



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 Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes, CA 93546

Regular Meeting June 19, 2018

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 Shannon Kendall, Clerk of the Board, at (760) 932-5533. 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). 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 <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

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. RECOGNITIONS - NONE

3. COUNTY ADMINISTRATIVE OFFICE

CAO Report regarding Board Assignments

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

4. DEPARTMENT/COMMISSION REPORTS

5. 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. Board Minutes

Departments: Clerk of the Board

Approval of the minutes from the special Board meeting of May 21, 2018.

Recommended Action: Approve the minutes from the special Board meeting of May 21, 2018.

Fiscal Impact: None.

B. Board Minutes

Approval of the minutes from the special Board meeting of May 22, 2018.

Recommended Action: Approve the minutes from the special Board meeting of May 22, 2018.

Fiscal Impact: None.

C. Board Minutes

Approval of the minutes from the special Board meeting of May 23, 2018.

Recommended Action: Approve the minutes from the special Board meeting of May 23, 2018.

Fiscal Impact: None.

D. Agreement and Third Amendment to the Sludge Disposal and Tipping Fee Agreement with Mammoth Community Water District

Departments: Public Works - Solid Waste

Two-Year Extension of Agreement with Mammoth Community Water District

Regarding Sludge Disposal and Tipping Fees

Recommended Action: Execute third amendment to extend for two (2) years the agreement with Mammoth Community Water District regarding sludge disposal at the County's landfill facilities and tipping fees.

Fiscal Impact: None. The existing agreement between the County and the District generates approximately \$165,000.00 per year in gate fee revenue to the Solid Waste Enterprise Fund. The attached third amendment to the agreement does not change existing gates fees charged to the District for sludge disposal.

E. Solid Waste Parcel Fee Program, FY18-19

Departments: Public Works - Solid Waste

Proposed resolution extending and re-establishing the Mono County Solid Waste Fee Program for fiscal year 2018-2019.

Recommended Action: Adopt proposed resolution R18-____, Extending and Re-Establishing the Mono County Solid Waste Fee Program for Fiscal Year 2018-2019.

Fiscal Impact: Countywide, approximately \$800,000 in revenue from fees and interest per year.

F. Property Tax Software Maintenance Agreement and Web Services Addendum

Departments: Finance

2018-19 Proposed contract and addendum with Megabyte Systems, Inc. for software maintenance and web services.

Recommended Action: Approve proposed contract with Megabyte Systems, Inc. for software maintenance of the Megabyte System and approve proposed contract addendum with Megabyte Systems, Inc. for web services, both pertaining to the county property tax system.

Fiscal Impact: Maintenance Agreement - not to exceed \$125,000 for FY 2018-19, which was included in the recommended budget for FY 2018-19. Addendum for web services - \$7,200.68 which was included in the recommended budget for FY 2018-19.

G. Second Amendment to the Transfer Station Operator Agreement

Departments: Public Works - Solid Waste

Two-Year Extension of Agreement with D & S Waste Removal, Inc. for Operation of Mono County Transfer Stations Facilities

Recommended Action: Authorize County Administrative Officer to execute

second amendment to extend for two (2) years the agreement with D & S Waste Removal, Inc. for the operation and management of County transfer stations. Provide any desired direction to staff.

Fiscal Impact: Approximately \$300,000 per year paid through the Solid Waste Enterprise Fund. The amendment would authorize payment for services consistent with rates included in the current agreement.

H. Letter to BLM regarding Casa Diablo IV Geothermal Project

Departments: CAO

Proposed Board letter to BLM regarding the Casa Diablo IV Geothermal Project, specifically relating to concerns over the protection of the groundwater supply for the Town of Mammoth Lakes.

Recommended Action: Approve proposed letter regarding Casa Diablo IV Geothermal Project, and requesting the protection of Mammoth's groundwater supply.

Fiscal Impact: None.

I. Mono County Community Corrections Partnership Executive Committee Appointments

Departments: Probation

Resolution updating membership on the Mono County Community Corrections Partnership Executive Committee to recognize changes in the offices of presiding judge of the Mono County Superior Court and public defender.

Recommended Action: Adopt proposed resolution R18-____, Designating members of the Executive Committee of the Mono County Community Corrections Partnership and Superseding and Replacing R17-46.

Fiscal Impact: None.

J. Appointments to the Wheeler Crest Design Review Committee

Departments: CDD

Appointment of new or expired members to the Wheeler Crest Design Review Committee, which reviews architectural design of building permit applications in the Swall Meadows area.

Recommended Action: Appoint one new member, Ray Tompauskas, and reappoint three existing members, Mike Day, Tom Hopkins and Bill Goodman, to the Wheeler Crest Design Review Committee for a terms expiring January 2020, as recommended by Supervisor Stump.

Fiscal Impact: None.

K. Maternal Child and Adolescent Health (MCAH) Agreement Funding

Application (AFA) #201826

Departments: Public Health

Maternal, Child, and Adolescent Health (MCAH) Agreement Funding Application (AFA) for fiscal year 2018-19.

