**

Contractor agrees to comply with various provisions of the federal, state, and County laws, regulations, and ordinances providing that information and records kept, maintained, or accessible by Contractor in the course of providing services and work under this Agreement, shall be privileged, restricted, or confidential. Contractor agrees to keep confidential all such privileged, restricted or confidential information and records. Disclosure of such information or records shall be made by Contractor only with the express written consent of the County.

#### **19. CONFLICTS**

Contractor agrees that it has no interest, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the work and services under this Agreement. Contractor agrees to complete and file a conflict of interest statement.

#### **20. POST-AGREEMENT COVENANT**

Contractor agrees not to use any confidential, protected, or privileged information which is gained from the County in the course of providing services and work under this Agreement, for any personal benefit, gain, or enhancement. Further, Contractor agrees for a period of two years after the termination of this Agreement, not to seek or accept any employment with any entity, association, corporation, or person who, during the term of this Agreement, has had an adverse or conflicting interest with the County, or who has been an adverse party in litigation with the County, and concerning such, Contractor by virtue of this Agreement has gained access to the County's confidential, privileged, protected, or proprietary information.

**21. SEVERABILITY**

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction, or if it is found in contravention of any federal, state, or County statute, ordinance, or regulation, the remaining provisions of this Agreement, or the application thereof, shall not be invalidated thereby, and shall remain in full force and effect to the extent that the provisions of this Agreement are severable.

**22. FUNDING LIMITATION**

The ability of the County to enter into this Agreement is based upon available funding from various sources. In the event that such funding fails, is reduced, or is modified, from one or more sources, the County has the option to terminate, reduce, or modify this Agreement, or any of its terms within 10 days of its notifying Contractor of the termination, reduction, or modification of available funding. Any reduction or modification of this Agreement made pursuant to this provision must comply with the requirements (except the requirement of mutual consent) of paragraph 24 below.

**23. VENUE**

This Agreement shall be governed under the laws of the State of California and venue for any litigation under this Agreement shall be the County of Mono, State of California.

**24. AMENDMENT**

This Agreement may be extended, modified, amended, changed, added to, or subtracted from, by the mutual consent of the parties hereto, if such amendment or change is in written form, and executed with the same formalities as this Agreement, and attached to the original Agreement to maintain continuity.

**25. NOTICE**

Any notice, communication, amendments, additions, or deletions to this Agreement, including change of address of either party during the term of this Agreement, which Contractor or the County shall be required, or may desire, to make, shall be in writing and may be personally serviced, or sent by prepaid first class mail to the respective parties as follows:

County of Mono:	Contractor:
Department of Public Works	Don Baxter, dba "Baxter's"
Post Office Box 457	P.O. Box 300
Bridgeport, California 93517	Coleville, CA 96107

**26. ENTIRE AGREEMENT**

This Agreement contains the entire agreement of the parties, and no representations, inducements, promises, or agreements otherwise between the parties not embodied herein or incorporated herein by reference, shall be of any force or effect. Further, no term or provision hereof may be changed, waived, discharged, or terminated, unless the same be in writing executed by the parties hereto.

/////////  
////////////////////

**IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS AS SET FORTH BELOW.**

**COUNTY OF MONO:**

**CONTRACTOR:**

By: \_\_\_\_\_  
Larry K. Johnston, Chairman

By: \_\_\_\_\_  
Don Baxter, Principal

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

Firm: Baxter's

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

Tax ID:

Approved as to Form:

\_\_\_\_\_  
County Counsel Date

Approved as to Insurance:

\_\_\_\_\_  
Bill Van Lente, Human Resources and Risk Management Director Date

# ATTACHMENT A

## AGREEMENT BETWEEN THE COUNTY OF MONO AND BAXTER'S PROVIDING FOR CUSTODIAL, SNOW REMOVAL, AND CAMPGROUND AND COMMUNITY CENTER MANAGEMENT SERVICES

### TERM:

**FROM: July 1, 2014**

**TO: June 30, 2015 (and as renewed)**

### SCOPE OF WORK:

Contractor shall provide all labor, equipment, materials, supplies, transportation, taxes, and cover all other costs required to perform custodial, snow removal, and campground and community center management services for the County. In general, services and work shall consist of the following:

#### **DESCRIPTION OF TASKS**

##### **I. CUSTODIAL SERVICES:**

- A. Contractor shall provide year-round custodial services at five County Community Centers (Walker/Antelope Valley, Bridgeport, Lee Vining, June Lake, and Chalfant), two County offices (Walker Senior Center and Walker Career Services Center), a Sheriff's substation (June Lake), and three park restrooms (Bridgeport, Mountain Gate, and Walker).
- B. In addition, Contractor shall provide seasonal custodial services (April 15 through November 15 of each year) for restrooms at eight County parks and ballfields (Bridgeport Ballfield, Bridgeport Marina, Benton Park, Chalfant Park, Gull Lake Park, Guss Hess Park, June Lake Ballfield, and Mono Lake Park).
- C. The actual days of the week that custodial services will be provided by Contractor shall be determined by Contractor in coordination with Public Works staff and community center site coordinators to avoid conflicts with scheduled uses or activities.
- D. Contractor's obligation is to ensure that the facilities are clean and sanitary to the satisfaction of County. Contractor shall determine the frequency and types of cleaning that are required to meet that obligation. However, Contractor is advised that due to the nature of facility use, most community centers and outdoor restrooms will require at least one cleaning on weekends.

##### **II. SNOW REMOVAL SERVICES**

- A. Contractor shall remove snow from walks, ramps, and stairs and apply ice melt on an as-needed basis at the June Lake, Lee Vining, and Walker/Antelope Valley Community Centers, at three offices in Walker (Walker Senior Center, Career Services Center, and Wellness Center), at the June Lake Sheriff's substation, and at two park restrooms (Mountain Gate Park and Walker Park).
- B. Contractor must ensure that necessary snow removal is performed at the June Lake, Lee Vining, and Walker/Antelope Valley Community Centers prior to facility use. Snow removal at the three Walker offices (Senior Center, Career Services Center, Wellness Center) must be performed prior to their opening for business.

**III. CAMPGROUND MANAGEMENT SERVICES:**

Seasonal management of the County's Lundy Lake Campground consists of collecting fees, providing custodial services at campground restrooms, and furnishing a campground host. Host responsibilities include verifying that overnight camping fees are paid, ensuring that restrooms are properly supplied, notifying campers of campground rules and policies, and notifying Public Works staff of operational problems or necessary maintenance or repairs. Handling of overnight camping fees by the host is prohibited; guests are required to deposit fees in secured self-service fee boxes and Contractor will be responsible for collecting and transporting fee envelopes to Public Works.

**IV. COMMUNITY CENTER MANAGEMENT/SITE COORDINATION:**

Contractor shall schedule and maintain the calendar for the Walker/Antelope Valley, Lee Vining, and June Lake Community Centers. Contractor shall work directly with prospective community center users to ensure that necessary use agreements, applicable paperwork, and payments are completed. Completed paperwork and payments shall be promptly submitted to the individual designated by the County for processing. Contractor shall inspect each Community Center before and after use to determine if the facility has been left in the required condition. Contractor shall establish and maintain professional, responsible and cooperative working relationships with County staff and the public.

**V. MISCELLANEOUS PROVISIONS:**

- A. Contractor shall promptly notify Public Works staff if Contractor discovers the need for maintenance or repair at any of the facilities at which the services and work are being performed.
- B. Services and work shall be completed consistent with generally-accepted practices for the industry.
- C. Tasks may be added or deleted from the Scope of Work by amendment to this Agreement or as otherwise authorized in paragraph D below. In the event the need for an additional task is identified which requires contract amendment, the Scope of Work and payment to Contractor will be negotiated between Contractor and Public Works staff. If negotiations for additional services are unsuccessful, the County may elect to contract separately for the services.
- D. During the term of this Agreement, the County may install recycling receptacles at several of the facilities. Upon installation, service of these receptacles and delivery of the materials to a County-determined redemption center or other location may be requested. The associated redemption value for the materials shall be retained by the County. The cost of providing this additional service for each facility shall be \$13.00 per facility per month and shall not be compensated unless such services are requested in writing by County.

**SITE LOCATIONS & DESCRIPTIONS**

The County facilities at which custodial, snow removal, and campground management services are requested are described as follows:

Facility	Location	Community	Flooring	Size
Benton Community Center	58869 U.S. Highway 6	Benton	Vinyl	3,680 sf
Benton (Ida Lynn) Park Restroom	58869 U.S. Highway 6	Benton	Concrete	322 sf
Bridgeport Ballfield Restroom	576 Aurora Canyon Road	Bridgeport	Concrete	~300 sf
Bridgeport Marina Restroom	200 Ramp Road	Bridgeport	Concrete	314 sf
Bridgeport Park Restroom	129 Emigrant Street	Bridgeport	Concrete	160 sf
Chalfant Community Center	123 Valley Road	Chalfant	Vinyl & carpet	1,838 sf
Chalfant Park Restroom	123 Valley Road	Chalfant	Concrete	322 sf

Gull Lake Park Restroom	90 W. Granite Avenue	June Lake	Concrete	322 sf
Gus Hess Park Restroom	129 Mattly Avenue	Lee Vining	Concrete	286 sf
June Lake Ballfield Restroom	1855 Northshore Drive	June Lake	Concrete	~300 sf
June Lake Community Center	90 W. Granite Avenue	June Lake	VCT *& carpet	6,691 sf
June Lake Sheriff's Substation	120 W. Granite Avenue	June Lake	VCT* & carpet	1,254 sf
Lee Vining Community Center	296 Mattly Avenue	Lee Vining	VCT*	4,670 sf
Lundy Lake Campground	Lundy Lake Road	Mono City	n/a	n/a
Mono Lake Park Restroom	600 Cemetery Road	Mono City	Concrete	690 sf
Mountain Gate Restroom	105746 U.S. Highway 395	Walker	Concrete	~300 sf
Walker Career Services Center	107384 U.S. Highway 395	Walker	Vinyl & carpet	~400 sf
Walker Community Center	442 Mule Deer Road	Walker	VCT*	3,874 sf
Walker Senior Center	399 Mule Deer Road	Walker	Vinyl & carpet	5,168 sf
Walker Park Restroom	399 Mule Deer Road	Walker	Concrete	300 sf
Walker Wellness Center	107655 U.S. Highway 395	Walker	n/a*	n/a*

\*Notes: VCT = vinyl composition tile; n/a = not applicable; ~ = approximate.

### **SUPPLIES AND EQUIPMENT**

Contractor is responsible to furnish all supplies (e.g., paper towels, toilet paper soap, trash can liners, toilet seat protectors, cleaning supplies) and equipment (e.g., vacuum cleaner, snow shovel, snow blower and/or snow plow) necessary for the performance of the services and work specified in this Agreement. Sufficient storage space should be available at each facility for on-site storage of cleaning supplies and most equipment.

Trash dumpsters and related hauling service are provided by the County at each facility.

### **SITE ACCESS AND USE OF PREMISES**

The County shall furnish keys to all facilities and Contractor shall have full access to the facilities serviced under the contract, provided Contractor does not interfere with facility use, traffic, and parking. Contractor shall not be limited as to the day of the week or time of day during which access is available, but the work schedule must be coordinated with Public Works and community center coordinators to ensure that there are no conflicts with users of each facility. Contractor is expected to cooperate with and accommodate facility access with Public Works staff and County vendors and contractors. On-site storage of equipment and materials is allowed, provided sufficient space is available.

### **DAMAGE TO FACILITIES**

Contractor shall take all reasonable precautions to prevent damage to any facility arising from performance of the services and work specified in this agreement. Contractor shall repair and/or be responsible for any such damage at no additional cost to the County. Repairs or replacement required as a result of such damage shall be performed to the County's satisfaction.

### **SCHEDULE OF FEES:**

The County shall pay Contractor for services and work performed under this Agreement as specified in Attachment A-1, attached hereto and by reference incorporated herein.

## ATTACHMENT A-1, FEE SCHEDULE

### CUSTODIAL, SNOW REMOVAL, COMMUNITY CENTER AND CAMPGROUND MGMT SERVICES

ITEM	LOCATION	MONTHLY RATE	NO. MONTHS	TOTAL
<b><u>YEAR-ROUND TASKS</u></b>				
1.	Walker Community Center	\$1,065	x 12 mo.	\$12,780
2.	Walker Senior Center	\$1,465	x 12 mo.	\$17,580
3.	Walker Park Restroom	\$232	x 12 mo.	\$2,784
4.	Walker Career Services Center	\$182	x 12 mo.	\$2,184
5.	Walker Wellness Center (average over year)	\$5	x 12 mo.	\$60
6.	Mountain Gate Restroom	\$132	x 12 mo.	\$1,584
7.	Bridgeport Park Restroom	\$132	x 12 mo.	\$1,584
8.	Lee Vining Community Center	\$1,065	x 12 mo.	\$12,780
9.	June Lake Community Center	\$1,065	x 12 mo.	\$12,780
10.	June Lake Sheriff's Substation	\$132	x 12 mo.	\$1,584
11.	Chalfant Community Center	\$765	x 12 mo.	\$9,180
12.	Benton Community Center	\$765	x 12 mo.	\$9,180
13.	Lee Vining Community Center Site Coordination	\$125	x 12 mo.	\$1,500
14.	Walker Community Center Site Coordination	\$125	x 12 mo.	\$1,500
15.	June Lake Community Center Site Coordination	\$125	x 12 mo.	\$1,500
<b>TOTAL, YEAR-ROUND TASKS:</b>				<b>\$88,560</b>
<b><u>SEASONAL TASKS (Apr. 15 – Nov. 15)</u></b>				
16.	Benton Park Restroom	\$72	x 7 mo.	\$504
17.	Bridgeport Ballfield Restroom	\$72	x 7 mo.	\$504
18.	Bridgeport Marina Restroom	\$132	x 7 mo.	\$924
19.	Chalfant Park Restroom	\$72	x 7 mo.	\$504
20.	Gull Lake Park Restroom	\$112	x 7 mo.	\$783
21.	Gus Hess Park Restroom	\$92	x 7 mo.	\$644
22.	June Lake Ballfield Restroom	\$57	x 7 mo.	\$399
23.	Mono Lake Park Restroom	\$132	x 7 mo.	\$924
24.	Lundy Lake Campground Management	\$965	x 7 mo.	\$6,775
<b>TOTAL, SEASONAL TASKS:</b>				<b>\$11,961</b>
<b>GRAND TOTAL:</b>				<b>\$100,521</b>



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Information Technology**

**TIME REQUIRED** 45 minutes (30 minute presentation;  
15 minute discussion)

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Nate Greenberg

**SUBJECT** Introduction to the Information  
Technology Strategic Plan

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### AGENDA DESCRIPTION:

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

Presentation describing the Information Technology Strategic Planning effort, including an overview of information gathered, key initiatives for 2014-2015, and next steps.

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### RECOMMENDED ACTION:

Information item only.

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### FISCAL IMPACT:

None at this time.

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**CONTACT NAME:** Nate Greenberg

**PHONE/EMAIL:** (760) 924-1819 / ngreenberg@mono.ca.gov

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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

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### ATTACHMENTS:

Click to download

- [Staff Report](#)
  - [IT Strategic Plan Executive Summary](#)
  - [IT Strategic Plan Presentation](#)
-

**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 11:12 AM	County Administrative Office	Yes
5/30/2014 4:40 PM	County Counsel	Yes
6/2/2014 7:20 PM	Finance	Yes



**INFORMATION TECHNOLOGY  
COUNTY OF MONO**

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PO Box 7657 | 437 OLD MAMMOTH ROAD, STE. 228 MAMMOTH LAKES, CA 93546  
(760) 924-1819 • FAX (760) 924-1697 • [ngreenberg@mono.ca.gov](mailto:ngreenberg@mono.ca.gov)

Nate Greenberg  
*Information Technology Director*

May 23, 2014

**To** Honorable Board of Supervisors  
**From** Nate Greenberg, Information Technology Director  
**Subject** **Introduction to Information Technology Strategic Planning Effort**

**Recommendation**

Informational item only

**Discussion**

The Information Technology department has been engaged in an internally focused Strategic Planning effort since last September. The primary goal of this effort is to gain a more complete understanding of our current business processes with the intention of re-evaluating them, finding more efficient ways to operate, and thereby improving our service delivery.

Through questionnaires, interviews, and focused discussions, a considerable amount and wide range of information has been collected from the customers we serve, and our IT staff. While it will take some time to compile all of this information into a comprehensive and digestible format, IT is already benefitting from the data and using it to make decisions, develop priorities, set goals, and help determine our budget.

This presentation will outline the process we have gone through to date, the information we now have at our disposal, and how we are using it to help us through the rest of the strategic planning process.

**Fiscal Impact**

None



# MONO COUNTY INFORMATION TECHNOLOGY

## STRATEGIC PLAN : EXECUTIVE SUMMARY

June, 2014

*The challenges that lie ahead for Mono County (and Town of Mammoth Lakes) are significant. Like many other California jurisdictions, our budgets are tight, and the public demand and scrutiny is ever-present. What sets us apart from other agencies, however, is our long-term commitment to technology, and our ability to implement high-value systems in relatively quick order. Combined with a talented collection of staff, these systems provide unique opportunities to solve complex problems in creative ways, more effectively manage information, and create a more efficient and cost effective way of doing business within a government agency.*

*The focus of the Information Technology Strategic Planning effort is to gain a better understanding of our business so that we can more carefully design how we operate and find more efficient means of doing so.*

### **WHO WE ARE**

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The Information Technology Department is responsible for the management, oversight, coordination, and planning of core technology, data, and communications infrastructure for Mono County and the Town of Mammoth Lakes at over 25 facilities/sites. Our staff manages and maintains more than 80 servers on four networks with all complementary technology (including routers, firewalls, switches, and data storage devices) in order to deliver high quality computing services, and support communication needs for our staff. In addition to the primary Town and County networks, we maintain all aspects of the Mono County Sheriff Department and Mammoth Lakes Police Department. Additionally, the IT Department oversees the development and maintenance of the County & Town's Federated Geographic Information System, including implementation and maintenance of hardware and software, application development, maintenance of nearly one hundred data sets, and end-user support.

**Our Mission is "To provide exceptional customer service through the implementation of appropriate technology that improves efficiency and empowers the workforce to operate effectively in an era of government transparency and accountability."**

### **DEPARTMENTAL VISION**

---

- To provide exceptional customer service while building positive relationships with our customers
- To deliver timely, precise, consistent, and complete support that complies with Industry Standards and Best Practices
- To utilize appropriate tools in an effective manner so as to maintain reliable and modern infrastructure for business processes and needs
- To remain ambitious, be the best in the industry, and set a cutting-edge example for other agencies to follow
- To maintain and enhance our team's knowledge and skills through continued education, and provide our expertise as guidance in technology decision making for the organization
- To recognize the importance of geography and provide information and systems which help better connect staff and constituents to the County for improved decision making

## ONE – TWO YEAR GOALS:

1. Review and update IT Governance Policies & Procedures
2. Improve customer service & end-user experience
3. Establish a Project Management program for effective tracking, prioritization, and planning
4. Establish and implement an Email/Records Retention Policy
5. Improve government transparency using Granicus or similar application suite
6. Increase physical and digital security for our networks and systems
7. Improve backup and data recovery systems and develop a Disaster Recovery Plan
8. Implement Digital 395 at all County facilities, joining technology and staff to our network
9. Improve technology asset tracking and develop a technology replacement program
10. Upgrade finance system and implement an electronic timesheet system
11. Improve video conferencing, remote meetings functionality, and other alternate modes of communication
12. Increase efficiency, availability, response time, and project focus by enabling staff to work from alternative locations
13. Consolidate data and better organize the file system across network drives
14. Provide high quality training for Town and County staff aimed at appropriate use of technology
15. Implement technology effectively into the Emergency Operation Centers

## 2014 - 2015 KEY INITIATIVES:

The IT Strategic Planning process began with a needs assessment effort during which every department in the County and Town was surveyed. The goal was to develop a broad understanding of technology perspectives, use patterns, limitations, and needs. Through these responses emerged a common set of themes, which indicated areas where significant focus needed to be applied. The result of these are the three key initiatives outlined below:

### 1. COMMUNICATIONS & BROADBAND

<b>GOAL</b>	<b>Reduce costs associated with infrastructure, vehicle trips, and staff time while improving communication between staff and the general public.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Leverage Digital 395 to improve network connectivity and broadband accessibility for personnel.</li> <li>2. Install VoIP phones; move to modern dial-tone service and phone system.</li> <li>3. Expand and better utilize video conference technology at the desktop and in meeting rooms.</li> <li>4. Improve communication and interaction surrounding user's IT support requests.</li> </ol>
<b>POTENTIAL RESULTS</b>	<ol style="list-style-type: none"> <li>1. Improved connectivity between County sites; increased broadband speeds. Savings of approximately \$25k annually.</li> <li>2. Inclusion of satellite offices on County phone system; Unified Communications functionality. Potential savings of approximately \$60k annually.</li> <li>3. Improve employee face time in remote locations; Reduce vehicle trips and fuel consumption.</li> <li>4. More informed, engaged, committed, and satisfied workforce. Improved service, reduced downtime.</li> </ol>

## 2. BUSINESS OPERATIONS AND EFFICIENCY

<b>GOAL</b>	<b>Streamline business operations through improved policies and procedures that target the utilization of modern systems, with an engaged and well trained workforce focused on efficiency and transparency.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Improve IT Governance within the organization with the intention furthering the enterprise implementation of technology.</li> <li>2. Pursue collaborative approaches and solutions with other agencies and organizations.</li> <li>3. Improve technologic knowledge and capacity among staff through training programs and interview processes.</li> <li>4. Consolidate and centralize systems by leveraging modern applications that reduce duplicative processes, reliance on paper, and improve staff efficiency.</li> </ol>
<b>POTENTIAL RESULTS</b>	<ol style="list-style-type: none"> <li>1. Implementation of relevant policies and procedures which leverage current and future technology to improve the way we do business.</li> <li>2. Consolidation of infrastructure, facilities, and staff where redundancies exist.</li> <li>3. Improved understanding of systems, functionality, and ability to leverage technology effectively and appropriately.</li> <li>4. Increased access to information; streamlined employee processes reducing staff time; reduction of paper use and associated cost. Potential savings of at least \$60k annually.</li> </ol>

## 3. INFRASTRUCTURE AND SECURITY

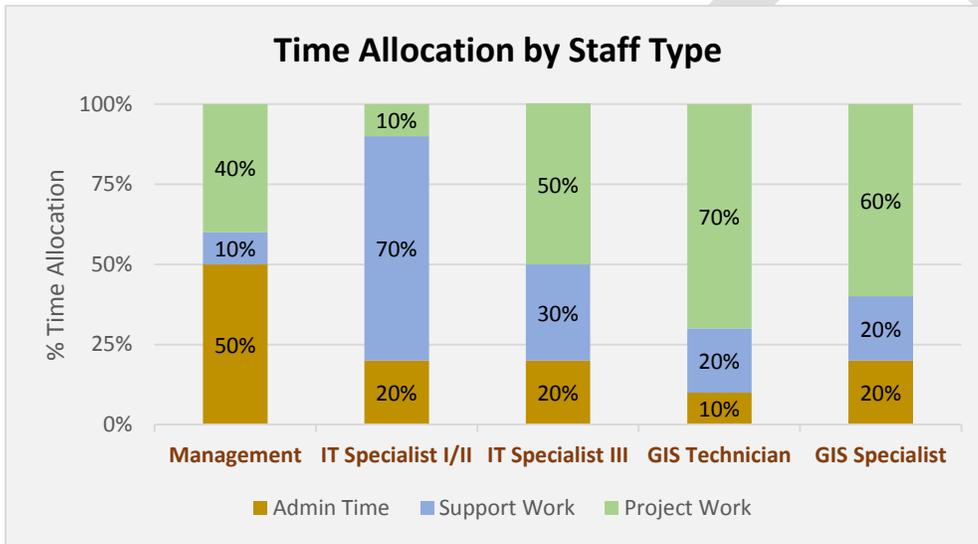
<b>GOAL</b>	<b>Implement technology in an 'Industry Standard', Enterprise fashion which enables our workforce to perform their job while providing safeguards and assurances around data integrity and security.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Maintain a modern network with Industry Standard hardware allowing for the current demands and use cases.</li> <li>2. Improve data storage, retention, and recovery systems.</li> <li>3. Implement a Technology Refresh program to keep desktop PCs current and reliable.</li> <li>4. Subscribe to and participate in nationwide security resources and implement systems and protocols in line with best practices.</li> </ol>
<b>POTENTIAL RESULTS</b>	<ol style="list-style-type: none"> <li>1. A system on which staff can easily access information and work from a variety of locations in a reliable manner.</li> <li>2. Assurances regarding data integrity, compliance with security and data protection standards, and capacity for disaster recovery.</li> <li>3. Ensuring staff have access to current technology that is dependable and enables them to effectively do their job. Controls costs and ensures standardization in technology.</li> <li>4. Provides resources for implementing effective security protocols which protect users and information.</li> </ol>

## DEMAND ON RESOURCES

The one thing that is evident within the world of Information Technology is that demand is ever increasing. Technology today is prevalent - driven by highly powerful devices produced and purchased at relatively low cost, that allow the average consumer access to vast amounts of information quickly and easily.

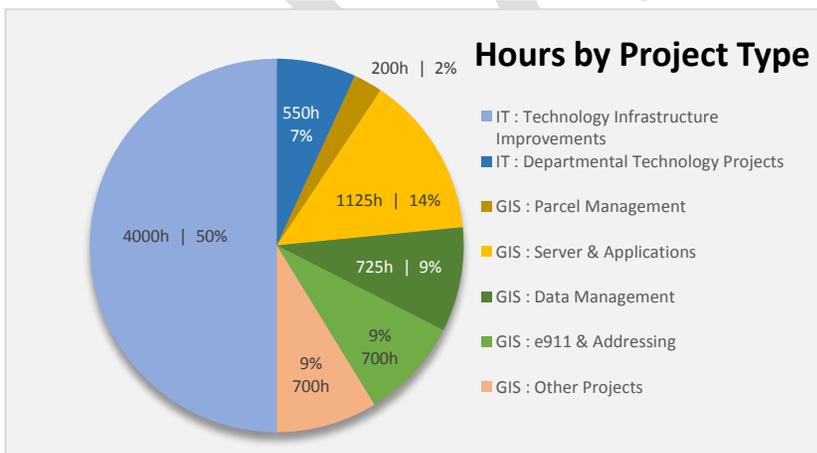
As a result, the expectation on businesses, agencies, and organizations who produce and disseminate information is exceptionally high. Consumers want to be able to access this information readily on a myriad of devices and platforms. For a government entity to provide acceptable service to our constituents requires us to meet these modern demands. This not only means that the information we produce and maintain be accurate, but that the systems we leverage, and interfaces we develop in doing so be equally usable.

As a department solely focused on the support of technology, this is significantly important to us. As the demand from our constituents increases, so does the demand on IT staff's time. The quandary that we find ourselves in is establishing the proper balance between a reactive and proactive state of operation. In order to meet the demands of staff and constituents, we need to constantly upgrade and expand our infrastructure and systems. At the same time we are held to a Service Level Agreement (SLA) with our users that requires us to maintain these systems and provide them support.



Through evaluating staff time and patterns it is evident that, at best, IT staff have about 50% of their time to spend on project work. GIS staff have slightly more time, with 60-70% of their time going to projects. Regardless of the distribution, accomplishing forward progress while keeping everyday systems running is a delicate balancing act which can only be mitigated through adding resources to the team.

## PLANNING AND PRIORITIZATION

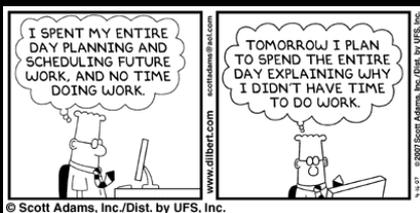


The implication of this on a small team like ours is that we need to carefully and thoughtfully plan and prioritize what we do, and recognize that there is only so much time to work with. Based on current staffing levels, we approximate 7,000 hours of time available for projects each year. With nearly 8,000 hours of projects targeted to be completed in the 2014-2015 fiscal year alone, the problem is very evident: *We can't get it all done without some careful consideration and planning.*

While the strategic planning process will not in itself provide all the answers we need to succeed, it will help us better understand how we do business. Having an in-depth understanding of what we do, allows us to start asking why we do it, and ultimately find better ways of doing things.

# INFORMATION TECHNOLOGY STRATEGIC PLANNING EFFORT

Board Update – June, 2014



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## WHERE WE WERE & WHAT WE 'KNEW'

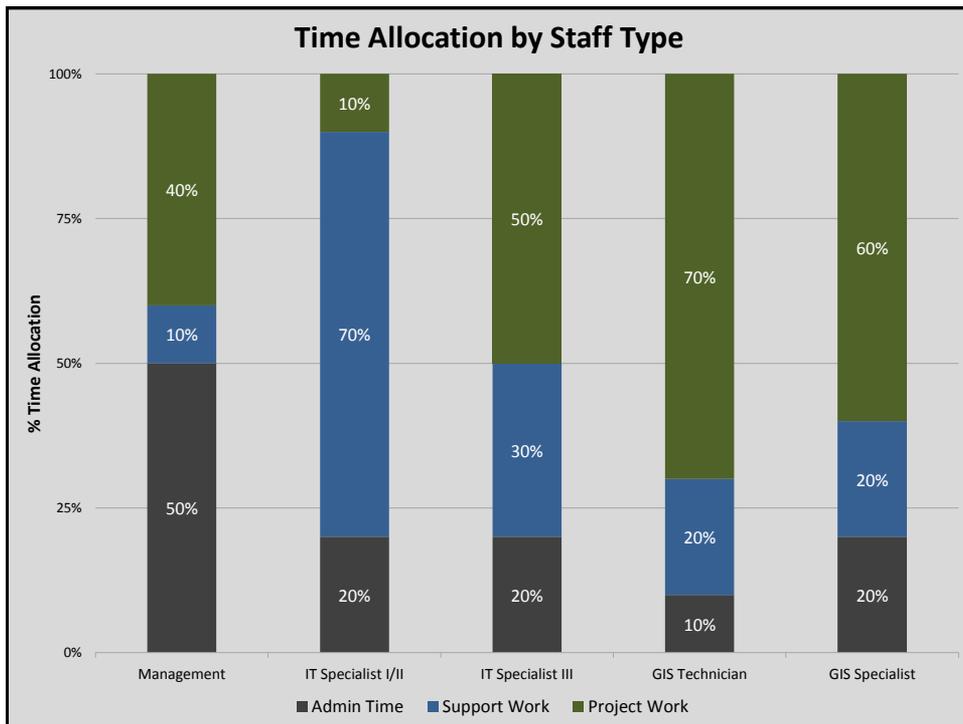
- Limited staff resource supporting large number of people
  - Six IT Specialists focused on support and projects for 340 FTEs
  - Three GIS staff focused on projects and support for 340 FTEs
  - One new manager trying to keep a handle on it all...
- High level of demand across the organization(s)
  - High availability, 24x7, and TOP Priority needs
  - 'Standard' support requests
  - Specialized application and hardware support
  - Large number of existing and new projects

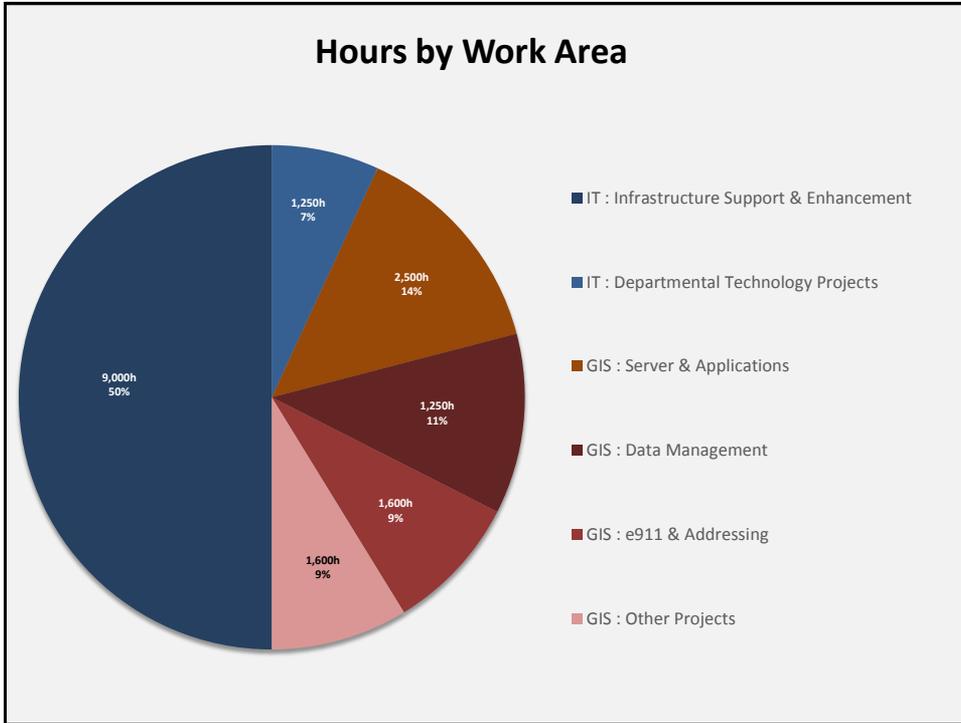
## GENERAL QUESTIONS GOING IN

- Where are we spending our time?
- How much is really on our plate?
- Are we doing the right things the right way?
- Why are we doing what we are doing?
- What is really needed?
- How can we do things more effectively and efficiently?
- What is the obvious low hanging fruit in time and money savings?

## DEMANDS ON OUR TIME

- **User Support**
  - High availability, 24x7, TOP and High Priority needs
  - ‘Standard’ support requests
  - PC and peripheral issues (aging infrastructure)
  - Training
- **Infrastructure and system maintenance and support**
  - Server and network admin, upgrades, etc.
  - Specialized application and hardware support
- **Project Management**
  - Large number of existing and new projects
- **Operations**
  - Meetings, travel, timesheets, etc.





## WHY PLAN STRATEGICALLY?

- At a certain point, *'doing more with less'* turns into *'doing less with less'*...
- Planning Strategically means taking control of our reality rather than constantly reacting to the next big thing
- Allows us to collaboratively determine needs and priorities and develop a plan to get there
- Helps us set our budget and determine where and why we need to spend money, so it is used effectively

## OUR PROCESS

1. Information gathering
  - Needs Assessment questionnaires distributed to IT staff and department heads
  - Gather and analyze data on time and money expenditures
  - Look at other models in the industry
2. Focused review of information
  - Develop an understanding of needs/wants
  - Look at commonalities and themes
  - Review metrics for department operations
3. Establish a common view and strategy
  - Goals & Objectives; Mission, Vision, Values
4. Synthesize information and put into action
  - Budget to plan, develop roadmap, and implement changes

**TECHNOLOGY CONSERVATION OF THE IT DEPARTMENT**

Use and describe what you see as the greatest strengths?

1.  
2.  
3.

Use and describe what you see as the greatest opportunities?

1.  
2.  
3.

Use and describe what you see as the greatest weaknesses?

1.  
2.  
3.

Use and describe what you see as the greatest threats?

1.  
2.  
3.

Ranking will not set a context, what would be the top 3 items (from your needs/wants/wishes, threats, weaknesses) that would be most likely to be done, and why?

Ranking: \_\_\_\_\_

1. Why? \_\_\_\_\_

2. Why? \_\_\_\_\_

3. Why? \_\_\_\_\_

**TECHNOLOGY CONSERVATION OF BROWNS COUNTY**

How do you think Browns County can succeed with technology? (What do you want? What are we using?)

What do you see as the biggest threats to technology at Browns County and why?

Which departments do you see utilizing technology the best, and why?

1.  
2.  
3.

Which departments do you see leading the hardest time adopting technology, and why?

1.  
2.  
3.

How do you see technology use changing within the organization in the next five years? What are the biggest opportunities?

1. Why? \_\_\_\_\_

2. Why? \_\_\_\_\_

3. Why? \_\_\_\_\_

## MISSION

Our mission is to...

***"To provide exceptional customer service through the implementation of appropriate technology that improves efficiency and empowers the workforce to operate effectively in an era of government transparency and accountability."***

## VISION

- To provide exceptional customer service while building positive relationships with our customers
- To deliver timely, precise, consistent, and complete support that complies with Industry Standards and Best Practices
- To utilize appropriate tools in an effective manner so as to maintain reliable and modern infrastructure for business processes and needs
- To remain ambitious, be the best in the industry, and set a cutting-edge example for other agencies to follow
- To maintain and enhance our team's knowledge and skills through continued education, and provide our expertise as guidance in technology decision making for the organization
- To recognize the importance of geography and provide information and systems which help better connect staff and constituents to the County for improved decision making

## 2014 – 2015 GOALS & OBJECTIVES

1. Review and update IT Governance Policies & Procedures
2. Improve customer service & end-user experience
3. Establish a Project Management program for effective tracking, prioritization, and planning
4. Establish and implement an Email/Records Retention Policy
5. Improve government transparency using Granicus or similar application suite
6. Increase physical and digital security for our networks and systems
7. Improve backup and data recovery systems and develop a Disaster Recovery Plan
8. Implement Digital 395 at all County facilities, joining technology and staff to our network
9. Improve technology asset tracking and develop a technology replacement program
10. Upgrade finance system and implement an electronic timesheet system
11. Improve video conferencing, remote meetings functionality, and other alternate modes of communication
12. Increase efficiency, availability, response time, and project focus by enabling staff to work from alternative locations
13. Consolidate data and better organize the file system across network drives
14. Provide high quality training for Town and County staff aimed at appropriate use of technology
15. Implement technology effectively into the Emergency Operation Centers

## KEY INITIATIVES

### 1. COMMUNICATIONS & BROADBAND

<b>GOAL</b>	<b>Reduce costs associated with infrastructure, vehicle trips, and staff time while improving communication between staff and the general public.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Leverage Digital 395 to improve network connectivity and broadband accessibility for personnel.</li> <li>2. Install VoIP phones; move to modern dial-tone service and phone system.</li> <li>3. Expand and better utilize video conference technology at the desktop and in meeting rooms.</li> <li>4. Improve operational processes, communication protocols, and interaction expectations related to IT support requests.</li> </ol>
<b>POTENTIAL RESULTS</b>	<ol style="list-style-type: none"> <li>1. Improved connectivity between County sites; increased broadband speeds. Savings of approximately \$25k annually.</li> <li>2. Inclusion of satellite offices on County phone system; Unified Communications functionality. Potential savings of approximately \$60k annually.</li> <li>3. Improve employee face time in remote locations; Reduce vehicle trips and fuel consumption.</li> <li>4. More informed, engaged, committed, and satisfied workforce. Improved service, reduced downtime.</li> </ol>

## KEY INITIATIVES

### 2. BUSINESS OPERATIONS & EFFICIENCY

<b>GOAL</b>	<b>Streamline business operations through improved policies and procedures that target the utilization of modern systems, with an engaged and well trained workforce focused on efficiency and transparency.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Improve IT Governance within the organization with the intention furthering the enterprise implementation of technology.</li> <li>2. Pursue collaborative approaches and solutions with other agencies and organizations.</li> <li>3. Improve technologic knowledge and capacity among staff through training programs and interview processes.</li> <li>4. Consolidate and centralize systems by leveraging modern applications that reduce duplicative processes, reliance on paper, and improve staff efficiency.</li> </ol>
<b>POTENTIAL RESULTS</b>	<ol style="list-style-type: none"> <li>1. Implementation of relevant policies and procedures which leverage current and future technology to improve the way we do business.</li> <li>2. Consolidation of infrastructure, facilities, and staff where redundancies exist.</li> <li>3. Improved understanding of systems, functionality, and ability to leverage technology effectively and appropriately.</li> <li>4. Increased access to information; streamlined employee processes reducing staff time; reduction of paper use and associated cost. Potential savings of at least \$60k annually.</li> </ol>

## KEY INITIATIVES

### 3. INFRASTRUCTURE AND SECURITY

<b>GOAL</b>	<b>Implement technology in an 'Industry Standard', Enterprise fashion which enables our workforce to perform their job while providing safeguards and assurances around data integrity and security.</b>
<b>OPPORTUNITIES &amp; APPROACHES</b>	<ol style="list-style-type: none"> <li>1. Maintain a modern network with Industry Standard hardware allowing for the current demands and use cases.</li> <li>2. Improve data storage, retention, and recovery systems.</li> <li>3. Implement a Technology Refresh program to keep desktop PCs current and reliable.</li> <li>4. Subscribe to and participate in nationwide security resources and implement systems and protocols in line with best practices.</li> </ol>
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## EXAMPLE 1 : COMMUNICATIONS INITIATIVE

### IMPROVING IT SUPPORT REQUESTS : COMMUNICATION & PROCEDURE

#### **Opportunity/Approach:**

Improve operational processes, communication protocols, and interaction expectations related to IT support requests

#### **Expected Results:**

Better informed, engaged, committed, and satisfied workforce. Improved service, reduced downtime.

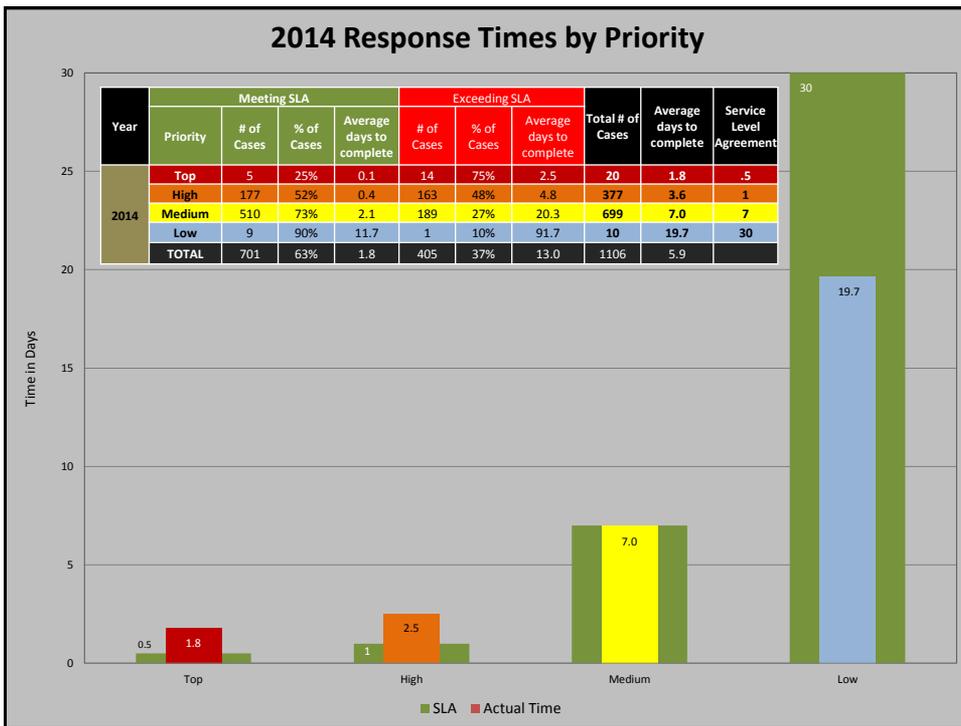
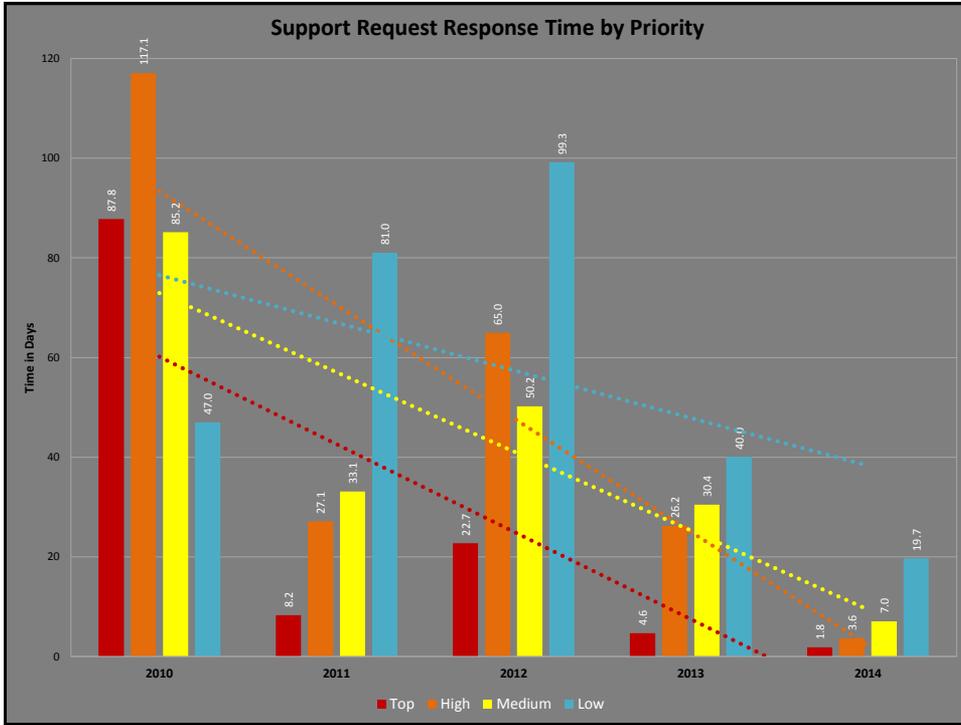
## IMPROVING OUR SUPPORT MODEL

#### **Issues**

- Expectation of on-demand, immediate response, and phone support required dedicated staffing for help desk
- Lack of ownership, follow-through, and resolution
- After hours only for Sheriff's critical systems
- Support request tracking and prioritization inconsistencies

#### **Implemented Strategy**

- Modified work order creation process (via email & x5500) for better alignment with Service Level Agreement expectations
- Daily work order review meetings; better communication with requesting user
- Modified after-hours protocol, case generation, and expectation
- Regular review and reconciliation of work orders based on status



## EXAMPLE 2 : BUSINESS OPERATIONS & EFFICIENCY

### CONSOLIDATE & CENTRALIZE SYSTEMS : *INNOPRISE ERP*

#### **Opportunity/Approach:**

Consolidate and centralize systems by leveraging modern applications that reduce duplicative processes, reliance on paper, and improve staff efficiency.

#### **Potential Results:**

Increased access to information; streamlined employee processes reducing staff time; reduction of paper use and associated cost. Potential savings of at least \$60k annually.

## CURRENT SYSTEMS & PROCEDURES

#### **Issues**

- Multiple systems for information management and business operations
- Multiple points of data entry and duplicative processes
- Staff time requirements and associated data accuracy issues
- Lack of functionality – reporting, time entry, integration

## EXISTING SOFTWARE

1. **MsGovern FMS** : General Ledger, Accounts Payable/Receivable, Budgeting
2. **MsGovern HRMS** : Payroll, Human Resources
3. **Enterprise Output Manager** : Reporting
4. **Skyview** : Reporting
5. **ApCheck** : Check Writing
6. **SecurePay** : Check Security
7. **QuickBooks** : Revenue Services
8. **BasicGov** : Permitting, Licensing, Land Management
9. **CAMS** : 'Project Management', Roads accounting, Work Orders
10. **Maxim** : Health Expenditure, Salary, and Revenue management

## PROPOSED SYSTEM CONSOLIDATION

- **Innoprise Enterprise Resource Planning (ERP) suite**
  - Single software solution for all of the County's business needs
  - Developed by Harris Computer Systems – current vendor for MSGovern
  - Automates payroll (timesheets), HR, and other manual processes
  - Integrates a number of disparate systems
  - Mono's move to Innoprise can be done for cost of data conversion and new modules

### Modules Available

**Financials**

**Community Development**

**Work Management**

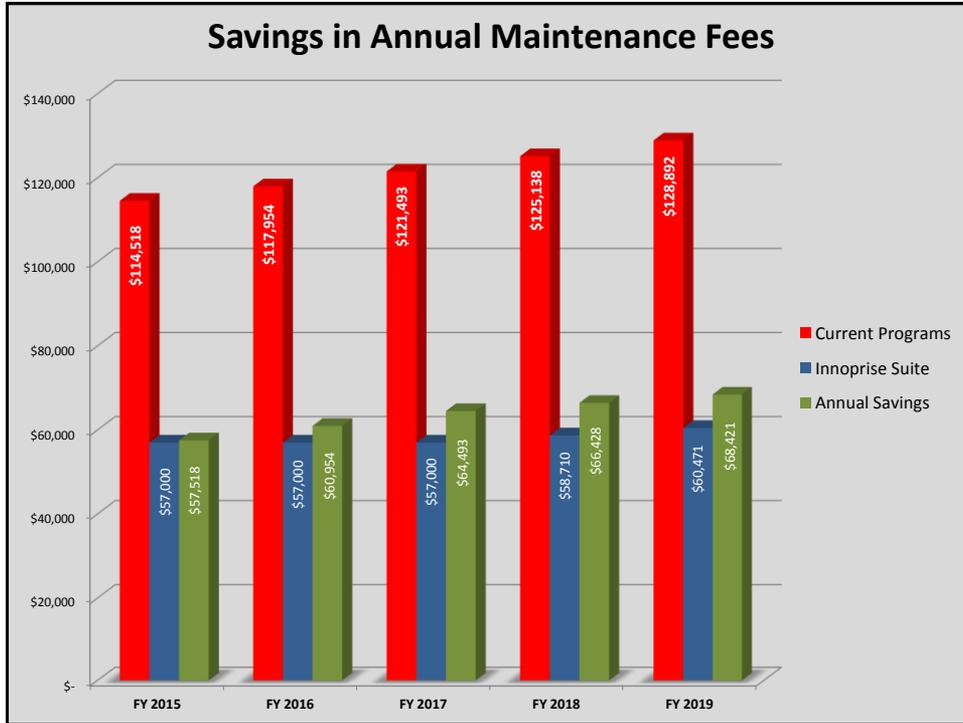
**Citizen Access**

**Payroll & HR**

**Tax**

**Centralized Receipting**

**Utility Billing**



### EXAMPLE 3 : INFRASTRUCTURE & SECURITY

#### TECHNOLOGY REFRESH : PC REPLACEMENT PROGRAM

##### **Opportunity/Approach:**

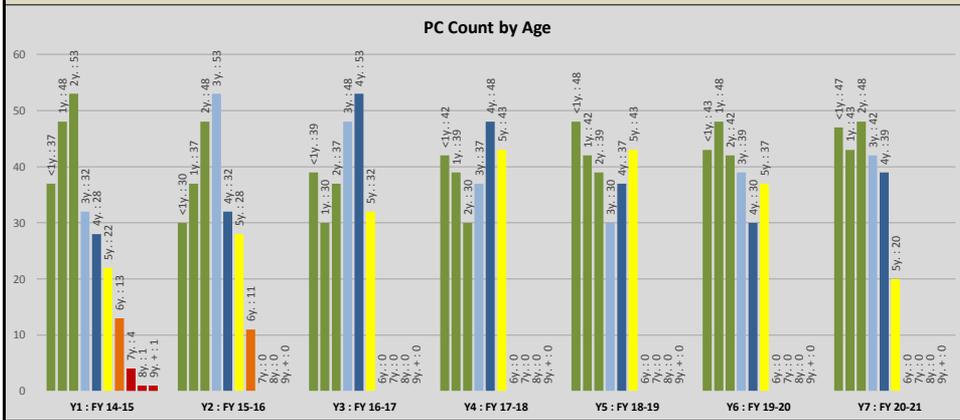
Implement a Technology Refresh program to keep desktop PCs and other infrastructure current and reliable.

##### **Potential Results:**

Ensures staff have access to current technology that is dependable and enables them to effectively do their job. Controls costs and ensures standardization in technology.

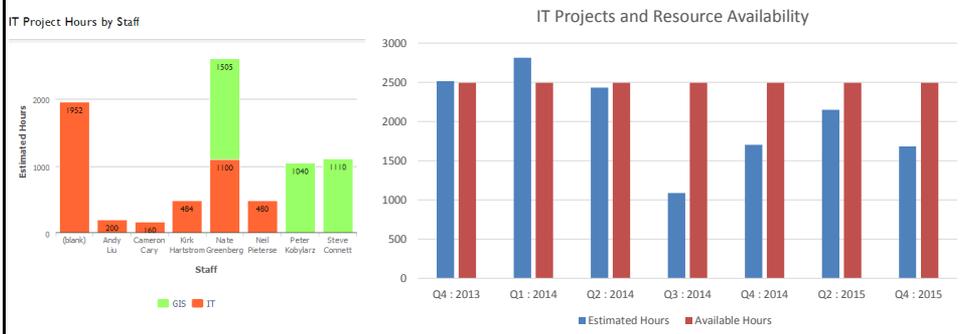
## PC AGE : SUPPORT REQUIREMENTS & USER EXPERIENCE

- Infrastructure should not be the limiting factor for staff
  - Meaningful life is 5 years
- As PCs age : Usability decreases while support needs increase
- A formal replacement program ensures PC dependability
- Requires dedicated and consistent funding managed by IT



## IT PROJECT MANAGEMENT

- Over 150 known and identified projects
  - 10,000 hours of estimated staff time through end of FY 14-15
- Resource allocation is incredibly important
  - Monitoring project performance and staff availability requires constant monitoring



## NEXT STEPS

- **Continued review and planning**
  - Monitor metrics for trends and issues in time allocation, service delivery, availability, etc.
  
- **Continued planning and service redesign efforts**
  - Keep looking for areas to improve service and decrease cost
  
- **Strategic Plan document creation**
  - Compile data and formal strategy concepts into a comprehensive document
  - Outline high-level goals, objectives, and strategies
  - Review quarterly and update projects, priorities, and opportunities



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Board of Supervisors**

**TIME REQUIRED** 10 minutes (5 minute presentation; 5 minute discussion)

**PERSONS APPEARING BEFORE THE BOARD**

Marshall Rudolph, Tony Dublino

**SUBJECT** Third Amendment to Conway Ranch MOU and Conservation Easement Update

### AGENDA DESCRIPTION:

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

Proposed Third Amendment of the Conway Ranch MOU with Caltrans. Said Amendment will extend the deadline for implementing the MOU until September 1, 2014, which among other things will allow the County to thoroughly evaluate comments received and revise the draft conservation easement as deemed appropriate by the Board. Also receive a brief oral staff update regarding the status of the draft Conservation Easement for Conway Ranch.

### RECOMMENDED ACTION:

Approve County entry into proposed Third Amendment of the Conway Ranch MOU with Caltrans, and authorize the Board Chairman to sign said Third Amendment upon behalf of the County.

### FISCAL IMPACT:

\$113,000 (already budgeted) for full implementation of Caltrans MOU, payable if and when the conservation easement is conveyed.

**CONTACT NAME:** Marshall Rudolph

**PHONE/EMAIL:** (760) 924-1707 / mrudolph@hotmail.com

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 re Third Amendment to Caltrans MOU](#)
- [Third Amendment](#)
- [Caltrans MOU](#)
- [Caltrans second amendment](#)

---

**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 4:32 PM	County Administrative Office	Yes
6/5/2014 9:20 AM	County Counsel	Yes
6/5/2014 12:03 PM	Finance	Yes

**County Counsel**  
Marshall Rudolph

**Assistant County Counsel**  
Stacey Simon

**Deputy County Counsels**  
John-Carl Vallejo  
Christian Milovich

**OFFICE OF THE  
COUNTY COUNSEL**

*Mono County*  
South County Offices  
P.O. BOX 2415

MAMMOTH LAKES, CALIFORNIA 93546

**Telephone**  
760-924-1700  
**Facsimile**  
760-924-1701

**Legal Assistant**  
Jennifer Senior

TO: Board of Supervisors

FROM: Marshall Rudolph

DATE: June 10, 2014

RE: Third Amendment of Conway Ranch MOU with Caltrans

**Recommendation:**

Approve County entry into proposed Third Amendment of Conway Ranch MOU with Caltrans and authorize the Board chair to sign said Third Amendment on behalf of the County.

**Fiscal/Mandates Impact:**

None.

**Discussion:**

In May of last year, the County entered into a Memorandum of Understanding (MOU) with Caltrans relating to the Conway Ranch. A copy of the MOU is enclosed for reference. The MOU provided a 180-day deadline for implementation of all MOU provisions. By previous amendments to the MOU, that deadline was extended until July 1, 2014. See enclosed second amendment. And while considerable progress has been made, more time is necessary. Caltrans understands the situation and is willing to extend the deadline again until September 1, 2014. The proposed Third Amendment to the MOU would effectuate that extension.

Please contact me at (760) 924-1707 if you have any questions or comments.

Encl.

### **THIRD AMENDMENT OF THE CONWAY RANCH MOU**

THIS THIRD AMENDMENT OF the Conway Ranch Memorandum of Understanding (THIRD AMENDMENT) is ENTERED INTO as of June 10, 2014, between the STATE OF CALIFORNIA, acting by and through its Department of Transportation, referred to herein as "STATE", and the COUNTY OF MONO, a political subdivision of the State of California, referred to herein as "COUNTY". The State and County are sometimes referred to herein as "the parties."

#### **RECITALS**

1. The parties hereto entered into a Memorandum of Understanding (MOU) on May 20, 2013 defining the terms and conditions regarding the Conway and Mattly Ranches.
2. By previous amendments of the MOU, the deadline for implementation of the provisions of the MOU was extended until July 1, 2014. And while considerable progress has been made toward said implementation, more time is necessary.
3. The parties wish to extend that deadline until September 1, 2014, through this third amendment and to reaffirm their rights, liabilities and obligations assumed under MOU.

#### **IT IS THEREFORE MUTUALLY AGREED**

1. The second sentence of the last paragraph of the Roles and Responsibilities section of the MOU (on page 3) is amended again in its entirety to read as follows:  
  
"The parties have until September 1, 2014, to implement all provisions of this MOU upon execution."
2. All other terms and conditions of MOU not hereby amended remain in full force and effect and are herein incorporated by reference and reaffirmed by the PARTIES.

#### **EXECUTION**

The parties have executed and entered into this Third Amendment through their authorized representatives whose signatures are below.

#### **Mono County**

\_\_\_\_\_  
By: Larry K. Johnston, Chairman  
Board of Supervisors  
Dated: \_\_\_\_\_

#### **Approved as to form:**

\_\_\_\_\_  
Marshall Rudolph, County Counsel

#### **California Department of Transportation**

\_\_\_\_\_  
THOMAS P. HALLENBECK  
District 9 Director  
Dated: \_\_\_\_\_

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND  
MONO COUNTY**

This Memorandum of Understanding (MOU) is entered into, by, and between the California Department of Transportation (Caltrans) and the County of Mono, a political subdivision of the State of California (sometimes referred to herein as "Mono County" or "the County").

**RECITALS**

Caltrans and Mono County wish to address land management and fish rearing issues at Conway and Mattly Ranches located in the County (and also described as including APNs 019-100-008, 019-100-019, 019-100-020, 019-110-016, 019-110-018, 011-200-010, 011-200-009, 011-280-021 and lots within the Conway Ranch subdivision also known as lots A, B, 5 through 14, inclusive, 17 through 21 inclusive and lots 24 through 108, inclusive, in tract number 34-13, in book 9, pages 53 to 53H, inclusive, of maps in the office of the County of Mono Recorder). Mono County purchased the Conway and Mattly Ranches (sometimes referred to collectively herein as "Conway Ranch" or "the property") in part using grants from Caltrans that identify certain restrictions and allowable uses of the land, some of which are set forth in an *Agreement Declaring Restrictive Covenants* that was recorded against a portion of the Conway Ranch property.

Through discussions with Mono County, it has become apparent that the restrictions imposed by the grants received by Mono County for the purchase of the property do not allow for full realization of the potential and needs of the fish rearing operation.

The current fish rearing facility located on Conway Ranch falls within a 185 acre area that was purchased with Environmental Enhancement and Mitigation Program (EEMP) Cycle 7 funding. The County's acceptance of the grant funds for use in purchase of the ranches came with certain resource protections and restrictions.

To help the County in realizing both the economic and tourist based fish rearing potential the ranches offer and to address land management concerns, Caltrans proposes to allow for repayment of a portion of the EEMP Cycle 7 grant received by Mono County, thereby removing approximately 75 acres of the Conway Ranch from the delineated grant area and freeing current restrictions imposed by the grant (see Exhibit A).

**ROLES AND RESPONSIBILITIES**

As a condition of approval by Caltrans for the removal of 75 acres from the grant restrictions and as agreed to by both parties, Mono County will grant a conservation easement for the remaining portions of both the Conway and Mattly Ranches to the Eastern Sierra Land Trust (see Exhibit A). For purposes of satisfying this condition, Mono County is only required to include in the *Conservation Easement* provisions reiterating and potentially clarifying the existing restrictions and requirements of the Caltrans-administered grants that will still be applicable to various

portions of the property (outside of the 75 acres) and the Eastern Sierra Land Trust will only be responsible for ensuring that future uses and management of the property are consistent with those existing restrictions and requirements.

The County will retain all of its current authority and control over the property (including its water rights). It is understood that the *Conservation Easement* will not confer on the Eastern Sierra Land Trust any authority to manage any portion of the Conway Ranch property nor to direct or compel the County or any third party to engage in any activity on the property (except to remedy violations of easement restrictions and requirements), nor to permit any third party to enter or occupy the property or to perform any activity there without County consent, in accordance with the *Conservation Easement*.

Caltrans understands that Mono County will be required to provide notice and/or seek approval of the *Conservation Easement* from one or more of the other agencies or entities who provided grant funding for the County's purchase of Conway Ranch property portions (e.g., the California Department of Parks and Recreation and the National Fish & Wildlife Foundation). If any such agency or entity objects to the *Conservation Easement*, then the parties shall meet and confer in an effort to resolve the situation, and neither party shall be deemed in breach of this MOU. If the parties are unable to satisfactorily resolve the situation, then either party may rescind this MOU. Caltrans also understands that one or more of the other agencies or entities who provided grant funding may wish for the County to incorporate into the *Conservation Easement* provisions reiterating and potentially clarifying the restrictions and requirements imposed by their respective grants, and Caltrans hereby consents to the County's inclusion of such provisions.

The cost of repayment for the 75 acres of the Conway Ranch that includes the fish rearing portion is \$95,800. The sum will not be due and payable unless and until Caltrans has approved the terms of the *Conservation Easement* as described below. The County will provide said payment by check payable to "the State of California Department of Transportation" and delivered in person or by mail to:

State of California  
Department of Transportation  
Cashiering Office - MS 58  
P.O. Box 168019  
Sacramento, CA 95816-8019

no later than 30 days after Caltrans has notified the County of its approval of the terms of the proposed *Conservation Easement*.

Caltrans will fund half of the cost of the Stewardship Fund to the Eastern Sierra Land Trust, which is not to exceed \$17,500, and will be payable directly to ESLT from Mono County from the \$95,800 due to Caltrans, thereby reducing the amount payable to Caltrans to \$78,300. Mono County is responsible for the remainder (also not to exceed \$17,500). It is understood that the cost of the Stewardship Fund is a one-time expense and that neither Mono County nor Caltrans will be obligated to fund any ongoing or future costs to the Eastern Sierra Land Trust related to the purposes of the Stewardship Fund. Funding of the Stewardship Fund shall occur within 30 days after recording of the *Conservation Easement*.

The existing *Agreement Declaring Restrictive Covenants* will be amended to change the legal description of the real property encumbered by said agreement (in order to exclude the subject 75-acre portion). Said amendment will be recorded against the affected portion of the Property either on the same day or prior to the recording of the *Conservation Easement*.

Caltrans must approve the *Conservation Easement* prior to amending the *Agreement Declaring Restrictive Covenants*. In the event that Caltrans and the County are unable to mutually agree to all of the terms of the *Conservation Easement*, despite their best efforts, then either party may rescind this MOU. In that event, neither party shall have any rights or obligations under this MOU.

Provided the County fulfills its obligations under this MOU, Caltrans agrees to withdraw its notice of noncompliance (and associated letters) and demand for repayment to Mono County for the Conway Ranch. In other words, Caltrans agrees that any issues or allegations that Caltrans actually raised or could have raised regarding the County's compliance with any Caltrans-administered grants applicable to Conway Ranch prior to the parties' entry into this MOU are hereby fully resolved and shall not form the basis of any future allegations or notices of noncompliance by Caltrans nor by any person or entity ostensibly acting on its behalf (e.g., the Eastern Sierra Land Trust).

This MOU becomes effective when fully executed by all parties. The parties have 180 days to implement all provisions of this MOU upon execution. The parties may separately agree to use the services of a third party or escrow to facilitate and coordinate any of the foregoing details of this transaction. This MOU can be terminated, modified, or amended by mutual written consent of all parties. This MOU does not replace or modify any other preexisting MOU between any or all parties. Likewise, future MOUs may be entered into between any or all of the parties notwithstanding this MOU.

**EXECUTION**

The parties have executed and entered into this MOU through their authorized representatives whose signatures are below.

**Mono County**



By: Byng Hunt, Chair  
Board of Supervisors

Dated: 5-14-13

Approved as to form:

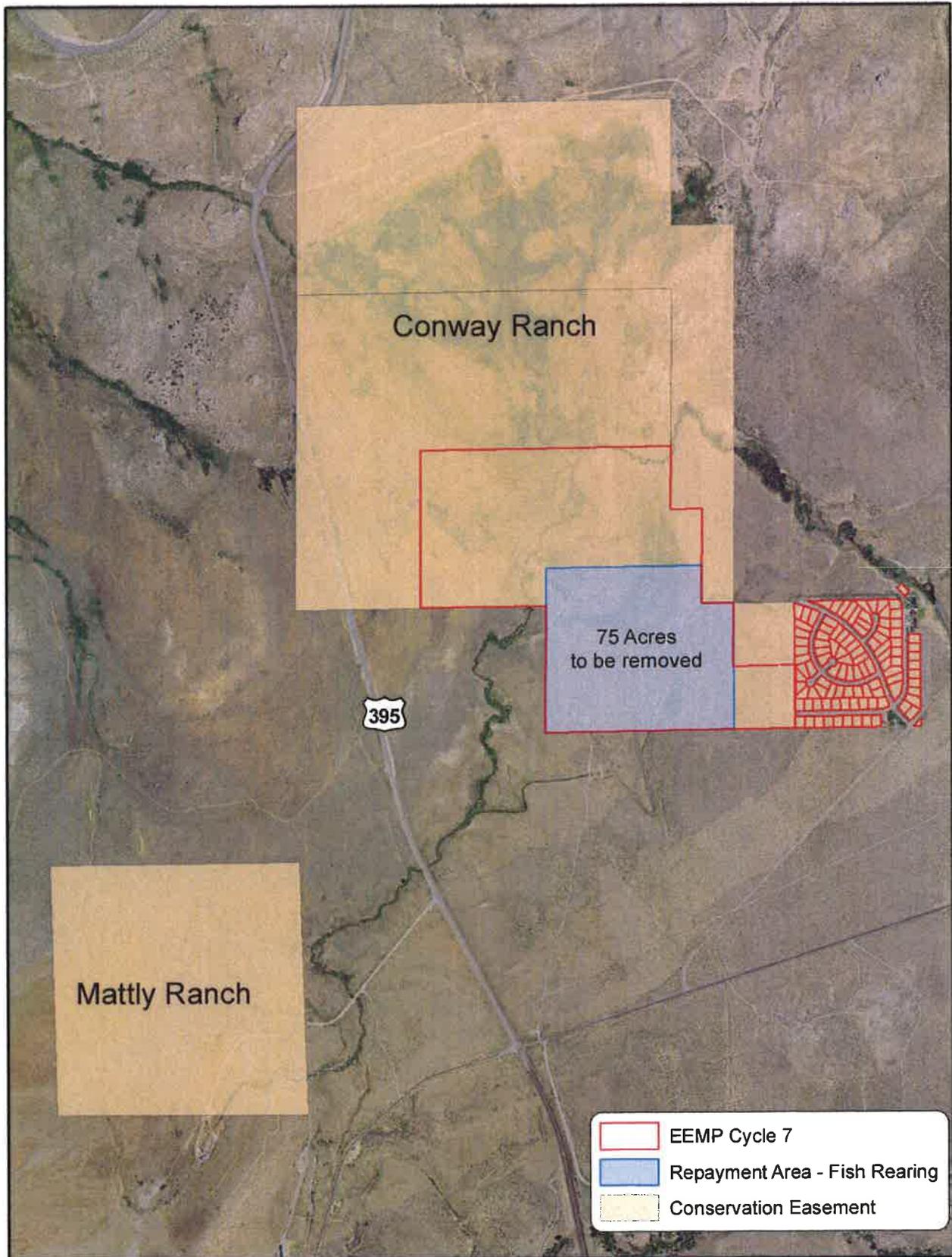
  
Marshall Rudolph, County Counsel

**California Department of Transportation**

  
THOMAS P. HALLENBECK  
District 9 Director

Dated: 5/20/13

# Exhibit A



National Agricultural Imagery Program; U.S. Department of Agriculture, Farm Service Agency, Aerial Photography Field Office

APR 18 2013 10:21 AM



CC1185

Date: 3/13/2013

## SECOND AMENDMENT OF THE CONWAY RANCH MOU

THIS SECOND AMENDMENT OF the Conway Ranch Memorandum of Understanding (FIRST AMENDMENT) is ENTERED INTO as of March 18, 2014, between the STATE OF CALIFORNIA, acting by and through its Department of Transportation, referred to herein as "STATE", and the COUNTY OF MONO, a political subdivision of the State of California, referred to herein as "COUNTY". The State and County are sometimes referred to herein as "the parties."

### RECITALS

1. The parties hereto entered into a Memorandum of Understanding (MOU) on May 20, 2013 defining the terms and conditions regarding the Conway and Mattly Ranches.
2. By previous amendment of the MOU, the deadline for implementation of the provisions of the MOU was extended until April 1, 2014. And while considerable progress has been made toward said implementation, more time is necessary.
3. The parties wish to extend that deadline until July 1, 2014, through this second amendment and to reaffirm their rights, liabilities and obligations assumed under MOU.

### IT IS THEREFORE MUTUALLY AGREED

1. The second sentence of the last paragraph of the Roles and Responsibilities section of the MOU (on page 3) is amended again in its entirety to read as follows:  
  
"The parties have until July 1, 2014, to implement all provisions of this MOU upon execution."
2. All other terms and conditions of MOU not hereby amended remain in full force and effect and are herein incorporated by reference and reaffirmed by the PARTIES.

### EXECUTION

The parties have executed and entered into this Second Amendment through their authorized representatives whose signatures are below.

#### Mono County



By: Larry K. Johnston, Chairman  
Board of Supervisors

Dated: 3/18/14

#### Approved as to form:



Marshall Rudolph, County Counsel

#### California Department of Transportation

\_\_\_\_\_  
THOMAS P. HALLENBECK

District 9 Director

Dated: \_\_\_\_\_



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Community Development**

**TIME REQUIRED** PUBLIC HEARING, 11:30 a.m., 20 minutes (10 minute presentation; 10 minute discussion)

**PERSONS APPEARING BEFORE THE BOARD**

Brent Calloway

**SUBJECT** Public Hearing: General Plan Amendment / Housing Element Update

---

### AGENDA DESCRIPTION:

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

Public hearing regarding General Plan Amendment 14-001 / Housing Element Update.

---

### RECOMMENDED ACTION:

Following public hearing, consider Planning Commission recommendation to approve Resolution #R14-\_\_\_\_, adopting Addendum 14-001 to the Mono County General Plan EIR and General Plan Amendment 14-001 Housing Element Update.

---

### FISCAL IMPACT:

None.

---

**CONTACT NAME:** Brent Calloway

**PHONE/EMAIL:** 760-924-1809 / bcalloway@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](#)

[Resolution](#)

- [attachment](#)
- [Addendum](#)
- [Housing Element](#)
- [HCD Letter](#)
- [MLH Ltr](#)

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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 3:30 PM	County Administrative Office	Yes
6/5/2014 9:49 AM	County Counsel	Yes
6/5/2014 12:09 PM	Finance	Yes

# Mono County Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

June 10, 2014

**To:** Honorable Chair and members of the Board of Supervisors  
**From:** Brent Calloway, Associate Analyst  
**Subject:** General Plan Amendment 14-001 / Housing Element Update

## RECOMMENDED ACTION

**The Mono County Planning Commission recommends in Resolution R14- that the Board of Supervisors:**

1. Accept Addendum 14-01 to the Mono County General Plan EIR
2. Adopt Resolution R14-\_\_ Approving General Plan Amendment 14-001: Housing Element Update

## BACKGROUND

State law mandates that the County conduct a comprehensive update of the Housing Element every five years and, accordingly, a comprehensive update to the 2009 Housing Element has been completed. State law also requires that the draft update be approved by the State, and accordingly the draft was submitted to the California Department of Housing and Community Development (HCD) on March 28, 2014. After consultation with HCD staff, additional revisions were sent April 11, and on April 16, Mono County received notification that the draft update is in compliance with HCD requirements.

The draft update process included initial coordination with Town of Mammoth Lakes and HCD staff of the Regional Housing Need Allocation for the region, outreach to the public throughout the county via Regional Planning Advisory Committee (RPAC) workshops, a presentation before the Collaborative Planning Team, several workshops with the Planning Commission, Housing Authority and Board of Supervisors as well as outreach to organizations that represent lower-income and special-needs households. The public participation process is intended to be a continuous process, with annual workshops at the Housing Authority and RPAC workshops as needed. The Community Development Department will provide HCD with an annual progress report of the element including any a summary of continuous public participation opportunities.

The Housing Element has been made available on the County website and at county offices, and the Board of Supervisors hearing has been published in the local newspaper in accordance with state requirements. Once adopted by the Board of Supervisors, the final element must be resubmitted to the State of California.

The following is a summary of the draft update:

1. Formatting was removed in preparation of Digital General Plan, part of the county comprehensive General Plan Update. Although a printed copy of the draft element is included in this attached, the document is no longer optimized for 8.5x11 page size, and is best viewed online within a web viewer such as Microsoft Word Web Layout.

2. 2010 Census data and other recently available data sources used to update demographics and housing conditions statistics.
3. The Regional Housing Need Allocation was reduced from 292 units for the prior planning period to 46 total units for the 2014-2019 planning period.
4. The Environmental Constraints analysis was reviewed and revised with very minor technical updates.
5. The vacant sites inventory was updated. Only June Lake and Bridgeport are included in parcel analysis, with Specific Plans in the Lee Vining and June Lake areas that were not included in the parcel analysis were referenced separately. New maps were added.
6. The Land use controls were updated to reflect recent changes (accessory dwelling units, transient rental overlay districts) and clarified to meet state law (Transitional/Supportive housing)
7. Governmental and Non-Governmental Constraints were updated (fees, permitting process, codes, land and construction costs)
8. The progress and effectiveness was evaluated, and adjustments made as necessary for all 63 current programs.
9. The Summary and Key Findings sections were updated.
10. Comments from RPAC workshops were incorporated. A continuous public participation process was identified.
11. The updated housing program includes 62 programs, and specific actions for the current planning period were detailed for each program. Program language was revised slightly based upon current progress and economic conditions, RPAC and public outreach input, and to meet state law regarding persons with disabilities and permitting requirements.

#### **PLANNING COMMISSION REVIEW**

After review by the Planning Commission and a public hearing held on May 8, 2014, the following additional changes were made to the Draft Housing Element Update.

1. Some additional basic formatting was added to the document for clarity and citing purposes, including the numbering format of the programs, but it was understood that the adoption of the document is based on content only, and the formatting will change when converted into the format of the to be determined 'Digital General Plan', part of the ongoing comprehensive General Plan Update.
2. An additional program was added to monitor the potential for the conversion of long-term housing into transient rentals due to the formation of Transient Rental Overlay Districts.
3. Several minor typographical errors were corrected.

#### **COMMENT LETTER**

A comment letter was received from Mammoth Lakes Housing in time to be included in the agenda packet. Staff will respond to the comment letter at the public hearing.

#### **ENVIRONMENTAL COMPLIANCE**

The impacts of the proposed project will not result in a substantive change to the number of significant effects, severity of effects, or the feasibility and/or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR. Under these circumstances, the California

Environmental Quality Act (CEQA) permits an addendum to the EIR, and an Addendum to the General Plan EIR has been prepared for this project.

**ATTACHMENTS**

- Resolution R14-
- Resolution R14-03 (Planning Commission)
- Addendum 14-01 to the Mono County General Plan EIR
- Draft 2014 Housing Element
- HCD Compliance Letter
- MLH Comment Letter



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3 **RESOLUTION R14-\_\_\_\_\_**

4 A RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF MONO, ACCEPTING  
5 ADDENDUM 14-01 TO THE MONO COUNTY GENERAL PLAN EIR AND ADOPTING GENERAL  
6 PLAN AMENDMENT 14-001, HOUSING ELEMENT UPDATE.

7 **WHEREAS**, Mono County adopted a comprehensive Housing Element consistent with state  
8 law in 2009; and

9 **WHEREAS**, in accordance with state law, an update to the 2009 Housing Element has  
10 been prepared in consultation with the State Department of Housing and Community  
11 Development, utilizing assistance provided to “Frontier Counties”; and

12 **WHEREAS**, in accordance with state law and the Mono County General Plan, the update  
13 has been reviewed and recommended for adoption by the Mono County Planning Commission at a  
14 duly noticed and advertised public hearing May 8, 2014; and

15 **WHEREAS**, in accordance with the California Environmental Quality Act and CEQA  
16 Guidelines Section 15164, a 2014 Addendum to the final Environmental Impact Report for the  
17 General Plan Land Use Element Update certified Nov. 14, 2000, has been prepared.

18 **NOW, THEREFORE, BE IT RESOLVED** having taken into consideration the  
19 recommendations and findings of the Planning Commission, and all other evidence and testimony before  
20 it, the Mono County Board of Supervisors, in conformance with the Mono County General Plan, Chapter  
21 48, Section 48.060, hereby: 1) Adopts the Addendum to the General Plan EIR for General Plan  
22 Amendment 14-01, and 2) Approves General Plan Amendment 14-001 Housing Element Update.

23 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF JUNE, 2014, BY THE FOLLOWING VOTE:

24 AYES:

25 NOES:

26 ABSENT:

27 ABSTAIN:

28 \_\_\_\_\_  
29 Larry Johnston, Chair  
30 Mono County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Mono County Board of Supervisors

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Lynda Roberts, Clerk of the Board

Marshall Rudolph, County Counsel



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3                   **RESOLUTION R14-03**  
4                   **A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION**  
5                   **RECOMMENDING BOARD OF SUPERVISORS' ADOPTION OF THE**  
6                   **2014 HOUSING ELEMENT UPDATE (GENERAL PLAN AMENDMENT 14-001)**

7                   **WHEREAS**, Mono County adopted a comprehensive Housing Element consistent with  
8 state law in 2009; and

9                   **WHEREAS**, in accordance with state law, an update to the 2009 Housing Element has been  
10 prepared in consultation with the State Department of Housing and Community Development,  
11 utilizing assistance provided to "Frontier Counties"; and

12                   **WHEREAS**, in accordance with state law and the Mono County General Plan, the update  
13 has been reviewed by the Mono County Planning Commission at a duly noticed and advertised  
14 public hearing May 8, 2014; and

15                   **WHEREAS**, in accordance with the California Environmental Quality Act and CEQA  
16 Guidelines Section 15164, a 2014 Addendum to the final Environmental Impact Report for the  
17 General Plan Land Use Element Update certified Nov. 14, 2000, has been prepared.

18                   **NOW, THEREFORE, BE IT RESOLVED** that the Mono County Planning Commission  
19 recommends that the Board of Supervisors take the following actions:

- 20                   1) In conformance with CEQA Guidelines Section 15164, adopt the 2014 Addendum to the  
21 EIR certified Nov. 14, 2000, for the Mono County General Plan Land Use Element  
22 Update;  
23                   2) Pursuant to the Mono County General Plan find that the Housing Element Update is  
24 consistent with the Mono County General Plan; and  
25                   3) Adopt the 2014 Housing Element Update to the General Plan.

26                   **APPROVED AND ADOPTED** this 8<sup>th</sup> day of May 2014, by the following vote of the  
27 Planning Commission, County of Mono:

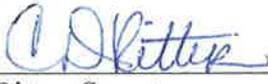
28                   **AYES**       : Scott Bush, Chris I. Lizza, Mary Pipersky, Dan Roberts, Rodger B. Thompson  
29                   **NOES**        :  
30                   **ABSENT**     :  
                  **ABSTAIN**  :

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MONO COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Mary Pipersky, Chair

ATTEST:

  
\_\_\_\_\_  
C.D. Ritter, Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Stacey Simon, Assistant County Counsel

**Mono County Housing Element  
Update 2014**

**Environmental Impact Report (EIR)  
Addendum**

**May 2014**

**Mono County Community Development Department**

## I. INTRODUCTION

The proposed project is the adoption of an update for the Mono County Housing Element. An addendum to the Mono County General Plan Final Environmental Impact Report (SCH# 91032012) is proposed for this project as allowed by Section 15164 (a) of the CEQA Guidelines:

- "(a) The Lead Agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15164 (a) of the CEQA Guidelines allows a lead agency to prepare an addendum to an EIR if only minor technical changes or additions are necessary or none of the conditions in Section 15162 calling for the preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines require the preparation of a subsequent EIR for a project when an EIR has been certified for that project when the lead agency determines, on the basis of substantial evidence in the record, that one or more of the following has occurred:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## **II. PROJECT DESCRIPTION**

The project is the 2014 update of the Mono County Housing Element. California State Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need, and requires the Housing Element to be updated every 5 years. The Housing Element contains policies and programs to provide opportunities for housing development for all income groups, without unreasonable constraints on that development.

The current update involves updates of demographic and economic information from the 2010 census contained in the Housing Element, an analysis of current housing needs for various special populations, an update of resources and constraints to the development of housing in Mono County, and a discussion of the progress made in implementing programs in the element since the last update in 2009. The Housing Program, which contains policies and programs to direct the development of housing in Mono County, was updated based on the results of the Progress Report.

## **III. DECISION NOT TO PREPARE A SUBSEQUENT EIR**

The CEQA Guidelines require the preparation of a subsequent EIR if one or more of several conditions are met; an addendum is required if none of the conditions requiring a subsequent EIR has occurred but minor changes are necessary to the original EIR. The decision not to prepare a subsequent EIR for the adoption of the Mono County Housing Element Update was based on an analysis of the conditions requiring a subsequent EIR and the determination that none of those conditions applied to this project, i.e.:

- (1) There are no substantial changes in the policies or programs in the Housing Element that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*The policies and programs in the 2014 Update of the Mono County Housing Element are essentially the same policies and programs contained in the existing Housing Element. There have been no changes at the policy level and only minor changes at the program level to delete programs that have been accomplished, to clarify the intent of existing programs, or to reflect changes in economic conditions in the county. Implementation strategies for programs have also been updated to reflect the establishment of the Mono County Housing Authority.*

- (2) There are no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*As discussed previously, proposed changes to the Housing Element are minor. There have been no policy changes; the same types of housing are proposed in the same areas with the same development standards. Proposed changes occur in the programs and focus primarily on implementing those programs and, in some cases, clarifying the intent of existing programs and how to implement the program.*

- (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR;  
or  
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; or

*As discussed previously, the proposed update does not involve substantial changes in the housing policies or programs for Mono County. The same types of housing are proposed in the same areas with many of the same development standards. Proposed changes in the update are minor including deleting programs that have been accomplished in the interim since the existing Housing Element was updated, clarifying the intent of existing programs, or reflecting changes in economic conditions in the county. Implementation strategies for programs have also been updated to reflect the establishment of the Mono County Housing Authority.*

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

*As discussed previously, the update does not involve changes for many of the Housing Elements policies and programs and, for those that do involve change, the proposed changes are minor.*

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

*As discussed previously, the update involves few changes to Housing Elements policies and programs and, for those amended, the proposed changes are minor.*



# Mono County

## DRAFT 2014 Housing Element Update

## 1.INTRODUCTION

In response to California's critical housing needs, the Legislature enacted housing element law with the goal of providing adequate and safe housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the state's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated every five years. The Housing Element is also subject to mandatory review by the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the state's housing goals.

### a. PUBLIC PARTICIPATION PROCESS

The initial draft of the 2014 Housing Element Update was prepared by the Mono County Community Development Department. Housing issues and concerns for the unincorporated area were identified through ongoing discussions with the County's nine community and Regional Planning Advisory Committees (RPACs), which include a variety of local residents and local representatives from local, state, and federal agencies. Based on comments received at those meetings, the existing Housing Element Policies were reviewed for consistency with community comments. Comments from those meetings are included in the summary of conclusions section and have been addressed throughout the element.

Attempts were made to contact Hispanic community directly through the RPACs but there are currently no Hispanic groups active in the County.

The Collaborative Planning Team also reviewed the County's housing policies. The Collaborative Planning Team is a multi-agency planning team, consisting of local, state, and federal agencies, which focuses on a variety of planning and resource use issues in the Eastern Sierra. Members include Mono County, the Town of Mammoth Lakes, the Bureau of Land Management, the Lahontan Regional Water Quality Control Board, the California Department of Fish and Game, Caltrans, the Los Angeles Department of Water and Power, the Inyo National Forest, the Humboldt-Toiyabe National Forest, the Benton Paiute Reservation, and the Bridgeport Indian Colony.

The draft update will be circulated to local agencies and organizations that provide housing-related services in the County, including:

Inyo Mono Area Agency on Aging (IMAAA), Bishop, California;  
 Inyo Mono Advocates for Community Action (IMACA), Bishop, California;  
 Inyo Mono Association for the Handicapped (IMAH), Bishop, California;  
 Kern Regional Center, Bishop, California;  
 Mammoth Lakes Housing, Mammoth Lakes, California; and  
 Mono County Department of Social Services, Bridgeport, California.

Notice of the availability of the draft will also provided through publication in the local newspaper and by posting at County offices and public libraries.

Both the Mono County Housing Authority and the Planning Commission have held public workshops to address housing issues and policies. After completion of the public participation and HCD review process, The Mono County Planning Commission will hold a public hearing on the Draft 2014 Housing Element Update, and the Board of Supervisors will be hold a final adoption hearing pending recommendation of the Planning Commission.

b. CONSISTENCY WITH THE GENERAL PLAN

Development in Mono County is affected by policies in the County's General Plan, by standards in the Mono County Land Development Regulations, by land use requirements imposed by other agencies, and by requirements of the Subdivision Map Act and the County's Subdivision Ordinance. The County's General Plan serves as a comprehensive, long-range plan for the development of the area. The location of housing is determined primarily by policies contained in the Land Use Element, which establish the amount and distribution of various land uses throughout the County. The Land Use Element also specifies the maximum allowable density for each residential General Plan designation.

In conformance with state law, the Mono County General Plan has been written to be internally consistent; the goals, objectives and policies of each element are intended to be consistent with those in other elements. The 2014 Housing Element Update was reviewed for consistency with the Land Use Element to determine if adequate sites are provided to allow for housing for all economic segments of the community. The Land Use Inventory shows that Mono County has more than adequate acreage to accommodate the housing needs projected by HCD in the Regional Housing Needs Plan prepared for the County.

The Housing Element was also reviewed for consistency with the Circulation and Conservation/Open Space Elements of the General Plan. In Mono County, the circulation system is well established, and there is little traffic congestion. When congestion does occur, it is not the result of residents' commuting, but of recreational traffic at peak use periods or special events, combined with local use. Although the existing circulation system is generally adequate

to provide for additional housing, the Circulation Element provides for improvements to the local transportation system that will allow for the continued development of housing.

Since 94 percent of the land in Mono County is publicly owned, and 90 percent is federally owned, much of Mono County remains open space. As a result, the provision of open space as a part of developed residential areas is not a particular concern in the County. Policies in both the Conservation/Open Space Element and the Land Use Element focus future development in existing community areas, providing additional open-space protection.

General Plan consistency for all elements, including the Housing Element, will be maintained through required annual progress reports that address comments and issues identified through the County's ongoing public participation processes, such as Regional Planning Advisory Committee (RPAC) meetings.

## 2. HOUSING NEEDS

### A. BACKGROUND

#### a. AREA PROFILE

Mono County is located on the eastern side of the Sierra Nevada mountain range and is bordered to the east by the state of Nevada. Approximately 94 percent of the County's 3,103 square miles is publicly owned; as a result, tourism and recreation-oriented enterprises are the primary economic activity in the County. The major population center, and the County's only incorporated area, is the town of Mammoth Lakes. The remainder of the County's residents are scattered in small communities throughout the County.

Communities in the County include: Topaz, Coleville and Walker in the Antelope Valley; Bridgeport, the County seat, in the Bridgeport Valley; Mono City and Lee Vining in the Mono Basin; June Lake in the June Lake Loop; Long Valley, McGee Creek, Crowley Lake, Aspen Springs and Sunny Slopes in Long Valley; Swall Meadows and Paradise in the Wheeler Crest area; and Chalfant, Hammil and Benton in the Tri-Valley.

#### b. SOURCES FOR DEMOGRAPHIC & HOUSING DATA

The majority of the demographic and housing data in the following sections are from the U.S. Census 2010. The census data presented here are a synopsis of the data available from Census 2010. Complete census files can be found at <http://factfinder.census.gov>. Additional demographic and economic information was obtained from the California Department of Finance ([www.dof.ca.gov](http://www.dof.ca.gov)), HCD, and the Mono County IT department.

#### c. CENSUS 2010

The 2010 census went to great efforts to reach every individual housing unit, however the census did not include the "long form" that in past census' has provided much of the detailed demographic information. Starting in 2005, an annual survey, the American Community Survey (ACS), has been sent to a small sample population and replaced the traditional long form format. While promising to deliver much more accurate and timely demographic information in the future, due to the small population size of our communities, there is currently a large amount of error in the ACS data. This error will decrease over time, but portions of the 2010 ACS data are

too unreliable and in this document, the 2000 census figures are retained when error in the 2010 ACS is assumed to be high.

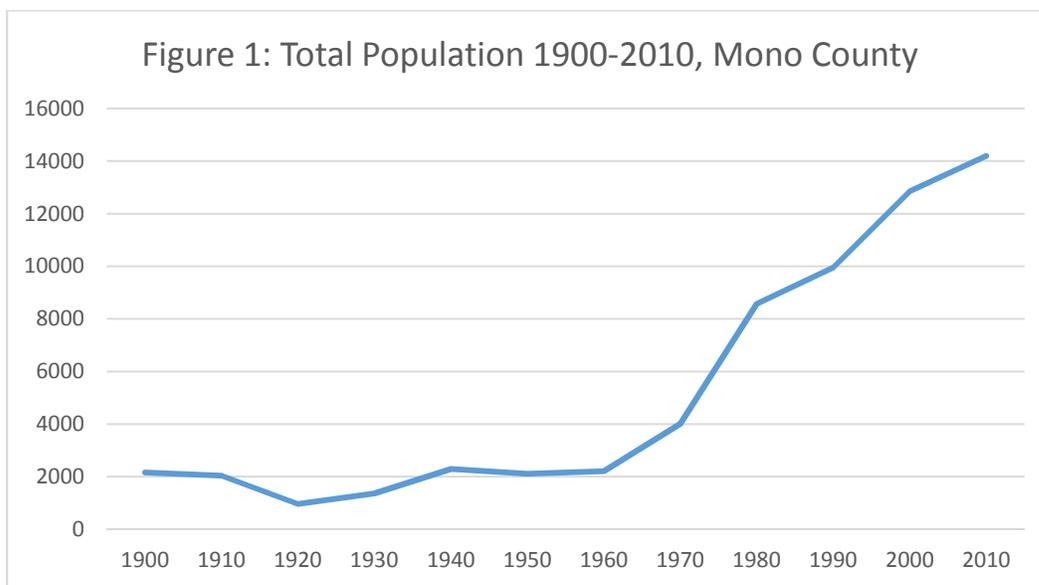
Census Designated Place (CDP) A CDP is a concentration of population identified by the Census Bureau for statistical purposes. 89.3% of the population in the unincorporated county lives within one of the 15 CDPs identified in Mono County and therefore the CDP has replaced the use of census tracts/blocks for general demographic analysis.

## B. EXISTING NEEDS

### a. POPULATION CHARACTERISTICS

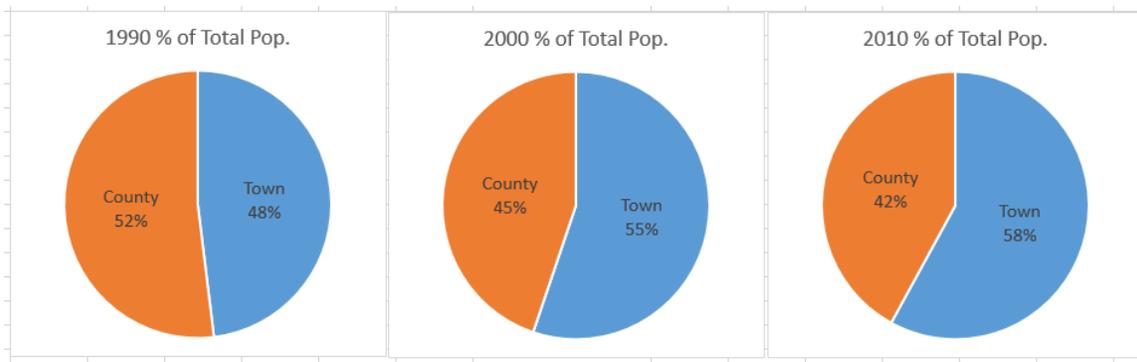
#### b. POPULATION GROWTH

Population growth trends in Mono County and its only incorporated city, the Town of Mammoth Lakes, continue a long-term trend of steady growth that began around 1960 (Figure 1). The highest rate of growth occurred in the 1970s and 1990s. In the 1990s, the percentage of the County's total population living in the Town of Mammoth Lakes increased from 48 percent of the total population in 1990 to a majority 55 percent in 2000 and again increased up to 58 percent in 2010 (Figure 2). The California Department of Finance projects a modest population increase rate of .7% per year through 2013 (Table 1).