Recommended Action: Approve the Maternal, Child, and Adolescent Health (MCAH) Agreement Funding Application (AFA) for fiscal year 2018-19. The AFA operates as a contract between the County and the California Department of Public Health (CDPH). Authorize the Chairperson to sign the MCAH AFA Agency Information Form to execute the contract on behalf of the County. Additionally, provide authorization for the Public Health Director to approve minor amendments and/or revisions that may occur during the contract period provided they are approved by County Counsel and do not materially affect the County's rights. Provide any desired direction to staff.

Fiscal Impact: There is no impact to the County General Fund. The MCAH program is funded with a mix of federal Title V and Title XIX dollars and Public Health Realignment, totaling \$122,059 for fiscal year 2018-19.

L. Approve Road Closures for Mammoth Lakes Fourth of July Celebration

Departments: Public Works

Proposed resolution authorizing the temporary closure of county roads for the Town of Mammoth Lakes fireworks celebration.

Recommended Action: Approve resolution R18- ___, Authorizing the temporary closure of county roads for the Town of Mammoth Lakes fireworks celebration. Provide direction to staff.

Fiscal Impact: None.

M. Second Amendment to Employment Agreement of Solid Waste Superintendent

Departments: Human Resources

(Dave Butters) - Proposed resolution approving a contract amendment with Justin Nalder as Solid Waste Superintendent and prescribing the compensation, appointment and conditions of said employment.

Recommended Action: Announce Fiscal Impact. Approve Resolution #R18-____, Approving a contract amendment with Justin Nalder as Solid Waste Superintendent, and prescribing the compensation, appointment and conditions of said employment. Authorize the Board Chair to execute said contract on behalf of the County.

Fiscal Impact: No fiscal impact

N. Letter to the California Department of Fish and Game Commission

Regarding Sage Grouse Hunting Permits

Departments: County Counsel

Approval of Board of Supervisors' letter to the California Department of Fish and Game Commission regarding proposed changes in regulations governing the process by which hunting permits for sage grouse are drawn.

Recommended Action: Review and sign comment letter to the California Department of Fish and Game Commission (Commission) regarding proposed regulation change to include a preference point for drawing sage grouse hunting permits.

Fiscal Impact: None.

6. CORRESPONDENCE RECEIVED

All items listed are located in the Office of the Clerk of the Board, and are available for review. Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

A. Governor's Proclamation of the General Election

Correspondence dated June 11, 2018 containing the Governor's Proclamation of the regularly scheduled Statewide General Election to be held on November 6, 2018.

B. Letters to City of Los Angeles regarding LADWP's Proposed Dewatering of Long and Little Round Valleys

Letters to Los Angeles Mayor Eric Garcetti from the California Audubon Society, Eastern Sierra Audubon, Sierra Club Range of Light Group, the California Natural Resources Agency, California Senator Tom Berryhill, California Assemblyman Frank Bigelow, and U.S. Congressman Paul Cook, expressing concerns regarding the Los Angeles Department of Water and Power's plan to export additional water from Mono County to Los Angeles through the dewatering of habitat and historic agricultural lands.

7. REGULAR AGENDA - MORNING

A. Treasury Loan to Hilton Creek Community Service District

Departments: Finance

10 minutes (5 minute presentation; 5 minute discussion)

(Janet Dutcher) - This is a request from Hilton Creek Community Service District for a 5-year treasury loan in the amount of \$100,000. This loan partially funds infrastructure improvements. Terms include a 3.3% annual interest rate and a callable provision allowing Hilton Creek the option to repay the loan early.

Recommended Action: Approve and authorize the Finance Director to sign a Treasury Loan Agreement in the amount of \$100,000 to Hilton Creek Community Services District.

Fiscal Impact: Results in interest revenue to the County's investment pool in the amount of \$9,220 over the five year term of the loan.

B. Tax Appeal Impound Fund

Departments: Finance

15 minutes (5 minutes presentation; 10 minutes discussion)

(Janet Dutcher) - Authorize impounding of \$1,050,626 associated with pending property tax appeals.

Recommended Action: Approve and authorize the Finance Director to impound \$1,050,626 of redeemed taxes to offset anticipated tax appeal results covering tax years 2010 - 2017.

Fiscal Impact: By impounding an additional \$1,050,626 in addition to the existing balance of \$2,059,698, the County and other property taxing jurisdictions are less likely to experience significant reductions in future current secured tax distributions when tax appeal refunds are issued.

C. Housing Needs Assessment Review and Community Feedback on Housing Toolbox

Departments: Community Development

30 minutes

(Bentley Regehr) - Presentation by Bentley Regehr regarding review of the Housing Needs Assessment and community feedback on the Housing Toolbox.

Recommended Action: None (informational only). Provide any desired direction to staff.

Fiscal Impact: None.

D. Housing Mitigation Ordinance Update

Departments: Community Development

45 minutes

(Megan Mahaffey, Ashleigh Kanat) - Economic & Planning Systems (EPS) will present the fee analysis conducted to date in preparation for amendments to the Housing Mitigation Ordinance. Following the presentation, staff will seek Board feedback and recommendations on a fee schedule for residential and non-residential development as well as inclusionary zoning requirements.