Source US Census

Figure 2: Town/County % of Total Population 1990-2010



Source: US Census

**Table 1. Population Trend, Unincorporated County**

Year	Population	% Change	Annual %
1980	4460		
1990	5171	15.9	1.6
2000	5759	11.4	1.1
2010	5968	3.6	0.4
2011	6103	2.2	2.2
2012	6144	0.7	0.7
2013	6186	0.7	0.7

Source: US Census, CA Dept. of Finance

Table 1.2 Population by CDP, 2010

	Total Population	% of Countywide Population	% of Countywide - Town	% of CDP Population
Countywide	14,202	100.0%		
Mammoth Lakes	8,234	58.0%		
Countywide -Town	5,968	42.0%	100.0%	
<i>Mono County CDPs</i>				
Crowley Lake	875	6.2%	14.7%	16.4%

Walker	721	5.1%	12.1%	13.5%
Chalfant	651	4.6%	10.9%	12.2%
June Lake	629	4.4%	10.5%	11.8%
Bridgeport	575	4.0%	9.6%	10.8%
Coleville	495	3.5%	8.3%	9.3%
Benton	280	2.0%	4.7%	5.3%
Lee Vining	222	1.6%	3.7%	4.2%
Swall Meadows	220	1.5%	3.7%	4.1%
Sunny Slopes	182	1.3%	3.0%	3.4%
Mono City	172	1.2%	2.9%	3.2%
Paradise	153	1.1%	2.6%	2.9%
Apsen Springs	65	0.5%	1.1%	1.2%
Topaz	50	0.4%	0.8%	0.9%
McGee Creek	41	0.3%	0.7%	0.8%
Total of CDPs	5,331	37.5%	89.3%	100.0%
CDPs + Town	13,565	95.5%		
County - CDPs & Town	637	4.5%	10.7%	

Table 2. Total Population Count by Race, CDP, Mono County 2010

	Total Population	# White, Not Hispanic	# Hispanic	# American Indian	# Asian	# Black	# Pacific Islander	# Other	# 2 or More Races
Countywide	14,202	9,687	3,762	239	191	42	11	33	237
Mammoth Lakes	8,234	5,143	2,772	32	128	29	5	13	112
Countywide -Town	5,968	4,544	990	207	63	13	6	20	125
<i>Mono County CDPs</i>									
Chalfant	651	552	67	8	5	0	0	3	16
Benton	280	188	38	49	1	0	0	0	4
Paradise	153	121	14	1	6	0	0	5	6

Swall Meadows	220	196	6	2	5	0	0	2	9
Sunny Slopes	182	158	3	2	7	0	4	0	8
Aspen Springs	65	61	1	0	2	0	0	0	1
Crowley Lake	875	706	128	5	11	3	0	5	17
McGee Creek	41	39	2	0	0	0	0	0	0
June Lake	629	476	137	6	2	0	0	0	8
Lee Vining	222	107	96	17	0	0	0	2	0
Mono City	172	128	37	1	2	0	0	0	4
Bridgeport	575	370	148	40	1	1	0	1	14
Walker	721	581	70	50	3	3	1	0	13
Coleville	495	347	110	10	8	4	0	2	14
Topaz	50	25	24	1	0	0	0	0	0
Total of CDPs	5,331	4,055	881	192	53	11	5	20	114

#### ETHNICITY

In the 1990 census, the ethnic composition of Mono County was predominantly white (93 percent), with 3.7 percent American Indian, <1 percent Black, 1.3 percent Asian, and 1.9 percent Other Race. Persons of Hispanic Origin, which includes people of all races, encompassed 11.3 percent of the population. In 2000, the population was 85.4 percent white, 4.8 percent American Indian, <1 percent Black, <1 percent Asian, <1 percent Pacific Islander, 6.0 percent Other Race, and 2.4 percent two or more races. While this seems a drop in the white population, it probably reflects more of a change in the way ethnicity was tabulated in the census data rather than a real change in the population. In 2010, the population was 76.1% white, 16.6% Hispanic, 3.5% American Indian, 2.1% 2 or more races, 1.1% Asian and less than .3% Black, Pacific Islander and Other Race (Table 2 & 3). The data shows a continued increase in the Hispanic population.

Table 3: Total Population Percentage by Race, CDP, Mono County 2010

	% White	% Hispanic	% Amer Indian	% Asian	% Black	% Pacific Islander	% Other	% 2 or More Races
Countywide	68.2%	26.5%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
Mammoth Lakes	62.5%	33.7%	0.4%	1.6%	0.4%	0.1%	0.2%	1.4%
Countywide -Town	76.1%	16.6%	3.5%	1.1%	0.2%	0.1%	0.3%	2.1%
<i>Mono County CDPs</i>								
Chalfant	84.8%	10.3%	1.2%	0.8%	0.0%	0.0%	0.5%	2.5%

Benton	67.1%	13.6%	17.5%	0.4%	0.0%	0.0%	0.0%	1.4%
Paradise	79.1%	9.2%	0.7%	3.9%	0.0%	0.0%	3.3%	3.9%
Swall Meadows	89.1%	2.7%	0.9%	2.3%	0.0%	0.0%	0.9%	4.1%
Sunny Slopes	86.8%	1.6%	1.1%	3.8%	0.0%	2.2%	0.0%	4.4%
Aspen Springs	93.8%	1.5%	0.0%	3.1%	0.0%	0.0%	0.0%	1.5%
Crowley Lake	80.7%	14.6%	0.6%	1.3%	0.3%	0.0%	0.6%	1.9%
McGee Creek	95.1%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
June Lake	75.7%	21.8%	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
Lee Vining	48.2%	43.2%	7.7%	0.0%	0.0%	0.0%	0.9%	0.0%
Mono City	74.4%	21.5%	0.6%	1.2%	0.0%	0.0%	0.0%	2.3%
Bridgeport	64.3%	25.7%	7.0%	0.2%	0.2%	0.0%	0.2%	2.4%
Walker	80.6%	9.7%	6.9%	0.4%	0.4%	0.1%	0.0%	1.8%
Coleville	70.1%	22.2%	2.0%	1.6%	0.8%	0.0%	0.4%	2.8%
Topaz	50.0%	48.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total of CDPs	76.1%	16.5%	3.6%	1.0%	0.2%	0.1%	0.4%	2.1%
CDPs + Town	67.8%	26.9%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
County - CDPs & Town	76.8%	17.1%	2.4%	1.6%	0.3%	0.2%	0.0%	1.7%

Source: US Census

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race, increased in the unincorporated area, rising from 12.4 percent of the population in 2000 to 16.6 percent of the population in 2010 (Table 2 & 3), a numerical increase of 291 persons, from 699 in 2000 to 990 in 2010. During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 22.2 percent of the town's population in 2000 to 33.7 percent of the town's population in 2010. The State Department of Finance is projecting that the Hispanic population in the County will rise dramatically over the next forty years, to 30 percent of the total County population in 2020 and 43 percent of the total in 2060 (see Table 4). Although Mammoth Lakes has a large Hispanic population, the rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower-paid service workers in need of low to moderate-income housing.

Table 4: Projected Population by Race

	2020	2040	2060
Total	15037	17614	20755
White	9695	9897	10502
Hispanic	4614	6698	8906

Asian	185	333	544
Pacific Islander	10	8	5
Black	42	54	68
American Indian	209	223	244
Multi-race	284	400	486
% Total	100.0%	100.0%	100.0%
% White	64.5%	56.2%	50.6%
% Hispanic	30.7%	38.0%	42.9%
% Asian	1.2%	1.9%	2.6%
% Pacific Islander	0.1%	0.0%	0.0%
% Black	0.3%	0.3%	0.3%
% American Indian	1.4%	1.3%	1.2%
% Multi-race	1.9%	2.3%	2.3%

Source: CA Dept. of Finance

## c. AGE

The median age in the unincorporated area is not officially calculated by the census bureau, however the average median age of the individual CDPs is 45.2, significantly older than the median age within the Town of Mammoth Lakes at 32.6. The number of seniors 65 years and older increased from 10 percent of the unincorporated population in 1990 to 12 percent in 2000, to 14.2 % in 2010. Coleville had the highest percentage of children under 18 presumably in the Marine Corps housing in Coleville. The Antelope Valley also had one of the highest percentages of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under 5 and seniors 65 years and older.

Table 5: Age Characteristics by CDP, 2010.

	Total Population	Median Age	# Under 18	# 18 & Over	# 65 & Over	% Under 18	% 18 & over	% 65 & Over
Countywide	14,202	37.2	2,979	11223	1377	21.0%	79.0%	9.7%
Mammoth Lakes	8,234	32.6	1,719	6515	532	20.9%	79.1%	6.5%
Countywide -Town	5,968		1,260	4708	845	21.1%	78.9%	14.2%
<i>Mono County CDPs</i>								
Chalfant	651	47.1	131	520	51	20.1%	79.9%	7.8%
Benton	280	48.8	54	226	35	19.3%	80.7%	12.5%
Paradise	153	52.9	19	134	33	12.4%	87.6%	21.6%
Swall Meadows	220	53.8	36	184	42	16.4%	83.6%	19.1%
Sunny Slopes	182	47.2	28	154	20	15.4%	84.6%	11.0%
Aspen Springs	65	47.8	14	51	7	21.5%	78.5%	10.8%
Crowley Lake	875	45.1	210	665	105	24.0%	76.0%	12.0%
McGee Creek	41	54.8	7	34	14	17.1%	82.9%	34.1%
June Lake	629	41.7	116	513	70	18.4%	81.6%	11.1%
Lee Vining	222	30.4	56	166	17	25.2%	74.8%	7.7%
Mono City	172	41	41	131	15	23.8%	76.2%	8.7%
Bridgeport	575	45.5	119	456	99	20.7%	79.3%	17.2%
Walker	721	51.1	124	597	196	17.2%	82.8%	27.2%
Coleville	495	25.7	167	328	32	33.7%	66.3%	6.5%
Topaz	50	45.7	11	39	14	22.0%	78.0%	28.0%
Total of CDPs	5,331		1,133	4198	750	21.3%	78.7%	14.1%

CDPs + Town	13,565		2,852	10713	1282	21.0%	79.0%	9.5%
County - CDPs & Town	637		127	510	95	19.9%	80.1%	14.9%

Source: US Census 2010

The State Department of Finance is projecting that the population in the County will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2 percent in 2010 to 18.2 percent of the total in 2060 (see Table 10).

Table 6: Projected Population by Age

	2020	2040	2060
Total Population	14,833	15,037	20,755
Under 5	879	963	1,366
5-17	2,578	2,305	3,497
18-64	9,643	9,484	12,123
65 and over	1,733	2,286	3,768
% Total Population	100.0%	100.0%	100.0%
% Under 5	5.9%	6.4%	6.6%
% 5-17	17.4%	15.3%	16.8%
% 18-64	65.0%	63.1%	58.4%
% 65 and over	11.7%	15.2%	18.2%

Source: CA Dept. of Finance

#### d. HOUSEHOLD CHARACTERISTICS

##### e. HOUSEHOLD SIZE

The 2010 census reports the total number of households in the unincorporated county to be 2,539. Average household countywide decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes, with 2.89 persons per household. McGee Creek and Paradise had the lowest average household sizes, with 1.95 persons/household and 2.07 persons per household, respectively (Table 7).

Table 7: Household Characteristics by CDP, 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92

Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23
Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Aspen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19
CDPs + Town			5507	1524	2060	807	634	280	114	88
County - CDPs & Town			261	68	122	28	23	12	4	4

Source: US Census 2010

#### F. HOUSEHOLD TENURE

The overall number of renters in the unincorporated area decreased from 40 percent of all occupied units in 1990 to 32 percent 2010. The south county CDPs generally have very high rates of owner occupied units, the highest being Paradise at 95.9%. North county CDPs have higher renter occupied units with Coleville the highest at 71.9% due to the marine base housing. Vacant units, used as seasonal homes are widespread and make up 32.7% of all units in the unincorporated county. June Lake has the highest rate of seasonally vacant homes at 59.4%.

Table 8: Tenure of Occupied and Vacant Units by CDP, 2010.

	% Vacant Seasonal, of Total	% Owner Occupied of Total	% Renter Occupied of Total	% Vacant of Total Units
Countywide	45.9%	56.0%	44.0%	58.5%
Mammoth Lakes	51.7%	46.5%	53.5%	66.5%
Countywide -Town	32.7%	68.0%	32.0%	40.8%
<i>Mono County CDPs</i>				
Chalfant	6.3%	87.5%	12.5%	12.3%
Benton	10.1%	70.5%	29.5%	23.3%
Paradise	12.6%	95.9%	4.1%	14.9%
Swall Meadows	23.4%	91.8%	8.2%	23.4%
Sunny Slopes	44.2%	69.4%	30.6%	45.5%
Aspen Springs	30.6%	84.0%	16.0%	30.6%
Crowley Lake	20.0%	78.2%	21.8%	27.0%
McGee Creek	26.7%	95.2%	4.8%	30.0%
June Lake	59.4%	54.1%	45.9%	64.6%
Lee Vining	11.6%	50.6%	49.4%	24.1%
Mono City	29.8%	71.4%	28.6%	33.0%
Bridgeport	13.2%	62.3%	37.7%	28.0%
Walker	10.8%	69.0%	31.0%	24.7%
Coleville	5.5%	28.1%	71.9%	14.9%
Topaz	28.6%	61.9%	38.1%	50.0%
Total of CDPs	26.3%	68.6%	31.4%	34.4%
CDPs + Town	45.0%	55.6%	44.4%	58.0%
County - CDPs & Town	59.6%	62.8%	37.2%	67.3%

Source: US Census 2010

g. OVERCROWDED HOUSEHOLDS

The U.S. Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per

room are considered severely overcrowded and indicate a significant housing need. Overcrowding is not a significant housing situation in unincorporated Mono County. Using ACS data there were 47 overcrowded households, or 1.8 percent of the total households in the unincorporated area (Table 9). The statewide overcrowding rate for households in 2010 was 15.2 percent of all households, significantly higher than Mono County. Of the 47 overcrowded households, 57 percent were renters. This may indicate a disproportionate overcrowded situation for renters, however, overcrowded renter households represented only 2.5 percent of all renter households in the unincorporated area in 2010, significantly less than the statewide overcrowding rate for renters of 23.9 percent in 2010. Less than 1 percent of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, 0 of them were owner households, all 20 were renter households.

Table 9: Overcrowded Households, 2011

	Unincorporated County
Total	2,609
Owner Occupied (OO)	1,702
OO: .5 or less per room	1,300
OO: .5-1 per room	375
OO: 1-1.5 per room	27
OO: 1.5-2 per room	0
OO: 2+ per room	0
Renter Occupied (RO)	907
RO: .5 or less per room	479
RO: .5-1 per room	408
RO: 1-1.5 per room	0
RO: 1.5-2 per room	20
RO: 2+ per room	0

Source: ACS 2007-2011

#### h. EXTREMELY LOW -INCOME HOUSEHOLDS

Extremely low-income households are those with income less than 30 percent of the area's median income. Mono County's median income in 2013 was \$79,600. Income limits are adjusted depending on the number of people in the household. For a four-person household, the current income limit for an extremely low-income household is \$19,575. For a one-person household, the income limit is \$13,725. Households with extremely low income may have a variety of housing needs. In Mono County, households receiving assistance through the CalWORKS program, Supplemental Security Income (SSI), or disability income may be considered extremely low-income households. Mono County also has a large

population of service workers earning minimum wage who may fall into the extremely low-income category, depending on the number of workers in a household. The California Economic Development Department provides Occupational Employment Statistics for the Eastern Sierra Region showing wages for a variety of occupations.

Table 10: Occupational Wage Data

Occupational Title	Median Hourly Wage, 2008	Median Annual Wage
Fast Food Worker	\$8.52	\$17,721
Waiters and Waitresses	\$8.42	\$17,514
Dishwashers	\$8.55	\$17,784
Maids and Housekeeping Staff	\$9.39	\$19,531
Hotel, Motel, Resort Desk Clerk	\$9.59	\$19,906

\* Based on working 40 hours per week, 52 weeks per year.

Source: California Employment Development Department (EDD), Occupational Employment and Wage Data, Occupational Employment Statistics Survey.

Estimated data on the number of extremely-low income households in the County is available through the ACS. In 2011, there were approximately 442 extremely-low income households in the unincorporated area, 17.4 percent of the total number of households. This is a dramatic increase from 2000 when only 7.5% of households were considered extremely low income, however, this is likely due to the small sample size of the ACS. 37 percent of the extremely-low income households were renters; 63 percent were homeowners. Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. 96% of extremely low income renters pay over 30% of their income on housing costs.

Table 11: Extremely Low Income Households by Tenure, 2011

	Renters	Owners	Total
Total Number of ELI Households	132	279	442
Percent with Cost Burden (>30% of income)	96%	83%	88%

Source: HCD data package

## C. EMPLOYMENT, INCOME & POVERTY

### a. OVERALL EMPLOYMENT TRENDS

The following discussion of employment trends in Mono County is excerpted from Eastern Sierra Region Projection Highlights (Alpine, Inyo, and Mono Counties) prepared by the California Employment Development Department ([www.labormarkerinfo.edd.ca.gov](http://www.labormarkerinfo.edd.ca.gov)).

#### Industry

Total employment, including Self-Employment, Unpaid Family Workers, Farm Employment and Nonfarm Wage and Salary Employment in the Eastern Sierra Region is expected to grow about 1.6 percent annually between 2004 and 2014. Employment is anticipated to increase by almost

2,800 total jobs to about 20,200 jobs in 2014. The projected growth rate for this three-County area is equal to the growth rate of California, which is about 1.6 percent annually.

Nonfarm Wage and Salary Employment, which accounts for 91 percent of total employment, is expected to grow 1.7 percent annually for the next ten years in the Eastern Sierra Region. Six out of ten new jobs are forecasted to occur in Government (800), Leisure and Hospitality (440), and Retail Trade (380).

#### Occupations

Occupational projections for the period 2004 to 2014 forecast:

- 2,740 new jobs from industry growth,
- 4,620 jobs openings from Net Replacements,
- A combined total of 7,360 job openings.

The top 50 occupations with the most job openings will generate 65 percent of all job openings in the Eastern Sierra Region during the 2004-2014 projections period, accounting for almost 4,800 total job openings. Of the top 50 occupations with the most job openings, 41 require work experience or on-the-job training. Food preparation and Office and Administrative Support account for 18 of the 50 occupations with the most job openings.

The 32 fastest growing occupations are all expected to grow at an annual rate of 1.6 percent or more. Of the 32 fastest growing jobs, 27 require work experience or on-the-job training. There are seven occupations in Construction scattered throughout the top 32 fastest growing occupations.

#### b. EMPLOYMENT TRENDS UNINCORPORATED AREA

The Available ACS data for employment has a high margin of error (total estimated workforce is larger than the total unincorporated population), and while included in the following tables, data from the 2000 census or other sources was left in place as it is assumed to be of much higher accuracy.

Employment data for March, 2009 from the Employment Development Department and the 2011 ACS in parenthesis where applicable, show the following current employment by industry (not seasonally adjusted):

#### c. MAJOR EMPLOYERS IN MONO COUNTY

The following list of major employers in Mono County was developed using the 2009 America's Labor Market Information System Employer Database (California Employment Development Department, [www.labormarketinfo.edd.ca.gov](http://www.labormarketinfo.edd.ca.gov)). Many of these employers are located in Mammoth Lakes, a significant commute from many areas of the County.

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>
Eastern Sierra Unified School Dist	Various	Schools
June Mountain Ski Area	June Lake	Hotels & Motels
Juniper Springs Resort	June Lakes	Resort
Mammoth Hospital	Mammoth Lakes	Hospitals
Mammoth Lakes Fire Dept	Mammoth Lakes	Misc. Business
Mammoth Mountain Inn	Mammoth Lakes	Hotels & Motels

Mammoth Mountain Ski Area  
 Mono County Government  
 Town of Mammoth Lakes  
 US Forest Service  
 Vons  
 Westin-Monache Resort

Mammoth Lakes  
 Bridgeport  
 Mammoth Lakes  
 Various  
 Mammoth Lakes  
 Mammoth Lakes

Hotels & Motels  
 Local government  
 Local government  
 Federal government  
 Retail  
 Hotels and motels

Table 12 Employment by Industry, 1990-2011

Industry Type	1990		2000		2011 ACS	
	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting and mining	275	10.8%	160	5.6%	(275)	(3.9%)
Construction	389	15.3%	449	15.8%	(593)	(8.4%)
Manufacturing	79	3.1%	101	3.4%	(179)	(2.5%)
Wholesale trade	25	0.9%	0	0.0%	(4)	(0.1%)
Retail trade	392	15.4%	297	10.5%	(708)	(10%)
Transportation and warehousing, and utilities	99	3.9%	105	3.7%	(205)	(2.9%)
Information	0	0.0%	61	2.1%	(99)	(1.4%)
Finance, insurance, real estate and rental and leasing	145	5.7%	83	2.9%	(805)	(11.4%)
Professional, scientific, management, administrative, and waste management services	140	5.5%	169	5.6%	(617)	(8.7%)
Educational, health and social services	263	10.3%	545	19.1%	(988)	(13.9%)
Arts, entertainment, recreation, accommodation and food services	393	15.5%	549	19.3%	(2,043)	(28.8%)
Other services	84	3.3%	75	2.6%	(237)	(4.7%)

Public administration	258	10.1%	246	8.7%	(336)	(3.3%)
TOTAL	2,542	100%	2,840	100%	(7,089)	(100%)
<i>Source: U.S. Census 1990, SF3:P077; U.S. Census 2000, SF3:P 49.</i>						

#### d. INCOME

The overall median household income in the unincorporated area based on the ACS 2008-2012 data was \$61,868, up from \$45,325 in 2000. The median household income varied significantly, however, throughout the County with the communities near Mammoth Lakes generally having higher overall income levels. The median household income based upon HCD income limits for Mono County in 2012 was \$79,600.

Table 13: Household Income by CDP, 2012

	Household Income	
	Median	Mean
Countywide	61,868	68,546
Mammoth Lakes	59,972	67,089
<i>Mono County CDPs</i>		
Chalfant	52,039	59,800
Benton	12,069	18,820
Paradise	81,346	91,905
Swall Meadows	96,471	112,333
Sunny Slopes	133,287	NA
Aspen Springs	NA	NA
Crowley Lake	85,735	76,856
McGee Creek	89,290	141,335
June Lake	29,329	40,173
Lee Vining	70,172	57,240
Mono City	41,875	47,652
Bridgeport	71,250	64,143
Walker	50,655	61,119
Coleville	39,559	51,669
Topaz	NA	NA

Source ACS, 2007-2012

#### e. POVERTY

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. During the same time period, the number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas except June Lake, which increased from 30 to 39 persons and Long

Valley/Wheeler Crest, which increased from 19 to 38 persons. ACS poverty data for Mono County has not yet been released from the 2008-2012 ACS data set.

Table 13.2 Persons with income below poverty level, 1989 and 1999

Age Group	1989	1999
Under 5	84	50
5 - 17	117	78
18 - 64	282	292
65 +	80	18
Total	563	438

Source: US Census 1990, 2000

## D. HOUSING STOCK CHARACTERISTICS

### a. HOUSING TYPES

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased (Table 14). During that period, multifamily units had the greatest percentage increase, although a majority of that increase occurred from 1990-2000 and the rate has slowed considerably in the last decade.

Table 14, Housing Units by Type, Unincorporated Mono County, 1990-2010

Housing Unit Type	1990		2000		2010		1990-2010 % Change
	Number	Percent	Number	Percent	Number	Percent	
Single-family-Detached	2,267	63.7%	2,468	65.1%	2,969	69.3%	+23.6%
Single-family-Attached	214	6.0%	210	5.5%	?	?	
2-4 units	176	4.9%	296	7.8%	?	?	
5 Plus Units	63	1.8%	74	2.0%	?	?	
All Multi Units	239	6.7%	370	9.8%	405	9.4%	+41%
Mobile home	842	23.6%	743	19.5%	912	21.3%	+7.7%
TOTAL	3,562	100%	3,791	100%	4,286	100%	+16.9%

Notes: Mobile home includes "Other" (i.e.: Boat, RV, van, etc.). The majority are mobile homes.

Single Family-Detached for 2010 includes attached units.

Sources: U.S. Census 2000, 1990HCD Data Package

#### b. HOUSING STOCK CONDITIONS

The Mono County Community Development Department completed a comprehensive Housing Condition Survey for the unincorporated area of the County in the summer of 2009. The results of that survey are shown in Table 15; results are shown for conventional single family residences (SFR) as well as mobile homes (MH). The results have been aggregated by planning area. Data for smaller community areas within the planning areas is available from the Community Development Department. Housing units determined to be in Good Condition were in overall good condition with no repair needed. Units determined to be in Fair Condition were structurally sound but needed some minimal repair and/or paint. Units determined to be in Poor Condition were not structurally sound and needed repairs and/or paint.

Table 15, Housing Stock Conditions by Planning Area, 2009.

Planning Area	Unit Type	Number of Housing Units				% of Total		
		Good	Fair	Poor	Total	Good	Fair	Poor
<b>Antelope Valley</b>	SFR	116	128	29	273	42.5%	46.9%	10.6%
	MH	64	58	24	146	43.8%	39.7%	16.4%
	Total	180	186	53	419	43.0%	44.4%	12.6%
<b>Bridgeport Valley</b>	SFR	101	87	15	203	49.8%	42.9%	7.4%
	MH	19	17	7	43	44.2%	39.5%	16.3%
	Total	120	94	22	236	50.8%	39.8%	9.3%
<b>Mono Basin</b>	SFR	78	33	6	117	66.7%	28.2%	5.1%
	MH	13	2	0	15	86.7%	13.3%	0.0%
	Total	91	35	6	132	68.9%	26.5%	4.5%
<b>June Lake</b>	SFR	261	140	18	419	62.3%	33.4%	4.3%
	MH	4	1	1	6	66.7%	16.7%	16.7%
	Total	265	141	19	425	62.4%	33.2%	4.5%
<b>Long Valley</b>	SFR	495	102	5	602	82.2%	16.9%	0.8%
	MH	2	1	0	3	66.7%	33.3%	0.0%
	Total	497	103	5	605	82.1%	17.0%	0.8%
<b>Tri-Valley</b>	SFR	90	63	14	167	53.9%	37.7%	8.4%
	MH	143	70	32	245	58.4%	28.6%	13.1%
	Total	233	133	46	412	56.6%	32.3%	11.2%
<b>Total</b>	SFR	1141	553	87	1781	64.1%	31.0%	4.9%
	MH	245	149	64	458	53.5%	32.5%	14.0%

Source: Mono County Community Development Department, Housing Conditions Survey.

Approximately 39 percent of all housing units in the unincorporated area were built more than 30 years ago (Table 16). Twenty-one percent were built more than 40 years ago, and 13 percent were built more than 50 years ago (Table 16). Bridgeport Valley (65%) and Mono Basin (47%) have the highest percentage of housing units built more than 30 years ago, although over a third of the housing units in all planning areas except June Lake were built more than 30 years ago. Bridgeport Valley (33%), Mono Basin (22%), and Long Valley (22%) have the highest percentage of housing units built more than 40 years ago. Bridgeport Valley (22%), June Lake (14%), and Long Valley (14%) have the highest percentage of housing units built more than 50 years ago.

Table 16, Age of Housing by Planning Area, Mono County, 2000

Year Built	Antelope	Bridgeport	Mono Basin	June Lake	Long Valley	Tri Valley
10 years or less	210/29%	60/9%	57/23%	321/44%	216/24%	157/31%
11-20 years	168/23%	25/4%	19/8%	106/15%	236/27%	89/17%
21-30 years	92/13%	156/23%	57/23%	126/17%	129/15%	107/21%
31-40 years	136/19%	222/32%	63/25%	45/6%	113/13%	103/20%
41-50 years	63/9%	73/11%	26/10%	25/3%	73/8%	28/5%
51 + years	57/8%	150/22%	31/12%	104/14%	122/14%	26/5%
Total Units	726/100%	686/100%	253/100%	727/100%	889/100%	510/100%

Sources: U.S. Census 2000, Summary File 3, Table H34.

In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins.

In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the County, however, where maintenance and rehabilitation of the housing stock is an issue. Funding is available from the CDBG Rehabilitation Loan Program. Specific programs provide funds for single-family home repair loans, emergency repair Over the years, many of those units have been converted to year-round housing. In Bridgeport Valley and Mono Basin, many of the older housing units were constructed as primary residences and have been maintained and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program.

## E. SPECIAL HOUSING NEEDS

### a. PERSONS WITH DISABILITIES

While persons with disabilities do not represent a significant portion of the population in the unincorporated area of the County, adequate housing remains an important concern. In 2010, a total of 861 persons had a disability, approximately a quarter of whom (249 persons, Table 34) were not employed, and approximately one quarter were over the age of 65 (222 persons, Table 35).

The Inyo Mono Association for the Handicapped (IMAH) serves disabled adults 18 and older, primarily with vocational training, supported employment and similar programs. The Inyo Mono Area Agency on Aging (IMAAA) contracts with the Mono County Department of Social Services to provide Mono County Senior Services (MCSS). IMAAA also operates the Linkages program in Mono County, which links vulnerable seniors and disabled adults to service in order to enhance their ability to maintain their independence. Mono County Senior Services (MCSS) delivers meals to 28 homes in Walker and serves 15 to 25 meals a day in the Walker Senior Center while 9 to 10 meals a day are delivered to the Benton area seniors. MCSS also has 3 clients under the Linkages Program and 28 under In Home Supportive Services (IHSS) to assist those clients in remaining in their homes. Other than the above, the Mono County Department of Social Services does not maintain information on how many people with disabilities they may assist. Social Services provides the following resources to people in need: CalWORKS, General Assistance, Food Stamps, Medi-Cal and/or CMSP.

Kern Regional Center serves disabled clients from Pearsonville in Kern County to Topaz in Mono County. Due to the size of its service area (16,000 square miles) and the relatively small number of clients (158 people), its services are prescriptive in nature and needs are addressed on an individual basis. They assist clients with adapting their homes and installing assistive devices but do not deal directly with housing.

The Inyo Mono Advocates for Community Action (IMACA) provide a variety of services for disabled, low-income, and homeless persons in Inyo and Mono counties. In unincorporated Mono County, IMACA provides help with retrofit programs (wheelchair ramps, assistive devices, etc.), home weatherization programs for low-income persons, child care, Head Start, and meals. It operates 25 low-income housing units in Mammoth Lakes as well as senior and low-income housing units in Inyo County. IMACA has Section 8 vouchers that it uses primarily for rental assistance and shelter for homeless persons.

Table 17, Persons with Disability by Employment Status, Unincorporated Mono County

	<b>Number</b>	<b>Percent</b>
Age 16-64, Employed Persons with a Disability	385	61.7%
Age 16-64, Not Employed Persons with a Disability	113	18.1%
Persons Age 65 Plus with a Disability	126	20.2%
Total Persons over 15 with a Disability	624	100%
% of Total Population	5,197	12.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 18, Persons with Disabilities by Disability Type, Unincorporated Mono County

	<b>Number</b>	<b>Percent</b>
<i>Total Disabilities Talled</i>	1349	100.0%
<i>Total Disabilities for Ages 5-15</i>	18	1.3%
Sensory disability	0	0%
Physical disability	0	0%
Mental disability	18	1.3%
Self-care disability	0	0%
Total Disabilities for Ages 16-64	961	71.2%
Sensory disability	104	7.7%
Physical disability	249	18.46%
Mental disability	81	6.0%
<i>Self-care disability</i>	31	2.3%
<i>Go-outside home disability</i>	125	9.3%
<i>Employment Disability</i>	371	27.5%
<i>Total Disabilities for Ages 65 and Over</i>	370	27.4%
Sensory Disability	71	5.3%
Physical disability	126	9.3%
Mental disability	62	4.6%
Self-care disability	18	1.3%
Go-outside-home disability	93	6.9%
Source: Census Bureau (2010 Census SF 3: P41)		

#### b. ELDERLY

The elderly are defined as those 65 years and older. The 2010 Census reported that 845 seniors reside in unincorporated Mono County, 14.2 percent of the total population of the home ownership rate of seniors is very high, 95.7% in 2000. In addition, only 18 seniors had incomes under the poverty level in 1999. Home ownership is a significant hedge against the inflationary rental environment, which is probably why there are few seniors at or below the poverty level.

Site and unit size availability are generally not a problem for seniors in Mono County, due to the fact that Mono County is a rural area with the propensity for lot subdivisions rather than home subdivisions and the fact that mobile homes are permitted throughout the County on parcels zoned for single-family residences.

Due to the low number of poverty-level senior residents within the County, future needs for low-income senior households can best be addressed through rehabilitation assistance for homeowners and rent assistance for low- and moderate-income senior renters. Currently, there is no rental-assisted housing in the unincorporated areas. IMACA operates 19 units of senior housing in Bishop. Mammoth Lakes Housing operates rental-assisted housing in Mammoth Lakes, as well as low-income housing to own. Section 202 financing, Direct Loans for Housing for the Senior or Handicapped, administered by the Department of Housing and Urban Development, is also available to qualified sponsors for the financing of construction of rental or cooperative housing facilities for occupancy by senior or handicapped persons.

#### c. LARGE HOUSEHOLDS & OVERCROWDING

Large households are defined as households with more than five persons. When the housing market does not meet large household housing needs, overcrowding can result. Overcrowding is not a significant housing situation in the unincorporated area of Mono County. The ACS survey estimates 47 households are overcrowded with 20 of those being severely overcrowded or 173 households were reported to have over 5 occupants. Large households (five or more persons) are located throughout the County but predominantly in Antelope Valley, Long Valley and Tri-Valley, these areas have large numbers of children and teenagers.

Table 19,  
Household Size by  
CDP 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92
Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23

Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Aspen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19

Source US Census 2010

#### d. FARM WORKERS

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms (Table 20 and USDA, 1997 and 2007 Census of Agriculture). Much of the census information on the number of workers is undisclosed, making it difficult to estimate the total number of farmworkers in the County. The census does indicate that 7 farms with 25 workers reported only permanent workers, 11 farms with 39 workers reported only seasonal workers, and 4 farms with an undisclosed number of workers reported utilizing both permanent and seasonal workers. Due to federal funding limitations, an updated Census of Agriculture has not been released.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site. If this type of housing were to be eliminated, it would be difficult for farm laborers to find adequate affordable housing. The 2010 Census indicates that when the census was taken, there were 17 vacant units categorized as "migratory". This does not indicate how many total units were available for farmworkers.

Table 20, Number of Farmworkers (2007) Mono County

Hired Farm Labor	
Farms	22
Workers	(D)

<b>Farms with 10 Workers or More</b>	
Farms	3
Workers	38

Source: USDA 2007 Census of Farmworkers.

**Table 21 Farmworkers by Days Worked (2007) – Mono County**

<b>150 Days or More (i.e., Permanent farmworkers)</b>		
	Farms	11
	Workers	(D)
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
<b>Fewer than 150 Days (i.e., Seasonal farmworkers)</b>		
	Farms	15
	Workers	51
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
<i>Source: USDA 2007 Census of Farmworkers.</i>		

#### e. FEMALE HEADED HOUSEHOLDS

The Census provides data on the total number of female-headed households, the number of those with children, and the number with incomes below the poverty level. The data are not provided separately by owner and renter and include all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. This data is now collected by the ACS. Female heads of household are often the households most in need of affordable housing, childcare, job training and housing rehabilitation funds.

In unincorporated Mono County, there were 145 female-headed households in 2011 (5.7 percent of all households), up from 137 in 2000. Of the 145 female-headed households, according to the ACS data 0 were under the poverty level however, it is likely that the ACS is underreporting due to a small sample size.

The Mono County Department of Social Services estimates that approximately 45 families in the unincorporated area with a female head of household receive assistance from CalWorks on an ongoing basis (Julie Timerman). Under this program they are eligible to receive food stamps and Medi-Cal, as well as Welfare to Work services including, but not limited to, mental health, drug and alcohol counseling, child care, and job skills. There are no direct housing assistance programs.

Female headed households with an income under the poverty level will need affordable rental housing. In Mono County, mobile homes and small multifamily units such as duplexes and triplexes, are often the most affordable.

Table 22, Female Headed Households (2011) Unincorporated Mono County

Household Type	Number	Percent
Female-Headed Households	145	5.7%
Total Households	2,539	100.0%

Source: ACS 2007

#### F. EMERGENCY SHELTER NEEDS AND HOMELESS HOUSING

The need for emergency housing encompasses a large range of situations. Families otherwise able to provide themselves with adequate housing may be suddenly and unexpectedly faced with the need for emergency shelter as a result of fire or family break-up. Families only marginally able to meet their housing needs may be left without shelter when their present housing is sold, when a shared housing arrangement breaks down, from an inability to pay rent, or a number of similar reasons. Finally, there is a transient population, composed of both families and individuals that may have emergency shelter needs.

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that they have approximately one homeless assistance case per year, usually a family displaced for a short time each year (Julie Timerman). Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the County.

Through the joint efforts of the Mono County Department of Social Services and the Inyo-Mono Advocates for Community Action (IMACA) low-income residents and transients in Mono County may be placed in a local or nearby motel on an emergency basis for up to 28 days. IMACA has 18 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons. IMACA also operates 24 units of low-income housing in Mammoth Lakes. The Mono County Department of Social Services provides rental assistance to assist individuals with permanent housing or to keep them from being evicted, and provides food vouchers to qualified persons. Current services are adequate for the needs in the area.

In compliance with state law, the county will designate at least one land use designation where emergency shelters and transitional and supportive housing for the homeless will be allowed without a use permit or other discretionary permit. Emergency shelters will be allowed in the Public Facility (PF) land use designation and multi-family residential designations (MFR). Currently, the county has designated its community centers as emergency shelters for disaster/weather-related shelter needs. Community centers are located in the PF land use designation. As shown in Table 48, the county has a large amount of land designated with various MFR designations, with sufficient capacity to accommodate the need for emergency shelters. In compliance with state law, transitional and supportive housing will be allowed as a residential use in all land use designations where similar housing types are allowed. Transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.

Emergency housing may also be a necessity during times of disaster, such as avalanches, floods, fires and earthquakes. According to the Mono County Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, emergency housing may consist of any appropriate public or private building, depending on the size, location and nature of the disaster. Currently, each community area in Mono County has a designated Emergency Shelter, usually the community center or a church or school. Disaster shelters may be temporarily coordinated and/or funded by the American Red Cross, the Federal Emergency Management Agency, the local Department of Social Services, the Sheriff's Department, and other appropriate private or quasi-public organizations. Although the California Office of Emergency Services has suggested that a permanent, year-round emergency disaster shelter may be appropriate for Mono County, the cost of building such a facility is well beyond the reach of the County's budget. Until such time as additional funding becomes available, use of community centers, federal buildings, churches and hotels/motels as evacuation centers/emergency shelters will continue in Mono County.

#### g. U.S. MARINE CORPS

The Marine Corps Mountain Warfare Training Center, located off S.R. 108 west of Sonora Junction and north of Bridgeport, maintains housing on the base and at Coleville in the Antelope Valley. There are 110 housing units at the family housing project north of Coleville in the Antelope Valley, and one barrack at the base with 200 beds for single people.

## F. PROJECTED HOUSING NEEDS

### a. REGIONAL HOUSING NEED

The Regional Housing Need allocated to unincorporated Mono County for the period January 1, 2014 through June 30, 2019 is shown in Table 23. The income groups are defined as follows:

Very Low Income	=	0-50 percent of the area's median income (AMI)
Low Income	=	51-80 percent of the area's median income
Moderate Income	=	81-120 percent of the area's median income
Above Moderate Income	=	Over 120 percent of the area's median income

The median income for Mono County in 2013 was \$79,600 (HCD, 2013 income limits). Income limits are adjusted depending on the number of people in the household.

Table 23, Regional Housing Needs, Unincorporated Mono County, 2014-2019

<b>Income Group</b>	<b>Number</b>	<b>Percent</b>
Extremely Low	5 units	11 %
Very Low	6 units	13%
Low	7 units	15%
Moderate	9 units	20%
Above Moderate	19 units	41%
<b>Total</b>	<b>46 units</b>	<b>100.0%</b>
<i>Source: HCD.</i>		

The Regional Housing Need allocated to the County by HCD included 11 units for Very Low-Income households. However, Chapter 891, Statutes of 2006, requires the quantification and analysis of existing and projected housing needs for Extremely Low-Income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent and below of the area's median income. To calculate projected ELI housing needs, the County assumed that 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 6 allocated by HCD, the County has projected a need of 5 units for extremely low-income households.

Previously, Mono County allocated its overall regional housing needs to communities in the unincorporated area based on the percentage of the population in each community area. Due to concerns in some communities over the arbitrary nature of such an allocation, the County has decided to no longer allocate its regional housing needs to community areas. To address community concerns about the placement of housing for low- and very low-income households in community areas, the County has amended a program in the Housing Element to require the County to utilize a variety of factors, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure, when considering the placement of affordable housing throughout the County.

Table 24 shows the number of housing units by income group permitted in the unincorporated portion of Mono County between January 2007 and December 2013, based on actual sales prices, type of construction and size of the units constructed.

Table 24, Units Constructed or Approved, Unincorporated Mono County, 2007-2013

<b>Income Group</b>	<b># of Units Constructed</b>	<b># of Units Approved</b>
Extremely Low	0	0
Very Low	1	0
Low	12	36
Moderate	30	0
Above Moderate	83	0
<b>Total</b>	<b>126</b>	<b>36</b>
<i>Source: Mono County Community Development Department.</i>		

Table 25 shows the progress Mono County has made during 2007-2013 in meeting its regional housing need and the number of units still required in each income group to meet its identified regional housing need for the planning period.

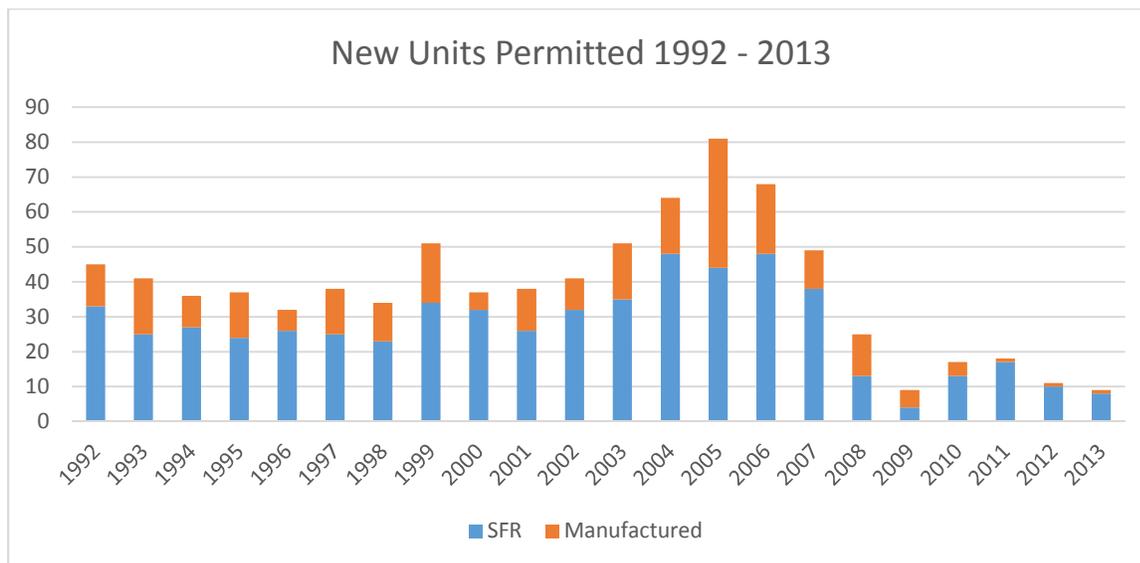
Table 25, Progress Toward the Regional Housing Need, Unincorporated Mono County, 2007-2013

<b>Income Group</b>	<b>Regional Housing Need</b>	<b>Units Constructed</b>	<b>Remaining Housing Need</b>
Extremely Low	29 units	0	29
Very Low	30 units	1	29
Low	59 units	12	47
Moderate	58 units	30	28
Above Moderate	116 units	83	33
<b>Total</b>	<b>292 units</b>	<b>126</b>	<b>166</b>

*Sources: Mono County Community Development Dept, HCD – Regional Housing Need Plan.*

## b. QUANTIFIED OBJECTIVES

Table 26 presents Mono County's quantified housing objectives for the planning period. Housing starts have continued to be very slow. During the early 2000s, the County experienced explosive growth in new residential construction, meeting much of the County's identified regional housing need by new construction. Over the past seven years, housing starts have dropped dramatically from a high of nearly 80 units in 2005 to averaging only 13 units per year for the past 5 years. The County has approved several large subdivisions during the previous period that will fulfill part of the regional needs for moderate to above moderate housing.



The rehabilitation objectives reflect rehabilitation efforts in community areas. The conservation and preservation objectives reflect ongoing conservation efforts such as weatherization programs.

Table 26, Quantified Objectives

<b>Income Group</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation and Preservation</b>
Extremely Low (5)	3	2	—
Very Low (6)	3	2	1

Low (7)	3	2	2
Moderate (9)	9	0	0
Above Moderate (19)	19	0	0
Total	37	6	3
<i>Source: Mono County Community Development Department.</i>			

### 3. RESOURCES AND CONSTRAINTS

#### A. LAND INVENTORY

##### a. PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Development in the following areas may be prohibited by the County's General Plan and/or Land Development Regulations or by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures:

- a. *Remote Locations.* Some privately owned undeveloped land in Mono County is located in very remote areas where there is not, nor is there expected to be, demand for development. Reasonable legal access to these lands cannot be developed or acquired, and most of the time the County would not be able to provide the normal, expected, public services of police and fire protection, schools, etc. Most of the land in remote areas is not designated for residential use because of its remoteness. It is generally designated Resource Management or Agriculture and is used either for grazing or crops. Many of these lands are pockets of privately owned land surrounded by public lands managed by the U.S. Forest Service or the Bureau of Land Management. In addition, the Los Angeles Department of Water and Power, technically a private landowner, owns land throughout the central and southern portion of the County. Most of the land in remote locations would not be developable for other reasons as well, such as hazards associated with the area or environmentally sensitive lands in those areas. The remote location of some private land is generally not a constraint to development since most of the private land base is centered around existing community areas.
- b. *Hazard-Prone Areas.* Mono County currently regulates development in snow avalanche-prone areas as well as in areas identified as Alquist-Priolo Special Studies Zones (fault hazard zones), in other geologically sensitive areas, and in flood plains. Mono County General Plan policies (Safety Element) limit development in identified hazardous areas in order to minimize the risks of those hazards and to protect local communities from unreasonable risks associated with those hazards. General Plan policies also promote land exchanges for those lands to place them in public ownership and make other lands adjacent to community areas available for future community expansion.

Snow avalanche-prone areas are located in Twin Lakes, June Lake and Wheeler Crest, along the edges of those communities. Sufficient other sites are available for development in those communities so that the avalanche-prone areas do not affect development potential significantly.

Alquist-Priolo Special Studies Zones (fault hazard zones) occur throughout the County, many of them outside community areas. General Plan policies limit the intensity of development in seismic and other geologic hazard areas and require applicable development in those areas to provide a geotechnical report assessing the risk and recommending mitigation measures to reduce the risk to acceptable levels. The Building Division also requires new construction to comply with engineering and design requirements for seismic safety. The impact of fault hazard zones on new development is not significant. Other geologic hazards, such as rockfalls and landslides, are generally associated with seismic activity and are subject to the same development requirements noted above.

Mono County uses the FEMA flood maps to identify areas within the 100-year flood plain. General Plan policies limit the intensity of development in the flood plain and regulate the placement of structures in the 100-year flood plain. The County's Floodplain Regulations (Mono County Land Development Regulations, Chapter 21) contain standards for construction and for subdivisions with the flood plain. Flooding is a particular concern in the Antelope Valley and the Tri-Valley. There is enough land in community areas that avoidance of flood plains does not significantly affect the County's ability to provide housing.

- c. *Soils with Low Permeability Rates.* Many parts of the County are not served by public sewer systems and must rely on septic systems. In some parts of the County, standard septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems. This is a very limited issue that affects only a small number of parcels. Alternative septic system designs are available and, while they may be more costly, they do allow the site to be developed.
- d. *Environmentally Sensitive Areas.* Development is regulated in wetland areas, within stream corridors, in sensitive wildlife habitat, and in other environmentally sensitive areas. Environmentally sensitive areas occur throughout the County. Typically, parcels are large enough that the environmentally sensitive area can be avoided and the parcel can still be utilized for development. Parcels with environmentally sensitive areas usually require CEQA review of any proposed projects; during the CEQA review process, the project will be redesigned to avoid environmental impacts, and mitigation measures will be proposed to minimize impacts that cannot be avoided. Mono County General Plan policies encourage clustering on large parcels outside community areas in order to preserve habitat and avoid and/or minimize environmental impacts.

#### b. ZONING FOR LOWER-INCOME HOUSING

Mono County has several land use designations that specifically provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing:

### Multiple-Family Residential – Low, Moderate, and High (MFR-L, M, H)

The MFR-L designation is intended to provide for low-density multifamily residential development such as duplexes and triplexes. The MFR-M designation is intended to encourage long-term multifamily housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e., hotels, motels. The MFR-H designation is intended to encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities: i.e., hotels, motels.

All of the designations allow duplexes and triplexes. All of the designations allow condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units subject to Use Permit. The MFR-H designation also allows mobile-home parks subject to Use Permit.

Density bonuses are available in the MFR-M and MFR-H designations for affordable housing. The MFR-M also provides a bonus for enclosed, covered parking. In no case shall projects containing affordable housing and/or enclosed, covered parking density bonuses exceed 26 units/acre.

1. Density bonuses are available to residential projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

### Mixed Use (MU)

The MU designation is intended to provide for a wide range of compatible resident- and visitor- oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed use development. MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential districts. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare, and excessive noise.

The MU designation allows duplexes and triplexes. Condominiums, townhomes, and apartments are allowed subject to Director Review permit. Mobile-home parks are allowed subject to Use Permit.

An additional lot coverage bonus of 10 percent (total coverage of 70 percent) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses that front a public pedestrian mall or plaza.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units per acre for residential units and 60 units per acre for commercial lodging units.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

#### Commercial Lodging – Moderate, High (CL-M, H)

The CL-M designation is intended to provide commercial lodging units for short-term occupation in or near residential uses. The CL-H designation is intended to provide short-term commercial lodging units in close proximity to commercial/recreational centers.

Duplexes and triplexes are allowed in both designations. Mobile-home parks, condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units are allowed in both designations subject to Use Permit.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units/acre for residential units and 60 units per acre for commercial lodging units in the CL-H.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

In addition to the above, the Mono County Housing Mitigation Requirements (Mono County Code, Chapter 15.40) provide for density bonus incentives pursuant to the California Density Bonus Law for any project that meets the criteria set forth in Government Code Section 65915. The Housing Mitigation Requirements also allow the county to consider an additional density bonus upon request of the developer when such request can be accommodated within the parameters of the Mono County general plan or any applicable specific plan.

Mono County also has several land use designations that allow for the use of a mobile home as a single-family residence, provided that the mobile home is newer than 10 years old and meets other specified requirements. The following land use designations allow mobile homes to be used as single-family residences:

Estate Residential (ER) – minimum parcel size 1 acre  
 Rural Residential (RR) – minimum parcel size 1 acre  
 Rural Mobile Home (RMH) – minimum parcel size 1 acre  
 Single-family Residential (SFR) – minimum parcel size 7,500 square feet

Lands designated SFR are generally in community areas. Lands designated ER, RR, and RMH are generally in more rural areas, outside community areas, where land may be less expensive.

#### C. AVAILABILITY OF INFRASTRUCTURE TO IDENTIFIED LANDS

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the County have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells. There is sufficient capacity in the community water and sewer systems and sufficient groundwater resources and percolation capabilities outside of community water/sewer system areas to accommodate the regional housing need allocation.

Antelope Valley	Individual wells and septic systems required.
Bridgeport Valley	Community water within community of Bridgeport and Evans Tract with adequate capacity. Community sewer system within Bridgeport with adequate capacity. Individual systems required elsewhere.
Mono City	Mutual water company supplies water; individual septic systems required.
Virginia Lakes	Mutual water company supplies water; individual septic systems required.
Lee Vining	Community water and sewer system with adequate capacity. Individual systems required in the rest of Mono Basin.
June Lake	Community water and sewer system, currently with adequate capacity. Large developments may be required to make improvements to the water distribution system that is currently inadequate in some areas of the community.
Long Valley	Community sewer system in Crowley; septic systems elsewhere. Mutual water companies in Crowley and Sunny Slopes; individual wells elsewhere.
Wheeler Crest	Mutual water company at Rimrock; individual wells elsewhere. Individual septic system required.
Paradise	Mutual water company at Paradise. Individual septic systems required.
Tri-Valley	Mutual water companies in White Mountain Estates, Osage Ranch; individual wells elsewhere. Individual septic systems required.
Outside	

Community areas      Individuals wells and septic systems required. Community systems may be required for large developments (subdivisions, specific plan developments).

Water quality requirements affect both community water and sewer systems and individual homeowners. Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available; i.e.,

Community water and sewer available – no minimum lot size established by RWQCB;

Community water available, individual septic required – 20,000 square foot minimum lot size required by RWQCB;

No community systems available, individual wells and septic required – 40,000 square foot minimum lot size required by RWQCB; and

Minimum lot sizes in cluster subdivisions or similar developments not served by a public sewer system may be reduced if density standards for the whole subdivision are not increased above the gross density specified in the designation, provided that all other health requirements are met.

In some areas in the County where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the County also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

The lack of improved roads throughout the County also affects the potential for development. The main thoroughfares in the County are U.S. 395, U.S. 6 and State Routes 120, 158, 167, 108, and 89. Each of the community areas has a road system; some of these roads are improved, some are not. Some roads in community areas are included in the County road system; some are not. Those that are not are often unimproved. Outside community areas, numerous single-lane and two-lane dirt and gravel roads exist as a result of mining and logging activity. Many of these roads are used by off-road vehicles.

Economic concerns focus on the need for development projects to "pay their own way" and on the need to provide for local economic growth. Most of the services and infrastructure in the County are provided either by the County or local special districts. All of these agencies have been hard hit by lower property tax revenues and increasing service demands. The County must ensure that development does not adversely impact service agencies.

#### d. REDEVELOPABLE SITES

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. Regardless, particularly in the community of Lee Vining there may be some opportunity to provide additional housing from the redevelopment of existing county and state road maintenance yards that are located centrally within the community. The exploration of these complex projects is supported by several housing programs.

#### e. SITES & ZONING THAT FACILITATE HOUSING FOR FARMWORKERS & HOMELESS

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. Compatibility determinations are based upon recommendations of the U.S. Forest Service.

The SAA designation applies to only four acres within the Mono Basin National Forest Scenic Area. The AG designation applies to 79,156 acres throughout the County, primarily in Antelope Valley, Bridgeport Valley, and Tri-Valley. The minimum parcel size for the AG designation is set at 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established by land use designation maps and policies for the Antelope Valley, Bridgeport Valley, and Tri-Valley. There is a ten-acre minimum in Antelope Valley. Bridgeport Valley and Tri-Valley utilize a transfer of development rights program that allows for more concentrated development in small areas while maintaining large areas in agricultural uses.

There are no specific development standards for farmworker housing; it is subject to the same development standards as other housing. Farmworker housing is not a significant issue in Mono County. There is sufficient appropriately zoned land to provide additional farmworker housing; there is nothing in the Mono County Land Development Regulations that impedes the development of farmworker housing.

#### f. SITES INVENTORY AND ANALYSIS

The County's share of the regional housing need for the planning period is a total of 46 housing units, allocated to specific income groups as follows:

Extremely Low Income Units	=	5 units
Very Low Income Units	=	6 units
Low Income Units	=	7 units
Moderate Income Units	=	9 units
Above Moderate Income Units	=	19 units

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Although the County's regional housing need is in the process of being met through a variety of ongoing development (units built since the beginning of the Regional Housing Needs Allocation period, second units, available and appropriately zoned land), to ensure that there are adequate sites in the unincorporated area of the county to meet the identified housing needs, the sites inventory identifies vacant sites that are appropriately zoned to allow for multi-family residential development, that have the available infrastructure, and that are without site constraints. The following tables indicate total assumed build-out of each vacant parcel with land use designation MFR, C & MU. The maps included in this analysis indicate all parcels in the communities with the Land Use Designations of MFR, C and

parcels with the designation of SP likely to include affordable housing as Specific Plans are developed. The most recent planning effort at the SP designated parcel in June Lake indicated on the map included the development of approximately 65 affordable housing units, the most recent planning effort for the parcels indicated on the Countywide map near the community of Lee Vining included the development of approximately 30 affordable housing units. Many underutilized parcels also exist, however an analysis of these parcels was determined to be unnecessary as the vacant sites provide more than adequate capacity.

Table 27 Bridgeport

Parcel APN	LUD	Acres	Realistic Units @ Build Out
8091007000	MFR-L	0.61	7
8091034000	MFR-L	0.18	2
8091039000	MFR-L	0.18	2
11040044000	MU	4.67	70
11301003000	MU	0.55	8
11301004000	MU	0.55	8
11030007000	MU	10.30	154
11291006000	MU	0.83	12
8132011000	MFR-L	0.34	4
8141011000	C	0.17	2
8132038000	C	0.17	2
8133034000	MFR-L	1.03	11
8102011000	C	0.26	3
8093031000	MFR-L	0.26	3
8211008000	MU	0.24	3
8211001000	MU	0.36	5
8220032000	MFR-M	0.25	3
8213014000	MU	0.31	4
8091024000	MFR-L	0.18	2
8091032000	MFR-L	0.19	2
8091043000	MFR-L	0.31	3
8091041000	MFR-L	0.18	2
8213010000	MU	0.18	2
8070035000	MU	0.23	3
8091035000	MFR-L	0.33	3
11301002000	MU	0.55	8
11301005000	MU	0.55	8
8133032000	MFR-L	0.66	7
8133039000	MFR-L	0.48	5
8133027000	MFR-L	0.84	9
8141008000	C	0.21	3

8142008000	C	0.06	1
8133028000	MFR-L	0.08	1
8134015000	C	0.17	2
8134009000	C	0.08	1
8142024000	C	0.24	3
8132037000	C	0.19	2
8142020000	C	0.20	3
8092003000	C	0.67	9
8102015000	C	0.09	1
8131012000	C	0.45	6
8102013000	C	0.23	3
8102014000	C	0.09	1
8092007000	MFR-L	0.28	3
8093026000	C	0.23	3
8092008000	MFR-L	0.24	2
8211010000	MU	0.29	4
8213012000	MU	0.73	10
8211002000	MU	0.27	4
8211003000	MU	0.27	4
8212008000	MFR-M	0.24	3
8212007000	MFR-M	0.28	4
8210002000	MFR-M	0.26	3
8210006000	MFR-M	0.41	6
8091046000	MFR-L	0.17	2
8211006000	MU	0.23	3
	<b>TOTAL</b>	<b>32.60</b>	<b>444</b>

Table 28 June Lake

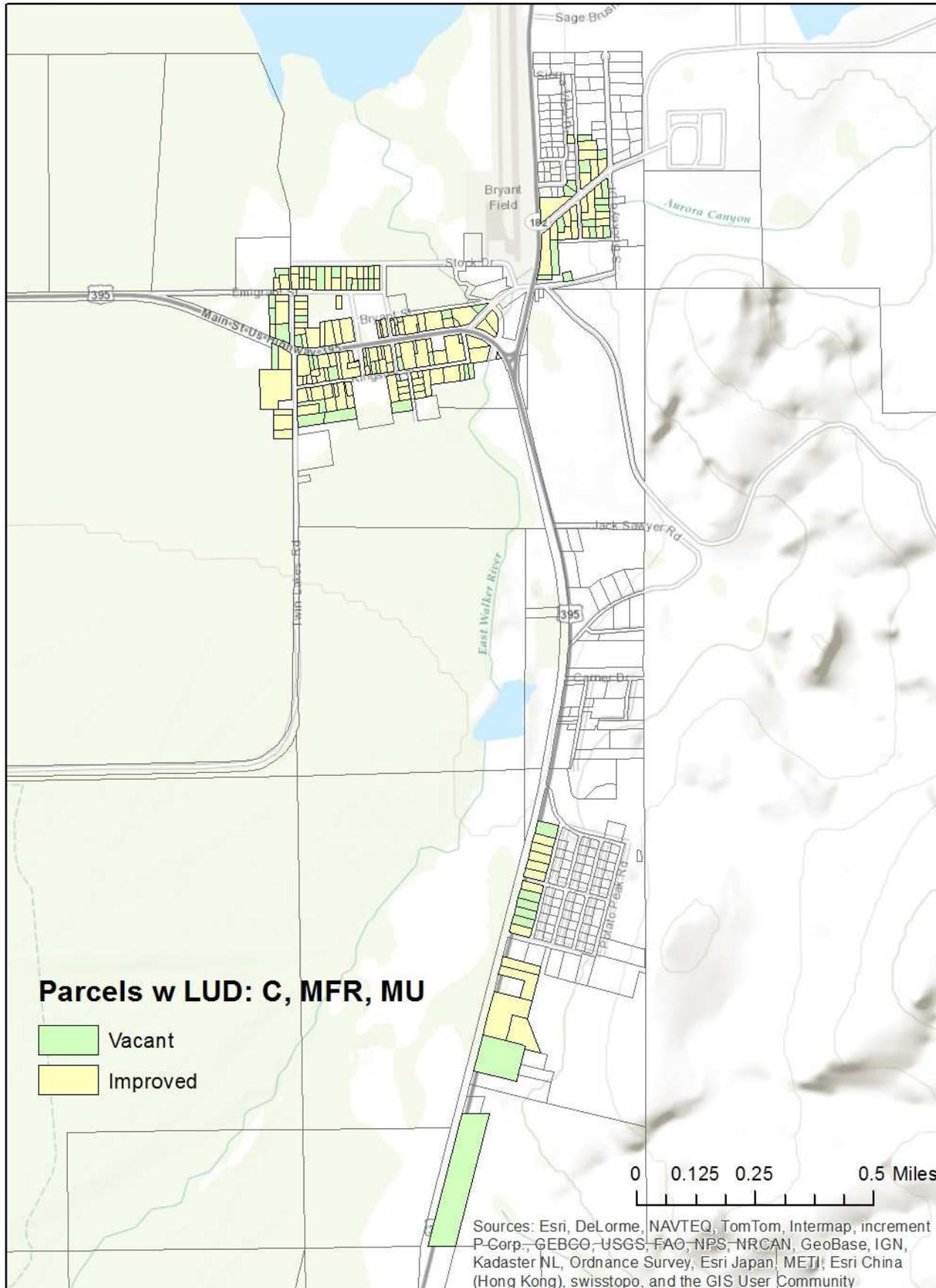
Parcel APN	LUD	Acres	Realistic Units @ Build Out
16192014000	MFR-L	0.18	2
16192013000	MFR-L	0.18	2
16217036000	MFR-L	0.18	2
16217039000	MFR-L	0.17	2
16217033000	MFR-L	0.18	2
16217038000	MFR-L	0.17	2
16217040000	MFR-L	0.17	2
16217027000	MFR-L	0.18	2
16217029000	MFR-L	0.17	2
16217032000	MFR-L	0.18	2
16217031000	MFR-L	0.18	2
16217028000	MFR-L	0.18	2
16193025000	C	0.37	5

16216030000	MFR-L	0.25	2
15086021000	C	0.10	1
16217030000	MFR-L	0.18	2
15086018000	C	0.17	2
15072015000	MU	0.24	3
15075016000	C	0.18	2
15075015000	C	0.11	1
15075020000	C	0.13	1
15075021000	C	0.12	1
15075014000	C	0.11	1
15073026000	MFR-H	0.24	3
15075010000	C	0.11	1
15075018000	C	0.11	1
15072016000	MU	0.25	3
15075019000	C	0.11	1
15075017000	C	0.13	1
15111029000	MU	0.23	3
15111027000	MU	0.23	3
15111028000	MU	0.23	3
15111014000	MU	0.11	3
15072017000	MU	0.38	5
15113025000	C	0.12	1
15112032000	MU	0.14	0
15112017000	MU	0.11	3
15112019000	MU	0.11	3
15112006000	MU	0.11	3
15112011000	MU	0.11	3
15113010000	C	0.11	1
15113013000	MU	0.11	3
15104050000	MFR-H	0.05	1
15103018000	MFR-H	0.23	3
15113014000	C	0.17	2
15113070000	MU	0.23	3
15113054000	C	0.15	2
15113042000	MU	0.11	3
15103021000	MFR-H	0.03	1
15104041000	MFR-H	0.72	10
15104047000	MU	0.33	4
15103022000	MFR-H	0.43	6
15104046000	MFR-H	0.48	7
15103020000	MFR-H	0.04	1

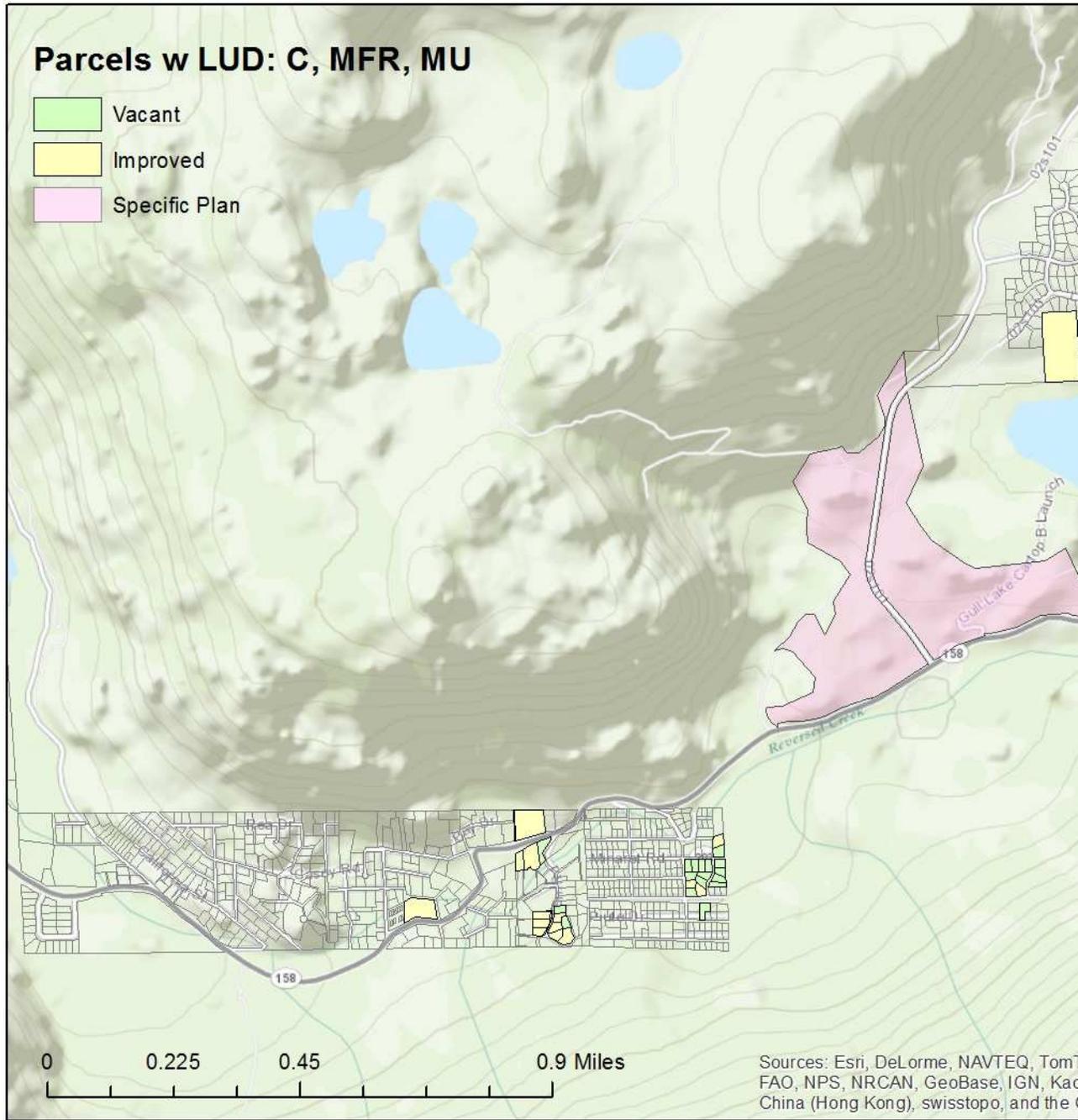
15104043000	C	0.02	0
15086037000	C	0.23	3
16217034000	MFR-L	0.19	2
16217024000	MFR-L	0.29	3
		<b>10.86</b>	<b>140</b>



# BRIDGEPORT



# JUNE LAKE



## B. GOVERNMENTAL CONSTRAINTS

### a. LAND USE CONTROLS

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the County (Table 48). The Land Use Designations contain development standards for each of the land use designations; general standards that pertain to all development are contained in the Land Development Regulations. The county does not have separate zoning regulations.

Mono County's land use designations permit single-family residential development, including mobile homes, in almost all designations within developed community areas and in rural areas. Multifamily residential development is permitted in multifamily, mixed use, commercial, and commercial lodging area designations, primarily in developed community areas. The County's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures.

Secondary housing units are permitted in several land use designations subject to ministerial review and meeting development requirements in the Land Development Regulations. Mobile homes have been identified as an affordable housing type in Mono County and are permitted as single-family residences in many land use designations throughout the County (Table 48). Mobile-home parks are permitted in a number of designations, subject to a Use Permit and meeting state requirements for mobile-home parks.

Development of agricultural lands is determined by policies in the Mono County Land Use Element intended to preserve agricultural uses, to protect agricultural uses from the encroachment of incompatible land uses, while allowing for the continuation of agricultural production and the development of limited housing. The minimum parcel size for agricultural land is 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established on the County's land use maps. The minimum parcel size for agricultural lands in the Antelope Valley is 10 acres. Development of agricultural lands in the Bridgeport Valley, the Bodie Hills, and the Hammil Valley is subject to a Transfer of Development Rights program established for each of those areas. Potential development is clustered to preserve agricultural uses. Larger parcel sizes and lower densities on agricultural lands have not been identified as a constraint to development in Mono County because there is sufficient land elsewhere to meet identified needs.

Residential development standards for residential land use designations are illustrated in Table 30 & 31. Reductions in several standards are allowed in certain situations; e.g., density bonuses are available in multifamily, mixed use, and commercial lodging designations for projects that provide affordable housing and/or enclosed, covered parking (from 15 dwelling units per acre to 26 units per acre). Lot coverage in the mixed use designation may be increased from 60 percent to 70 percent if the development includes residential and commercial uses. Other standards also promote higher-density housing in commercial, mixed use, and commercial lodging designations; e.g., C, MU, and CL designations have a zero side yard setback unless the site abuts a residential district. The maximum building residential building height may be increased from 35 feet to 45 feet if side and rear setbacks are also increased, allowing larger size housing units to meet the needs of large households.

Table 30 Housing Types Permitted by Land Use Designation

Housing Types Permitted	RR	ER	RM H	SFR	M FR-L	M FR-M	M FR-H	M U	CL-M	CL-H
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Mobile home	P	P	P	P	P	—	—	P*		
Secondary unit	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	—	—	—			
Mobile-home park	UP	UP	UP	UP	—	—	UP	UP	UP	UP
Duplexes and triplexes					P	P	P	P	P	P
Condominiums, townhomes, apartments with 4+ units					UP	UP	UP	DR	UP	UP
Social care facilities							UP	DR		
Transient rentals (less than 30 consecutive days) of 4+ units	OD	OD	OD	OD			UP		UP**	UP**
Conversion of 5 or more apartment units into transient rentals									UP	UP
Group homes, juvenile facilities, schools and similar facilities										
Family labor housing										
Family labor trailer parks										
Employee housing										
Emergency Shelters										

Notes: P = Permitted Use, D = Permitted Subject to Director Review permit, UP = Permitted Subject to Conditional Use Permit, OD = Subject to Obtain

1. Small units permitted outright, larger units may require DR or UP depending on parcel size.

\* except in June Lake.

\*\*transient rentals up to 3 days permitted with Director Review permit.

\*\*\*when found compatible with the intent of the commercial designation.

\*\*\*\*attached secondary units.

\*\*\*\*\*limited density when found compatible with the area by the planning commission.

Transitional and Supportive Housing are permitted in that same manner as other residential dwellings of the same type in the same Land Use Designation.

Source: Mono County General Plan, Land Use Element, Land Use Designations

02.1070 Social care facility. "Social care facility" means any facility in the general classification of a boarding home for aged persons, boarding home for children, day care home for children, day nursery, nursing home or parent-child boarding home. These facilities consist of a building or group of buildings used or designed for the housing of sick, demented, injured, convalescent, infirm or well, normal healthy persons, requiring licensing or certification by regulating government agencies.

02.1210 Transient Rental. "Transient Rental" means any structure, or portion of structure, which is occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging or similar reasons. A "transient" is any person who exercises occupancy, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for a period of thirty (30) consecutive calendar days or less.

02.1215 Transitional Housing. "Transitional Housing" means a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing.

02.1165 Supportive Housing. "Supportive Housing" means permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

**Table 31 Residential Development Standards by Land Use Designation**

Development Standards	RR	ER	RM-H	SFR	MFR-L	MFR-M	MFR-H	MU	CL-M	CL-H
Minimum lot area	1 ac	1 ac	1 ac	7,500 sf	sfr/duplex - 7,500 sf mfr - 11,250 sf condos - 2 ac	10,000 sf (<10,000 sf - sfr & duplex) condos - 20,000 sf	7,500 sf condos - 20,000 sf	10,000 sf (<10,000 sf - sfr & duplex) condos - 20,000 sf	10,000 sf (<10,000 sf - sfr, duplex, triplex) condos - 20,000 sf	10,000 sf (<10,000 sf - sfr, duplex, triplex) condos - 20,000 sf
Minimum district area	5 ac	5 ac	5 ac	5 ac	—	3 ac	5 ac	5 ac	3 ac	5 ac
Lot dimensions	Every lot shall have a minimum width and depth of not less than 60 feet by 100 feet unless otherwise specified in land use designations. The lot depth shall not exceed 3 times the lot width, unless the lot is 10 gross acres or larger in size, then a ratio of 4 to 1 is allowed.									
Lot coverage	40%	40%	40%	40%	40%	60%	60%	60% **	60%	60%
Maximum density	1 du/ac	1 du/ac	1 du/ac	5.8 du/ac	11.6 du/ac	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*
Secondary dwelling unit	DR	DR	DR	DR	—	—	—	—	—	—
Building height	No greater than 35 feet measured from grade (natural grade or finished grade whichever is more restrictive). Sloping lots may increase height to not exceed a maximum of 20 feet above centerline of adjacent street. Multifamily projects with entire building underground parking - height of building = vertical distance from ceiling of parking to top most point of the building. Height may increase to a maximum of 45 feet if side and rear yards are increased one foot in width for each foot of height over 35 feet.									
Front yard	50'	50'	50'	20'	20'	20'	20'	10'	10'	10'
Rear yard	10 feet in all districts except where Fire Safe Requirements require 30 foot setbacks for parcels one acre or larger (Fire Safe Requirements do not apply in unincorporated area except the Antelope Valley). MU, CL-M, CL-H, C and SC have 5' rear setback.									
Side yards	Above 7000' elevation - 10 feet. Below 7000' elevation - one side yard of 10' and one side yard of 5'. Except where Fire Safe Requirements require 30 foot setbacks for parcels one acre or larger. MU, CL-M, CL-H, C and SC have 0 side setback excepting when abutting residential.									

Special yard requirements	Double frontage lots – front yard setbacks on both frontages. Stream setbacks from any stream or lake – a minimum of 30 feet. Fire Safe Requirements – 30 foot setbacks on all sides for parcels one acre or larger where required.
Parking	2 spaces per dwelling unit except in June Lake where 3 spaces are required. Multiple family units require 2 spaces for each unit based on the number of units in the project.
<p>Some of these designations allow uses other than residential uses. This table addresses only residential development standards for each designation.</p> <p>UP = Secondary unit allowed with Use Permit. DR = Secondary unit allowed with Use Permit. DU = dwelling unit sf = square feet</p> <p>*Density bonuses available in MFR-M, MFR-H, MU, CL-M and CL-H for affordable housing and enclosed, covered parking. Maximum density with bonus.</p> <p>**Lot coverage can increase to 70% for structures that contain commercial and residential uses.</p> <p>Source: Mono County General Plan, Land Use Element, Land Use Designations and Land Development Regulations.</p>	

#### b. LAND USE REQUIREMENTS IMPOSED BY OTHER AGENCIES

A number of other agencies impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

Southern California Edison (SCE) has 115 kv transmission power lines that run through portions of Crowley Lake, June Lake, and Lee Vining. Development is prohibited within a 70-foot easement under the power lines. SCE works directly with the developer or builder to resolve potential conflicts.

The Lahontan Regional Water Quality Control Board (RWQCB) regulates the placement of septic systems. Recent changes in the RWQCB's water quality regulations have set a maximum of two dwelling units per acre in areas that have community water systems but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both individual septic and water systems are required is 40,000 square feet. In some areas in the County where individual lots are 7,500 square feet or smaller, these requirements essentially make it necessary to have more than one lot to build a house. Densities over one dwelling unit per acre are dependent on the availability of community water and sewer services. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations that allow multifamily residential development.

The U.S. Army Corps of Engineers regulates development in wetland areas. All development in wetland areas will be reviewed by the Corps and may require a permit. Wetland areas occur throughout the unincorporated area, both within and outside community areas.

The California Department of Fish and Game (DFG) reviews development proposals in Mono County, including subdivisions and land divisions, and may require changes to the project or conditions of approval if the project will affect wildlife resources. For projects that will affect streams, the DFG requires a Stream Alteration Permit. The DFG imposes a fee for review of environmental documents (Negative Declarations or EIRs) unless County decision-makers determine that the project will have a de minimis effect on wildlife or wildlife habitat.

### c. CODES AND ENFORCEMENT

The Mono County Building Division currently enforces the following codes:

- a. 2013 California Administrative Code
- b. 2013 California Building Code
- c. 2013 California Electrical Code
- d. 2013 California Mechanical Code
- e. 2013 California Plumbing Code
- f. 2013 California Energy Code
- g. 2013 California Historical Building Code
- h. 2007 California Fire Code
- i. 2007 California Existing Building Code
- j. 2013 California Referenced Standards Code
- k. 2013 California Residential Code
- l. 2013 Green Building Code

Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a Countywide basis. Snow-load requirements vary depending on the area; they range from 119 pounds per square foot in June Lake to 38 pounds per square foot in Chalfant Valley. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. The enforcement of these regulations is necessary to protect the public health and safety and to provide structurally safe, energy efficient, soundproof housing. The Compliance Division program is intended to ensure compliance with existing applicable codes; as such, it does not create a constraint to development.

The Building Division inspects development during the construction process. Appointments are scheduled, and inspections occur generally within 24 hours. Since Mono County is a small County, the inspectors are able to communicate with contractors and owner-builders before and during the construction process concerning code requirements. Building inspections are conducted in a timely manner and are not a constraint to development.

### d. ON-/OFF-SITE IMPROVEMENT STANDARDS

The County requires the following on-site improvements for residential construction:

New road development is subject to the Mono County Road Standards; i.e.,

<u>Road Type</u>	<u>Minimum Right of Way</u>	<u>Minimum Pavement Width</u>
Residential	60 feet	30 feet**
County Road	60 feet	26 feet
Arterial Commercial	60 feet	40 feet

\*\*The minimum pavement width for residential roads in June Lake is 26 feet due to existing topographical constraints in June Lake.

These road widths are standard road widths and do not impact the cost or supply of housing in the County.

The County Parking Standards (Mono County Land Development Regulations, Chapter 6) require paved parking areas/spaces and paved driveways. Chapter 6 gives the Planning Commission the ability to waive, modify or increase those parking and driveway standards.. The parking standards are not burdensome and do not impact the cost of housing. Commercial parking requirements have been reduced in central business districts. This could lead to more desirable neighborhoods for residential development, particularly higher density projects.

The County's Land Development Regulations and the General Plan require all utility lines (gas, water, telephone, cable TV, electricity) to be installed underground. This requirement applies to individual development projects (a single-family residence, a single commercial use, a multifamily residence) as well as to subdivisions. Individual developments may apply for overhead installation. Overhead installation requires a Director Review permit unless the project itself requires a Use Permit; the overhead installation is then processed as part of the Use Permit. To approve an overhead installation, the Planning Director (for Director Review permits) or the Planning Commission (for Use Permits) must make the following findings in addition to the findings required for Director Review permits or Use Permits:

*Mono County Land Development Regulations, Chapter 11, Development Standards – Utilities:*

1. The overhead line placement will not significantly disrupt the visual character of the area. In making this determination, the director or the commission shall consider the following:
  - a. In areas without a number of existing overhead lines in the immediate vicinity, would overhead lines create the potential for a significant cumulative visual impact; i.e., would allowing an overhead line be likely to result in future requests for additional overhead lines in the area? If so, it may be determined that an overhead line will have a significant impact on the visual character of the area.
  - b. Does the topography or vegetation in the area effectively screen the proposed lines? If so, then an additional line may not significantly disrupt the visual character of the area.
  - c. Are there other potential alignments that would have less visual impact?
  - d. Does the project reduce the overall number of overhead lines and poles in the area? If so, it may be determined that an overhead line will not have a significant impact on the visual character of the area.

The director or the commission may consider additional information pertaining to the visual character of the area that is deemed relevant to the application.

2. The placement of utility lines above ground is environmentally preferable to underground placement. In making this determination, the director or the commission shall consider the following:
  - a. Will underground placement disturb an environmentally sensitive area, including but not limited to the following: cultural resource sites, significant wildlife habitat or use areas, riparian or wetland areas, or shallow groundwater? If so, above-ground placement may be preferable.

- b. Will underground placement require disturbance of a waterway, including perennial, intermittent, and seasonal streams? If so, above ground placement may be preferable.
  - c. Will underground placement increase the utility line's exposure to environmental hazards, such as flood hazards, fault hazards or liquefaction? If so, above ground placement may be preferable.
  - d. Are there other potential alignments that would avoid potential environmental impacts? The Director or the Commission may consider additional information pertaining to the environmental sensitivity of the area that is deemed relevant to the application.
3. The installation of underground utilities would create an unreasonable financial hardship on the applicant due to the unique physical characteristics of the property. In making this determination, the Director or the Commission shall consider the following:
- a. Is the cost of the line to be installed excessive?
  - b. Will the installation of underground utilities require trenching under a stream bed?
  - c. Will the installation of underground utilities require unreasonable trenching or blasting through rock?
  - d. Are there alternate alignments that would eliminate or significantly lessen the financial hardship?

The Director or the Commission may consider other site specific financial hardships deemed relevant to the application.

4. The exclusive purpose of the overhead line is to serve an agricultural operation. For the purposes of this section, agricultural operations are defined as use of the land for the production of food and fiber, including the growing of crops and grazing of livestock. Above ground utility lines may be permitted for agricultural uses such as pumps and similar uses.

Utility distribution lines for all subdivisions and land divisions shall be installed underground, unless a specific hardship can be demonstrated (see # 3 above). If a specific hardship can be demonstrated, overhead installation may be allowed subject to approval of a variance (see Ch. 33, Variance Processing).

Subdivisions may be required to underground the feeder distribution line to the subdivision. An assessment district, or a similar mechanism, may be established for this purpose as a condition of the tract map approval.

Underground installation of utility lines is generally not a hardship in community areas; it may be so in more rural areas where environmental constraints such as streambeds or rock formations make underground installation difficult and more costly. Mono County's regulations allow for overhead installation in such cases to alleviate the hardship and reduce the cost of housing.

The County does not require public improvements such as streetlights and sidewalks due to the rural character of the County. Curbs and gutters are also not usually required.

The County has no storm drainage infrastructure in any of its communities and does not require drainage improvements as a standard site improvement. Drainage requirements for projects are

usually implemented to mitigate identified environmental impacts expected to result from the project. When required, drainage improvements are usually low-tech on-site retention basins.

The County has no established exactions for landscaping or parks. Landscaping requirements for projects and requirements for the provision of parks or open space are sometimes required on a discretionary basis to mitigate identified environmental impacts expected to result from the project. When required, landscaping must comply with the County's requirements for Landscape Plans that promote xeriscape and the use of native drought-resistant species to the greatest extent practical.

Additional on-site improvements may be required by the County's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). The Fire Safe Regulations relate to emergency access, signing and building numbering, emergency water standards, and fuel modification standards. These standards are based on state law requirements, are not burdensome and do not add to the cost of housing. In addition, Chapter 22 allows the inspection authority to approve exceptions to the standards where "the exception provides the same overall practical effect as these regulations toward providing defensible space."

Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

The County's subdivision ordinance is based on the Subdivision Map Act. On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. For subdivisions, the General Plan includes policies to provide for additional off-site improvements or the collection of in-lieu fees to mitigate future development impacts on the environment and the local infrastructure.

Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project, which may increase the cost of housing within the project.

#### e. FEES AND EXACTIONS

Table 33 lists project development permit fees required by the County. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Fees are intended to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project.

Total fees for a typical single-family and multifamily development will vary depending on where in the County the project is located. Fire departments and school districts throughout the County charge

different impact fees for development. Fees for an encroachment permit will vary depending on whether the property abuts a County road or a state highway. In addition, fees for sewer and water services will vary depending on whether the project is located in an area served by community sewer and water systems or whether it will require an individual well permit and septic system permit. Permit fees for septic systems vary depending on the type of system required.

Estimated initial fees for a typical 2,000-square foot single-family residence are shown below. . Typical fees for a multifamily residential unit will be approximately 75 percent of the cost for a single-family residential unit.

#### Estimated Total Fees for a Typical Single-Family Residence

Assumptions: 2,000 square feet of habitable space in Chalfant; 400 square feet of garage; 100 square feet of uncovered deck. The unit requires an individual well permit and septic system permit. The unit encroaches on a County road.

Building permit fees	\$4,267.91	
Planning plan check	\$250.00	
Fire District (Chalfant)	\$1,991.00	
School District (Eastern Sierra)	\$3,120.00	
Encroachment Permit	\$800.00	(\$500 refundable security deposit)
Well Permit	\$644.00	
Septic Permit	\$644.00	
Total Fees	\$11,716.91	

#### f. DEVELOPMENT FEE INFORMATION

Development fees are based on time and material, and are deposits toward actual costs incurred by Mono County. Additional fees may accrue during permit processing.

**SPECIAL FEES:** Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

**PENALTY:** Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

**FEE PAYMENT:** Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

**FEES APPLIED:** All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

**ENCROACHMENT PERMIT FEES:** In addition to the fee listed in the attached fee table, a refundable security deposit of \$500 is required for residential driveways. All other encroachment permits shall include the fee listed above plus 1.5% of the estimated construction cost. Acceptable performance surety may also be required.

**GRADING PERMIT FEE DEPOSIT:** In addition to the fee listed in the attached fee table, 1.5% of the estimated construction cost is due. Acceptable performance surety may also be required.

#### g. PROCESSING AND PERMITTING PROCEDURES

Development in Mono County is typically individual single-family residential construction, which is subject to a building permit reviewed and approved by County staff. Approval of a building permit is contingent upon ensuring that the proposed development complies with the Mono County General Plan, including the Land Use Designations and the Land Development Regulations, and with applicable building regulations. Development occurring on or adjacent to environmentally sensitive areas such as wetlands or streambanks may also be subject to permit requirements of other state and federal agencies (see Land Use Requirements Imposed by Other Agencies).

Mono County does not typically have multifamily development projects. Duplexes and triplexes are permitted in many multifamily land use designations and are subject to the building permit process described above. Developments with four or more units have been subject to the Use Permit process. However, the County has included a program in this Housing Element to replace the Use Permit with a ministerial Director Review.

Residential subdivision projects in Mono County occur infrequently. Several small lot splits may occur within developed community areas each year and are subject to the parcel map permitting process (see Table 50). Large subdivision projects are subject to the specific plan and EIR process (see Table 50); one or two such projects may occur in a year. Typically, in Mono County the land is subdivided, and the lots are sold undeveloped.

Mono County has streamlined its permit processing procedures and processes all required permits and or required legislative changes (such as General Plan Amendments) concurrently. This shortens the project review time and expedites the approval process. Information and permit application forms are available online. The County also has a Land Development Technical Advisory Committee (LDTAC), comprised of members of the Community Development staff, Public Works staff, and Environmental Health staff, that meets with project proponents early on in the development permitting process to address project concerns and ensure the project meets all development and environmental criteria.

The Mono County Environmental Handbook is also available online. The Environmental Handbook is intended to facilitate the day-to-day evaluation of discretionary projects within the unincorporated area

by establishing procedures to identify, review and evaluate environmental aspects of projects and by encouraging the incorporation of environmental considerations into the project conceptualization, design, and planning at the earliest feasible time.

Table 50 shows typical processing times for various permit procedures. Individual single-family residential development that requires only a building permit or a Director Review permit takes only four to six weeks. Larger projects, such as subdivisions, take longer, depending on the level of CEQA review required, the responsiveness of project proponents, and whether the project requires permits from other state or federal agencies.

All development projects are first reviewed by staff. Projects requiring discretionary approval from the Planning Director, the Planning Commission, or the Board of Supervisors are first processed by staff and then presented to the appropriate entity for approval. Projects are reviewed for their compliance with the Mono County General Plan, the Mono County Code, the Mono County Land Development Regulations, and applicable state and federal laws.

The standards of decision making are well established and not burdensome. In issuing a Director Review permit, the director must find that all of the following are true (Mono County Land Development Regulations, Chapter 31):

- A. All applicable provisions of Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.
- E. That the improvements as indicated on the development plan are consistent with all adopted standards and policies as set forth in the Land Development Regulations, this General Plan and any applicable area plan.
- F. That the project is exempt from CEQA.

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative (Mono County Land Development Regulations, Chapter 32):

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.

- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

Table 33, Development Permit Fees

TYPE OF PERMIT	INITIAL DEPOSIT	TYPICAL STAFF HOURS TO PROCESS	PROCESSING RATE
Appeal	\$495	10	\$99/hr
Building Permit Plan Check: small*	\$ 99	1	\$99/hr
Building Permit Plan Check: large*	\$250	2.5	\$99/hr
Categorical Exemption	\$ 99	1	\$99/hr
Certificate of Compliance	\$495	15	\$99/hr
Commission Interpretation	\$495	10	\$99/hr
Design Review (discretionary permit)	\$495	1	\$99/hr
Director Review	\$495	8	\$99/hr
Environmental Impact Report**	\$495	200	\$99/hr
General Plan Amendment	\$495	30	\$99/hr
Groundwater Transfer/Extraction	\$495	18	\$99/hr
Home Occupation, expanded	\$495	25	\$99/hr
Hydrological Studies	\$495	5	\$99/hr
Lot Line Adjustment	\$495	10	\$99/hr
Lot Merger	\$495	8	\$99/hr
Map Extension	\$495	10	\$99/hr
Mining Operations Permit	\$495	30	\$99/hr
Negative Declaration	\$495	75	\$99/hr
Prior Environmental (15183**)	\$495	20	\$99/hr
Parcel Map: Tentative Modification	\$495 \$495	53 33	\$99/hr \$99/hr
Reclamation Plan	\$495	30	\$99/hr
Specific Plan	\$495	100	\$99/hr
Time Shares	\$495	18	\$99/hr
Tract Map: Tentative Modification	\$495 \$495	68 39	\$99/hr \$99/hr
Use Permit	\$495	30	\$99/hr
Use Permit Modification	\$495	15	\$99/hr
Variance	\$495	20	\$99/hr

#### h. CONSTRAINTS ON PERSONS WITH DISABILITIES

State housing law requires local jurisdictions to provide "reasonable accommodation" (i.e., "modifications and exceptions") for people with disabilities in their development regulations, permit

processing, and building regulations and processes. Mono County's housing development policies and procedures comply with the requirements of SB 520 (Potential Constraints on Housing for Persons with Disabilities); i.e.,

i. OVERALL

The County provides reasonable accommodation concerning development regulations, permit processing, and building regulations for persons with disabilities. The Building Official has the discretion to provide flexible interpretations of building codes. The Community Development Director is also provided some flexibility in expediting permit processing and interpreting development standards such as setbacks.

Requests for reasonable accommodation are made directly to the Building Official (building issues) or the Community Development Director (planning/development regulations issues). For planning/development regulations issues, if the issue is beyond the authority of the Community Development Director, the item is taken to the Planning Commission for interpretation. The Community Development Department also encourages free pre-application conferences to clarify and work through disability design standards.

Regional social service agencies (Mono County Social Services, IMACA, Kern Regional Center) work with low-income, disabled and senior clients on an individual basis to retrofit their homes with ramps and other assistance devices. These projects at the most will require a building permit from the County.

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance. The Community Development Director also has the discretion to provide some flexibility in adjusting development standards to accommodate special situations.

The County continues to strongly advocate that Caltrans include ADA improvements in Caltrans projects (e.g., ADA standard sidewalk improvements, crosswalks, etc.) along state highways that serve as main streets through communities and that provide access to housing.

The County provides information about requesting a reasonable accommodation with regard to development standards, permit processing, and/or building regulations and processes through a variety of formats. Information is available online at the Mono County Government website ([www.monoCounty.ca.gov](http://www.monoCounty.ca.gov)) and at permit counters at the County offices in Bridgeport and Mammoth Lakes. The County also provides free consultations with building, planning and compliance staff regarding requests for reasonable accommodation. The County also provides information on funding programs for home retrofits administered by IMACA.

Mono County allows group homes consistent with state law. The County, however, has no existing group homes and has had no applications for group homes. Due to the limited number of disabled persons in the County and the physical distance between communities, assistance for disabled persons usually occurs on an individual basis.

#### j. ZONING AND LAND USE

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono County General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance.

The Mono County Land Development Parking Regulations provide specific parking standards for persons with disabilities in compliance with state and federal ADA requirements. The County's parking regulations also allow for a reduction in the parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

Mono County does not restrict the siting of group homes.

All land use designations that allow residential development also allow group homes. Mono County has no additional regulations regarding group homes.

The Mono County Land Development Regulations do not have occupancy standards that apply specifically to unrelated adults and not to families.

The Mono County Land Use Element does not regulate the siting of special needs housing in relationship to one another; there are no minimum distance requirements between special needs housing units.

The County implements and monitors Title 24 of the California Code of Regulations that requires access and adaptability for persons with disabilities. These regulations apply to new construction of multifamily units in buildings with three or more units.

#### k. PERMITS AND PROCESSING

As mentioned previously, regional social service agencies (Mono County Social Services, IMACA, IMAAA, Kern Regional Center) work with low-income, disabled, and senior clients on an individual basis to retrofit their homes with ramps and other assistive devices. These projects at the most will require a building permit from the County. At the time of a request to retrofit a home for accessibility, the County provides consultation on building code requirements, information/handouts concerning the building permit process, and flexibility in interpreting building code requirements when necessary.

Mono County allows group homes with fewer than six persons by right in single-family residential zones; they are treated as common single-family residences. A group home with fewer than six persons would require a building permit and, in some circumstances, a ministerial Director Review permit.

Mono County has no conditions or use restrictions for group homes with greater than six persons.

The County does not allow any community input for the approval of group homes other than general policy discussions at Regional Planning Advisory Committee meetings. This is no different than other types of residential development.

The County has no specific conditions that address group homes that will be providing services on-site. However, depending on the nature of those services, specific conditions from the County's Land Development Regulations may apply (e.g., parking requirements). These conditions would be subject to

discretionary interpretation as discussed previously and would not affect the development or conversion of residences to meet the needs of persons with disabilities.

#### 1. BUILDING CODES

Mono County adopts the most current version of the Uniform Building Code. The County has made no amendments to the UBC that would diminish the County's ability to accommodate persons with disabilities.

The County has not adopted any universal design elements in the building code other than those related to snow loads and climatic conditions.

The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits (see prior discussion).

### C. NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is influenced by market factors over which the County has no control. Land costs, site development/construction costs, and the availability of financing affect housing development and cannot be greatly lessened by the County.

#### a. LAND COSTS

There is no one average cost per acre for land in Mono County because the demand for land and the type of lot/site available vary greatly throughout the County. Costs for vacant land may also vary depending on whether community utilities are available to the site and whether infrastructure (access roads, utility lines) is installed on site. Recent sales activity for lots has been sparse; the following estimates of land costs are based on sales data from 2008 through 2013 of all vacant land provided by the Mono County Assessors Office. Generally, in areas with few undeveloped parcels for sale, there are many houses for sales, including mobile homes. Land costs, along with housing costs, have decreased significantly in the last several years.

##### Antelope Valley

Undeveloped land available in the Antelope Valley is predominantly large-lot residential parcels over one acre in size. There are also some parcels over 10 acres in size. The average price per acre was \$20,819. There are a few parcels for sale each year; the majority of them are usually in Walker.

##### Bridgeport Valley

Undeveloped land available in the Bridgeport Valley ranges from small town lots (0.55 to 1 acres) to multiple-acre parcels (approximately 40 acres) to large agriculturally zoned parcels (240 to 320 acres). The average price per acre was \$185,548.

##### Mono Basin

Undeveloped land available in the Mono Basin ranges from small lots (0.25 to 0.73 acres) to multiple-acre parcels (20 to 120 acres). The average price per acre was \$175,769

### June Lake

Undeveloped land available in June Lake is predominantly lots under one acre in size, with many of the lots being small town lots under one-quarter acre in size. The average price per acre was \$601,119.

#### Long Valley/Wheeler Crest

Undeveloped land available in Long Valley/Wheeler Crest varies widely, ranging from 0.5 to 2 acres in size with very few larger parcels ranging from 10 to 30 acres in size. Average costs in the Wheeler Crest area (Swall Meadows, Hilltop Ranch, Rimrock Ranch, or Pinon Ranch) was \$93,709 per acre. Average costs in Long Valley (Sunny Slopes Crowley) was \$132,000 per acre.

#### Tri-Valley

Undeveloped land available in the Tri-Valley is predominantly large parcels ranging in size from 10-acre residential parcels to agriculturally zoned parcels (694 acres). The average price per acre in the Tri-Valley was \$49,008.

#### CONSTRUCTION COSTS

Construction costs are estimated to range from \$150 to \$250 per square foot for single-family residential construction in the unincorporated area of Mono County (Tom Perry, Mono County Building Official). These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

#### b. AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a home has a large impact on the amount of housing constructed and purchased. Financing is now generally available to Mono County residents at historically low rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents:

U.S. Department of Housing and Urban Development Federal Housing Administration (FHA) insured loans.

This program generally has higher approval rates than conventional loans, particularly for lower- or moderate-income households. The FHA program helps low- and moderate-income families by lowering some of their mortgage loan costs. The property must meet certain minimum requirements for manufactured homes, single-family homes or multifamily homes.

U.S. Department of Agriculture's Rural Development Rural Housing Service programs.

The Rural Housing Service offers a variety of assistance programs to support low-income households purchasing homes in rural areas. Rural Housing Direct Loans are directly funded by the USDA and are available to low- and very low-income households to construct or purchase a home. Housing Guaranteed Loans are administered by a variety of entities and are available to moderate income households that could not obtain credit elsewhere.

California Department of Housing and Community Development programs.

CalHome Program provides grants to public agencies and nonprofit developers to assist individual households with deferred-payment loans and direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.

California Self-Help Housing Program provides grants to sponsor organizations that provide training and supervision of low- and moderate-income self-help homebuilders.

Community Development Block Grant (CDBG) programs.

Programs administered by the state and federal housing departments that provide funding for housing activities, generally for lower-income households in rural areas. Housing activities may include single and multifamily rehabilitation, rental housing acquisition, homeownership assistance, activities that complement new construction, and housing planning activities.

Mammoth Lakes Housing, Inc (MLH).

Mammoth Lakes Housing, Inc. (MLH), in conjunction with Mono County, has homebuyer's assistance funds available to households with an income at or below 80% Area Median Income (AMI). MLH guidelines state that the household purchasing a home must be a first-time homebuyer, in accordance with the HUD definition of first-time homebuyer. Homebuyer's assistance funds are subordinate to the primary loan. Interest is accrued over the life of the loan at zero to three percent (0-3%) with no monthly payment required. Once the primary loan is paid in full the MLH loan becomes due and begins to accrue interest at three percent (3%). The primary loan must be a thirty-year, fixed rate, fully amortized loan. MLH also has the option of profit sharing on market rate units.

#### c. UNITS AT RISK OF CONVERSION TO MARKET RATE USES

Mono County does not have any multifamily rental housing that could be converted to market rate rents. The only "restricted" affordable housing units in the unincorporated area are the following:

One condominium dwelling unit in June Lake, owned by Mono County, typically reserved as an employee/workforce housing unit.

Thirty-six dwelling units at Camp Antelope, operated by the nonprofit Owens Valley Housing Authority, and reserved for Native Americans. These units are single-family attached and detached units and currently in a dilapidated state. Permits were recently issued to demolish and rebuild the entire thirty six unit project.

#### d. ENERGY CONSERVATION

Housing elements must analyze "... opportunities for energy conservation with respect to residential development" (Section 65583 (a)(7)) to ensure that localities consider the long term and short term

benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Mono County General Plan policies currently address the potential for energy conservation in both new residential development and remodeling, i.e.:

*Planning and Land Use Issues*

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development, and infill development, in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element policies allow the use of alternative energy sources (such as photovoltaic systems) and promote water efficient landscaping and energy efficient irrigation systems

*Conservation Incentives for the Building Industry and Residents*

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element provides density bonuses for residential and commercial projects using passive or active solar heating/cooling. A 10 percent density bonus may be allowed for each 25 percent reduction in space and water heating/cooling demand.

Additional policies and programs in the Conservation/Open Space Element encourage energy conservation, including weatherization programs.

The Inyo Mono Advocates for Community Action (IMACA) administers a weatherization program for low-income persons.

The California Department of Community Services and Development (CSD) administers the Low Income Home Energy Assistance Program (LIHEAP) Block Grant, funded by the federal Department of Health and Human Services (DHHS). The program provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through three program components:

1. The *Weatherization Program* provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
2. The *Home Energy Assistance Program (HEAP)* provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
3. The *Energy Crisis Intervention Program (ECIP)* provides payments for weather-related or energy-related emergencies.

Southern California Edison (SCE), the electric energy provider throughout the County, administers a number of programs designed to help all customers conserve energy and to lower costs for low-income customers. These programs include the following:

1. The *Low-Income Energy Efficiency Program* provides services, or "measures," designed to help low-income households conserve energy and reduce their electricity costs. SCE pays all the cost of purchasing and installing the measures, which are free to eligible customers.
2. The *Energy Assistance Fund* helps qualified customers in financial hardship with winter electric bills.
3. If you or a full-time resident in your home require the regular use of electrically operated life-support equipment, you may be eligible for a *Medical Baseline Allocation* that allows you to be billed at a lower rate for your electric service.
4. *CARE* provides a 20% discount on utility rates and charges at a customer's primary home. To qualify, you must meet all income eligibility guidelines, hold the utility account in your name, and not be claimed as a dependent by any other person living in the residence.
5. Save money and conserve energy by joining *SCE's Residential Air Conditioner Cycling Program (ACCP)*, in which you receive a credit on your summer season electric bills.
6. SCE offers a free do-it-yourself *home energy survey*. This provides recommendations and practical steps to reduce energy costs and improve the energy efficiency of your home.
7. SCE also maintains an extensive *online library of energy-saving tips* ([www.sce.com](http://www.sce.com)) and conducts public outreach to promote conservation and provide information on low-income assistance options.

#### *Promoting Green Building and Energy Efficient Building Standards and Practices*

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code and the 2013 California Green Building Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

## 4. PROGRESS REPORT

### A. PROVISION OF ADEQUATE SITES

**Program 1:1 Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing. Following completion of the land tenure planning process, identify and prioritize possible land exchanges in areas with existing seasonal housing.**

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: 2011/12

**Progress:** An interagency land tenure committee developed a master land tenure plan identifying properties and the processes involved to complete land trades throughout the county. A land tenure sub-committee of the CPT meets quarterly to discuss land tenure issues. One USFS summer home tract has been identified as a potential candidate for an exchange, however financial obstacles to the project remain.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** The land tenure sub-committee will continue to meet quarterly.

**Program 1:2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** This task was left out of the land tenure project and will be addressed by the land tenure committee.

**Effectiveness:** Incomplete.

**Adjustments to Program:** The program will be addressed by the land tenure subcommittee

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**Program 1:3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth.**

Responsible Agencies: Community Development Department, Public Works Department, Board of Supervisors.

Timeframe: 2011.

**Progress:** The future use and potential exchange of agency owned properties within and near community areas has been incorporated into local area plans.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** The concept will be expanded to regional and outside agency planning documents where feasible.

---

**Program 1:4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc).**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** The future use and potential exchange of county owned facilities within and near community areas has been incorporated into local area plans. The Sherriff Substation was analyzed by contractors and architects for the potential conversion into a habitable unit, however, costs has not been allocated for the project.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** The use of county owned land will continue to be incorporated into local area plans.

---

**Program 1:5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.**

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** This program has been incorporated into the Land Tenure Planning effort and will continue to be incorporated into local area plans.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.**

Responsible Agencies: Community Development Department, Environmental Health.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has initiated a program to gather GIS data for all local utilities and service providers in order to streamline major development projects. Will serve letters as required as dictated by the Land Use Element.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 1:7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.**

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has reached out to public and private water providers to help the entities comply with new regulatory requirements.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 1:8 The County has identified its community centers as emergency shelters and has obtained funds to upgrade emergency generators at each site and to obtain an emergency services trailer for each community. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.**

Responsible Agencies: Mono County Housing Authority, Mono County Office of Emergency Services.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has installed emergency generators and stationed an emergency trailer at each community center. There has been no need for permanent or long term emergency shelters.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** The emergency generator and emergency trailers will be removed from the program, monitoring for permanent shelter needs will continue.

---

**Program 1:9 Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.**

Responsible Agencies: Mono County Office of Emergency Services.

Timeframe: 2014

**Progress:** Plan is maintained by the Office of Emergency Services.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will be adjusted to include coordination with updates of the LHMP and the CWPP.

---

**Program 1:10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons.**

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County continues to provide for a small number of homeless persons with a voucher program.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:11 Implement housing policies contained in area plans, such as the June Lake Area Plan.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** Policies within all of the area plans have been reviewed and all but one are cross implemented by existing Housing Element programs.

**Effectiveness:** Completed, Ongoing.

**Adjustments to Program:** Program will be altered to be more specific regarding June Lake workforce housing policy from June Lake Area Plan.

---

**Program 1:12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** Specific plans continue to be required.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** 35 manufactured homes have been permitted since 2007, several within community areas designated for conventional single-family residences. Development regulations have been changed to allow more flexibility in the type of manufactured homes allowed.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** No mobile home parks have been proposed in last planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** No applications to apply this designation to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.**

Responsible Agencies: Community Development & Economic Development Department

Timeframe: Ongoing, 2007-2014.

**Progress:** The Bridgeport Economic Development Corporation has secured a grant to provide micro loans to small businesses. A countywide food systems study has been implemented.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue

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**Program 1:17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** No applications to apply this designation to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.**

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** No applications to apply higher density to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** A mixed use project was permitted and constructed in Crowley lake and a mixed use project was permitted in the Mono Basin during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** Two homes were permitted and constructed in commercial land use designations during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** A multi department effort to revise of the sub-division and grading ordinance is underway and currently in legal review.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 1:22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** As part of the comprehensive general plan update, the capacities of local agencies and service providers are being examined through municipal service reviews and updates. Initial reviews indicate limitations to much of the infrastructure to accommodate additional densities, particularly water resources.

**Effectiveness:** Successful.

**Adjustments to Program:** Program will be adjusted to utilize regional resources like IRWMP and focus on water limitations.

---

**Program 1:23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** This is currently a consideration of the update of the June Lake Area Plan.

**Effectiveness:** Concept was introduced during regular Area Plan revisions and Specific Plan discussions.

**Adjustments to Program:** Program will continue.

---

**Program 1:24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** The development program was updated and reorganized with the intent making the program more clear by consolidating the regulations into one chapter, allowing provisions for the program to expand and adding the development credits to the General Plan maps.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue as adjusted.

---

**Program 1:25 Develop and implement a program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: 2012.

**Progress:** Initial research has been discouraging in that no examples are available from peer resort community areas.

**Effectiveness:** Ongoing.

**Adjustments to Program:** Further work will be conducted investigating the feasibility of a web-based utility connecting vacant seasonal units with seasonal employees.

---

**Program 1:26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M and MFR-H.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** No multifamily projects were permitted or constructed during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 1:27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the Public Facility (PF) land use designation—and in multi-family land designations (such as MFR); and c) stipulate that**

**emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Emergency shelters are allowed without a use permit in the PF land use designation.

**Effectiveness:** Successful.

**Adjustments to Program:** Program will be changed to amend only the multi-family designations.

---

**Program 1:28** In compliance with Government Code Section 65583(a)(4), allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed. Amend the General Plan Land Use Element to a) include definitions of transitional and supportive housing; b) allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed; and c) stipulate that transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** The general plan was amended in accordance with program 28.

**Effectiveness:** Completed.

**Adjustments to Program:** Program will be deleted.

## B. HOUSING FOR LOW AND MODERATE INCOMES

**Program 2:1** The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 2:2** The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for affordable housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for affordable housing projects.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Work with applicable agencies to promote a reduction or waiving of fees by 2012.

**Progress:** The Board of Supervisors authorized a limited fee reduction program for all building permits, several residential projects were permitted with reduced fees including the Camp Antelope rehabilitation project.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:3 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** The Chapter 16 regulations have been amended limiting the size of housing units to 640 square feet on parcel under one acre, helping to ensure continued affordability of the units. Seven second units were permitted and constructed during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:4 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the County.**

Responsible Agencies: Public Works Department, Environmental Health Department, Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. The Board of Supervisors eliminated the Development Impact Fee program and temporarily waived the Housing Mitigation Ordinance. Building division staff continues to evaluate fee structures and consider fee incentives such as reductions for solar energy projects.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:5 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014. Provide links by 2010; update annually.

**Progress:** The County has developed a new web-site and housing related program information, including meetings of the housing authority are regularly posted on the web-site.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:6 The Mono County Housing Authority, in cooperation with local social service agencies and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014.

**Progress:** Mammoth Lakes Housing and IMACA continue to take the lead in direct benefit programs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue with inclusion of IMACA.

---

**Program 2:7** During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** Solar orientation of homes is included in our residential design guidelines, the building division has streamlined the solar permitting process.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:8** Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: 2011.

**Progress:** Density bonuses are included within the Housing Mitigation Ordinance. In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 2:9** Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include affordable housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 2:10** Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Coordinate with Mammoth Lakes by 2010; review and update annually.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 2:11** Through collaboration with a regional housing authority or similar entity, develop a range of affordable housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy efficient designs and prescriptive designs.

Responsible Agencies: CDD, Mono County Housing Authority.

Timeframe: Begin implementation of at least one additional program by 2011 and a second program by 2013.

**Progress:** Mono County has been hosting quarterly meetings through the Mono County Collaborative Planning Team with land management agencies and the local land trust to share information and review potential land ownership adjustments, including those that may serve as community expansion areas for local housing. Although the land trust is presently primarily focused on resource preservation, it has shown to be a willing player in broader land ownership adjustment issues. The land ownership adjustment program is an ongoing tool for addressing the fact that 94% of Mono County's territory is government land. The CDD has developed a number of prescriptive designs for common building elements that often require expensive engineering, particularly in the high snow load areas of Mono County. These prescriptive designs include energy efficiency items, such as an engineered design for roof-mounted solar panels.. The County also waived building permit fees for 18 months to encourage construction of local housing during recessionary times; and more recently waived building permit fees for energy upgrades, including solar, wind and geothermal residential systems. The County is in the process of initiating a residential PACE program for financing local housing energy upgrades, with the intent of reducing local housing operation costs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:12** The County will meet with developers and encourage the development of housing for low- and moderate-income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory

**incentives and concessions to contribute to the feasibility of development of housing for lower-income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.**

Responsible Agencies: Community Development Department.

Timeframe: Continue to encourage the development of low and moderate income housing over the time frame of this plan.

**Progress:** The County continues to meet with prospective developers to encourage affordable local housing and offers free pre-application reviews. Inventories of sites have been conducted, including biological assessments to document the absence of critical habitat for sage grouse – a species proposed for listing as a threatened species under the ESA, This inventory is critical to preserving the limited amount of private property in communities for housing development, and to avoid additional federal regulatory requirements. Regulatory concessions include the continued suspension of the inclusionary housing ordinance in recognition of the recessionary economy. Infrastructure inventories are under way in concert with LAFCO as a part of the general plan update and update of Municipal Service Reviews and Spheres of Influence.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 2:13 Through collaboration with a regional housing authority or similar entity (e.g. Mammoth Lakes Housing Inc), develop a range of housing programs that address the needs of Extremely Low-Income households in the area. Identify the specific type(s) of development that would best serve the needs of this group in Mono County. Review the county's Housing Mitigation Ordinance and other development standards to ensure that they encourage the development of housing types that meet the needs of this income group. Seek funding to develop ELI housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Identify development types by 2010. Review Housing Mitigation Ordinance and development standards by 2010. Seek funding starting in 2011.

**Progress:** The County is continuing collaborating with Mammoth Lakes Housing Inc in the administration of a first-time homebuyer loan program to meet the needs of extremely Low-Income households. Although the housing mitigation ordinance is suspended, policies still promote construction of more affordable units for this income group. As an example, the secondary housing requirements were amended last year to limit the size of secondary (or accessory) housing units with the intent of increasing their availability to this income sector.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2:14 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Due to the housing market crash, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance suspended, ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

## C. PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

**Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:**

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: Review development standards biannually, starting in 2011.

**Progress:** Parking regulations have been reduced in central business districts, additional regulations have been consolidated and are periodically reviewed for consistency and relevance. The ability to provide a minor variance from development regulations with a Directors Review has been implemented.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 3:2 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.**

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: 2011/12.

**Progress:** Subdivision ordinance remains under review.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 3:3 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.**

Responsible Agencies: Community Development Department, Land Development Technical Advisory Committee (LDTAC) = Planning Division, Building Division, Public Works Department, Environmental Health, and Compliance Division.

Timeframe: Ongoing, 2007-2014.

**Progress:** All development projects are required to go through a pre-application process, the process is also open to complex ministerial projects.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 3:4 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.**

Responsible Agencies: Community Development Department.

Timeframe: Review permit processing procedures and application materials biannually starting in 2011.s

**Progress:** The building permit application and process has been significantly streamlined, all permits are managed using an internet based permitting software, electronic submittals are accepted.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Process are continuously reviewed and revised.

---

**Program 3:5 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Due to the extremely low number of applications involving requests for reasonable accommodations pursuant to fair housing laws, the county has not amended the Land Development Regulations. Normal permitting procedures have proven successful to meet all requests.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

## D. CONSERVATION AND REHABILITATION

**Program 4:1 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.**

Responsible Agencies: Community Development Department/Building Division.

Timeframe: Ongoing, 2007-2014.

**Progress:** Title 24 is strictly enforced by the building division for all remodel and rehabilitation projects. Solar projects are incentivized through a streamlined permitting process.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:2 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.**

Responsible Agencies: Mono County Housing Authority in cooperation with local social service agencies, utilities, and the High Sierra Energy Foundation.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** The building division holds several public workshops each year regarding energy efficiency upgrades, including outreach to local contractors regarding state program requirements.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:3 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Information is provided at the permit center counter and at public workshops held by the building division.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:4 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.**

Responsible Agencies: Mono County Housing Authority, Community Development Department/Building Division.

Timeframe: One year prior to required Housing Element Updates.

**Progress:** Due to the extremely low amount of building rehabilitation activity during the planning period, the housing conditions survey completed in 2009 has not been updated and is considered to still be an accurate depiction of housing conditions.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:5 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate 40 units during the planning period. The County will apply annually for CDBG funds.**

Responsible Agencies: Mono County Housing Authority

Timeframe: Develop a quantified objective for this program by 2010.

**Progress:** The County continues to participate in the CDBG program when eligible.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:6 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Begin public outreach concerning rehabilitation programs by 2010.

**Progress:** Information is provided at the permit center counter and at public workshops held by the building division.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 4:7 Assist applicants in accessing home rehabilitation loans.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Assist with home rehabilitation loans annually.

**Progress:** The updated website and permit center counter both provide information on relevant programs.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

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**Program 4:8 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.**

Responsible Agencies: Mono County Housing Authority, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. Building division staff continues to evaluate fee structures and consider fee incentives.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 4:9 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.**

Responsible Agencies: Mono County Housing Authority, Community Development Department/Code Enforcement Division.

Timeframe: Implement action items listed below by 2012.

**Progress:** A tenant oriented inspection program has not been developed, however, the building division and code enforcement division work closely with building owners, including fee based walk through inspection services.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4:10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.**

Responsible Agencies: Community Development Department/Code Enforcement and Building Divisions.

Timeframe: Ongoing, 2007-2014.

**Progress:** The Building and Code Enforcement Divisions actively enforce the California Building Code and Health and Safety Code.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

**Program 4:11 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:**

- **Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;**
- **Developing a user-friendly process for repair, remodel and refurbishment, including handouts;**
- **Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;**
- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: Community Development Department.

Timeframe: See actions below.

**Progress:** The building division has been very proactive in allowing flexible administration of the building code, and providing walk-through and field assistance to applicants seeking to rehabilitate structures, including the development of handouts and “prescribed” designs. Noted achievements during the planning period include the conversion of an existing garage into a new residence, and the rehabilitation of several cabins previously condemned.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

## E. EQUAL HOUSING OPPORTUNITIES

**Program 6:1 Disseminate and maintain fair housing information and education materials throughout the County and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, and shopping areas.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Fair housing information is available on the county web-site, at the county permit center and through Mammoth Lakes Housing.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

**Program 5:2 Refer persons with complaints of housing discrimination to appropriate agencies such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Housing discrimination complaints are forwarded to Social Services and MLH.

**Effectiveness:** Successful, Ongoing. An average of 1 “walk-in” housing complaint per month at Mammoth County Planning Offices.

**Adjustments to Program:** Program will continue.

## F. PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

### **Program 6:1 Legally restrict units intended for low-income and/or employee housing uses to those uses.**

**Responsible Agencies:** Community Development Department, Planning Commission, Board of Supervisors.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** No legally restricted units in unincorporated county, however employer owned and agency housing generally restricted to employees.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue, legal status of employee units will be examined and reported.

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### **Program 6:2 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.**

**Responsible Agencies:** Community Development Department, Planning Commission, Board of Supervisors.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** No conversion of mobile-home spaces has been proposed.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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### **Program 6:3 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.**

**Responsible Agencies:** Community Development Department, Planning Commission.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** CDD financial staff has been made available to help property owners with state and federal programs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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## 5. SUMMARY OF CONCLUSIONS

### a. SUMMARY OVERVIEW

Housing element law essentially consists of two main components guiding the preparation of the Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a) and housing programs (Government Code Section 655/83(c)). A meaningful housing element strongly reflects a community’s needs by drawing a tight connection between the analysis of housing needs and the development of housing programs to address those needs.

This section summarizes housing needs, resources and constraints for the unincorporated area of Mono County and develops priorities for program actions and strategies.

#### b. Population Characteristics

##### Population Growth

Population growth in the unincorporated areas of Mono County was rapid from 1980 until 2000, when it slowed considerably. In recent years, the growth rate in the unincorporated area has remained steady. Population growth in the unincorporated areas is anticipated to continue, due to the continuing need for low- to moderate-income housing for workers and professionals employed in the County and the higher cost of living in the Town of Mammoth Lakes.

Population growth is anticipated to continue in the Long Valley and Wheeler Crest areas due to the resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing. Population growth may also occur in the Tri-Valley area due to increased housing pressure from the Bishop area and the Antelope Valley due to increased pressure from Nevada.

##### Ethnicity

The population in the unincorporated area of Mono County remains predominantly white (76.1 percent of the population), with 16.6 percent Hispanic, 3.5 percent American Indian and the remainder other races.

The percentage of the population identifying themselves as Hispanic or Latino, rose between 2000 and 2010 from 12.4 to 16.6 percent. This population is fairly evenly distributed throughout the County's communities.

The State Department of Finance is projecting that the Hispanic population in the County will rise dramatically over the next twenty years, to 30.7 percent of the total County population in 2020 and 42.9 percent of the total in 2060. The rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower paid service workers in need of low- to moderate-income housing.

##### Age

The median age in the unincorporated area continued to increase from 33 in 1990 to 40.1 in 2000 to approximately 45.2 in 2010. The number of seniors 65 years and older increased from 12 percent in 2000 to 14.2 percent in 2010.

Coleville had the highest percentage of children under age 18, due to the Marine Corps housing. Antelope Valley also had the highest percentage of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under age 5 and seniors 65 years and older.

The State Department of Finance is projecting that the population in the County will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2 percent in 2010 to 18.2 percent of the total in 2060.

## c. KEY FINDINGS – POPULATION

Population in the unincorporated area is continuing to grow but at a slower rate than in the past. Population pressures are strong in Long Valley/Wheeler Crest and Tri-Valley (particularly Chalfant). Much of the population pressure is a result of continued resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing.

The Hispanic population is growing throughout the County.

The population in the unincorporated area is aging.

### Household Characteristics

#### Household Growth

The number of households in unincorporated Mono County continues to increase. Average household size for the unincorporated area in Mono County decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes with 2.89 persons; McGee Creek and Paradise had the lowest average household sizes.

#### Household Tenure

The overall number of renters in the unincorporated area decreased from 40 percent of all households in 1990 to 32 percent of all households in 2010.

#### Occupancy

Mono County has a high vacancy rate due to the large number of vacation homes and seasonal use units in the area. In 2010, vacant seasonal units made up 32.7% of all units in the unincorporated area and much higher percentages in some communities. June Lake has the highest seasonal vacancy rate of 59.4%.

Some communities have very high percentages of owner occupied units, Paradise, Swall Meadows and McGee Creek all are over 90% owner occupied.

#### Overcrowding

An overcrowded household is a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in unincorporated Mono County. In 2010, there were a total of 47 overcrowded households. Of those 47 households, 57 percent were renters. Less than 1 percent of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, all 20 were renter households.

#### Extremely Low Income (ELI) Households

Data on the number of extremely-low income households in the County are available through HUD's Comprehensive Housing Affordability Strategy (CHAS), which utilizes census data from 2010. According to CHAS data, in 2011, there were approximately 442 extremely-low income households in the

unincorporated area, 17.4 percent of the total number of households, a large increase from 2000 when 7.5% of households were considered extremely low income. 37 percent of the extremely-low income households were renters; 63 percent were homeowners. The households renting comprised a variety of household types, elderly, small and large related households, and small and large non-related households.

#### Overpayment

Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. The number of lower-income households (those at or below 80 percent of the median income) overpaying is of special concern. In 2010, the median household income for unincorporated Mono County was \$79,600. Of the extremely low income households, 88 percent are considered to be overpaying for housing.

#### Disabled Persons

The disabled population in Mono County is not a significant portion of the total population. Several social service agencies in the area provide services to the disabled population; i.e., the Inyo Mono Association for the Handicapped (IMAH), the Inyo Mono Area Agency on Aging (IMAAA), Kern Regional Center, the Inyo Mono Advocates for Community Action (IMACA), and the Mono County Department of Social Services. Due to the large size of their service areas and the relatively small numbers of clients, their services are prescriptive in nature and needs are addressed on an individual basis. There is no need in the unincorporated area for group housing for disabled persons at this time.

#### Seniors

There were 845 seniors (65 years and older) in unincorporated Mono County in 2010, 14.2 percent of the total population. The home ownership rate for seniors was 95.7 percent. In addition, only 18 seniors had incomes under the poverty level in 1999.

#### Large Households

Large households are defined as households with more than five persons. Overcrowding is not a significant housing situation in the unincorporated area of Mono County, with only 47 households estimated to be overcrowded. Of the 47 households identified as overcrowded, 20 of those were identified as severely overcrowded.

Large households (5 or more persons) are located throughout the County but predominantly in Antelope Valley, Long Valley and Tri-Valley. These areas have large numbers of children and teenagers. There are 502 large households countywide.

#### Farmworker Housing

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site.

### Female-Headed Households

In unincorporated Mono County, there were 145 female-headed households in 2010. Of the 145 female-headed households, 0 were under the poverty level according to ACS data, however that number is likely underrepresented due to low sample size. .

### Emergency Housing

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that it has approximately one homeless assistance case per year, usually a family displaced for a short time each year. The Mono County Department of Social Services and the Inyo Mono Advocates for Community Action (IMACA) provide rental assistance and shelter for homeless persons.

Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the County and the town of Mammoth Lakes. Current services are adequate for the needs in the area.

### d. KEY FINDINGS – HOUSEHOLDS

The number of households in the unincorporated area is continuing to grow as the population grows.

The number of renters is decreasing.

Average household size remains approximately the same.

The unincorporated area continues to have a high vacancy rate due to the large number of seasonal use units throughout the County.

Overcrowding is not an issue in Mono County.

Overpayment occurs in Mono County, including many renters. Some households overpaying have moderate-level incomes.

Affordable housing for low- and moderate-income households has been identified as the single most important housing issue throughout the County.

Housing needs for special population groups in Mono County are not a priority concern.

Disabled persons are not a significant portion of the population – their housing needs are addressed by regional social service agencies.

Seniors in Mono County are predominantly homeowners.

There are few large households and overcrowding is not a problem.

There are relatively few farmworkers and housing is generally provided for them.

The number of female-headed households is decreasing slightly, and many of them have incomes above the poverty level.

There are no permanent emergency shelters in Mono County and generally only one or two homeless assistance cases in the unincorporated area per year.

## Employment

### Employment Trends

Mono County's overall employment is dominated by leisure and hospitality services, retail trade and government industries. Industry projections from the California Employment Development Department for the Eastern Sierra Region estimate that job growth in the area between 2004 and 2014 will be strongest in Leisure and Hospitality Services, Government, Retail Trade, and Trade, Transportation and Utilities.

Employment trends for the unincorporated area vary from the County as a whole with higher percentages in agriculture, construction and mining (particularly mining), manufacturing, transportation and public utilities, and services, and lower percentages in wholesale trade, retail trade, finance, insurance, real estate and government.

### Income

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the County depending on the area and the age of the householder, with the southern half of the County having generally higher overall income levels.

### Poverty

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. The number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas, except June Lake, which increased from 30 to 39 persons and Long Valley/Wheeler, which increased from 19 to 38 persons. ACS data for poverty has not yet been released for Mono County.

## e. KEY FINDINGS – EMPLOYMENT

Mono County's overall employment continues to be dominated by leisure and hospitality services, retail trade and government.

Major employment centers are located in Mammoth Lakes (services, retail trade, government), June Lake (seasonal services and retail trade) and Bridgeport (government). Despite the availability of Commercial (C) and Mixed Use (MU) zoning throughout communities in the unincorporated area, it is unlikely that sufficient jobs will develop to eliminate the need for workers to commute to jobs outside their communities.

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the County. The total number of persons and families with income below poverty level decreased between 1989 and 1999.

## Housing Characteristics

### Housing Types

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased except for single-family attached units and mobile homes. During that period, multifamily units had the greatest percentage increase, with an increase of 41 percent from 1990-2010.

### Housing Stock Conditions

The Mono County Community Development Department has completed a comprehensive Housing Condition Survey for the unincorporated area of the County. In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the County, however, where maintenance and rehabilitation of the housing stock is an issue.

#### f. KEY FINDINGS – HOUSING CHARACTERISTICS

Housing in the unincorporated area of Mono County is primarily single-family residences including mobile homes. Between 1990 and 2010, the number of multifamily units had the highest percentage increase of any type of housing.

In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years.

## Regional Housing Need

### Regional Housing Need

The Department of Housing and Community Development (HCD) established Regional Housing Needs for the unincorporated area of Mono County for the planning period (2014-2019): 9 units for very low-income households, 7 units for low-income households, 9 units for moderate-income households, and 19 units for above moderate-income households.

#### g. KEY FINDINGS – REGIONAL HOUSING NEED

In contrast to prior planning periods for the housing element, housing starts have slowed dramatically in the County. Housing starts have averaged only 13 per year since the housing crash of 2008.

Due to the slowing in housing starts, Mono County has made little progress in meeting the identified regional housing needs. The remaining housing need is 58 units for very low-income households, 47 units for low-income households, 28 units for moderate-income households, and 33 units for above moderate-income households.

## Land Use Inventory

### Physical and Environmental Constraints

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development. Development in the following areas may be prohibited by the County's General Plan and/or Land Development Regulations, by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures: remote locations without reasonable access or available public services, hazard-prone areas (avalanche-prone areas, fault hazard zones, geologically sensitive areas, flood plains), areas with low permeability soils unsuitable for septic systems, and environmentally sensitive areas (wetlands, stream corridors, sensitive wildlife habitat, areas with endangered plant species).

### Zoning for Lower Income

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing: Multi-Family Residential-Low, Moderate, High (MFR-L, M, H); Mixed Use (MU); and Commercial Lodging-Moderate, High (CL-M, H).

### Infrastructure Availability

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the County have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells.

Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available. If community water is available, but individual septic systems are required, the minimum lot size required by RWQCB is 20,000 square feet. If both individual wells and septic systems are required the minimum lot size is 40,000 square feet.

In some areas in the County where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the County also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

### Redevelopable Sites

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

### Sites & Zoning that Facilitate Housing for Farmworkers & Homeless

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and

Developments. There are many acres of agriculturally zoned land in Antelope Valley, Bridgeport Valley, and Tri Valley.

The Mono County Land Development Regulations do not specifically address housing for homeless since there is not a significant homeless population in the County. Zoning designations that allow for multiple-family residential units; i.e., Multiple-Family Residential (MFR-L, M, H), Mixed Use (MU), and Commercial Lodging (CL-L, H) would also provide for homeless housing if it becomes necessary.

#### Realistic Capacity

Mono County's Land Use Element, in Chapter V, Projected Buildout, discusses land available for development by zoning district and the realistic buildout figures for that land. Tables t show projected buildout figures for each community area and for the private lands outside community areas. These tables note where maximum densities are not realistic based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. Realistic capacity is also addressed in Appendix B for specific income groups.

#### h. KEY FINDINGS – LAND USE INVENTORY

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing.

Water and sewer systems are available in some communities. If individual septic systems are required, the minimum lot size required is 20,000 square feet. If individual wells and septic systems are required, the minimum lot size is 40,000 square feet. In some areas of the County, these requirements make it necessary to have more than one lot to build a house.

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

Mono County's Land Development Regulations allow farm housing and multifamily residential units, such as homeless housing, in several land use designations. There are many acres of agriculturally zoned land in the County. There are not significant homeless or farm workers population in the County, however, so those types of housing are not a high priority.

Maximum densities are not realistic in some areas based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. These areas are generally outside of established communities. Within many communities, maximum densities are realistic due to lack of environmental constraints, adequate services and access, and higher density designations.

## Governmental Constraints

### Land Use Controls

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the County. The County's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures. Development standards, including permitted uses, lot size, lot dimensions, lot coverage, setbacks, density, building heights, and parking requirements have remained consistent since the early 1990s and have not been identified as constraints to development. Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities countywide.

### Requirements Imposed by Other Agencies

A number of other agencies (e.g., Southern California Edison, Lahontan Regional Water Quality Control Board, U.S. Army Corps of Engineers, California Department of Fish and Game) impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

### Codes and Enforcement

The Mono County Building Division enforces current building, plumbing, mechanical, electric and energy codes. Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

### On-/Off-Site Improvement Standards

On-site improvements for residential construction are generally limited to improvements required by the County's Fire Safe Regulations, and septic and water improvements required by the County Health Department or by local sewer and water providers. These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project that in turn may increase the cost of housing within the project.

### Fees and Exactions

Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project and is now in the process of switching to electronic permit processing in order to streamline the process further. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Total fees for a typical single-family and multifamily development will vary depending on where in the County the project is located. Typical fees for a multifamily residential unit will be approximately 75 percent of the cost for a single-family residential unit.

The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

### i. KEY FINDINGS – GOVERNMENTAL CONSTRAINTS

Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities Countywide.

A number of other agencies impose land use controls that may constrain development in Mono County by affecting the location and/or cost of development.

The Mono County Building Division enforces a variety of building standards established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing. The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

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The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

#### Non-Governmental Constraints

##### Land Costs

Land costs vary significantly depending where a parcel is located, whether community utilities are available to the site, whether infrastructure (access roads, utility lines) are installed on site, on the type of parcel (small town lot, large agricultural parcel), and on the housing demand in the area. No one area has overall lower or higher land costs; it depends on the parcel in question.

##### Construction Costs

Construction costs are estimated to range from \$150-\$250 per square foot for single-family residential construction in the unincorporated area of Mono County. These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

##### Availability of Financing

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents.

##### Units at Risk of Conversion to Market Rate Uses

Mono County does not have any multifamily rental housing that could be converted to market-rate rents.

##### Energy Conservation

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

Mono County General Plan policies encourage the "prudent use of energy and allow substitution of alternative energy sources for conventional energy when such substitution would result in minimal environmental impacts." Policies allow for the use of alternative energy sources, such as passive and active solar, in new residential construction, and encourage energy conservation, including weatherization programs. Several state and local agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

#### j. KEY FINDINGS – NON-GOVERNMENTAL CONSTRAINTS

Land costs vary significantly throughout Mono County depending on a number of factors. No one area has overall lower or higher land costs; it depends on the parcel in question.

Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. A number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing are generally available to Mono County residents.

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All new development and major remodeling in Mono County must comply with state energy code requirements. The Mono County General Plan promotes alternative energy sources and encourages energy conservation. Local and state agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

#### k. KEY FINDINGS BY AREA PLAN

##### ANTELOPE VALLEY

Marine base housing has great influence on regional demographics.

Population has remained relatively stable. Growth pressures not anticipated.

Higher numbers of Hispanic, American Indian and African American persons than elsewhere in the unincorporated area.

Higher number of seniors than elsewhere in Walker and Topaz (28%) and higher number of children under 18 in Coleville (34%)

High average family size in Coleville, average in Walker.

Average rental rate in Walker (31%) high in Coleville (72%) low percentage of seasonally vacant homes.

Lower annual median household income, 40-\$50,000 per household, countywide median \$62,000.

High travel times to work and high numbers working outside the county and outside the state.

Higher number multifamily residences (Coleville) and mobile homes than elsewhere.

Some Mixed Use (MU) zoning in Walker that allows multifamily units.  
Individual wells and septic systems requirements limit density.

#### BRIDGEPORT

Population decreasing, 2010 census (575) equal to 1980 census.  
Slightly higher numbers of Hispanic and American Indian persons than elsewhere in the unincorporated area.  
Slightly higher number of seniors than elsewhere (17%)  
Low average household size (2.18), very high percentage of 1 person households (34%).  
Slightly above average rental rate (38%) low percentage of seasonally vacant homes (13%).  
Higher annual median household income, \$71,000 per household, countywide median \$62,000.  
Oldest housing stock in the county, 65% of housing over 30 years old, only 9% less than 10.  
Land uses allow for high density, existing infrastructure allows for high density.

#### MONO BASIN

High percentage of children under 18 and large household size.  
Low percentage of seniors over 65.  
Second lowest median age in county (30).  
In community of Lee Vining land uses and infrastructure allow for high density.  
Higher percentage of Hispanic persons than other communities.  
Average median income.

#### JUNE LAKE

Very High Seasonal Vacancy Rate (59%)  
Total vacancy rate 65%.  
High percentage of renter occupied units (46%)  
High percentage of poor quality housing stock, especially mobile homes.  
Slightly below average number of children under 18 and seniors over 65.  
Below average median income.  
Highest percentage of multi-family housing.

#### BENTON, CHALFANT

Very low median household income in Benton, below average in Chalfant.  
Highest percentage of American Indian in county (18%).  
Low percentage of seasonal vacancies.  
In Chalfant Lowest total vacancy rate in the county (12%).

#### LONG VALLEY, SWALL MEADOWS, PARADISE

Continue to see growth pressure from Mammoth.  
High/Very High percentage of owner occupied units. 96% in Paradise.  
Household income well above countywide average in all three communities.  
Very low average household size in Paradise/Swall. Slightly below average in Crowley.

Very high median age, high percentage of seniors over 65 in Paradise/Swall and low % under 18.  
 In Crowley, just below average percentage of seniors, just above average children under 18.  
 Low percentage of seasonal vacant homes (10-20%). Except Sunny Slopes (44%)  
 Below average ethnic diversity. One exception is highest percentage of Asian 3-4% in all communities.  
 Hispanic population well below average except in Crowley slightly below average.  
 Housing stock generally in Good/Fair condition. 1% poor, compared to 15% countywide.  
 Wide mix in age of housing stock. Just over 50% of housing stock less than 20 years old.  
 Highest median home prices, most volatile real estate markets.  
 Mixed Use and SP Land Use Designations in Crowley allows for multi-family residential development.

#### 1. COMMENTS RECEIVED FROM RPAC OUTREACH 2014

Crowley, Wheeler Crest, Paradise  
 RPAC 3/26/14

Water limitations must be considered.  
 Consider a LAFCO study regarding merger of existing sewer district and water companies.  
 Water and sewer systems need capital funds as the lack of construction has resulted in no new fees being generated.  
 Consider a program to assist mobile home renters in purchase of home with willing seller.  
 Young adults continue to find housing in Crowley as it is more affordable than Mammoth.

Chalfant, Benton  
 RPAC 3/17/14

Would like to see program that incentivizes junk removal from properties.

Bridgeport  
 RPAC 2/20/14, 3/20/14

Rentals are typically available but can be seasonally limited.  
 Affordable housing stock is old, typically 30-40 year old mobile homes and older apartments.  
 No new apartments have been built for decades.  
 Vacation homes are not available or feasible as seasonal workforce rentals.  
 Real estate market is influenced by very limited supply.  
 Vacation/second homes typically are not utilized in winter.  
 Low winter population results in most businesses operating successfully.  
 Cost of construction including increased regulations continues to increase, resulting in conventionally built homes no longer feasible for middle class.

Antelope Valley 2/6/14, 3/6/14

Why does the state require an update every 5 years?

## 6. HOUSING PROGRAM

### STATUTORY REQUIREMENTS

Local governments have the responsibility to adopt a program that implements the policies, goals and objectives of the Housing Element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives and the utilization of financial resources. Policies guide housing development within the locality.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

Immediate, short-term and long-term action steps;  
Proposed measurable outcomes; and  
Specific funding sources, where appropriate.

## A. HOUSING POLICIES AND PROGRAMS

### OVERALL HOUSING GOAL

Provide an adequate supply of sound and safe affordable housing for all County residents.

#### a. PROVISION OF ADEQUATE SITES

- |          |   |
|----------|---|
| Goal     | Plan for adequate sites and facilities to support future housing needs.   |
| Policy 1 | Facilitate the provision of housing in unincorporated communities to meet local housing demand.   |
| Policy 2 | Ensure that adequate infrastructure exists or will be provided to support future housing development.   |
| Policy 3 | Identify potential housing sites, including seasonal housing units on public lands, agency employee housing (USFS, BLM, Caltrans, LADWP and Mono County), and under-utilized sites.   |
| Policy 4 | Seek adequate sites for housing in Mono County and the Eastern Sierra through coordination with other public agencies (i.e., Town of Mammoth Lakes, Inyo County, USFS, BLM, Caltrans, LADWP, DFG, State Parks and Marine Corps), private concerns, nonprofit entities and tribal governments.   |
| Policy 5 | Plan for adequate sites and facilities to be available for housing all segments of the population, including the homeless; citizens in need of short-term emergency shelter housing (e.g., victims of natural hazard occurrences or accidents and temporarily homeless); and seasonal workers, including farm workers and ski industry workers. |
| Policy 6 | Utilize a Regional Housing Authority or similar entity to develop, implement and manage housing programs in Mono County and the Eastern Sierra.   |

Policy 7 Consistent with the Land Use Element, designate adequate sites for a variety of residential development in each community to help establish self-sufficient-communities that balance job locations with housing; i.e., develop a sufficient year- round residential population in communities to support local schools, commercial services, and other services.

#### PROGRAMS

**Program 1:1 Through the CPT Land Tenure Subcommittee, maintain the Land Tenure master plan and Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing**

Responsible Agencies: CDD, Private Land Owners, USFS

Timeframe: Ongoing

Funding: Grants/Private

Actions: Ongoing maintenance of plan. Continue Pine Glade discussions.

**Program 1:2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.**

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: 2014

Funding: Grants

Actions: Amend Land Tenure Plan to include appendix of existing and potential agency housing area.

**Program 1:3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth. Work to incorporate such policies into agency planning documents.**

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: Ongoing

Funding: Grants

Actions: Provide comments on agency planning documents to ensure inclusions of consistent housing policies.

**Program 1:4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc).**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2014

Funding: Grants

Actions: In area plan updates, include discussion and analysis of county owned land.

**Program 1:5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing**

**types, including multifamily for lower-income households in the acquisition/exchange of public lands.**

Responsible Agencies: CDD, BLM, USFS, LADWP

Timeframe: 2014

Funding: Grants

Actions: Continue analysis and prioritization in Area Plan updates.

**Program 1:6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Cross reference land use element provisions with LAFCO MSR updates.

**Program 1:7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.**

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants, LAFCO

Actions: Prioritize districts that have financial needs during the MSR update process.

**Program 1:8 The County has identified its community centers as emergency. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.**

Responsible Agencies: CDD, PW (Facilities)

Timeframe: Ongoing

Funding: Grants

Actions: Monitor emergency housing needs through inter department coordination meetings.

**Program 1:9 Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.**

Responsible Agencies: Office of Emergency Services

Timeframe: 2014

Funding: Grants

Actions: Pursue funding and update plan as needed. Coordinate with LHMP plan update in 2014.

**Program 1:10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons.**

Responsible Agencies: IMACA, Social Services, MLH

Timeframe: Ongoing  
 Funding: State Funding, Grants  
 Actions: IMACA and Social Services

**Program 1:11 Implement housing policies contained in area plans, such as the workforce housing and density bonus policies of the June Lake Area Plan.**

Responsible Agencies: CDD  
 Timeframe: 2014, Ongoing  
 Funding: Application Fees, Grants  
 Actions: Regularly update RPACs on Area Plan housing policies, In 2014 extract regulations from Area Plans and move into new section of Land Use Element chapter 4.

**Program 1:12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.**

Responsible Agencies: CDD  
 Timeframe: Ongoing  
 Funding: Application Fees  
 Actions: Ongoing as development occurs.

**Program 1:13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.**

Responsible Agencies: CDD  
 Timeframe: Ongoing  
 Funding: Application Fees.  
 Actions: Ongoing as development occurs.

**Program 1:14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.**

Responsible Agencies: CDD  
 Timeframe: Ongoing  
 Funding: Application Fees.  
 Actions: Ongoing as development occurs.

**Program 1:15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.**

Responsible Agencies: CDD  
 Timeframe: Ongoing  
 Funding: Application Fees  
 Actions: Ongoing as development occurs.

**Program 1:16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through**

**economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.**

Responsible Agencies: ED, CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to pursue funding with focus on main street communities.

**Program 1:17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 1:18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.**

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants

Actions: Include residential limitation analysis in LAFCO MSR updates and General Plan build out updates.

**Program 1:19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 1:20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 1:21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.**

Responsible Agencies: CDD, PW

Timeframe: 2014

Funding: Grants, General Fund

Actions: Subdivision ordinance revisions currently undergoing legal review.

**Program 1:22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants

Actions: Continue to explore with RPACS and community groups.

**Program 1:23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to consider with RPACs and community groups as development occurs.

**Program 1:24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Program will be reorganized into broader Agricultural Policies chapter of General Plan, clustering polices will be strengthened and provisions for expansion of the program will be detailed.

**Program 1:25 Develop and implement a web-based program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.**

Responsible Agencies: CDD, IT

Timeframe: 2014

Funding: Grants

Actions: Use GIS to create pilot web map tool.

**Program 1:26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 1:27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the multi-family land designations (such**

**as MFR); and c) stipulate that emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Consider adding emergency shelters as a permitted use in MFR designations (currently permitted in PF designation)

#### b. HOUSING FOR LOW AND MODERATE INCOMES

**Goal** Consistent with state requirements, pursue creative, economical and sustainable ways to house low- and moderate-income groups.

**Policy 1** Facilitate the provision of affordable housing to meet the needs of all economic segments and special housing groups.

**Policy 2** Plan for a sufficient number of affordable/employee housing units, including affordable family sized units to meet resident needs in each community.

**Policy 3** Increase the housing stock to provide for affordable/employee housing units by promoting the use of existing recreational second-home units for permanent residents.

**Policy 4** Promote a jobs/housing balance by awarding residents employed in their community preferential access to community housing programs, such housing purchases or rentals in that community.

**Policy 5** Require new development projects to provide their fair share of affordable housing units – an amount sufficient to accommodate the affordable housing demand created by the development project. Refine and continue use of inclusionary housing requirements to reflect a fair share contribution of units, in-lieu fees, land, etc. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

**Policy 6** Pursue a variety of techniques, such as equity sharing, deed restrictions, and public or nonprofit ownership of affordable housing units in order to maintain the affordability of those units.

**Policy 7** Develop a range of approaches to affordable housing that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions;

- energy efficient designs; and
- "share a house" programs designed to ease the burden of housing costs for residents, including seniors and disabled.

Policy 8 Work to develop a variety of affordable housing unit types within community areas.

Policy 9 Based upon state regional housing need allocations, assign proportionate housing targets to unincorporated communities. Assist each community in meeting these targets and providing for its fair share of the unincorporated housing need.

**Program 2:1 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 2:2 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for extremely low, low and moderate income housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for extremely low, low and moderate income housing projects.**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Fee waivers and reductions for qualifying projects will continue to be analyzed. Development impact fees and certain permitting fees have been permanently eliminated.

**Program 2:3 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.**

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 2:4 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the County.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Not Applicable.

Actions: Continue to implement program.

**Program 2:5 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.**

Responsible Agencies: Housing Authority, MLH, IT

Timeframe: Ongoing

Funding: Grants

Actions: Continue web-site maintenance as resource for housing related programs.

**Program 2:6 The Mono County Housing Authority, in cooperation with local social service agencies including IMACA and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled, including persons with developmental disabilities.**

Responsible Agencies: Housing Authority, MLH, IMACA

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to implement

**Program 2:7 During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Encourage planning staff to engage applicants early in the plan review process.

**Program 2:8 Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees, General Fund

Actions: Consult with RPACs and incorporate policies in Area Plans where well received.

**Program 2:9 Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include extremely low, low and moderate income housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.**

Responsible Agencies: CDD

Timeframe: Ongoing, Suspended until 2015

Funding: General Fund

Actions: Work with BOS to modify Mitigation Requirements so that a program is reinstated in 2015.

**Program 2:10 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015

Funding: General Fund

Actions: Present fair share fee study to Housing Authority.

**Program 2:11 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.**

Responsible Agencies: CDD

Timeframe: 2015, ongoing

Funding: General Fund

Actions: Work with BOS to modify Mitigation Requirements so that a program is reinstated in 2015.

**Program 2:12 Through collaboration with a regional housing authority or similar entity, develop a range of extremely low, low and moderate income housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:**

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy efficient designs and prescriptive designs.

Responsible Agencies:

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue developing at least one strategy each year and report to Housing Authority.

**Program 2:13 The County will meet with developers and encourage the development of housing for extremely low, low and moderate income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for extremely low, low and moderate income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

**Program 2:14 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015, Ongoing

Funding: General Fund

Actions: Work with Housing Authority to modify Mitigation Requirements so that a program is reinstated in 2015.

c. PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

**Goal** Increase housing opportunities throughout the County, particularly in community areas by limiting governmental constraints on housing development.

**Policy 1** Revise the Land Development Regulations of the General Plan to allow for greater flexibility in housing development in communities by substituting performance standards/criteria for rigid development standards where practical.

**Policy 2** Revise the County's Subdivision Ordinance to provide greater flexibility in the division of land for a variety of housing types and to ensure consistency with the General Plan.

**Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:**

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: CDD

Timeframe: 2014-2015

Funding: Grants

Actions: All development standards will be evaluated, revised, and re-organized as part of the General Plan update.

**Program 3:2 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Standards for farm labor housing will be addressed in the General Plan update.

**Program 3:3 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Projects will continue to always be encouraged to go through the LDTAC preapplication process.

**Program 3:4 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.**

Responsible Agencies: CDD

Timeframe: 2016

Funding: General Fund

Actions: Permit procedures and application materials are continuously reviewed particularly with each code change cycle.

**Program 3:5 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.**

Responsible Agencies: CDD, BOS

Timeframe: Ongoing

Funding: General Fund

Actions: As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

d. CONSERVATION AND REHABILITATION

Goal Ensure the supply of safe, decent, sound housing for all residents.

Policy 1 Promote energy conservation in all residential neighborhoods.

Policy 2 Promote public awareness of the need for energy conservation.

Policy 3 Support development of programs and policies that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 4 Ensure that housing for all residents is safe and sound.

Policy 5 Maintain the existing affordable housing stock through rehabilitation, replacement and conservation.

**Program 4:1 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Implement as development occurs.

**Program 4:2 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 4:3 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.**

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs

**Program 4:4 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.**

Responsible Agencies: CDD (Building Division)

Timeframe: 2016

Funding: General Fund

Actions: Update during planning cycle.

**Program 4:5 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate 5 units during the planning period. The County will apply annually for CDBG funds.**

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to implement program.

**Program 4:6 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.**

Responsible Agencies: CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 4:7 Assist applicants in accessing home rehabilitation loans.**

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 4:8 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 4:9 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer informal pre-inspection services.

**Program 4:10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.**

Responsible Agencies: CDD (Code Enforcement)

Timeframe: Ongoing

Funding: Compliance Fees, General Fund

Actions: Continue to identify and address property maintenance issues.

**Program 4:11 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:**

- Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;
- Developing a user-friendly process for repair, remodel and refurbishment, including handouts;
- Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;

- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer free of charge informal consultation on all rehabilitation projects.

#### e. EQUAL HOUSING OPPORTUNITIES

Goal Promote equal housing opportunities for all persons.

Policy 1 Ensure that information on fair housing laws is easily available.

Policy 2 Ensure that complaints about housing discrimination are addressed promptly and appropriately.

**Program 5:1 Disseminate and maintain fair housing information and education materials throughout the County and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, shopping areas and web-sites.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 5:2 Refer persons with complaints of housing discrimination to appropriate agencies such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Utilizing regular county department head management meetings, ensure all departments that interact with general public know policy for routing housing discrimination complaints.

#### f. PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

Goal Preserve development reserved for low-income and/or employee housing uses at risk of conversion to market rates.

Policy 1 Ensure that units designated for low-income and/or employee housing uses remain restricted to those uses.

Policy 2 Ensure that units generally considered affordable (i.e., mobile homes) remain as residential uses.

Policy 3 Ensure that units participating in state or federal rental assistance or subsidy programs remain in those programs to retain affordability.

**Program 6:1 Legally restrict units intended for low-income and/or employee housing uses to those uses, report on legal status/policies of agency owned housing units.**

Responsible Agencies: BOS, State/Federal Agencies/CDD

Timeframe: Ongoing

Funding: General Funds

Actions: Through the CPT land tenure subcommittee tasks of program 2,2 include the rental policy status of all agency housing in the agency housing inventory.

**Program 6:2 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

**Program 6:3 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to streamline permits

**Program 6:4 Monitor the conversion of permanent housing or long term rental housing into transient rentals, particularly within the Transient Rental Overlay Districts.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund, Application Fees

Actions: Adjust application process and follow-up mitigation monitoring process to account for housing tenure of units.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov

RECEIVED  
APR 18 2014  
MONO COUNTY  
Community Development



April 16, 2014

Mr. Brent Calloway  
Community Development Analyst  
Community Development Department  
County of Mono  
P.O. Box 347  
Mammoth Lakes, California 93546

Dear Mr. Calloway:

**RE: County of Mono's 5<sup>th</sup> Cycle (2014-2019) Draft Housing Element**

Thank you for submitting the County of Mono's draft housing element update received for review on April 7, 2014, along with additional revisions received on April 11, 2014. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on April 10, 2014 with you.

The draft element with revisions meets the statutory requirements of State housing element law. The draft element with revisions will comply with State housing element law (Article 10.6 of the Government Code) when the draft element and revisions are adopted and submitted to the Department, in accordance with Government Code Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Mono County's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora".

Glen A. Campora  
Assistant Deputy Director

Dear Brent, Mono County Supervisors:

Below is a list of comments, suggestions, and concerns on the County’s 2014-2019 Draft Housing Element Update. The MLH staff put this list together quickly in order to meet the comment deadline. We appreciate the opportunity to provide input and your consideration of our feedback. If you should have any questions, please don’t hesitate to ask. Thanks.

In community,  
Jennifer

Jennifer Halferty  
Executive Director

760-934-4740 | [www.mammothlakeshousing.org](http://www.mammothlakeshousing.org) | <http://www.facebook.com/MammothLakesHousing>



Comment #	Page #	Comment
1.	1	Could other methods such as the newspaper, El Sol, or Survey Monkey have been used to solicit input from the County’s Hispanic community. It seems more effort could have been made considering this segment of the County’s population is pushing 20% and growing.
2.	2	Copies were not circulated to at least two of the organizations listed here.
3.	14	“In Mono County....CalWORKS program, Supplemental....may be considered extremely low-income households.” Could the number or percentage of Mono County households that utilize these programs be added as a frame of reference?
4.	15	Doesn’t the 30% of your income (as affordable) include utilities? So, I’m not sure when the census is looking at here? They are already paying more than 30% JUST ON RENT or MORTGAGE? So, I would include a statement saying something about utilities as well.
5.	15	Is there any data saying what is the most common type of employment? That might be more compelling. Also, I would add something stating that working 40 hours/week 52 weeks/year may not be the norm.
6.	16	What are some of the top 50 occupations with the most job openings? The top 5? The same for the 32 fastest growing occupations?
7	16	It would be beneficial to the reader to have the major employers in Mono County listed in order from largest to smallest or the other way and indicated as such.
8.	17	Table 12 – it would be nice to see % change on this table.
9..	19-20	Missing explanation of missing data (question marks?)
10.	21	“In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins.” - Does this pose an issue for those who live there? Are they occasional use only? Does it limit the supply of year-round supply of housing? What is the implication of this statement?
11.	21	Run-on: “Specific programs provide funds for single-family home repair loans,

		emergency repair Over the years, many of those units have been converted to year-round housing.”
12.	24	b. Elderly, first paragraph is missing punctuation, it seems.
13.	24	Section 202 financing, Direct Loans for Housing for the Senior or Handicapped – maybe this goes under programs?
14.	25	Table 20 – it’s unclear what (D) means?
15.	55	Section h. CONSTRAINTS ON PERSONS WITH DISABILITIES looks incomplete.
16.	61	These are not MLH guidelines. The guidelines have just been rewritten by Mono County. Also the interest rates are incorrect, I think (I haven’t read the new guidelines), and the lender is Mono County, not MLH.
17.	71	Program 2:5 – the Mono County Housing Authority website has no information on it. The Draft Housing Element Update isn’t available on this page.
18.	77	Programs 4:2 and 4:3– where are the links to weatherization resources on the website? It would be helpful if the links were provided in the document. This applies to all programs regarding website information throughout the document.
19.	77	Program 4:5 – the County is currently ineligible for CDBG funds due to the 50% expenditure rule, perhaps modify to say when eligible.
20.	79	Program 6:1 precedes Program 5:2, which is confusing.
21.	79	Program 5:2 – is MLH the resource for Fair Housing?
22.	80	Summary / Key Findings – these sections seem to reiterate the same information. Except for the key findings by area, I don’t see what new information this section provides.
23.	89	Housing Characteristics are included in the Employment section when it seems these two sections (Housing Types and Housing Stock Conditions) would be better under section f. Housing Characteristics. Additionally, this would be a good place to incorporate the concerns raised at the Bridgeport RPAC meeting (page 94) on age of affordable housing stock being old and no new apartments in decades.
24.	97	Program 1:10 – MLH does not provide short-term housing. Wild Iris may have some short-term housing for victims of domestic violence.
25.	ALL	The entire document needs to be copy-edited.



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**TIME REQUIRED**

**SUBJECT** Closed Session--Human Resources

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

---

### AGENDA DESCRIPTION:

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

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Marshall Rudolph, John Vallejo, Leslie Chapman, Bill Van Lente and Jim Leddy. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

---

### RECOMMENDED ACTION:

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### FISCAL IMPACT:

---

### CONTACT NAME:

PHONE/EMAIL: /

---

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:

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### MINUTE ORDER REQUESTED:

YES  NO

---

### ATTACHMENTS:

[Click to download](#)

No Attachments Available

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History

Time

Who

Approval

6/4/2014 11:11 AM	County Administrative Office	Yes
5/30/2014 4:47 PM	County Counsel	Yes
5/28/2014 12:05 PM	Finance	Yes



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**TIME REQUIRED**

**SUBJECT**

Closed Session - Conference With  
Legal Counsel

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

### AGENDA DESCRIPTION:

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

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: Luman v. Mono County Personnel Appeals Board.

### RECOMMENDED ACTION:

### FISCAL IMPACT:

### CONTACT NAME:

**PHONE/EMAIL:** /

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](#)

No Attachments Available

#### History

Time	Who	Approval
6/5/2014 12:19 PM	County Administrative Office	Yes
6/5/2014 9:22 AM	County Counsel	Yes
6/5/2014 11:33 AM	Finance	Yes



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## REGULAR AGENDA REQUEST

Print

**MEETING DATE** June 10, 2014

**Departments: Finance**

**TIME REQUIRED** PUBLIC HEARING, 1:00 p.m.

**PERSONS  
APPEARING  
BEFORE THE  
BOARD**

Leslie Chapman, Roberta Reed

**SUBJECT** Public Hearing: 2014-15 Fee  
Workshop

---

### AGENDA DESCRIPTION:

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

Public hearing and workshop regarding the adoption of fees for fiscal year 2014-15 for both general government and enterprise operations.

---

### RECOMMENDED ACTION:

Conduct public hearing. Consider and potentially adopt Proposed Resolution Nos. R14-\_\_\_ and R14-\_\_\_ authorizing County Fees for fiscal year 2014-15. Provide any desired direction to staff.

---

### FISCAL IMPACT:

No fiscal impact at this time.

---

**CONTACT NAME:** Roberta Reed

**PHONE/EMAIL:** 760 932-5492 / rreed@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:**  
Department of Finance

---

### MINUTE ORDER REQUESTED:

YES  NO

---

### ATTACHMENTS:

Click to download

- [Staff Report](#)
- [Sample Notice](#)
- [Proposed Resolution-Regular](#)
- [Exhibit A-Gen Gov Fees](#)

- [Gen Gov Fee Calculation](#)
- [General Gov Fees](#)
- [Proposed Resolution -Enterprise](#)
- [Exhibit A-Enterprise](#)
- [Fee Calculation](#)
- [Enterprise Fees](#)

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**History**

<b>Time</b>	<b>Who</b>	<b>Approval</b>
6/4/2014 11:14 AM	County Administrative Office	Yes
6/4/2014 6:49 PM	County Counsel	Yes
6/2/2014 7:05 PM	Finance	Yes



# DEPARTMENT OF FINANCE COUNTY OF MONO

---

*Rosemary Glazier  
Assistant Finance Director  
Treasurer-Tax Collector*

*Leslie L. Chapman, CPA  
Finance Director*

*Roberta Reed  
Assistant Finance Director  
Auditor-Controller*

*P.O. Box 495  
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Bridgeport, California 93517  
(760) 932-5490  
Fax (760) 932-5491*

## MEMORANDUM

**TO:** The Honorable Board of Supervisors

**FROM:** Roberta Reed, Assistant Finance Director

**DATE:** May 7, 2014

**SUBJECT:** County Fees for fiscal year 2014-15

---

### **RECOMMENDED ACTION:**

Pursuant to public hearing, approve and authorize the Chairman's signature on proposed resolutions authorizing the adoption of new and existing fees for certain County permits and other services, including enterprise operations, and authorizing the Finance Director to compile and maintain one or more lists of county fees.

### **BACKGROUND:**

Pursuant to Government Codes §§66018, 66019, and 54354.5 the Board of Supervisors must hold a public hearing before increasing fees. Notice of public hearing was published in the May 23, 2014, and May 30, 2014, editions of the local papers. Discretionary fees cannot exceed the estimated amount required to provide the service for which the fee or service charge is levied and must be approved via resolution or ordinance. Fees for Enterprise Funds (business like programs, i.e. Solid Waste and Campgrounds) cannot be discriminatory or excessive.

Departments have calculated the costs of providing services and have presented the change, if any, to be discussed at the public hearing. While most all County fees are presented for your information, only those fees being increased need to be addressed at the public hearing.

### **FISCAL IMPACT:**

Fiscal impact is uncertain and depends totally upon the number of permits and services requested by the public and usage of enterprise programs.

Notice is hereby given pursuant to Government Code Sections 66016 and 66018, that at the regular meeting of the Mono County Board of Supervisors to be held at the Mono County Courthouse meeting room on June 10, 2014 at 1:00PM or as soon thereafter as the matter may be heard, the Board of Supervisors will conduct a public hearing at which oral and written presentations may be made, regarding a proposed resolution imposing new or increased fees for certain permits or other services provided by the following County Departments: Administration, Assessor, Clerk-Recorder, Community Development, Emergency Medical Services, Finance, Information Technology, Environmental Health, Public Health, Public Works, and Solid Waste. Public data indicating the costs or the estimated costs required to provide the services for which the proposed fees are to be levied and the revenue sources anticipated to provide the services, including General Fund revenues, are available for inspection during business hours in the offices of the Director of Finance, located in Courthouse Annex II at 55 Bryant Street, Bridgeport, California. The description of the services and the proposed new or increased fees are as follows:

<u>Department</u>	<u>Name of Fee</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
		<u>2013-14</u>	<u>2014-15</u>
Community Development	Building Inspector - Hourly Rate	\$92/hour	\$99/hour
Community Development	Code Compliance	\$92/hour	\$99/hour
County Clerk-Recorder	Assessment Appeal Filing Fee	26.75	17.70
County Clerk-Recorder	Copy or Scanned Document (per page/image) Color	\$0.20/Image	\$0.16/Image
County Clerk-Recorder	Elections : Mailing Labels (per label)	0.05	0.20
County Clerk-Recorder	Meeting Services	\$68.00/hour	\$56.00/hour
County Clerk-Recorder	Wedding Officiating	124.00	118.00
Emergency Medical Services	Advanced Life Support-Extensive Treatment & Transport	1,508.00	1,658.00
Emergency Medical Services	Advanced Life Support-Limited Treatment & Transport	1,360.00	1,496.00
Emergency Medical Services	Advanced Life Support-No Transport	340.00	375.00
Emergency Medical Services	Basic Life Support-Extensive Treatment & Transport	1,122.00	1,234.00
Emergency Medical Services	Exclusive Availability Stand-By	\$1912+\$239/hour over 8 hours	Eliminate Fee
Emergency Medical Services	Hourly Stand-By Rate	239.00	275.00
Emergency Medical Services	Mileage	\$33.00/Mile	\$37.00/Mile
Finance	Hourly Accounting Fee	67.00	80.00
Finance	Manually Add Special Assessment	7.00	6.00
Finance	Pace Administration Fee	-	3.00
Finance	Tax Roll Parcel Correction	-	13.00
Public Health	Cottage Food Operation: Class B	15.00	20.00
Public Health	PH Nursing: 1/2 Hour Consultation	62.00	45.00

Public Health	Retail Markets: 2,000-5,999 sq. ft. Seasonal	202.50	203.00
County Clerk-Recorder	Board of Supervisor Agenda Subscription	20.00	33.00
County Clerk-Recorder	CD + Case	0.90	2.25
EconDev/Tourism	Visitor Guide Advertisement 1/2 Size	\$795.00 Act'l cost	\$795.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement 1/4 Size	\$475.00 Act'l cost	\$475.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement 1/8 Size	\$275.00 Act'l cost	\$275.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Full Back Cover	1,485.00 Act'l cost	1,485.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Full Page Size	1,265.00 Act'l cost	1,265.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Inside Front & Back Cover	1,375.00 Act'l cost	1,375.00 (or actual cost)
Campground Enterprise	Campground Site Fees	\$12/Night	\$16/Night
Solid Waste Enterprise	Aerosols exceeding 10 can limit	\$0.00	\$3.75/gallon or \$1 per container
Solid Waste Enterprise	Alkaline Batteries exceeding 1 gallon limit	\$0.00	\$10/gallon
Solid Waste Enterprise	Antifreeze exceeding 2 gallon limit	\$0.00	\$2.25/gallon
Solid Waste Enterprise	Ballasts exceeding 5 ballast limit	\$0.00	\$.50/ballast
Solid Waste Enterprise	Compact Fluorescent tubes exceeding 10 tube limit	\$0.00	\$.50/tube
Solid Waste Enterprise	Flammable Liquid exceeding 5 gallon limit	\$0.00	\$2.00/gallon
Solid Waste Enterprise	Fluorescent Tubes exceeding 15 tube limit	\$0.00	\$1.50/tube
Solid Waste Enterprise	Non Paint Care Products exceeding 2 gallon limit	\$0.00	\$2.00/gallon
Solid Waste Enterprise	Paint Care Products exceeding 10 gallon limit	\$0.00	\$.25/gallon
Solid Waste Enterprise	Poison Liquids or Solids, Other exceeding 2 gallon limit	\$0.00	\$4.75/gallon

Solid Waste Enterprise

Solid Waste Invoicing Fee

1.00

-



1  
2  
3  
4                   **RESOLUTION NO. \_\_\_\_\_**  
5                   **BOARD OF SUPERVISORS, COUNTY OF MONO**  
6                   **ADOPTING NEW AND EFFECTIVE FEES FOR CERTAIN COUNTY PERMITS AND**  
7                   **OTHER SERVICES, AND AUTHORIZING THE FINANCE DIRECTOR TO COMPILE AND**  
8                   **MAINTAIN ONE OR MORE LISTS OF COUNTY FEES**

9                   **WHEREAS**, County departments are authorized and directed by provisions of state law and the  
10 Mono County Code to perform various services, including but not limited to processing applications for  
11 permits; and

12                   **WHEREAS**, applicable provisions of state law and the Mono County Code authorize the County to  
13 charge fees for the services of its departments in amounts not to exceed the County's costs of providing  
14 such services; and

15                   **WHEREAS**, the fees presently charged by the County for certain services are insufficient to fully -  
16 recover the County's costs of providing those services; and

17                   **WHEREAS**, the Board of Supervisors has conducted a duly-noticed public hearing regarding  
18 certain proposed new or increased fees and re-establishment of existing fees, which are summarized on the  
19 exhibit attached hereto and incorporated herein, in accordance with Government Code sections 66016 and  
20 66018 and other applicable laws; and

21                   **WHEREAS**, based on the testimony presented at the public hearing as well as the oral and written  
22 staff reports also presented to the Board in connection with the hearing, the Board finds and determines .hat  
23 the new or increased fees set forth in this Resolution will not exceed the County's costs of providing the  
24 services for which the fees are charged; and

25                   **WHEREAS**, it would be convenient for County administration and the public to be able to consult  
26 one or more lists summarizing then-current County fees.

27                   **NOW, THEREFORE, BE IT RESOLVED** by the Mono County Board of Supervisors as  
28 follows:

**SECTION ONE:** Pursuant to applicable provisions of state law and the Mono County Code, the  
new or increased fees set forth on the Exhibit attached hereto and incorporated herein are hereby adopted



**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>	<b>Increase/Decrease 2014-15</b>
EconDev/Tourism	Visitor Guide Advertisement 1/2 Size	\$795.00 (actual cost)	\$795.00 (or actual cost)	Mkt Change
EconDev/Tourism	Visitor Guide Advertisement 1/8 Size	\$275.00 (actual cost)	\$275.00 (or actual cost)	Mkt Change
EconDev/Tourism	Visitor Guide Advertisement Full Back Cover	\$1,485.00 (actual cost)	\$1,485.00 (or actual cost)	Mkt Change
EconDev/Tourism	Visitor Guide Advertisement Full Page Size	\$1,265.00 (actual cost)	\$1,265.00 (or actual cost)	Mkt Change
EconDev/Tourism	Visitor Guide Advertisement Inside Front & Back Cover	\$1,375.00 (actual cost)	\$1,375.00 (or actual cost)	Mkt Change
EconDev/Tourism	Visitor Guide Advertisement 1/4 Size	\$475.00 (actual cost)	\$475.00 (or actual cost)	Mkt Change
County Clerk-Recorder	Meeting Services	\$68.00/hour	\$56.00/hour	(\$12.00)/hour
County Clerk-Recorder	Copy or Scanned Document (per page/image) Color	\$0.20/Image	\$0.16/Image	(\$0.04)/Image
Community Development	Building Inspector - Hourly Rate	\$92/hour	\$99/hour	\$7/hour
Community Development	Code Compliance	\$92/hour	\$99/hour	\$7/hour
Emergency Medical Services	Mileage	\$33.00/Mile	\$37.00/Mile	\$4.00/mile
Emergency Medical Services	Advanced Life Support-Extensive Treatment & Transport	1,508.00	1,658.00	150.00
Emergency Medical Services	Advanced Life Support-Limited Treatment & Transport	1,360.00	1,496.00	136.00
Emergency Medical Services	Basic Life Support-Extensive Treatment & Transport	1,122.00	1,234.00	112.00
Emergency Medical Services	Hourly Stand-By Rate	239.00	275.00	36.00
Emergency Medical Services	Advanced Life Support-No Transport	340.00	375.00	35.00
Finance	Hourly Accounting Fee	67.00	80.00	13.00
Finance	Tax Roll Parcel Correction	-	13.00	13.00
County Clerk-Recorder	Board of Supervisor Agenda Subscription	20.00	33.00	13.00
Public Health	Cottage Food Operation: Class B	15.00	20.00	5.00
Finance	Pace Administration Fee	-	3.00	3.00
County Clerk-Recorder	CD + Case	0.90	2.25	1.35
Public Health	Retail Markets: 2,000-5,999 sq. ft. Seasonal	202.50	203.00	0.50
County Clerk-Recorder	Elections : Mailing Labels (per label)	0.05	0.20	0.15
Finance	Manually Add Special Assessment	7.00	6.00	(1.00)
County Clerk-Recorder	Wedding Officiating	124.00	118.00	(6.00)
County Clerk-Recorder	Assessment Appeal Filing Fee	26.75	17.70	(9.05)
Public Health	PH Nursing: 1/2 Hour Consultation	62.00	45.00	(17.00)

EXHIBIT "A"  
GENERAL GOVERNMENT



## **Board of Supervisors Agenda Subscriptions**

### **Cost Calculation:**

#### **Copy Cost**

Average number of pages per agenda = 5

Number of agendas per month = 3

Cost:  $5 \times 3 \times 12 = 180$  pages  $\times .09 = \$16.20$

- \$0.09 is the copier pool cost for one black/white copy

#### **Postage Cost**

Number of agendas per year = 36

First class postage = .49

Cost:  $36 \times .49 = \$17.64$

#### **Total Cost**

Copy \$16.20

Postage \$17.64

**Total \$33.84**

## **Mailing Labels**

### **Cost Calculation:**

Purchase quantities of 3 through Quill office supplies = \$22.99 per box  
3,000 labels per box

- $\$22.99/3,000 = \$0.00766$  per label  $\times 30$  labels per sheet
- **Total = \$0.23 per sheet**

## **CD with Case**

### **Cost Calculation:**

#### **CD**

Purchase quantities of 100 through Quill office supplies = \$24.99 per pack  
 $\$24.99/100 = \$0.2499$

#### **Case**

Purchase quantities of 100 through Quill office supplies = \$21.99 per pack  
 $\$21.99/100 = \$0.2199$

**Total = \$0.47**

Search **white labels**

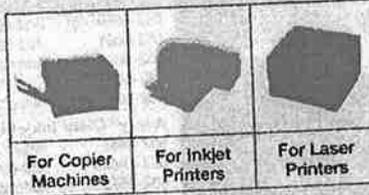
**LABELS & BADGES**  
Sheet-Fed Labels

**Quill Brand® White Laser/Inkjet Permanent Labels**

- Safe in Inkjet and laser printers and copiers
- Flexible sheet labels will not jam or smudge
- White 8 1/2 x 11" sheets
- Label formats match standard label software
- Performance guarantee

**10.49**  
Per Box When You Buy 5+

#052-720264



For Copier Machines    For Inkjet Printers    For Laser Printers

Premium-quality labels give you optimum printing plus precision die cutting for smooth-feeding sheets

Description	Label Size	Labels/Sheet	Labels/Box	Price/Box 1	Price/Box 3	Price/Box 5+
<b>Return Address/Mailing Labels - 25-Sheet Mini Boxes</b>						
Return Address	1/2 x 1 1/2"	80	2000	\$11.49	\$10.99	\$10.49
Mailing	1 x 2 1/2"	30	750	11.49	10.99	10.49
Mailing	2 x 4"	10	250	11.49	10.99	10.49
<b>Labels - 25-Sheet Boxes</b>						
Round	1 1/2" Diameter	24	600	11.49	10.99	10.49
Round	2 1/2" Diameter	12	300	11.49	10.99	10.49
<b>Return Address/Mailing/Full-Sheet Labels - 100-Sheet Boxes</b>						
Return Address	1/2 x 1 1/2"	80	8000	25.99	24.99	23.99
Mailing	1 x 2 1/2"	30	3000	25.99	24.99	23.99
Mailing	1 x 4"	20	2000	25.99	24.99	23.99
Mailing	1 1/2 x 4"	14	1400	25.99	24.99	23.99
Mailing	2 x 4"	10	1000	25.99	24.99	23.99
Mailing	3 1/2 x 4"	6	600	25.99	24.99	23.99
Full Sheet	8 1/2 x 11"	1	100	25.99	24.99	23.99
<b>Return Address/Mailing Labels - 250-Sheet Boxes - Your Best Value</b>						
Return Address	1/2 x 1 1/2"	80	20000	58.99	56.99	54.99
Mailing	1 x 2 1/2"	30	7500	58.99	56.99	54.99
Mailing	1 x 4"	20	5000	58.99	56.99	54.99
Mailing	1 1/2 x 4"	14	3500	58.99	56.99	54.99
Mailing	2 x 4"	10	2500	58.99	56.99	54.99
Mailing	3 1/2 x 4"	6	1500	58.99	56.99	54.99

Description	Label Size	Labels/Sheet	Labels/Box	Avery® Equiv.	Price/Box 1	Price/Box 3	Price/Box 5+
<b>Return Address/Mailing/Shipping/Full-Sheet Labels - 100-Sheet Boxes</b>							
Return Address	1/2 x 1 1/2"	80	8,000	5167	\$23.99	\$22.99	\$21.99
Mailing	1 x 2 1/2"	30	3,000	5160	23.99	22.99	21.99
Mailing	1 x 4"	20	2,000	5161	23.99	22.99	21.99
Mailing	1 1/2 x 4"	14	1,400	5162	23.99	22.99	21.99
Mailing	2 x 4"	10	1,000	5163	23.99	22.99	21.99
Mailing	3 1/2 x 4"	6	600	5164	23.99	22.99	21.99
Shipping	4 x 5"	4	400	—	23.99	22.99	21.99
Shipping	4 x 6"	4	400	—	23.99	22.99	21.99
Shipping	8 1/2 x 5 1/2"	2	200	—	23.99	22.99	21.99
Full Sheet	8 1/2 x 11"	1	100	5165	23.99	22.99	21.99
<b>Mailing Labels - Bulk Pack - 250-Sheet Boxes - Your Best Value</b>							
Mailing	1 x 2 1/2"	30	7,500	5960	54.49	52.49	50.49
Mailing	1 x 4"	20	5,000	5161	54.49	52.49	50.49
Mailing	3 1/2 x 4"	6	1,500	5164	54.49	52.49	50.49
Mailing	2 x 4"	10	2,500	5163	54.49	52.49	50.49
<b>Return Address Labels - 1,000-Sheet Boxes</b>							
Return Address	1 x 2 1/2"	30	30,000	5160	189.99	179.99	169.99

**Quill Brand® White Laser Labels**

- Quill Brand® gives you the same high quality you expect from the national brands at the low prices you deserve!
- White labels give addresses a personal, customized look
- Choose our bulk pack for even greater savings!

**Top Seller**  
**BEST PRICE**

**21.99**  
Per Box When You Buy 5+

#052-710786



Description	Label Size	Labels/Sheet	Labels/Box	Avery® Equiv.	Price/Box 1	Price/Box 3	Price/Box 5+
<b>Return Address/Mailing Labels - 25-Sheet Boxes</b>							
Return Address	1/2 x 1 1/2"	80	2,000	8167	\$10.99	\$10.49	\$9.99
Mailing	1 x 2 1/2"	30	750	8160	10.99	10.49	9.99
<b>Mailing/Full-Sheet Labels - 100-Sheet Boxes</b>							
Mailing	1 x 2 1/2"	30	3,000	8460	26.99	25.99	24.99
Mailing	1 x 4"	20	2,000	8161	26.99	25.99	24.99
Mailing	1 1/2 x 4"	14	1,400	8462	26.99	25.99	24.99
Mailing	2 x 4"	10	1,000	8463	26.99	25.99	24.99
Mailing	3 1/2 x 4"	6	600	8164	26.99	25.99	24.99
Full Sheet	8 1/2 x 11"	1	100	8165	26.99	25.99	24.99
<b>Mailing Labels - 250-Sheet Boxes</b>							
Mailing	1 x 2 1/2"	30	7,500	8160	60.49	57.99	55.99
Mailing	1 x 4"	20	5,000	8161	60.49	57.99	55.99
Mailing	2 x 4"	10	2,500	8163	60.49	57.99	55.99
Mailing	3 1/2 x 4"	6	1,500	8164	60.49	57.99	55.99

**Quill Brand® White Inkjet Labels**

- Quill Brand® gives the same high quality you expect from the national brands at the low prices you deserve!
- Self adhesive, especially formulated for inkjet printers
- For even greater savings, buy our labels in bulk

**9.99**  
Per Box When You Buy 5+

#052-732110



**DATA STORAGE**  
**CD-R/Disk Media**

**14.99**  
Per Pack

#052-710327



#CR00030XM

**QuillBrand**



**CD-Rs**

Capacity: 700MB/80min.

#710327

Item Number	Speed	Pack Type	Qty./ Pack	Price/ Pack
HP CD-Rs				
052-CR00030XM	52x	Spindle	50	\$16.99
Quill Brand® Logo with Writable Face Surface				
052-710327	52x	Spindle	50	14.99

**Top Seller**  
**BEST PRICE**

**24.99**  
Per Pack

#052-172620

**imation**



#17301



#172620

**Imation CD-Rs**

Capacity: 700MB/80min.

Item Number	Speed	Pack Type	Qty./ Pack	Price/ Pack
Non-Printable				
052-172620	52x	Spindle	100	\$24.99
052-17301	52x	Spindle	50	13.99

**8.99**  
Per Pack

#052-32024514

**Memorex**



#32024581



#32024514

**Memorex® CD-Rs**

Capacity: 700MB/80min.

Item Number	Speed	Pack Type	Qty./ Pack	Price/ Pack
Writable Face Surface				
052-32024514	52x	Slim Case	10	\$8.99
052-32024583	52x	Spindle	50	18.99
052-32024581	52x	Spindle	100	34.99

**9.99**  
Per Box

#052-42439

**imation**



**Imation 3 1/2" Formatted Colored Disks**

- All Imation feature: Anti-static design, helps keep debris under control, fungus resistant
- Enhanced lower torque design goes easy on your drive
- Removable write-on labels peel off easily with less fuss and mess
- High-performance wiping on diskettes helps wipe out errors
- DS=Double-sided, HD=High-density (1.44 MB)
- 100% error-free lifetime guarantee under normal use!

Item Number	Qty./ Box	Price/ Box
052-42439	10	\$9.99
052-44154—Imation 3 1/2" Formatted Colored Disks		Price/Pack \$29.99

**DATA STORAGE**  
CD/DVD Storage

**4.99**  
Per Pack When  
You Buy 5+

#052-6545660L

**QuillBrand**



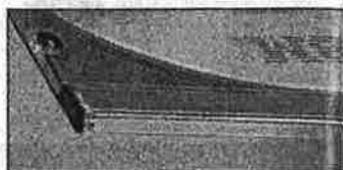
**Quill Brand® CD Jewel Cases**

- Helps protect CD-ROM software from scratches and lint, which can cause data loss
- Clear/charcoal high-impact plastic
- Holds 1 CD (disc not included)

Item Number	Qty./ Pack	Price/Pack	1	5+
052-6545660L	10	\$5.99		\$4.99

**4.99**  
Per Pack When  
You Buy 4+

#052-308730L



**Kensiko® Slimline  
CD Jewel Cases**

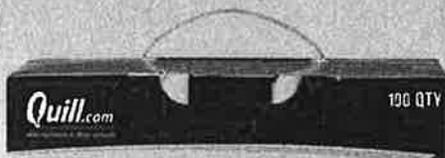
- Half the thickness of standard jewel cases – doubles your CD-R storage
- (A) Translucent assorted-color pack includes 5 each of purple, blue, orange, green and red

Key	Item Number	Color	Qty./ Pack	Price/Pack	1	4+
A	052-308730L	Assorted	25	\$5.99		\$4.99
B	052-308780L	Black/Clear	50	12.99		11.99

**21.99**  
Per Box

#052-724456

**QuillBrand**



**Slim Jewel Cases**  
Each case holds 1 disc

50 clear  
50 assorted colors



724456

**Quill Brand® Slim Jewel Cases**

- Helps protect CD-ROM software from scratches and lint, which can cause data loss
- Holds 1 disc (disc not included)
- 50 clear and 50 assorted discs

Item Number	Qty./ Box	Price/ Box
052-724456	100	\$21.99

# FEE WORKSHEET

A Name of Service or Fee  
 Department

**Officiate Wedding  
 Clerk  
 1REV1613**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$172,026</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$34,541</u>
3	Total Overhead Costs (B1 + B2)	<b><u>\$206,567</u></b>
4	Percentage of productive overhead employee time spent on this service	<u>0.5% %</u>
5	Overhead cost for this service (B3 x B4)	<b><u>\$1,033</u></b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a Linda Romero	<u>\$76.67</u>
	b employee name _____	_____
	c employee name _____	_____
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a Linda Romero	<u>2.0</u> hours
	b employee name _____	_____ hours
	c employee name _____	_____ hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

# FEE WORKSHEET

g employee name \_\_\_\_\_ hours  
 h employee name \_\_\_\_\_ hours

3	Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$153
4	Direct service and supply costs for a single instance of the service	
	paper	\$0.09
	photocopy	_____
	envelope	_____
	postage	_____
	telephone	_____
	paper cup	_____
	other _____	_____
	other _____	_____
	other _____	_____
	Total direct service/supply	\$0.09

D Number of Services Performed Annually 10

E Total Single Service Overhead and Direct Charges		
1	overhead (B5/D)	\$103.28
2	direct payroll (C3/D)	\$15.33
3	direct service and supply (C4 Total)	\$0.09
	Total direct and overhead	\$118.71

F Indirect {A-87} Overhead

percentage from attached list	0.0% %
Total indirect overhead (Total E x percentage)	\$0.00

G Average Cost of Service (Total E + F) \$118.71

## FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee  
 Department

**Application for Changed Assessment**  
**Clerk**  
**1REV1613**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$172,026</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$34,541</u>
3	Total Overhead Costs (B1 + B2)	<b><span style="border: 1px solid black; padding: 2px;">\$206,567</span></b>
4	Percentage of productive overhead employee time spent on this service	<u>0.5% %</u>
5	Overhead cost for this service (B3 x B4)	<b><span style="border: 1px solid black; padding: 2px;">\$1,033</span></b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a Shannon Kendall	<u>\$56.29</u>
	b employee name _____	_____
	c employee name _____	_____
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a Shannon Kendall	<u>13.1</u> hours
	b employee name _____	_____ hours
	c employee name _____	_____ hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

## FEE WORKSHEET

g employee name \_\_\_\_\_ hours  
 h employee name \_\_\_\_\_ hours

3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc) \$737

4 Direct service and supply costs for a single instance of the service

paper \_\_\_\_\_

photocopy \_\_\_\_\_

envelope \_\_\_\_\_

postage \_\_\_\_\_

telephone \_\_\_\_\_

paper cup \_\_\_\_\_

other \_\_\_\_\_

other \_\_\_\_\_

other \_\_\_\_\_

Total direct service/supply \$0.00

D Number of Services Performed Annually 100

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D) \$10.33

2 direct payroll (C3/D) \$7.37

3 direct service and supply (C4 Total) \$0.00

Total direct and overhead \$17.70

F Indirect {A-87} Overhead

percentage from attached list 0.0% %

Total indirect overhead (Total E x percentage) \$0.00

G Average Cost of Service (Total E + F) \$17.70

# FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee

**Clerk-Recorder Research**

Department

**Clerk-Recorder  
1REV1613**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$172,026</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$34,541</u>
3	Total Overhead Costs (B1 + B2)	<b><u>\$206,567</u></b>
4	Percentage of productive overhead employee time spent on this service	<u>0.5% %</u>
5	Overhead cost for this service (B3 x B4)	<b><u>\$1,033</u></b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a Debra VandeBrake	<u>\$49.14</u>
	b employee name _____	_____
	c employee name _____	_____
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a Debra VandeBrake	<u>1,784.0</u> hours
	b employee name _____	_____ hours
	c employee name _____	_____ hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

## FEE WORKSHEET

	g employee name _____	_____	hours
	h employee name _____	_____	hours
3	Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$87,666	
4	Direct service and supply costs for a single instance of the service		
	paper	_____	
	photocopy	_____	
	envelope	_____	
	postage	_____	
	telephone	_____	
	paper cup	_____	
	other _____	_____	
	other _____	_____	
	other _____	_____	
	Total direct service/supply	\$0.00	
D	Number of Services Performed Annually	1,784	
E	Total Single Service Overhead and Direct Charges		
	1 overhead (B5/D)	\$0.58	
	2 direct payroll (C3/D)	\$49.14	
	3 direct service and supply (C4 Total)	\$0.00	
	Total direct and overhead	\$49.72	
F	Indirect {A-87} Overhead		
	percentage from attached list	0.0% %	
	Total indirect overhead (Total E x percentage)	\$0.00	
G	Average Cost of Service (Total E + F)	\$49.72	

# FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee  
 Department

**Meeting Services**  
**Clerk**  
**1REV1613**

B Department Overhead

- |   |  |                  |
|---|--|------------------|
| 1 | Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.) | <u>\$172,026</u> |
| 2 | Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)  | <u>\$34,541</u>  |
| 3 | Total Overhead Costs (B1 + B2)   | <b>\$206,567</b> |
| 4 | Percentage of productive overhead employee time spent on this service  | <u>0.5% %</u>    |
| 5 | Overhead cost for this service (B3 x B4)   | <b>\$1,033</b>   |

C Direct Costs

- |   |  |                      |
|---|--|----------------------|
| 1 | Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)* |                      |
|   | a Shannon Kendall  | <u>\$56.29</u>       |
|   | b employee name _____  | _____                |
|   | c employee name _____  | _____                |
|   | d employee name _____  | _____                |
|   | e employee name _____  | _____                |
|   | f employee name _____  | _____                |
|   | g employee name _____  | _____                |
|   | h employee name _____  | _____                |
| 2 | Average amount of time in hours that each above corresponding employee spends annually providing this service  |                      |
|   | a Shannon Kendall  | <u>1,784.0</u> hours |
|   | b employee name _____  | _____ hours          |
|   | c employee name _____  | _____ hours          |
|   | d employee name _____  | _____ hours          |
|   | e employee name _____  | _____ hours          |
|   | f employee name _____  | _____ hours          |

# FEE WORKSHEET

g employee name \_\_\_\_\_ hours

h employee name \_\_\_\_\_ hours

3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc) \$100,421

4 Direct service and supply costs for a single instance of the service

paper \_\_\_\_\_

photocopy \_\_\_\_\_

envelope \_\_\_\_\_

postage \_\_\_\_\_

telephone \_\_\_\_\_

paper cup \_\_\_\_\_

other \_\_\_\_\_

other \_\_\_\_\_

other \_\_\_\_\_

Total direct service/supply \$0.00

D Number of Services Performed Annually 1,784

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D) \$0.58

2 direct payroll (C3/D) \$56.29

3 direct service and supply (C4 Total) \$0.00

Total direct and overhead \$56.87

F Indirect {A-87} Overhead

percentage from attached list 0.0% %

Total indirect overhead (Total E x percentage) \$0.00

G Average Cost of Service (Total E + F) \$56.87

## FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# 2014-15 FEE WORKSHEET

A Name of Service or Fee

Department

Revenue Account Number

**Hourly Rate**

**Building**

**1REV1615**

B Department Overhead

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$17,052
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$350,000
3 Total Overhead Costs (B1 + B2)	\$367,052
4 Percentage of productive overhead employee time spent on this service	5.0% %
5 Overhead cost for this service (B3 x B4)	\$18,353

C Direct Costs

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a employee name Thomas Perry	\$72.91
b employee name Jim Schoffner	\$80.52
c employee name Megan Mahaffey	\$118.26
d employee name _____	
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a employee name Thomas Perry	1,784.0 hours
b employee name Jim Schoffner	1,784.0 hours
c employee name Megan Mahaffey	89.2 hours
d employee name _____	hours
e employee name _____	hours
f employee name _____	hours
g employee name _____	hours
h employee name _____	hours
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$284,258

## 2014-15 FEE WORKSHEET

4 Direct service and supply costs for a single instance of the service

paper	
photocopy	
envelope	
postage	
telephone	
paper cup	
fuel	
other _____	
other _____	
Total direct service/supply	\$0.00

D Number of Services Performed Annually

1,784

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D)	\$10.29
2 direct payroll (C3/D)	\$159.34
3 direct service and supply (C4 Total)	\$0.00
Total direct and overhead	\$169.62

F Indirect {A-87} Overhead

percentage from attached list	5.0% %
Total indirect overhead (Total E x percentage)	\$8.48

G Average Cost of Service (Total E + F)

\$178.11

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	1,784



## 2014-15 FEE WORKSHEET

A Name of Service or Fee

Department

Revenue Account Number

<b>BLS 1</b>
<b>ems</b>
<b>1REV1632</b>

B Department Overhead

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$165,935</u>
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$348,412</u>
3 Total Overhead Costs (B1 + B2)	<b><u>\$514,347</u></b>
4 Percentage of productive overhead employee time spent on this service	<u>100.0% %</u>
5 Overhead cost for this service (B3 x B4)	<b><u>\$514,347</u></b>

C Direct Costs

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a EMT X 7	<u>\$22.37</u>
b P2 X 13	<u>\$38.48</u>
c CAPTAIN X 4	<u>\$44.99</u>
d RESERVES X 11	<u>\$16.13</u>
e employee name _____	_____
f employee name _____	_____
g employee name _____	_____
h employee name _____	_____
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a EMT X 7	<u>20,384.0</u> hours
b P2 X 13	<u>37,856.0</u> hours
c CAPTAIN X 4	<u>11,648.0</u> hours
d RESERVES X 11	<u>960.0</u> hours
e employee name _____	_____ hours
f employee name _____	_____ hours
g employee name _____	_____ hours
h employee name _____	_____ hours
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	<b><u>\$2,452,217</u></b>

## 2014-15 FEE WORKSHEET

4	Direct service and supply costs for a single instance of the service	
	UTILITIES	\$22.69
	HOUSEHOLD SUPPLIES	\$2.63
	RENTS/LEASES	\$2.10
	EDUCATION/TRAINING	\$11.57
	MOTOR POOL/FUEL	\$110.52
	EQUIPMENT MAINTENANCE	\$8.42
	BUILDING MAINTENANCE	\$0.52
	MEDICAL/OFFICE SUPPLIES	\$24.21
	LICENSE/CERTS	\$0.68
	Total direct service/supply	\$183.34

D Number of Services Performed Annually 1,900

E	Total Single Service Overhead and Direct Charges	
	1 overhead (B5/D)	\$270.71
	2 direct payroll (C3/D)	\$1,290.64
	3 direct service and supply (C4 Total)	\$183.34
	Total direct and overhead	\$1,744.69

F Indirect {A-87} Overhead

percentage from attached list 0.0% %

Total indirect overhead (Total E x percentage) \$0.00

G Average Cost of Service (Total E + F) \$1,744.69

*	Productive Hours	
	Total hours available	2,080
	Less:	
	13 holidays	104
	15 vacation days	120
	5 sick days	40
	2 floating holidays	16
	2 training days	16
	Total productive hours	1,784

# 2014-15 FEE WORKSHEET

A Name of Service or Fee

Department

Revenue Account Number

<b>BLS 2</b>
<b>ems</b>
<b>1REV1632</b>

**B Department Overhead**

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$165,935
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$348,412
3 Total Overhead Costs (B1 + B2)	\$514,347
4 Percentage of productive overhead employee time spent on this service	100.0% %
5 Overhead cost for this service (B3 x B4)	\$514,347

**C Direct Costs**

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a EMT X 7	\$22.37
b P2 X 13	\$38.48
c CAPTAIN X 4	\$44.99
d RESERVES X 11	\$16.13
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a EMT X 7	20,384.0 hours
b P2 X 13	37,856.0 hours
c CAPTAIN X 4	11,648.0 hours
d RESERVES X 11	960.0 hours
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$2,452,217

## 2014-15 FEE WORKSHEET

4	Direct service and supply costs for a single instance of the service	
	UTILITIES	\$22.69
	HOUSEHOLD SUPPLIES	\$2.63
	RENTS/LEASES	\$2.10
	EDUCATION/TRAINING	\$11.57
	MOTOR POOL/FUEL	\$110.52
	EQUIPMENT MAINTENANCE	\$8.42
	BUILDING MAINTENANCE	\$0.52
	MEDICAL/OFFICE SUPPLIES	\$24.21
	LICENSE/CERTS	\$0.68
	Total direct service/supply	\$183.34
D	Number of Services Performed Annually	1,900
E	Total Single Service Overhead and Direct Charges	
	1 overhead (B5/D)	\$270.71
	2 direct payroll (C3/D)	\$1,290.64
	3 direct service and supply (C4 Total)	\$183.34
	Total direct and overhead	\$1,744.69
F	Indirect {A-87} Overhead	
	percentage from attached list	0.0% %
	Total indirect overhead (Total E x percentage)	\$0.00
G	Average Cost of Service (Total E + F)	\$1,744.69

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	1,784

## 2014-15 FEE WORKSHEET

A Name of Service or Fee

**ALS 1**

Department

**ems**

Revenue Account Number

**1REV1632**

B Department Overhead

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$165,935
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$348,412
3 Total Overhead Costs (B1 + B2)	\$514,347
4 Percentage of productive overhead employee time spent on this service	100.0% %
5 Overhead cost for this service (B3 x B4)	\$514,347

C Direct Costs

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a EMT X 7	\$22.37
b P2 X 13	\$38.48
c CAPTAIN X 4	\$44.99
d RESERVES X 11	\$16.13
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a EMT X 7	20,384.0 hours
b P2 X 13	37,856.0 hours
c CAPTAIN X 4	11,648.0 hours
d RESERVES X 11	960.0 hours
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$2,452,217

## 2014-15 FEE WORKSHEET

4	Direct service and supply costs for a single instance of the service	
	UTILITIES	\$22.69
	HOUSEHOLD SUPPLIES	\$2.63
	RENTS/LEASES	\$2.10
	EDUCATION/TRAINING	\$11.57
	MOTOR POOL/FUEL	\$110.52
	EQUIPMENT MAINTENANCE	\$8.42
	BUILDING MAINTENANCE	\$0.52
	MEDICAL/OFFICE SUPPLIES	\$24.21
	LICENSE/CERTS	\$0.68
	Total direct service/supply	\$183.34

D Number of Services Performed Annually 1,900

E	Total Single Service Overhead and Direct Charges	
	1 overhead (B5/D)	\$270.71
	2 direct payroll (C3/D)	\$1,290.64
	3 direct service and supply (C4 Total)	\$183.34
	Total direct and overhead	\$1,744.69

F Indirect {A-87} Overhead

percentage from attached list 0.0% %

Total indirect overhead (Total E x percentage) \$0.00

G Average Cost of Service (Total E + F) \$1,744.69

*	Productive Hours	
	Total hours available	2,080
	Less:	
	13 holidays	104
	15 vacation days	120
	5 sick days	40
	2 floating holidays	16
	2 training days	16
	Total productive hours	1,784

## 2014-15 FEE WORKSHEET

A Name of Service or Fee

**ALS 2**

Department

**ems**

Revenue Account Number

**1REV1632**

B Department Overhead

- |  |           |
|--|-----------|
| 1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.) | \$165,935 |
| 2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)  | \$348,412 |
| 3 Total Overhead Costs (B1 + B2)   | \$514,347 |
| 4 Percentage of productive overhead employee time spent on this service  | 100.0% %  |
| 5 Overhead cost for this service (B3 x B4)   | \$514,347 |

C Direct Costs

- |  |                |
|--|----------------|
| 1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)* |                |
| a EMT X 7  | \$22.37        |
| b P2 X 13  | \$38.48        |
| c CAPTAIN X 4  | \$44.99        |
| d RESERVES X 11  | \$16.13        |
| e employee name _____  |                |
| f employee name _____  |                |
| g employee name _____  |                |
| h employee name _____  |                |
| 2 Average amount of time in hours that each above corresponding employee spends annually providing this service  |                |
| a EMT X 7  | 20,384.0 hours |
| b P2 X 13  | 37,856.0 hours |
| c CAPTAIN X 4  | 11,648.0 hours |
| d RESERVES X 11  | 960.0 hours    |
| e employee name _____  |                |
| f employee name _____  |                |
| g employee name _____  |                |
| h employee name _____  |                |
| 3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)   | \$2,452,217    |

## 2014-15 FEE WORKSHEET

4	Direct service and supply costs for a single instance of the service	
	UTILITIES	\$22.69
	HOUSEHOLD SUPPLIES	\$2.63
	RENTS/LEASES	\$2.10
	EDUCATION/TRAINING	\$11.57
	MOTOR POOL/FUEL	\$110.52
	EQUIPMENT MAINTENANCE	\$8.42
	BUILDING MAINTENANCE	\$0.52
	MEDICAL/OFFICE SUPPLIES	\$24.21
	LICENSE/CERTS	\$0.68
	Total direct service/supply	\$183.34
D	Number of Services Performed Annually	1,900
E	Total Single Service Overhead and Direct Charges	
	1 overhead (B5/D)	\$270.71
	2 direct payroll (C3/D)	\$1,290.64
	3 direct service and supply (C4 Total)	\$183.34
	Total direct and overhead	\$1,744.69
F	Indirect {A-87} Overhead	
	percentage from attached list	0.0% %
	Total indirect overhead (Total E x percentage)	\$0.00
G	Average Cost of Service (Total E + F)	\$1,744.69

* Productive Hours	2,080
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	1,784

# 2014-15 FEE WORKSHEET

A Name of Service or Fee

Department

Revenue Account Number

<b>NON TRANSPORT</b>
<b>ems</b>
<b>1REV1632</b>

**B Department Overhead**

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$165,935
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$348,412
3 Total Overhead Costs (B1 + B2)	\$514,347
4 Percentage of productive overhead employee time spent on this service	100.0% %
5 Overhead cost for this service (B3 x B4)	\$514,347

**C Direct Costs**

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a EMT X 7	\$22.37
b P2 X 13	\$38.48
c CAPTAIN X 4	\$44.99
d RESERVES X 11	\$16.13
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a EMT X 7	20,384.0 hours
b P2 X 13	37,856.0 hours
c CAPTAIN X 4	11,648.0 hours
d RESERVES X 11	960.0 hours
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$2,452,217

## 2014-15 FEE WORKSHEET

4 Direct service and supply costs for a single instance of the service

UTILITIES	\$22.69
HOUSEHOLD SUPPLIES	\$2.63
RENTS/LEASES	\$2.10
EDUCATION/TRAINING	\$11.57
MOTOR POOL/FUEL	\$110.52
EQUIPMENT MAINTENANCE	\$8.42
BUILDING MAINTENANCE	\$0.52
MEDICAL/OFFICE SUPPLIES	\$24.21
LICENSE/CERTS	\$0.68
Total direct service/supply	\$183.34

D Number of Services Performed Annually

1,900

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D)	\$270.71
2 direct payroll (C3/D)	\$1,290.64
3 direct service and supply (C4 Total)	\$183.34

Total direct and overhead \$1,744.69

F Indirect {A-87} Overhead

percentage from attached list 0.0% %

Total indirect overhead (Total E x percentage) \$0.00

G Average Cost of Service (Total E + F)

\$1,744.69

* Productive Hours	2,080
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	1,784

**MONO COUNTY EMS  
STAND-BY FEE JUSTIFICATION  
FISCAL YEAR 2014/15  
1REV1632**

CURRENT FEE FOR STAND-BY AMBULANCE SERVICES	\$239.00 HR
TOTAL HOURLY COST FOR DIRECT PAYROLL/OVERHEAD	\$338.64
TOTAL HOURLY COST FOR DIRECT SERVICE AND SUPPLY	\$ 37.37
<hr/>	
TOTAL HOURLY COST FOR AMBULANCE SERVICES	\$ 376.01

**MONO COUNTY EMS  
MILEAGE FEE JUSTIFICATION  
FISCAL YEAR 2014/15  
1REV1632**

**TOTAL NUMBER OF MILES ON AVERAGE FY.....96,522**

**TOTAL CALLS ON AVERAGE FY.....1,900**

**AVERAGE MILEAGE PER CALL.....50.8**

**MOTORPOOL AND FUEL CHARGES FY 14/15.....\$210,000**

**AVERAGE COST PER MILE, FY 14/15.....\$110.52**

**CURRENT MILEAGE RATE.....\$33.00 PER MILE**

## Roberta Reed

---

**From:** Jeff Simpson  
**Sent:** Wednesday, April 23, 2014 3:01 PM  
**To:** Roberta Reed  
**Subject:** RE: Fee Summary.xlsx

Sorry, did I miss that in the fee summary chart you sent us? Maybe Alicia forgot to forward me this information?

The fees are adopted by the Tourism Commission and are an estimate to cover printing costs. No calculations are made, we basically sell as many ads as possible and print as many copies as the revenue allows. I could not find the summary worksheet page, but we will not be changing the fees at this time.

Jeff Simpson  
Economic Development  
Mono County Tourism & Film Commission  
PO Box 603  
452 Old Mammoth Rd. -3rd Floor  
Mammoth Lakes, CA 93546  
Direct: 760-924-4634  
Fax: 760-924-1697  
Email: [jsimpson@mono.ca.gov](mailto:jsimpson@mono.ca.gov)  
website: [www.monocounty.org](http://www.monocounty.org)

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

**From:** Roberta Reed  
**Sent:** Tuesday, April 22, 2014 4:04 PM  
**To:** Jeff Simpson  
**Subject:** RE: Fee Summary.xlsx

I need the calculations to support the fees as well as the summary worksheet page if the fee changes.

R-

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

**From:** Jeff Simpson  
**Sent:** Tuesday, April 22, 2014 2:39 PM  
**To:** Roberta Reed  
**Cc:** Leslie Chapman; Alicia Vennos  
**Subject:** FW: Fee Summary.xlsx

Hi Roberta,

## Roberta Reed

---

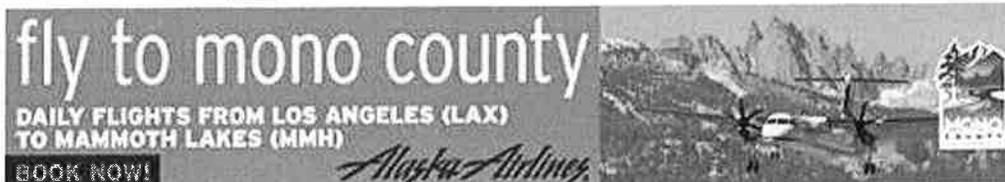
**From:** Jeff Simpson  
**Sent:** Tuesday, March 04, 2014 4:53 PM  
**To:** Roberta Reed  
**Subject:** RE: Fee Summary.xlsx  
**Attachments:** Copy of Fee Summary.xlsx

Maybe I attached the wrong document... I've re-attached it. Here is a cut and paste version if you want to reference that:

Economic Development	Visitor Guide Advertisement 1/8 Size	275.00	275.00
Economic Development	Visitor Guide Advertisement 1/4 Size	475.00	475.00
Economic Development	Visitor Guide Advertisement 1/2 Size	795.00	795.00
Economic Development	Visitor Guide Advertisement Full Page Size	1,265.00	1,265.00
Economic Development	Visitor Guide Advertisement Inside Front & Back Cover	1,375.00	1,375.00
Economic Development	Visitor Guide Advertisement Full Back Cover	1,485.00	1,485.00

### Jeff Simpson

Economic Development  
Mono County Tourism & Film Commission  
PO Box 603  
452 Old Mammoth Rd. -3rd Floor  
Mammoth Lakes, CA 93546  
Direct: 760-924-4634  
Fax: 760-924-1697  
Email: [jsimpson@mono.ca.gov](mailto:jsimpson@mono.ca.gov)  
website: [www.monocounty.org](http://www.monocounty.org)



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**From:** Roberta Reed  
**Sent:** Tuesday, March 04, 2014 4:42 PM  
**To:** Jeff Simpson  
**Cc:** Alicia Vennos  
**Subject:** RE: Fee Summary.xlsx

Name of Fee	Actual Cost	Current Fee	Proposed Fee
Appeal (Initial Dep/\$99 per hour)		495.00	495.00
Code Compliance		\$92/hour	\$99/hour
Benton 1 - 36 Christy Lane		750.00	750.00
Benton 2 - 40 Christy Lane		750.00	750.00
Birch Creek Condo		850.00	850.00
Building Permit Plan Check (large)		250.00	N/A
Building Permit Plan Check (small)		99.00	N/A
Categorical Exemption		99.00	99.00
Certificate of Compliance		495.00	495.00
Commission Interpretation		495.00	495.00
Design Review (discretionary permit)		495.00	495.00
Development Application Submittal Review		495.00	495.00
Development Activity Hourly Rate		\$99/hour	\$99/hour
Director Review		495.00	495.00
Environmental Impact Report		495.00	495.00
Environmental Impact Report - State Fee for Cal Fish and Wildlife paid to County Clerk by applicant		2,995.25	2,995.25
General Plan Amendment		495.00	495.00
Groundwater Transfer/Extraction		495.00	495.00
Home Occupation, expanded		495.00	495.00
Hydrological Studies		495.00	495.00
Lot Line Adjustment		495.00	495.00
Lot Merger		495.00	495.00
Map Extension		495.00	495.00
Mining Operations Permit		495.00	495.00
Negative Declaration		495.00	495.00
Negative Declaration - State Fee for Cal Fish and Wildlife paid to County Clerk by applicant		2,156.25	
Parcel Map: Modification		495.00	495.00
Parcel Map: Tentative		495.00	495.00
Prior Environmental (15183**)		495.00	495.00
Reclamation Plan		495.00	495.00
Specific Plan		495.00	495.00
Time Shares		495.00	495.00
Tract Map: Modification		495.00	495.00
Tract Map: Tentative		495.00	495.00
Use Permit		495.00	495.00
Use Permit Modification		495.00	495.00
Variance		495.00	495.00
Building hourly		new	99/hr
Building Permit OTC		new	130.00

Building Shape A	new		129.79
Building Shape B	new		132.73
Building Shape C	new		135.54
Building Shape D	new		138.73
Building Shape A (+7000 ft elevation)	new		183.44
Building Shape B (+7000 ft elevation)	new		188.58
Building Shape C (+7000 ft elevation)	new		193.19
Building Shape D (+7000 ft elevation)	new		198.38
Covered Decks	new		22.80
Uncovered Decks	new		14.40
Attached Garrages	new		33.60
Detached Garrages	new		33.60
SMIP Fee	new	% based	
BSC Fee	new	% based	

# 2014-15 FEE WORKSHEET

A Name of Service or Fee

Department

Revenue Account Number

**Hourly Rate**

**Building**

**1REV1615**

**B Department Overhead**

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$17,052
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$350,000
3 Total Overhead Costs (B1 + B2)	<b>\$367,052</b>
4 Percentage of productive overhead employee time spent on this service	5.0% %
5 Overhead cost for this service (B3 x B4)	<b>\$18,353</b>

**C Direct Costs**

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a employee name Thomas Perry	\$72.91
b employee name Jim Schoffner	\$80.52
c employee name Megan Mahaffey	\$118.26
d employee name _____	
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a employee name Thomas Perry	1,784.0 hours
b employee name Jim Schoffner	1,784.0 hours
c employee name Megan Mahaffey	89.2 hours
d employee name _____	hours
e employee name _____	hours
f employee name _____	hours
g employee name _____	hours
h employee name _____	hours
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	<b>\$284,258</b>

## 2014-15 FEE WORKSHEET

4	Direct service and supply costs for a single instance of the service	
	paper	
	photocopy	
	envelope	
	postage	
	telephone	
	paper cup	
	fuel	
	other _____	
	other _____	
	Total direct service/supply	\$0.00
		1,784
D	Number of Services Performed Annually	
E	Total Single Service Overhead and Direct Charges	
	1 overhead (B5/D)	\$10.29
	2 direct payroll (C3/D)	\$159.34
	3 direct service and supply (C4 Total)	\$0.00
	Total direct and overhead	\$169.62
F	Indirect {A-87} Overhead	
	percentage from attached list	5.0% %
	Total indirect overhead (Total E x percentage)	\$8.48
G	Average Cost of Service (Total E + F)	\$178.11

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	1,784



## 2014-15 FEE WORKSHEET

A Name of Service or Fee  
 Department

Revenue Account Number

<b>Accounting Fees</b>
<b>Finance</b>
<b>1 REV 1647</b>

B Department Overhead

1 Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	\$365,063
2 Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	\$308,910
3 Total Overhead Costs (B1 + B2)	\$673,973
4 Percentage of productive overhead employee time spent on this service	15.0% %
5 Overhead cost for this service (B3 x B4)	\$101,096

C Direct Costs

1 Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
a R Buccowich	\$50.84
b C Timpone	\$55.38
c S Butters	\$72.57
d G Frank	\$58.75
e employee name _____	
f employee name _____	
g employee name _____	
h employee name _____	
2 Average amount of time in hours that each above corresponding employee spends annually providing this service	
a R Buccowich	1,784.0 hours
b C Timpone	1,784.0 hours
c S Butters	1,784.0 hours
d G Frank	1,784.0 hours
e employee name _____	hours
f employee name _____	hours
g employee name _____	hours
h employee name _____	hours
3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc)	\$423,775

## 2014-15 FEE WORKSHEET

4 Direct service and supply costs for a single instance of the service

paper

photocopy

envelope

postage

telephone

paper cup

fuel

other \_\_\_\_\_

other \_\_\_\_\_

Total direct service/supply \$0.00

D Number of Services Performed Annually

7,136

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D)

\$14.17

2 direct payroll (C3/D)

\$59.39

3 direct service and supply (C4 Total)

\$0.00

Total direct and overhead \$73.55

F Indirect {A-87} Overhead

percentage from attached list

10.0% %

Total indirect overhead (Total E x percentage)

\$7.36

G Average Cost of Service (Total E + F)

\$80.91

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee **Correction to Parcel on Tax Roll**  
 Department **Finance**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$365,254</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$309,461</u>
3	Total Overhead Costs (B1 + B2)	<b>\$674,715</b>
4	Percentage of productive overhead employee time spent on this service	<u>0.0014%</u>
5	Overhead cost for this service (B3 x B4)	<b>\$10</b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a employee name <u>Caron Timpone</u>	<u>\$55.24</u>
	b employee name <u>Marilyn McCurry</u>	<u>\$45.57</u>
	c employee name _____	_____
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a employee name <u>Caron Timpone</u>	<u>0.015</u> hours
	b employee name <u>Marilyn McCurry</u>	<u>0.015</u> hours
	c employee name _____	_____ hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

## FEE WORKSHEET

g employee name \_\_\_\_\_ hours

h employee name \_\_\_\_\_ hours

3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc) \$2

4 Direct service and supply costs for a single instance of the service

paper  \$0.05

photocopy  \$0.12

envelope  \$0.05

postage  \$0.48

telephone  \$0.00

check stock  \$0.00

other \_\_\_\_\_  \$0.00

other \_\_\_\_\_  \$0.00

other \_\_\_\_\_  \$0.00

Total direct service/supply \$0.70

D Number of Services Performed Annually  1

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D)  \$9.73

2 direct payroll (C3/D)  \$1.51

3 direct service and supply (C4 Total)  \$0.70

Total direct and overhead \$11.94

F Indirect {A-87} Overhead

percentage from attached list 10.0% %

Total indirect overhead (Total E x percentage) \$1.19

G Average Cost of Service (Total E + F) \$13.14

# FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee

**Change to Special Assessment on Tax Roll**

Department

**Finance**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$365,254</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$309,461</u>
3	Total Overhead Costs (B1 + B2)	<b><u>\$674,715</u></b>
4	Percentage of productive overhead employee time spent on this service	<u>0.0014%</u>
5	Overhead cost for this service (B3 x B4)	<b><u>\$10</u></b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a employee name <u>Caron Timpone</u>	<u>\$55.24</u>
	b employee name <u>Marilyn McCurry</u>	<u>\$45.57</u>
	c employee name _____	_____
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a employee name <u>Caron Timpone</u>	<u>0.015</u> hours
	b employee name <u>Marilyn McCurry</u>	<u>0.015</u> hours
	c employee name _____	_____ hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

## FEE WORKSHEET

g employee name \_\_\_\_\_ hours

h employee name \_\_\_\_\_ hours

3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc) \$2

4 Direct service and supply costs for a single instance of the service

paper \$0.05

photocopy \$0.12

envelope \$0.05

postage \$0.48

telephone \$0.00

check stock \$0.00

other \_\_\_\_\_ \$0.00

other \_\_\_\_\_ \$0.00

other \_\_\_\_\_ \$0.00

Total direct service/supply \$0.70

D Number of Services Performed Annually 1

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D) \$9.73

2 direct payroll (C3/D) \$1.51

3 direct service and supply (C4 Total) \$0.70

Total direct and overhead \$11.94

F Indirect {A-87} Overhead

percentage from attached list 10.0% %

Total indirect overhead (Total E x percentage) \$1.19

G Average Cost of Service (Total E + F) \$13.14

**FEE WORKSHEET**

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

# FEE WORKSHEET

A Name of Service or Fee **Pace Administration Fee**  
 Department **Finance**

B Department Overhead

1	Annual salary and benefit cost for all overhead employees. Overhead employees are those that provide direction or support (department head, fiscal specialist, supervisor, etc.)	<u>\$365,254</u>
2	Annual general service and supply costs for the department (training, maintenance contracts, telephone, etc.)	<u>\$309,461</u>
3	Total Overhead Costs (B1 + B2)	<b>\$674,715</b>
4	Percentage of productive overhead employee time spent on this service	<u>0.0481%</u>
5	Overhead cost for this service (B3 x B4)	<b>\$324</b>

C Direct Costs

1	Productive hourly rate for each direct employee (Annual salary and benefit cost for each employee providing direct services divided by 1784 productive hours)*	
	a employee name <u>Caron Timpone</u>	<u>\$55.24</u>
	b employee name <u>Stephanie Butters</u>	<u>\$72.80</u>
	c employee name <u>Gerald Frank</u>	<u>\$60.00</u>
	d employee name _____	_____
	e employee name _____	_____
	f employee name _____	_____
	g employee name _____	_____
	h employee name _____	_____
2	Average amount of time in hours that each above corresponding employee spends annually providing this service	
	a employee name <u>Caron Timpone</u>	<u>0.250</u> hours
	b employee name <u>Stephanie Butters</u>	<u>0.250</u> hours
	c employee name <u>Gerald Frank</u>	<u>0.500</u> hours
	d employee name _____	_____ hours
	e employee name _____	_____ hours
	f employee name _____	_____ hours

# FEE WORKSHEET

g employee name \_\_\_\_\_ hours

h employee name \_\_\_\_\_ hours

3 Direct payroll (1a x 2a+1b x 2b+1c x 2c etc) \$62

4 Direct service and supply costs for a single instance of the service

paper	\$0.00
photocopy	\$0.00
envelope	\$0.10
postage	\$0.96
telephone	\$0.00
check stock	\$0.16
other _____	\$0.00
other _____	\$0.00
other _____	\$0.00

Total direct service/supply \$1.22

D Number of Services Performed Annually 250

E Total Single Service Overhead and Direct Charges

1 overhead (B5/D)	\$1.30
2 direct payroll (C3/D)	\$0.25
3 direct service and supply (C4 Total)	\$1.22

Total direct and overhead \$2.77

F Indirect {A-87} Overhead

percentage from attached list	10.0% %
Total indirect overhead (Total E x percentage)	\$0.28

G Average Cost of Service (Total E + F) \$3.04

# FEE WORKSHEET

* Productive Hours	
Total hours available	2,080
Less:	
13 holidays	104
15 vacation days	120
5 sick days	40
2 floating holidays	16
2 training days	16
Total productive hours	<u>1,784</u>

**PUBLIC HEALTH**

**FEE SUMMARY**

Health Department Fees	Fee	Cost Recovery	Fee Calculated by:	Set by Code	Authority to Charge	Resolution
<b>Housing</b>						
Organized Camp/resort (Annual)	\$486.00	X	Time Study		HSC	R13-47
<b>Food Facilities</b>						
<b>Restaurants (Annual)</b>						
0-10 seats	\$162.00	X	Time Study		HSC	R12-42
0-10 seats seasonal	\$81.00	X	Time Study		HSC	R12-42
11-60 seats	\$324.00	X	Time Study		HSC	R12-42
11-60 seats seasonal	\$162.00	X	Time Study		HSC	R12-42
61-100 seats	\$486.00	X	Time Study		HSC	R12-42
61-100 seats seasonal	\$243.00	X	Time Study		HSC	R12-42
100+ seats	\$648.00	X	Time Study		HSC	R12-42
100+ seats seasonal	\$324.00	X	Time Study		HSC	R12-42
Bar/tasting room	\$162.00	X	Time Study		HSC	R12-42
Satellite Distribution	\$162.00	X	Time Study		HSC	R12-42
School Cafeteria (per school)	\$162.00	X	Time Study		HSC	R12-42
<b>Retail Markets (Annual)</b>						
10-50 sq ft	\$81.00	X	Time Study		HSC	R13-47
10-50 sq ft-seasonal	\$81.00	X	Time Study		HSC	R13-47
51-1999 sq ft	\$243.00	X	Time Study		HSC	R12-42
51-1999 sq feet-seasonal	\$122.00	X	Time Study		HSC	R13-47
2000-5999 sq ft	\$324.00	X	Time Study		HSC	R12-42
2000-5999 sq ft-seasonal	\$202.50	X	Time Study		HSC	R13-47
6000+ sq ft	\$405.00	X	Time Study		HSC	R12-42
6000+ sq ft seasonal	\$243.00	X	Time Study		HSC	R12-42
Additional food prep unit within market	\$81.00	X	Time Study		HSC	R12-42
<b>Misc Food (Annual)</b>						
Bed and Breakfast	\$243.00	X	Time Study		HSC	R12-42
Farmstay	\$243.00	X	Time Study		HSC	R12-42
Caterer	\$162.00	X	Time Study		HSC	R12-42
Produce Stand	\$162.00	X	Time Study		HSC	R12-42
Farmers Market/Cert Farmers Mkt	\$324.00	X	Time Study		HSC	R12-42
<b>Bakery/Food Processing Plant (Annual)</b>						
0-1999 sq ft	\$243.00	X	Time Study		HSC	R12-42
2000+ sq ft	\$324.00	X	Time Study		HSC	R12-42
<b>Cottage Food Operation - Annual Permit</b>						
Class A	\$10.00	X	Time Study		HSC	R13-13
Class B	\$15.00	X	Time Study		HSC	R13-13
<b>Temporary Food facilities</b>						
Community Event Organizer food permit application received at least 14 days before event	\$81.00	X	Time Study		HSC	R12-42
Community Event Organizer food permit application received 8-13 days before event	\$101.00	X	Time Study		HSC	R13-47
Community Event Organizer food permit application received 2-7 days before event	\$122.00	X	Time Study		HSC	R13-47
1-4 day temp food permit application received at least 14 days before event	\$81.00	X	Time Study		HSC	R12-42
1-4 day temp food permit application received 8-13 days before event	\$101.00	X	Time Study		HSC	R13-47
1-4 day temp food permit application received 2-7 days before event	\$122.00	X	Time Study		HSC	R13-47
5-7 days temp food permit application received at least 14 days before event	\$81.00	X	Time Study		HSC	R12-42
5-7 days temp food permit application received 8-13 days before event	\$101.00	X	Time Study		HSC	R13-47
5-7 days temp food permit application received 2-7 days before event	\$122.00	X	Time Study		HSC	R13-47
8-25 days temp food permit application received at least 14 days before event	\$81.00	X	Time Study		HSC	R12-42
8-25 days temp food permit application received 8-13 days before event	\$101.00	X	Time Study		HSC	R13-47
8-25 days temp food permit application received 2-7 days before event	\$122.00	X	Time Study		HSC	R13-47
Annual temp food	\$324.00	X	Time Study		HSC	R12-42
<b>Commissary (Annual)</b>						

PUBLIC HEALTH

FEE SUMMARY

Health Department Fees	Fee	Cost Recovery	Fee Calculated by:	Set by Code	Authority to Charge	Resolution
With food preparation	\$405.00	X	Time Study		HSC	R12-42
without food preparations	\$324.00	X	Time Study		HSC	R12-42
Vehicles (Annual)						
Mobile Food Prep unit - full service	\$162.00	X	Time Study		HSC	R12-42
Mobile Food Prep unit- Full Service - Seasonal	\$81.00	X	Time Study		HSC	R12-42
Mobile Food prep unit - - Limited or no food prep	\$162.00	X	Time Study		HSC	R12-42
Food Plan Check Fees						
Category A	\$486.00	X	Time Study		HSC	R12-42
Bed and breakfast						
Bakery/Food Processing < 500 sqft						
Restaurant <1500 sq ft						
Retail Market w/ out food prep <2000 sq ft						
Retail Market w/ food prep <1500 sq ft						
Category B	\$648.00	X	Time Study		HSC	R12-42
Bakery/Food Processing > 500 sqft						
Restaurant >1500 sq ft						
Retail Market w/ out food prep >2000 sq ft						
Retail Market w/ food prep >1500 sq ft						
Food Facility minor remodel	\$162.00	X	Time Study		HSC	R12-42
Food Facility major remodel	\$324.00	X	Time Study		HSC	R12-42
Add hourly rate for resubmittal, re-inspection, construction inspection, plan check	\$81.00	X	Time Study		HSC	R12-42
Solid Waste						
Landfill -Annual	\$1,944.00	X	Time Study		HSC	R12-42
Transfer station (monthly inspections)	\$1,458.00	X	Time Study		HSC	R12-42
Transfer Station (Quarterly inspections)	\$486.00	X	Time Study		HSC	R12-42
Closed sites	\$972.00	X	Time Study		HSC	R12-42
Collection vehicles	\$122.00	X	Time Study		HSC	R13-47
Permit Review (5 years)	\$1,296.00	X	Time Study		HSC	R12-42
Permit Revision	\$1,296.00	X	Time Study		HSC	R12-42
Closure/Post-closure review	\$567.00	X	Time Study		HSC	R12-42
Tattoo/Body Peacing						
Practitioner registration (one-time)	\$41.00	X	Time Study		HSC	R13-47
Facility Inspection (annual)	\$162.00	X	Time Study		HSC	R12-42
CUPA Fees						
New Facility						
Plan Check	\$405.00	X	Time Study		HSC	R12-42
Construction	\$405.00	X	Time Study		HSC	R12-42
-plus hourly rate after 5 hours	\$81.00	X	Time Study		HSC	R12-42
Remodel (modification)						
Minor Upgrade/Repair	\$162.00	X	Time Study		HSC	R12-42
Plan Check	\$243.00	X	Time Study		HSC	R12-42
Construction	\$243.00	X	Time Study		HSC	R12-42
-plus hourly rate after 3 hours	\$81.00	X	Time Study		HSC	R12-42
Business Plans (Annual)						
Business Plans (annual)						
Small -- 55 to 5000 gallons	\$81.00	X	Time Study		HSC	R12-42
Medium - 5,001 to 25,000 gallons	\$243.00	X	Time Study		HSC	R12-42
Large - Over 25,000 gallons	\$324.00	X	Time Study		HSC	R12-42
Small - 500 to 5000 pounds	\$81.00	X	Time Study		HSC	R12-42
Medium - 5,001 to 25,000 pounds	\$243.00	X	Time Study		HSC	R12-42
Large - Over 25,000 pounds	\$324.00	X	Time Study		HSC	R12-42
Small - 200 to 2000 cubic feet	\$81.00	X	Time Study		HSC	R12-42

**PUBLIC HEALTH**

**FEE SUMMARY**

Health Department Fees	Fee	Cost Recovery	Fee Calculated by:	Set by Code	Authority to Charge	Resolution
Medium - 2,001 to 20,000 cubic feet	\$243.00	X	Time Study		HSC	R12-42
Large - Over 20,000 cubic feet	\$324.00	X	Time Study		HSC	R12-42
Facility with RMPP or CALARP	\$648.00	X	Time Study		HSC	R12-42
Aboveground Tank- 1,320 - 10,000 gallons	\$81.00	X	Time Study		HSC	R12-42
Aboveground Tank- >10,000 gallons	\$324.00	X	Time Study		HSC	R12-42
UST (Annual State Surcharge Set by Cal/EPA)	\$15.00			X	CA/EPA	
HazMat (Annual State Surcharge Set by Cal/EPA)	\$35.00			X	CA/EPA	
Cal-ARP(Annual State Surcharge Set by Cal/EPA)	\$270.00			X	CA/EPA	
Tiered Permitting	\$405.00	X	Time Study		HSC	R12-42
Waste Generators (Annual)						
Small- less than 100kg or30gals/mo	\$122.00	X	Time Study		HSC	R13-47
Med-100 - 1000kg or 30-300 gals/mo	\$243.00	X	Time Study		HSC	R12-42
Large -Over 1000 kg or 300 gals/mo	\$365.00	X	Time Study		HSC	R13-47
Underground Tanks						
Operating Permit (Annual)	\$486.00	X	Time Study		HSC	R12-42
Tank Removal	\$405.00	X	Time Study		HSC	R12-42
Agricultural Operations-hourly rate	\$81.00	X	Time Study		HSC	R12-42
HazMat Response						
During business hours-hourly	\$81.00	X	Time Study		HSC	R12-42
During non-business hours-hourly	\$122.00	X	Time Study		HSC	R13-47
Recreational Health						
Pools/Spas (Annual)						
Public Pools	\$284.00	X	Time Study		HSC	R13-47
Public Spas	\$243.00	X	Time Study		HSC	R12-42
Wading Pool	\$243.00	X	Time Study		HSC	R12-42
Special Use Pool	\$243.00	X	Time Study		HSC	R12-42
Additional pool at same facility	\$203.00	X	Time Study		HSC	R13-47
Additional spa at same facility	\$203.00	X	Time Study		HSC	R13-47
Plan Check Fees-New Construction						
Pool	\$567.00	X	Time Study		HSC	R12-42
Spa	\$486.00	X	Time Study		HSC	R12-42
Plan Check Fees-Remodel						
Pool/spa minor remodel	\$162.00	X	Time Study		HSC	R12-42
Pool/spa major remodel	\$324.00	X	Time Study		HSC	R12-42
hourly rate for resubmittal, construction inspections	\$81.00	X	Time Study		HSC	R12-42
Well Permits						
Water well construction	\$648.00	X	Time Study		HSC	R12-42
Water well destruction-stand alone	\$162.00	X	Time Study		HSC	R12-42
Water well destruction-at same time as new well	\$81.00	X	Time Study		HSC	R12-42
Monitoring well construction-1st well	\$162.00	X	Time Study		HSC	R12-42
Monitoring well construction-add'l at same loc/same time	\$41.00	X	Time Study		HSC	R13-47
Monitoring well destruction-1st well	\$81.00	X	Time Study		HSC	R12-42
Monitoring well destruction-add'l at same loc/same time	\$41.00	X	Time Study		HSC	R13-47
Well repair	\$162.00	X	Time Study		HSC	R12-42
Boring Probe Survey	\$324.00	X	Time Study		HSC	R12-42
Well Construction begun or completed w/out permit	permit fee + 50%	X	Time Study		HSC	R09-21
Permit Extension-one year (ONE TIME ONLY)	\$41.00	X	Time Study		HSC	R13-47
Small Public Water Systems						
Operating Permits (annual)						
transient, non-community system	\$486.00	X	Time Study		HSC	R12-42
non-transient, non-community system	\$486.00	X	Time Study		HSC	R12-42
CURFFL Water system	\$81.00	X	Time Study		HSC	R12-42



**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Type of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>
EconDev/Tourism	Visitor Guide Advertisement 1/2 Size	Cost Recovery- Actual Cost	\$795.00 (actual cost)	\$795.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement 1/8 Size	Cost Recovery- Actual Cost	\$275.00 (actual cost)	\$275.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Full Back Cover	Cost Recovery- Actual Cost	\$1,485.00 (actual cost)	\$1,485.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Full Page Size	Cost Recovery- Actual Cost	\$1,265.00 (actual cost)	\$1,265.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement Inside Front & Back Cover	Cost Recovery- Actual Cost	\$1,375.00 (actual cost)	\$1,375.00 (or actual cost)
EconDev/Tourism	Visitor Guide Advertisement 1/4 Size	Cost Recovery- Actual Cost	\$475.00 (actual cost)	\$475.00 (or actual cost)
County Clerk-Recorder	Meeting Services	Cost Recovery	\$68.00/hour	\$56.00/hour
County Clerk-Recorder	Copy or Scanned Document (per page/image) Color	Cost Record -Copier Pool Rates	\$0.20/Image	\$0.16/Image
Community Development	Building Inspector - Hourly Rate	cost Recovery	\$92/hour	\$99/hour
Community Development	Code Compliance	Cost Recovery	\$92/hour	\$99/hour
Emergency Medical Services	Mileage	Cost Recovery	\$33.00/Mile	\$37.00/Mile
Emergency Medical Services	Advanced Life Support-Extensive Treatment & Transport	Cost Recovery	1,508.00	1,658.00
Emergency Medical Services	Advanced Life Support-Limited Treatment & Transport	Cost Recovery	1,360.00	1,496.00
Emergency Medical Services	Basic Life Support-Extensive Treatment & Transport	Cost Recovery	1,122.00	1,234.00
Emergency Medical Services	Hourly Stand-By Rate	Cost Recovery	239.00	275.00
Emergency Medical Services	Advanced Life Support-No Transport	Cost Recovery	340.00	375.00
Finance	Hourly Accounting Fee	Cost Recovery	67.00	80.00
Finance	Tax Roll Parcel Correction	Cost Recovery	-	13.00
County Clerk-Recorder	Board of Supervisor Agenda Subscription	Cost Recovery- Actual Cost	20.00	33.00
Public Health	Cottage Food Operation: Class B	Cost Recovery	15.00	20.00
Finance	Pace Administration Fee	Cost Recovery	-	3.00
County Clerk-Recorder	CD + Case	Cost Recovery- Actual Cost	0.90	2.25
Public Health	Retail Markets: 2,000-5,999 sq. ft. Seasonal	Cost Recovery	202.50	203.00
County Clerk-Recorder	Elections : Mailing Labels (per label)	Cost Recovery	0.05	0.20
Finance	Manually Add Special Assessment	Cost Recovery	7.00	6.00
County Clerk-Recorder	Wedding Officiating	Cost Recovery	124.00	118.00
County Clerk-Recorder	Assessment Appeal Filing Fee	Cost Recovery	26.75	17.70
Public Health	PH Nursing: 1/2 Hour Consultation	Cost Recovery	62.00	45.00
Administration	Black & White Copies - Public/All Departments	Cost Recovery	0.16	0.16
Administration	Color Copies - Public/All Departments	Cost Recovery	0.09	0.09
Administration	Facsimile (FAX)/All Departments	Cost Recovery	3.00	3.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Administration	Film Permit: Private Prop	Cost Recovery	-	-
Administration	Film Permit: Public Prop w/001-12 personnel	Cost Recovery	100.00	100.00
Administration	Film Permit: Public Prop w/013-25 personnel	Cost Recovery	150.00	150.00
Administration	Film Permit: Public Prop w/026-50 personnel	Cost Recovery	200.00	200.00
Administration	Film Permit: Public Prop w/051-100 personnel	Cost Recovery	300.00	300.00
Administration	Film Permit: Public Prop w/101-500 personnel	Cost Recovery	600.00	600.00
Administration	Film Permit: Public Prop w/501+ personnel	Cost Recovery	1,000.00	1,000.00
Administration	Special Event Insurance Fees	Cost Recovery	-	-
Animal Control	Adoption: Cat	Cost Recovery	25.00	25.00
Animal Control	Adoption: Dog	Cost Recovery	40.00	40.00
Animal Control	Commercial Kennel: Annual Review	Cost Recovery	100.00	100.00
Animal Control	Commercial Kennel: Initial Permit	Cost Recovery	250.00	250.00
Animal Control	Dead Animal Disposal: Picked up by AC	Cost Recovery	25.00	25.00
Animal Control	Euthanasia: Public	Cost Recovery	25.00	25.00
Animal Control	Impound Boarding: 1 cat/cage	Cost Recovery	\$6/day	\$6/day
Animal Control	Impound Boarding: 1 dog/kennel	Cost Recovery	\$10/day	\$10/day
Animal Control	Impound Boarding: 2 dog/kennel	Cost Recovery	\$11/day	\$11/day
Animal Control	Impound Boarding: 3 dog/kennel	Cost Recovery	\$12/day	\$12/day
Animal Control	Impound Boarding: Livestock	Cost Recovery	\$20/day	\$20/day
Animal Control	Impound Boarding: Other Animals	Cost Recovery	\$5/day	\$5/day
Animal Control	Impound: All other Animals	Cost Recovery	20.00	20.00
Animal Control	Impound: Cat	Cost Recovery	20.00	20.00
Animal Control	Impound: Dog Not wearing current license	Cost Recovery	50.00	50.00
Animal Control	Impound: Dog wearing current license	Cost Recovery	25.00	25.00
Animal Control	Impound: Livestock	Cost Recovery	\$100 + \$15/hr	\$100 + \$15/hr
Animal Control	License - Duplicate License	Cost Recovery	5.00	5.00
Animal Control	License - Intact	Cost Recovery	20.00	20.00
Animal Control	License - Spayed/Neutered (annual)	Cost Recovery	10.00	10.00
Animal Control	License - Transfer Fee	Cost Recovery	5.00	5.00
Animal Control	License - Working Dog	Cost Recovery	10.00	10.00
Animal Control	Turn in: Litter by Owner	Cost Recovery	30.00	30.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Animal Control	Turn in: Single Animal by Owner	Cost Recovery	25.00	25.00
Assessor	Assessment Research	Cost Recovery	\$38/hour	\$38/hour
Assessor	Cadastral Research	Cost Recovery	\$38/hour	\$38/hour
Assessor	Copy of Secure Roll with Characteristics	Cost Recovery	37.00	37.00
Assessor	Copy of Secured Roll	Cost Recovery	37.00	37.00
Assessor	Copy of Unsecured Roll	Cost Recovery	37.00	37.00
Assessor	Historical Aircraft Exemption	Cost Recovery	35.00	35.00
Assessor	Late Filing (property ownership change)	Cost Recovery	-	-
Assessor	Parcel Map - Additional	Cost Recovery	1.00	1.00
Assessor	Parcel Map - First	Cost Recovery	1.00	1.00
Assessor	Parcel Map - Index	Cost Recovery	1.00	1.00
Assessor	Roll Labels	Cost Recovery	\$41 set-up+\$2/page	\$41 set-up+\$2.50/page
Assessor	Tax System Screen Print	cost Recovery	0.20	0.20
Community Development	Appeal (Initial Dep/\$99 per hour)	Cost Recovery	495.00	495.00
Community Development	Building Permit Plan Check (large)	Cost Recovery	250.00	250.00
Community Development	Building Permit Plan Check (small)	Cost Recovery	99.00	99.00
Community Development	Categorical Exemption	Cost Recovery	99.00	99.00
Community Development	Certificate of Compliance	Cost Recovery	495.00	495.00
Community Development	Commission Interpretation	Cost Recovery	495.00	495.00
Community Development	Design Review (discretionary permit)	Cost Recovery	495.00	495.00
Community Development	Development Activity Hourly Rate	Cost Recovery	\$99/hour	\$99/hour
Community Development	Development Application Submittal Review	Cost Recovery	495.00	495.00
Community Development	Director Review	Cost Recovery	495.00	495.00
Community Development	Environmental Impact Report	Cost Recovery	495.00	495.00
Community Development	Environmental Impact Report	Cost Recovery	2,995.25	2,995.25
Community Development	General Plan Amendment	Cost Recovery	495.00	495.00
Community Development	Groundwater Transfer/Extraction	Cost Recovery	495.00	495.00
Community Development	Home Occupation, expanded	Cost Recovery	495.00	495.00
Community Development	Hydrological Studies	Cost Recovery	495.00	495.00
Community Development	Lot Line Adjustment	Cost Recovery	495.00	495.00
Community Development	Lot Merger	Cost Recovery	495.00	495.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Community Development	Map Extension	Cost Recovery	495.00	495.00
Community Development	Mining Operations Permit	Cost Recovery	495.00	495.00
Community Development	Negative Declaration	Cost Recovery	495.00	495.00
Community Development	Negative Declaration	Cost Recovery	2,156.25	2,156.25
Community Development	Parcel Map: Modification	Cost Recovery	495.00	495.00
Community Development	Parcel Map: Tentative	Cost Recovery	495.00	495.00
Community Development	Prior Environmental (15183**)	Cost Recovery	495.00	495.00
Community Development	Reclamation Plan	Cost Recovery	495.00	495.00
Community Development	Specific Plan	Cost Recovery	495.00	495.00
Community Development	Time Shares	Cost Recovery	495.00	495.00
Community Development	Tract Map: Modification	Cost Recovery	495.00	495.00
Community Development	Tract Map: Tentative	Cost Recovery	495.00	495.00
Community Development	Use Permit	Cost Recovery	495.00	495.00
Community Development	Use Permit Modification	Cost Recovery	495.00	495.00
Community Development	Variance	Cost Recovery	495.00	495.00
County Clerk-Recorder	Clerk-Recorder Research	Cost Recovery	\$56.00/hour	\$56.00/hour
County Clerk-Recorder	Copy or Scanned Document (per page/image) B&W	Cost Record -Copier Pool Rates	\$0.09/image	\$0.09/image
County Clerk-Recorder	Document Certification	Cost Recovery	1.75	1.75
County Clerk-Recorder	Notary Public Bond Filing/Withdrawal	Cost Recovery	16.00	16.00
County Clerk-Recorder	Process Server Bond Registration (Waived for PI)	Cost Recovery	120.00	120.00
County Clerk-Recorder	Vital Records-Clerk's Acknowledgement per Name	Cost Recovery	2.25	2.25
County Counsel	Hourly Rate	Cost Recovery	120.00	120.00
DSS/Senior Program	Non-Senior Meals	Cost Recovery	4.50	4.50
Emergency Medical Services	Basic Life Support-Limited Treatment & Transport	Cost Recovery	795.00	795.00
Finance	Agency access to tax system	Cost Recovery	\$980/yr	\$980/yr
Finance	File Lien	Cost Recovery	9.00	9.00
Finance	Notice of Intent to File Lien	Cost Recovery	10.00	10.00
Finance	Notice of Tax Sale	Cost Recovery	90.00	90.00
Finance	Personal Contact Prior to Sale	Cost Recovery	150.00	150.00
Finance	Release of Lien	Cost Recovery	10.00	10.00
Finance	Returned Checks	Cost Recovery	25.00	25.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Finance	Special Assessment Tax Roll Correction	Cost Recovery	7.00	7.00
Information Technology	Request for Data	Cost Recovery	\$72/hr	\$72/hr
Public Health	"Donations" for Services	Cost Recovery	2.00-35.00	2.00-35.00
Public Health	Bakery/Food Processing: 0-1,999 sq ft	Cost Recovery	243.00	243.00
Public Health	Bakery/Food Processing: 2,000+ sq ft	Cost Recovery	324.00	324.00
Public Health	Bar/Tasting Room	Cost Recovery	162.00	162.00
Public Health	Business Plans: Aboveground Tank 1,320-10,000 gallons	Cost Recovery	81.00	81.00
Public Health	Business Plans: Aboveground Tank 10,000+ gallons	Cost Recovery	324.00	324.00
Public Health	Business Plans: Cal-ARP (Annual State Surcharge)	Cost Recovery	270.00	270.00
Public Health	Business Plans: Facility with RMPP or CALARP	Cost Recovery	648.00	648.00
Public Health	Business Plans: HazMat (Annual State Surcharge)	Cost Recovery	35.00	35.00
Public Health	Business Plans: Large 20,000+ cubic feet	Cost Recovery	324.00	324.00
Public Health	Business Plans: Large 25,000 + gallons	Cost Recovery	324.00	324.00
Public Health	Business Plans: Large 25,000 + pounds	Cost Recovery	324.00	324.00
Public Health	Business Plans: Medium 2,001-20,000 cubic feet	Cost Recovery	243.00	243.00
Public Health	Business Plans: Medium 5,001-25,000 gallons	Cost Recovery	243.00	243.00
Public Health	Business Plans: Medium 5,001-25,000 pounds	Cost Recovery	243.00	243.00
Public Health	Business Plans: Small 200-2,000 cubic feet	Cost Recovery	81.00	81.00
Public Health	Business Plans: Small 500-5,000 pounds	Cost Recovery	81.00	81.00
Public Health	Business Plans: Small 55-5,000 gallons	Cost Recovery	81.00	81.00
Public Health	Business Plans: Tiered Permitting	Cost Recovery	405.00	405.00
Public Health	Business Plans: UST (Annual State Surcharge)	Cost Recovery	15.00	15.00
Public Health	Commissary: With Food Preparation	Cost Recovery	405.00	405.00
Public Health	Commissary: Without Food Preparation	Cost Recovery	324.00	324.00
Public Health	Cottage Food Operation: Class A	Cost Recovery	10.00	10.00
Public Health	CUPA: Construction	Cost Recovery	405.00	405.00
Public Health	CUPA: Construction hourly rate after 5 hours	Cost Recovery	81.00	81.00
Public Health	CUPA: Minor Upgrade/Repair	Cost Recovery	162.00	162.00
Public Health	CUPA: Minor Upgrade/Repair Construction	Cost Recovery	243.00	243.00
Public Health	CUPA: Minor Upgrade/Repair Construction plus hourly rate after 3 hours	Cost Recovery	81.00	81.00
Public Health	CUPA: Minor Upgrade/Repair Plan Check	Cost Recovery	243.00	243.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Public Health	CUPA: Plan Check	Cost Recovery	405.00	405.00
Public Health	Food Plan Check: Category A	Cost Recovery	486.00	486.00
Public Health	Food Plan Check: Category B	Cost Recovery	648.00	648.00
Public Health	Food Plan Check: Category B Food Facility major remodel	Cost Recovery	324.00	324.00
Public Health	Food Plan Check: Category B Food Facility minor remodel	Cost Recovery	162.00	162.00
Public Health	Food Plan Check: Category B Hourly rate for resubmittal, re-inspection, construction inspection, plan check	Cost Recovery	81.00	81.00
Public Health	Hazmat: During Business Hours-hourly	Cost Recovery	81.00	81.00
Public Health	Hazmat: During Non-Business Hours-hourly	Cost Recovery	122.00	122.00
Public Health	Misc Food: Bed & Breakfast	Cost Recovery	243.00	243.00
Public Health	Misc Food: Caterer	Cost Recovery	162.00	162.00
Public Health	Misc Food: Family Stay	Cost Recovery	243.00	243.00
Public Health	Misc Food: Farmers Market/Cert Farmers Mkt	Cost Recovery	324.00	324.00
Public Health	Misc Food: Produce Stand	Cost Recovery	162.00	162.00
Public Health	Mortgage Services: Individual Septic system Certification	Cost Recovery	162.00	162.00
Public Health	Mortgage Services: Individual Well Certification	Cost Recovery	162.00	162.00
Public Health	Mortgage Services: Well & Septic Cert at same time	Cost Recovery	243.00	243.00
Public Health	Organized Camp/Resort	Cost Recovery	486.00	486.00
Public Health	PH Nursing: Adult Immunization-cost of vaccine + \$10 admin fee	Cost Recovery	10.00	10.00
Public Health	PH Nursing: Medical Marijuana Application fee	Cost Recovery	225.00	225.00
Public Health	PH Nursing: Medical Marijuana Application fee: Medi-Cal	Cost Recovery	112.50	112.50
Public Health	Pools: Additional Pool at same facility	Cost Recovery	203.00	203.00
Public Health	Pools: Additional Spa at same facility	Cost Recovery	203.00	203.00
Public Health	Pools: Pool New Construction Plan Check	Cost Recovery	567.00	567.00
Public Health	Pools: Pool/Spa hourly rate for resubmittal, inspections	Cost Recovery	81.00	81.00
Public Health	Pools: Pool/Spa Major Remodel Plan Check	Cost Recovery	324.00	324.00
Public Health	Pools: Pool/Spa Minor Remodel Plan Check	Cost Recovery	162.00	162.00
Public Health	Pools: Public Pools	Cost Recovery	284.00	284.00
Public Health	Pools: Public Spas	Cost Recovery	243.00	243.00
Public Health	Pools: Spa New Construction Plan Check	Cost Recovery	486.00	486.00
Public Health	Pools: Special Use Pool	Cost Recovery	243.00	243.00
Public Health	Pools: Wading Pool	Cost Recovery	243.00	243.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Public Health	Restaurant: 0-10 Seats	Cost Recovery	162.00	162.00
Public Health	Restaurant: 0-10 Seats Seasonal	Cost Recovery	81.00	81.00
Public Health	Restaurant: 100+ Seats	Cost Recovery	648.00	648.00
Public Health	Restaurant: 100+ Seats Seasonal	Cost Recovery	324.00	324.00
Public Health	Restaurant: 11-60 Seats	Cost Recovery	324.00	324.00
Public Health	Restaurant: 11-60 Seats Seasonal	Cost Recovery	162.00	162.00
Public Health	Restaurant: 61-100 Seats	Cost Recovery	486.00	486.00
Public Health	Restaurant: 61-100 Seats Seasonal	Cost Recovery	243.00	243.00
Public Health	Retail Markets: 10-50 sq. ft.	Cost Recovery	81.00	81.00
Public Health	Retail Markets: 10-50 sq. ft. Seasonal	Cost Recovery	81.00	81.00
Public Health	Retail Markets: 2,000-5,999 sq. ft.	Cost Recovery	324.00	324.00
Public Health	Retail Markets: 51-1,999 sq. ft.	Cost Recovery	243.00	243.00
Public Health	Retail Markets: 51-1,999 sq. ft. Seasonal	Cost Recovery	122.00	122.00
Public Health	Retail Markets: 6,000+	Cost Recovery	405.00	405.00
Public Health	Retail Markets: 6,000+ Seasonal	Cost Recovery	243.00	243.00
Public Health	Retail Markets: Additional Food Prep Unit	Cost Recovery	81.00	81.00
Public Health	Satellite Distribution	Cost Recovery	162.00	162.00
Public Health	School Cafeteria (per school)	Cost Recovery	162.00	162.00
Public Health	Sewage: Alternative System	Cost Recovery	1,296.00	1,296.00
Public Health	Sewage: Annual Monitoring (where applicable)	Cost Recovery	81.00	81.00
Public Health	Sewage: Commercial System (with WDR)	Cost Recovery	1,215.00	1,215.00
Public Health	Sewage: Engineered Individual system	Cost Recovery	729.00	729.00
Public Health	Sewage: Major Repair (drain field & tank)	Cost Recovery	567.00	567.00
Public Health	Sewage: Minor Repair (drain field & tank)	Cost Recovery	284.00	284.00
Public Health	Sewage: New gray water/reclaimed wastewater system	Cost Recovery	405.00	405.00
Public Health	Sewage: New Septic system	Cost Recovery	567.00	567.00
Public Health	Sewage: Permit Extension-1 year, 1 time	Cost Recovery	41.00	41.00
Public Health	Sewage: Septic System begun or completed w/o permit	Cost Recovery	850.50	850.50
Public Health	Sewage: Septic Tank & Chemical Toilet Cleaning Services per vehicle/year	Cost Recovery	122.00	122.00
Public Health	Sewage: System destruction	Cost Recovery	81.00	81.00
Public Health	Small Public Water Sys: 1-time Permit application-Public Water system installation	Cost Recovery	729.00	729.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Public Health	Small Public Water Sys: Change of Ownership	Cost Recovery	243.00	243.00
Public Health	Small Public Water Sys: Comm Sm Water 100-199 Connections	Cost Recovery	729.00	729.00
Public Health	Small Public Water Sys: Comm Sm Water 25-99 Connections	Cost Recovery	567.00	567.00
Public Health	Small Public Water Sys: Comm Sm Water 5-24 Connections	Cost Recovery	324.00	324.00
Public Health	Small Public Water Sys: CURFFL Water System	Cost Recovery	81.00	81.00
Public Health	Small Public Water Sys: Nitrate Testing (annual)	Cost Recovery	35.00	35.00
Public Health	Small Public Water Sys: Operating Permit- Non-transient, non-community	Cost Recovery	486.00	486.00
Public Health	Small Public Water Sys: Operating Permit- Transient, non-community	Cost Recovery	486.00	486.00
Public Health	Small Public Water Sys: Permit Amendment	Cost Recovery	243.00	243.00
Public Health	Small Public Water Sys: State Sm Water 5-14 Connections	Cost Recovery	162.00	162.00
Public Health	Small Public Water Sys: Water Carrier (Domestic)	Cost Recovery	81.00	81.00
Public Health	SW: Closed Sites	Cost Recovery	972.00	972.00
Public Health	SW: Closure/Post-Closure Review	Cost Recovery	567.00	567.00
Public Health	SW: Collection Vehicles	Cost Recovery	122.00	122.00
Public Health	SW: Landfill - Annual	Cost Recovery	1,944.00	1,944.00
Public Health	SW: Permit Review (5-years)	Cost Recovery	1,296.00	1,296.00
Public Health	SW: Permit Revision	Cost Recovery	1,296.00	1,296.00
Public Health	SW: Transfer Station - monthly inspections	Cost Recovery	1,458.00	1,458.00
Public Health	SW: Transfer Station - quarterly inspections	Cost Recovery	486.00	486.00
Public Health	Tattoo: Facility Inspection	Cost Recovery	162.00	162.00
Public Health	Tattoo: Practitioner Registration (one-time)	Cost Recovery	41.00	41.00
Public Health	Temp Food Facility: Permit 14+ Day before event	Cost Recovery	81.00	81.00
Public Health	Temp Food Facility: Permit 14+ Days before event	Cost Recovery	81.00	81.00
Public Health	Temp Food Facility: Permit 2-7 Day before event	Cost Recovery	122.00	122.00
Public Health	Temp Food Facility: Annual Temp Food	Cost Recovery	324.00	324.00
Public Health	Temp Food Facility: Event Organizer Permit 2-7 Days before event	Cost Recovery	122.00	122.00
Public Health	Temp Food Facility: Event Organizer Permit 8-13 Day before event	Cost Recovery	101.00	101.00
Public Health	Temp Food Facility: Event Organizer Permit 8-13 Days before event	Cost Recovery	101.00	101.00
Public Health	Underground Tanks: Ag Operations (hourly rate)	Cost Recovery	81.00	81.00
Public Health	Underground Tanks: Operating Permit	Cost Recovery	486.00	486.00
Public Health	Underground Tanks: Tank Removal	Cost Recovery	405.00	405.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Public Health	Vehicles: Mobile Food Prep Unit - Full Service	Cost Recovery	162.00	162.00
Public Health	Vehicles: Mobile Food Prep Unit - Full Service Seasonal	Cost Recovery	81.00	81.00
Public Health	Vehicles: Mobile Food Prep Unit - Limited or no food prep	Cost Recovery	162.00	162.00
Public Health	Waste Generators: Lrg > 1,000kg or 300 gal/mo	Cost Recovery	365.00	365.00
Public Health	Waste Generators: Med <100kg - 1,000 kg or 30 - 300 gal/mo	Cost Recovery	243.00	243.00
Public Health	Waste Generators: Small <100kg or 30 gal/mo	Cost Recovery	122.00	122.00
Public Health	Wells: Boring Probe Survey	Cost Recovery	324.00	324.00
Public Health	Wells: Monitoring Well Construction-1st well	Cost Recovery	162.00	162.00
Public Health	Wells: Monitoring Well Construction-add'l at same time and location	Cost Recovery	41.00	41.00
Public Health	Wells: Monitoring Well Destruction-1st well	Cost Recovery	81.00	81.00
Public Health	Wells: Monitoring Well Destruction-add'l at same time and location	Cost Recovery	41.00	41.00
Public Health	Wells: Permit Extension - one year, one time only	Cost Recovery	41.00	41.00
Public Health	Wells: Water Well Construction	Cost Recovery	648.00	648.00
Public Health	Wells: Water Well Destruction-stand alone	Cost Recovery	162.00	162.00
Public Health	Wells: Water Well Destruction-with new well	Cost Recovery	81.00	81.00
Public Health	Wells: Well Contraction begun or completed w/o permit	Cost Recovery	972.00	972.00
Public Health	Wells: Well Repair	Cost Recovery	162.00	162.00
Public Works	Encroachment Permit	Cost Recovery	\$132/hr -1 hr capped at 4 hrs residential	\$132/hr -1 hr capped at 4 hrs residential
Public Works	Final Tract Maps	Cost Recovery	495.00	495.00
Public Works	Floodplain Elevation Certificate	Cost Recovery	436.00	436.00
Public Works	Grading Permit	Cost Recovery	\$132/hr -1 hr	\$132/hr -1 hr
Public Works	Record of Survey	Cost Recovery	\$132/hr -1 hr min.	\$132/hr -1 hr min.
Public Works	Road Vacation	Cost Recovery	618.00	618.00
Public Works	Waste Hauler Permit	Cost Recovery	29.00	29.00
Sheriff	Explosives Permit - < 100 lbs.	Cost Recovery	10.00	10.00
Sheriff	Explosives Permit - > 100 lbs.	Cost Recovery	5.00	5.00
Sheriff	Livescan Fees	Cost Recovery	-	-
County Clerk-Recorder	Power of Attorney/Revocation	Cost Recovery-Actual Cost	3.50	3.50
County Clerk-Recorder	Power of Attorney-additional names	Cost Recovery-Actual Cost	2.25	2.25
Administration	Community Center: Crowley Lake w/kitchen	Business Fees/Mkt	200.00	200.00
Administration	Community Center: Crowley Lake w/o kitchen	Business Fees/Mkt	150.00	150.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Administration	Community Center: Deposit w/Alcohol	Business Fees/Mkt	500.00	500.00
Administration	Community Center: Deposit w/o Alcohol	Business Fees/Mkt	300.00	300.00
Administration	Community Center: Other w/ kitchen	Business Fees/Mkt	100.00	100.00
Administration	Community Center: Other w/o kitchen	Business Fees/Mkt	75.00	75.00
Administration	Film Permit: Add'l Location Fee/day: Community Centers or Office Buildings	Business Fees/Mkt	150.00	150.00
Administration	Film Permit: Add'l Location Fee/day: Courthouse	Business Fees/Mkt	250.00	250.00
Administration	Film Permit: Add'l Location Fee/day: Parks or Campgrounds	Business Fees/Mkt	200.00	200.00
Administration	Film Permit: Add'l Location Fee/day: Roads	Business Fees/Mkt	100.00	100.00
Administration	Film Permit: Quick Review: 48 hour turn-around	Business Fees/Mkt	200.00	200.00
Administration	Mammoth Substation	Business Fees/Mkt	500.00	500.00
Community Development	Benton 1 - 36 Christy Lane	Business Fees/Mkt	750.00	750.00
Community Development	Benton 2 - 40 Christy Lane	Business Fees/Mkt	750.00	750.00
Community Development	Birch Creek Condo	Business Fees/Mkt	850.00	850.00
Sheriff	Conway Repeater Rent	Business Fees/Mkt	1,400.00	1,400.00
County Clerk-Recorder	Certified Birth Certificate - Gov't Agency	Statute Set	19.00	19.00
County Clerk-Recorder	Certified Birth Certificate - Public	Statute Set	25.00	25.00
County Clerk-Recorder	Certified Death Certificate	Statute Set	21.00	21.00
County Clerk-Recorder	Certified Fetal Death	Statute Set	18.00	18.00
County Clerk-Recorder	Confidential Marriage License (Includes Marriage Certificate)	Statute Set	60.00	60.00
County Clerk-Recorder	Documentary Transfer Tax	Statute Set	\$0.55/\$500	\$0.55/\$500
County Clerk-Recorder	Fictitious Business Names (DBA): Abandonment of Fictitious Name	Statute Set	7.50	7.50
County Clerk-Recorder	Fictitious Business Names (DBA): Additional Business Name on Application	Statute Set	12.50	12.50
County Clerk-Recorder	Fictitious Business Names (DBA): Additional Registrant on App (Husband & Wife = 1 Name)	Statute Set	2.00	2.00
County Clerk-Recorder	Fictitious Business Names (DBA): Certified Cope of Fictitious Business Name Application	Statute Set	2.00	2.00
County Clerk-Recorder	Fictitious Business Names (DBA): Filing	Statute Set	12.50	12.50
County Clerk-Recorder	Fictitious Business Names (DBA): Withdrawal of Partnership	Statute Set	5.00	5.00
County Clerk-Recorder	Human Remains Disposition - Regular	Statute Set	12.00	12.00
County Clerk-Recorder	Maps: Map Copies - add'l pages	Statute Set	2.00	2.00
County Clerk-Recorder	Maps: Map Copies - first page	Statute Set	4.00	4.00
County Clerk-Recorder	Maps: Recording add'l pages	Statute Set	3.00	3.00
County Clerk-Recorder	Maps: Recording first page	Statute Set	8.00	8.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
County Clerk-Recorder	Marriage Certificate - Gov't Agency	Statute Set	11.00	11.00
County Clerk-Recorder	Marriage Certificate - Public	Statute Set	15.00	15.00
County Clerk-Recorder	Marriage License (Includes Marriage Certificate)	Statute Set	50.00	50.00
County Clerk-Recorder	Mining Claims or Release after 10+ names/name change (per name)	Statute Set	1.00	1.00
County Clerk-Recorder	Recording: Claim of Lien - Special District Lien	Statute Set	No Fee	No Fee
County Clerk-Recorder	Recording: Document w/no Preliminary Change of Ownership form	Statute Set	20.00	20.00
County Clerk-Recorder	Recording: Document with Two Titles -8.5 X 11	Statute Set	16.00	16.00
County Clerk-Recorder	Recording: Document with Two Titles -8.5 X 11-add'l page	Statute Set	3.00	3.00
County Clerk-Recorder	Recording: Document with Two Titles -8.5 X 14	Statute Set	19.00	19.00
County Clerk-Recorder	Recording: Document with Two Titles -8.5 X 14-add'l page	Statute Set	6.00	6.00
County Clerk-Recorder	Recording: Monument Survey (Metes & Bounds Description)	Statute Set	10.00	10.00
County Clerk-Recorder	Recording: Notice of Debtor (Each Address)	Statute Set	3.50	3.50
County Clerk-Recorder	Recording: Recordable document 8.5 X 11	Statute Set	8.00	8.00
County Clerk-Recorder	Recording: Recordable document 8.5 X 11-add'l page	Statute Set	3.00	3.00
County Clerk-Recorder	Recording: Recordable document 8.5 X 14	Statute Set	11.00	11.00
County Clerk-Recorder	Recording: Recordable document 8.5 X 14-add'l page	Statute Set	6.00	6.00
County Clerk-Recorder	Recording: Release of Special District Lien (Each Name)	Statute Set	9.00	9.00
County Clerk-Recorder	Recording: Uniform Commercial Code (1-2 pp)	Statute Set	11.00	11.00
County Clerk-Recorder	Recording: Uniform Commercial Code (2+ pp)	Statute Set	21.00	21.00
County Clerk-Recorder	UCC Uniform Commercial Code 1-2 page	Statute Set	11.00	11.00
County Clerk-Recorder	UCC Uniform Commercial Code 3+ page	Statute Set	21.00	21.00
County Clerk-Recorder	Vital Record Search	Statute Set	13.00	13.00
Probation	Adult Cost of Probation	Statute Set	30.00	30.00
Probation	Cost of Report	Statute Set	400.00	400.00
Probation	Dismissal	Statute Set	50.00	50.00
Probation	Electronic Monitoring: Blue Cell	Statute Set	\$4.35/day	\$4.35/day
Probation	Electronic Monitoring: Blue Land Based	Statute Set	\$3.50/day	\$3.50/day
Probation	Electronic Monitoring: Blue Tag	Statute Set	\$7.00/day	\$7.00/day
Probation	Electronic Monitoring: SCRAM	Statute Set	\$9.75/day	\$9.75/day
Probation	Electronic Monitoring: Set up Fee	Statute Set	50.00	50.00
Probation	Interstate Transfer Processing Fee	Statute Set	75.00	75.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Probation	Juvenile Cost of Probation	Statute Set	\$30/month	\$30/month
Probation	Juvenile Hall	Statute Set	\$30.00 per day	\$30.00 per day
Probation	Step Parent Adoption	Statute Set	200.00	200.00
Probation	Supervision & Reports (Less of)	Statute Set	\$20/mo or \$240/year	\$20/mo or \$240/year
Sheriff	Civil Fees	Statute Set	-	-
Sheriff	Initial CCW 90-Day Employment Permit	Statute Set	86.00	86.00
Sheriff	Initial CCW Judge/Judicial 3-Year Permit	Statute Set	130.00	130.00
Sheriff	Initial CCW Std 2-Year Permit	Statute Set	108.00	108.00
Sheriff	Renewal CCW 90-Day Employment Permit	Statute Set	40.00	40.00
Sheriff	Renewal CCW Judge/Judicial 3-Year Permit	Statute Set	84.00	84.00
Sheriff	Renewal CCW Std 2-Year Permit	Statute Set	62.00	62.00
Behavioral Health	Addiction Severity Index (ASI)	State Set	100.00	100.00
Behavioral Health	Batterer's Intervention	State Set	1,400.00	1,400.00
Behavioral Health	Drug Diversion	State Set	600.00	600.00
Behavioral Health	DUI 9-Month	State Set	1,700.00	1,700.00
Behavioral Health	DUI First Offender	State Set	1,000.00	1,000.00
Behavioral Health	DUI Multi-Offender	State Set	2,200.00	2,200.00
Behavioral Health	DUI Wet Reckless	State Set	450.00	450.00
Behavioral Health	Outpatient: Assessment	State Set	\$2.61/minute	\$2.61/minute
Behavioral Health	Outpatient: Case Management	State Set	\$2.02/minute	\$2.02/minute
Behavioral Health	Outpatient: Collateral	State Set	\$2.61/minute	\$2.61/minute
Behavioral Health	Outpatient: Crisis Intervention	State Set	\$3.88/minute	\$3.88/minute
Behavioral Health	Outpatient: Group	State Set	\$2.61/minute	\$2.61/minute
Behavioral Health	Outpatient: Individual	State Set	\$2.61/minute	\$2.61/minute
Behavioral Health	Outpatient: Medication Support	State Set	\$4.82/minute	\$4.82/minute
Animal Control	Dead Animal Disposal: Delivered by Owner	Cost Recovery	No Longer Provide	No Longer Provide
Emergency Medical Services	Exclusive Availability Stand-By	Cost Recovery	\$1912+\$239.00/hour over 8 hours	Eliminate Fee
Ag Commissioner/Sealer	Ag: Gopher Bait	State Set	\$10/5 lbs.	\$10/5 lbs.
Ag Commissioner/Sealer	Agricultural Pest Control Operator Registration	State Set	\$25/County Limit	\$25/County Limit
Ag Commissioner/Sealer	Annual Business Location Fee (plus each device fee)	State Set	50.00	50.00
Ag Commissioner/Sealer	Device Admin Fee (to State): < 10,000 lbs.	State Set	8.00	8.00

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Ag Commissioner/Sealer	Device Admin Fee (to State): >10,000 lbs.	State Set	12.00	12.00
Ag Commissioner/Sealer	Device Admin Fee: Measuring Devices	State Set	1.10	1.10
Ag Commissioner/Sealer	Device Admin Fee: Wholesale & Vehicle Meters	State Set	1.10	1.10
Ag Commissioner/Sealer	Device Registration: All other commercial weighing & measuring devices	State Set	10.00	10.00
Ag Commissioner/Sealer	Device Registration: Livestock Scales > 10,000 lbs	State Set	75.00	75.00
Ag Commissioner/Sealer	Device Registration: Livestock Scales 2,000- 10,000 lbs	State Set	50.00	50.00
Ag Commissioner/Sealer	Device Registration: Mounted LPG Meters	State Set	95.50	95.50
Ag Commissioner/Sealer	Device Registration: Requested Inspection & Testing	State Set	\$125/hour	\$125/hour
Ag Commissioner/Sealer	Device Registration: Scales > 10,000 lbs (other than livestock)	State Set	125.00	125.00
Ag Commissioner/Sealer	Device Registration: Scales 2,000- 10,000 lbs (other than livestock)	State Set	75.00	75.00
Ag Commissioner/Sealer	Device Registration: Wholesale & Vehicle Meters	State Set	12.50	12.50
Ag Commissioner/Sealer	Device Repairman License	State Set	10.00	10.00
Ag Commissioner/Sealer	Farm Labor Contractor County Registration	State Set	\$25/County	\$25/County
Ag Commissioner/Sealer	Landscape Maintenance Pest Control Operator Registration	State Set	\$25/County Limit	\$25/County Limit
Ag Commissioner/Sealer	Pest Control Advisor In-County Registration	State Set	\$10/County Limit	\$10/County Limit
Ag Commissioner/Sealer	Pest Control Advisor Out-of-County Registration	State Set	\$5/County Limit	\$5/County Limit
Ag Commissioner/Sealer	Pest Control Pilot In-County Registration	State Set	\$10/County Limit	\$10/County Limit
Ag Commissioner/Sealer	Pest Control Pilot Out-of-County Registration	State Set	\$5/County Limit	\$5/County Limit
Ag Commissioner/Sealer	Service Agent Exam	State Set	35.00	35.00
Ag Commissioner/Sealer	Structural Pest Control Business/Branch 1	State Set	\$25/County Limit	\$25/County Limit
Ag Commissioner/Sealer	Structural Pest Control Business/Branch 2 and/or 3	State Set	\$10/County Limit	\$10/County Limit
Ag Commissioner/Sealer	Structural Pest Control Operator Examination	State Set	\$15/County Limit	\$15/County Limit
Community Development	Attached Garages	State Set	\$33.60/Sq. Ft.	\$33.60/Sq. Ft.
Community Development	BSC Fee	State Set	% of Total Fee	% of Total Fee
Community Development	Building Permit - OTC	State Set	\$130/Sq. Ft.	\$130/Sq. Ft.
Community Development	Building Shape A	State Set	\$129.79/Sq. Ft.	\$129.79/Sq. Ft.
Community Development	Building Shape A (+7,000 ft elevation)	State Set	\$183.44/Sq. Ft.	\$183.44/Sq. Ft.
Community Development	Building Shape B	State Set	\$132.73/Sq. Ft.	\$132.73/Sq. Ft.
Community Development	Building Shape B (+7,000 ft elevation)	State Set	\$188.58/Sq. Ft.	\$188.58/Sq. Ft.
Community Development	Building Shape C	State Set	\$135.54/Sq. Ft.	\$135.54/Sq. Ft.
Community Development	Building Shape C (+7,000 ft elevation)	State Set	\$193.19/Sq. Ft.	\$193.19/Sq. Ft.

**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Type of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>
Community Development	Building Shape C (+7,000 ft elevation)	State Set	\$198.38/Sq. Ft.	\$198.38/Sq. Ft.
Community Development	Building Shape D	State Set	\$138.73/Sq. Ft.	\$138.73/Sq. Ft.
Community Development	Covered Decks	State Set	\$22.80/Sq. Ft.	\$22.80/Sq. Ft.
Community Development	Detached Garages	State Set	\$33.60/Sq. Ft.	\$33.60/Sq. Ft.
Community Development	SMIP Fee (Seismic)	State Set	% of Total Fee	% of Total Fee
Community Development	Uncovered Decks	State Set	\$14.40/Sq. Ft.	\$14.40/Sq. Ft.

**2014-15 MONO COUNTY FEES**

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
EconDev/Tourism	Visitor Guide Advertisement 1/2 Size	Cost Recovery- Actual Cost	\$795.00 (actual cost)	\$795.00 (or actual cost)



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4                   **RESOLUTION NO. \_\_\_\_\_**  
5                   **BOARD OF SUPERVISORS, COUNTY OF MONO**  
6                   **ADOPTING NEW, INCREASED AND EFFECTIVE FEES FOR CERTAIN SOLID WASTE**  
7                   **FACILITY AND OTHER ENTERPRISE SERVICE FEES**

8                   **WHEREAS**, state law authorizes counties to acquire, construct, improve, operate, and manage an  
9 “enterprise” which term is defined to include improvements, buildings, systems, plants, works, facilities, or  
10 undertakings used for the collection, treatment, or disposal of garbage; and

11                   **WHEREAS**, state law additionally authorizes counties to create “enterprise funds” which are funds  
12 which account for services furnished to the general public and which are financed primarily by charges for  
13 such services; and

14                   **WHEREAS**, pursuant to these authorities, Mono County operates a solid waste enterprise, and also  
15 maintains an enterprise fund to account for campground services furnished to the general public and  
16 financed primarily by user fees; and

17                   **WHEREAS**, state law authorizes counties to “prescribe, revise, and collect charges for the services  
18 furnished by an enterprise,” and to fix charges for all services accounted for in an enterprise fund, provided  
19 such charges are not “excessive” or “discriminatory” and do not exceed the reasonable costs of providing  
20 the services; and

21                   **WHEREAS**, it is necessary to prescribe fees in the form of user charges for the solid waste and  
22 campground services furnished by the County in order fund the programs being used; and

23                   **WHEREAS**, the Board of Supervisors has previously adopted Resolution Nos. R98-27, R00-110,  
24 R01-068, R02-13, R06-103, R09-49, R11-24 and R12-89 which have incorporated a fee schedule  
25 establishing solid waste fees to be charge by the County’s Department of Public Works to recover its costs  
26 to operate County solid waste facilities; and

27                   **WHEREAS**, the existing fees imposed by Mono County for the solid waste program, including the  
28 solid waste parcel fee, are inadequate to fund the cost to provide solid waste services; and

**WHEREAS**, the existing fees imposed by Mono County for use of County campgrounds are  
inadequate to fund the cost of providing campground services;



1 LYNDA ROBERTS  
2 CLERK OF THE BOARD

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4 \_\_\_\_\_ MARSHALL RUDOLPH  
COUNTY COUNSEL

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**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>	<b>Increase/Decrease 2014-15</b>
Campground Enterprise	Campground Site Fees	\$12/Night	\$16/Night	\$4/Night
Solid Waste Enterprise	Poison Liquids or Solids, Other exceeding 2 gallon limit	\$0.00	\$4.75/gallon	\$4.75/gallon
Solid Waste Enterprise	Aerosols exceeding 10 can limit	\$0.00	\$3.75/gallon or \$1 per container	\$3.75/gallon or \$1 per container
Solid Waste Enterprise	Antifreeze exceeding 2 gallon limit	\$0.00	\$2.25/gallon	\$2.25/gallon
Solid Waste Enterprise	Flammable Liquid exceeding 5 gallon limit	\$0.00	\$2.00/gallon	\$2.00/gallon
Solid Waste Enterprise	Non Paint Care Products exceeding 2 gallon limit	\$0.00	\$2.00/gallon	\$2.00/gallon
Solid Waste Enterprise	Alkaline Batteries exceeding 1 gallon limit	\$0.00	\$10/gallon	\$10/gallon
Solid Waste Enterprise	Fluorescent Tubes exceeding 15 tube limit	\$0.00	\$1.50/tube	\$1.50/tube
Solid Waste Enterprise	Compact Fluorescent tubes exceeding 10 tube limit	\$0.00	\$.50/tube	\$.50/tube
Solid Waste Enterprise	Ballasts exceeding 5 ballast limit	\$0.00	\$.50/ballast	\$.50/ballast
Solid Waste Enterprise	Paint Care Products exceeding 10 gallon limit	\$0.00	\$.25/gallon	\$.25/gallon
Solid Waste Enterprise	Solid Waste Invoicing Fee	1.00	-	(1.00)

EXHIBIT "A"  
ENTERPRISE

**Proposed Campground Fee Increase  
Lundy Campground  
FY 2013/2014**

	No Fee Increase		\$2 Fee Increase		\$4 Fee Increase	
<b>Expenses</b>						
Household		\$ 700		\$ 700		\$ 700
Maintenance		\$ 9,500		\$ 9,500		\$ 9,500
Office Expense		\$ 500		\$ 500		\$ 500
Contract Services		\$ 20,100		\$ 20,100		\$ 20,100
Rents/Leases		\$ 600		\$ 600		\$ 600
Special Department Expense		\$ -		\$ -		\$ -
Total Expenses		\$ 31,400		\$ 31,400		\$ 31,400
<b>Income</b>						
Visitors	2,900		2,900		2,900	
Rate	\$ 12		\$ 14		\$ 16	
Fees		\$ 34,800		\$ 40,600		\$ 46,400
TOT		\$ 3,600		\$ 4,953		\$ 5,661
Net Income		\$ 31,200		\$ 35,647		\$ 40,739
<b>Revenue</b>		\$ (200)		\$ 4,247		\$ 9,339



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS SOLID WASTE DIVISION

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

## 2014 Fee Discussion

### **Solid Waste Enterprise Fund**

#### **Fee Reductions:**

Eliminate the \$1.00 fee for maintaining Solid Waste Accounts. This fee was put in to place to offset certain administrative costs, but the implementation of it has created additional administrative work in the tracking and imposition of the fee, while also generating ill-will among citizens. Due to the limited benefit and negative reaction, it is recommended to eliminate the fee.

#### **No Change in Fees:**

Tipping Fees at all landfills and Transfer Stations will remain the same. The Board approved Resolution 12-89 in December of 2012, which increased tipping fees to their current levels. At this time, the fund is meeting current and future obligations so an increase to these fees is not necessary.

#### **New/Increased Fees:**

New fees are being proposed for Household Hazardous Waste (HHW) materials when they exceed certain limits. The County's HHW program strives to accept all HHW for free, but occasionally hazardous waste is delivered to our Transfer Stations and Benton Crossing in quantities that exceed reasonable household quantities. While the County intends to continue to accept and process this waste from small quantity generators (i.e., businesses), there is a significant cost associated with the disposal and/or recycling of these materials. The intent is to pass only that direct cost to the customer. The proposed fees were derived from November 2013 invoices from our HHW transporter. Transporter mobilization charges, as well as our staff costs associated with handling and storing the material, are not included. Only the direct cost, per unit of disposal, is reflected.



**MONO COUNTY  
DEPARTMENT OF PUBLIC WORKS  
SOLID WASTE DIVISION**

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**HHW and Universal Waste**

**Maximum Quantities Accepted at No Charge**

Antifreeze .....	2 gallons
Flammable Liquid.....	5 gallons
PaintCare Products (latex, oil-based, stains).....	10 gallons
Non-PaintCare Products (thinner, coatings, varnish) .....	2 gallons
Aerosols.....	10 cans
Fluorescent tubes.....	15 tubes
Compact Fluorescents.....	1 gallon
Alkaline Batteries.....	1 gallon
Poison Liquids or Solids, Other.....	2 gallons

**Charges for Quantities Exceeding Limits (applied only to amount beyond limit)**

Antifreeze .....	\$2.25 per gallon
Flammable Liquid.....	\$2.00 per gallon
PaintCare Products (latex, oil-based, stains).....	\$.25 per gallon
Non-PaintCare Products (thinner, coatings, varnish) .....	\$2.00 per gallon
Aerosols.....	\$3.75 per gallon or \$1 per container
Fluorescent tubes.....	\$1.50 per tube
Compact Fluorescent tubes.....	\$.50 per tube
Alkaline Batteries.....	\$10 per gallon
Poison Liquids or Solids, Other.....	\$4.75 per gallon

\* Measurements are based on volume of container, not volume of remaining contents.

2014-15 MONO COUNTY FEES

Department	Name of Fee	Type of Fee	Current Fee 2013-14	Proposed Fee 2014-15
Campground Enterprise	Campground Site Fees	Business Fees/Mkt	\$12/Night	\$16/Night
Solid Waste Enterprise	Poison Liquids or Solids, Other exceeding 2 gallon limit	Business Fees/Mkt	\$0.00	\$4.75/gallon
Solid Waste Enterprise	Aerosols exceeding 10 can limit	Business Fees/Mkt	\$0.00	\$3.75/gallon or \$1 per container
Solid Waste Enterprise	Antifreeze exceeding 2 gallon limit	Business Fees/Mkt	\$0.00	\$2.25/gallon
Solid Waste Enterprise	Flammable Liquid exceeding 5 gallon limit	Business Fees/Mkt	\$0.00	\$2.00/gallon
Solid Waste Enterprise	Non Paint Care Products exceeding 2 gallon limit	Business Fees/Mkt	\$0.00	\$2.00/gallon
Solid Waste Enterprise	Alkaline Batteries exceeding 1 gallon limit	Business Fees/Mkt	\$0.00	\$10/gallon
Solid Waste Enterprise	Fluorescent Tubes exceeding 15 tube limit	Business Fees/Mkt	\$0.00	\$1.50/tube
Solid Waste Enterprise	Compact Fluorescent tubes exceeding 10 tube limit	Business Fees/Mkt	\$0.00	\$.50/tube
Solid Waste Enterprise	Ballasts exceeding 5 ballast limit	Business Fees/Mkt	\$0.00	\$.50/ballast
Solid Waste Enterprise	Paint Care Products exceeding 10 gallon limit	Business Fees/Mkt	\$0.00	\$.25/gallon
Solid Waste Enterprise	Solid Waste Invoicing Fee	Business Fees/Mkt	1.00	-
Airport Enterprise	Aviation Fuel	Business Fees/Mkt	Cost + 10%	Cost + 10%
Airport Enterprise	Bryant Field Bldg Rental	Business Fees/Mkt	100.00	100.00
Airport Enterprise	Hanger Rental	Business Fees/Mkt	\$0.06/sq.ft./mo	\$0.06/sq.ft./mo
Airport Enterprise	Parking Fees	Business Fees/Mkt	\$50/year	\$50/year
Airport Enterprise	Tie Down Fees: Daily	Business Fees/Mkt	\$5/day	\$5/day
Airport Enterprise	Tie Down Fees: Monthly	Business Fees/Mkt	\$50/month	\$50/month
Cemetery Enterprise	Mt. Morrison: Plot Fees/per plot	Business Fees/Mkt	456.00	456.00
Solid Waste Enterprise	Benton Crossing: Animal Carcass- Large each	Business Fees/Mkt	25.00	25.00
Solid Waste Enterprise	Benton Crossing: Animal Carcass- Medium each	Business Fees/Mkt	10.00	10.00
Solid Waste Enterprise	Benton Crossing: Animal Carcass- Small each	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Benton Crossing: Auto Bodies	Business Fees/Mkt	\$16.50 + \$17.25 per ton	\$16.50 + \$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Boats & Personal Watercraft	Business Fees/Mkt	\$74.00 per ton	\$74.00 per ton
Solid Waste Enterprise	Benton Crossing: Cathode Ray Tubes (TV & computer monitors) each	Business Fees/Mkt	\$5.50+\$17.25 per ton	\$5.50+\$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Inert Construction Clean Loads (per load) gravel, soil or asphalt grindings 12" Dia	Business Fees/Mkt	11.00	11.00
Solid Waste Enterprise	Benton Crossing: Inert Construction Clean Loads (per load) gravel, soil or asphalt grindings 6" Dia	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Benton Crossing: Minimum Gate Fee	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Benton Crossing: Mixed Construction & Demolition	Business Fees/Mkt	74.00	74.00
Solid Waste Enterprise	Benton Crossing: Mixer inert debris or loads of Large concrete/asphalt chunks (per ton)	Business Fees/Mkt	33.00	33.00
Solid Waste Enterprise	Benton Crossing: Mobile Homes, House Trailers & Campers	Business Fees/Mkt	\$74.00 per ton	\$74.00 per ton

**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Type of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>
Solid Waste Enterprise	Benton Crossing: Non-Refrigerated Appliances	Business Fees/Mkt		
Solid Waste Enterprise	Benton Crossing: Organics (per load)	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Benton Crossing: Oversized tires & tractor tires dia. > 42" or >11" width each	Business Fees/Mkt	\$65.75+\$17.25 per ton	\$65.75+\$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Passenger car/truck tire dia. < 42" or < 11" width each	Business Fees/Mkt	\$5.50+\$17.25 per ton	\$5.50+\$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Refrigerated Appliances	Business Fees/Mkt	\$24.75 + \$17.25 per ton	\$24.75 + \$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Scrap Metal	Business Fees/Mkt	\$17.25 per ton	\$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Special Handling-Add'l 1/2 hour charge to process	Business Fees/Mkt	\$20.00 per half hour	\$20.00 per half hour
Solid Waste Enterprise	Benton Crossing: Special Handling-Base Rate	Business Fees/Mkt	\$74.00 per ton	\$74.00 per ton
Solid Waste Enterprise	Benton Crossing: Special Handling-Large Load surcharge	Business Fees/Mkt	\$100.00 per load	\$100.00 per load
Solid Waste Enterprise	Benton Crossing: Tire on Rim surcharge	Business Fees/Mkt	\$5.50+\$17.25 per ton	\$5.50+\$17.25 per ton
Solid Waste Enterprise	Benton Crossing: Tree Trunks >18" & Stumps (per ton)	Business Fees/Mkt	74.00	74.00
Solid Waste Enterprise	Benton Crossing: Wood (per ton)	Business Fees/Mkt	17.25	17.25
Solid Waste Enterprise	Parcel Fee	Business Fees/Mkt	60.00	60.00
Solid Waste Enterprise	Solid Waste Fee Appeal	Business Fees/Mkt	407.00	407.00
Solid Waste Enterprise	Tipping Fees (per ton)	Business Fees/Mkt	74.00	74.00
Solid Waste Enterprise	Transfer Station by Volume: 1st Garbage Can up to 80 gallons	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Transfer Station by Volume: Add'l garbage Can up to 40 gallons	Business Fees/Mkt	2.50	2.50
Solid Waste Enterprise	Transfer Station by Volume: C&D all other loads of inert debris	Business Fees/Mkt	\$47.50 per cubic yrd	\$47.50 per cubic yrd
Solid Waste Enterprise	Transfer Station by Volume: C&D Clean loads of gravel, soil or asphalt	Business Fees/Mkt	\$5.00 per load	\$5.00 per load
Solid Waste Enterprise	Transfer Station by Volume: C&D Waste mixed	Business Fees/Mkt	\$16.50 per cubic yrd	\$16.50 per cubic yrd
Solid Waste Enterprise	Transfer Station by Volume: Cathode Ray Tubes (TV & computer monitors) each	Business Fees/Mkt	5.75	5.75
Solid Waste Enterprise	Transfer Station by Volume: Minimum Gate Fee	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Transfer Station by Volume: Mixed Waste	Business Fees/Mkt	\$11.75 per ton	\$11.75 per ton
Solid Waste Enterprise	Transfer Station by Volume: Non-Refrigerated Appliances - each	Business Fees/Mkt	8.50	8.50
Solid Waste Enterprise	Transfer Station by Volume: Organics (per load)	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Transfer Station by Volume: Oversized tires & tractor tires dia. > 42" or >11" width each	Business Fees/Mkt	68.50	68.50
Solid Waste Enterprise	Transfer Station by Volume: Passenger car/truck tire dia. < 42" or < 11" width each	Business Fees/Mkt	5.75	5.75
Solid Waste Enterprise	Transfer Station by Volume: Refrigerated Appliances - each	Business Fees/Mkt	27.00	27.00
Solid Waste Enterprise	Transfer Station by Volume: Scrap Metal	Business Fees/Mkt		
Solid Waste Enterprise	Transfer Station by Volume: Special Handling-Add'l 1/2 hour charge to process	Business Fees/Mkt	\$20.00 per half hour	\$20.00 per half hour
Solid Waste Enterprise	Transfer Station by Volume: Special Handling-Base Rate	Business Fees/Mkt	\$8.50 per cubic yrd	\$8.50 per cubic yrd

**2014-15 MONO COUNTY FEES**

<b>Department</b>	<b>Name of Fee</b>	<b>Type of Fee</b>	<b>Current Fee 2013-14</b>	<b>Proposed Fee 2014-15</b>
Solid Waste Enterprise	Transfer Station by Volume: Special Handling-Large Load surcharge	Business Fees/Mkt	\$100.00 per load	\$100.00 per load
Solid Waste Enterprise	Transfer Station by Volume: Tire on Rim surcharge each	Business Fees/Mkt	5.75	5.75
Solid Waste Enterprise	Transfer Station by Volume: Wood - Clean (per cubic yard)	Business Fees/Mkt	8.50	8.50
Solid Waste Enterprise	Transfer Station by Weight: Cathode Ray Tubes (TV & computer monitors) each	Business Fees/Mkt	\$5.50+\$37.25 per ton	\$5.50+\$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Minimum Gate Fee	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Transfer Station by Weight: Mixed Household & Commercial Waste	Business Fees/Mkt	\$94.00 per ton	\$94.00 per ton
Solid Waste Enterprise	Transfer Station by Weight: Non-Refrigerated Appliances	Business Fees/Mkt	\$11.50 + \$37.25 per ton	\$11.50 + \$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Organics (per load)	Business Fees/Mkt	5.00	5.00
Solid Waste Enterprise	Transfer Station by Weight: Oversized tires & tractor tires dia. > 42" or >11" width each	Business Fees/Mkt	\$65.75+\$17.25 per ton	\$65.75+\$17.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Passenger car/truck tire dia. < 42" or < 11" width each	Business Fees/Mkt	\$5.50+\$37.25 per ton	\$5.50+\$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Refrigerated Appliances	Business Fees/Mkt	\$24.75 + \$37.25 per ton	\$24.75 + \$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Scrap Metal	Business Fees/Mkt	\$37.25 per ton	\$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Special Handling-Add'l 1/2 hour charge to process	Business Fees/Mkt	\$20.00 per half hour	\$20.00 per half hour
Solid Waste Enterprise	Transfer Station by Weight: Special Handling-Base Rate	Business Fees/Mkt	\$94.00 per ton	\$94.00 per ton
Solid Waste Enterprise	Transfer Station by Weight: Special Handling-Large Load surcharge	Business Fees/Mkt	\$100.00 per load	\$100.00 per load
Solid Waste Enterprise	Transfer Station by Weight: Tire on Rim surcharge	Business Fees/Mkt	\$5.50+\$37.25 per ton	\$5.50+\$37.25 per ton
Solid Waste Enterprise	Transfer Station by Weight: Wood (per ton)	Business Fees/Mkt	17.25	17.25
Solid Waste Enterprise	Transportation Fees (Transfer Stations) Per Ton	Business Fees/Mkt	20.00	20.00