Recommended Action:

1. Receive update on rental residential housing, for sale residential housing and commercial linkage fee analysis. Provide any desired direction to staff.

2. Receive update on Housing Mitigation Ordinance and recommended fee structure. Provide any desired direction to staff.

Fiscal Impact: None at this time. This work is funded through a Community Development Block Grant.

E. Quarterly Update on the Mono County Revolving Loan Program - Housing

Departments: Finance

10 minutes

(Janet Dutcher, Jennifer Halferty) - Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund to purchase property on March 1, 2018 at 550 Mono Street, #C101 for selling at below market rate as a deed restricted unit.

Recommended Action: Receive a property update from Mammoth Lakes Housing and a financial update from the Finance Department on use of Mono County Revolving Loan Fund as per Resolution 17-86. Provide any desired direction to staff.

Fiscal Impact: Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund as per Resolution 17-86 in the amount of \$191,200 at 1.5127% to be repaid in full to the Mono RLF upon sale of the unit or within one year, whichever is sooner.

8. 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.)

9. CLOSED SESSION

A. Closed Session - Existing Litigation

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION. Paragraph (1) of subdivision (d) of Government Code section 54956.9. Name of case: Michael Hallum v. County of Mono et al. (Mono Superior Court Case Number CV170086).

B. Closed Session - Exposure to Litigation

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9. Number of potential cases: one.

C. Closed Session - Initiation of Litigation

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Initiation

of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9. Number of potential cases: one.

THE AFTERNOON SESSION WILL RECONVENE NO EARLIER THAN 12:30 P.M.

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. REGULAR AGENDA - AFTERNOON

A. Retiree Health Savings Program for Deputy Sheriffs' Association

Departments: Human Resources

(Dave Butters) - Proposed resolution to enter agreement with ICMA Vantage Care for administration of Retiree Medical Savings Program for the Deputy Sheriffs' Association.

Recommended Action: Approve Resolution R18-____, To Adopt ICMA Retirement Corporation's Vantagecare Retirement Health Savings Program.

Fiscal Impact: No fiscal impact to this agreement. If the MOU is amended in the future there could be a fiscal impact which would be identified at that time.

12. BOARD MEMBER REPORTS

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

ADJOURN



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Clerk of the Board

TIME REQUIRED

SUBJECT Board Minutes

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Approval of the minutes from the special Board meeting of May 21, 2018.

RECOMMENDED ACTION:

Approve the minutes from the special Board meeting of May 21, 2018.

FISCAL IMPACT:

None.

CONTACT NAME: Scheereen Dedman

PHONE/EMAIL: x5538 / sdedman@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[5-21-18 Draft Minutes](#)

History

Time	Who	Approval
6/13/2018 5:32 AM	County Administrative Office	Yes
6/12/2018 2:16 PM	County Counsel	Yes
6/13/2018 2:54 PM	Finance	Yes



**DRAFT MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

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

**Special Meeting
May 21, 2018**

Flash Drive	Board Recorder
Minute Orders	M18-102 Not Used
Resolutions	R18-29 Not Used
Ordinance	ORD18-08 Not Used

9:04 AM Meeting Called to Order by Chair Gardner.
Supervisors Present: Corless, Gardner, Peters, and Stump.

The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Supervisor Peters.

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

2. AGENDA ITEMS

A. Budget Workshop for Fiscal Year 2018-19

Departments: CAO, Finance

(Leslie Chapman, Janet Dutcher) - Budget workshop for fiscal year 2018-2019. This will be day one of a three-day workshop. To view the budget document, please visit the following link:

<https://www.monocounty.ca.gov/auditor/page/2018-19-budget-workshop>.

Please note all times on the attached schedule are estimates.

Action: 1. Conduct a budget workshop regarding the 2018 - 2019 Basic Operating Budget, 2. Provide Board input and direction, and 3. Direct staff to schedule the 2018-19 Budget Hearings for June 12.

Leslie Chapman, CAO:

- Introduced the item. Discussed the different process for this year.
- Have not asked for any decisions today. This is for insights to come back in June.

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

Janet Dutcher, Finance Director:

- Opening remarks to launch three days of the budget workshop. Provide an overview before initiating hearing from the departments.
- Budget Workshop Binder:
 - Strategic Plan / Priorities
 - Staff Report introducing budget
 - Table of Contents
 - Department list, listed in order in which they will come before the Board.
 - Tabs / Numbers
 - Workshop agenda.
 - Tab 19 – Supplementary information

DEPARTMENT PRESENTATIONS (Department: Speaker)

Animal Control: Angelle Nolan, Coordinator
Assessor: Barry Beck, Assessor

Break: 10:44 AM
Reconvene: 10:56 AM

Public Works: Doug Wilson, Interim Director; Garrett Higerd, Engineer; Joe Blanchard, Superintendent; Jerry Vandebroke, Supervisor; Mary Clark, Administrative Services Specialist; Brett McCurry, Supervisor.

- Provided Capital Improvement Budget and graph provided (available in additional documents).

Break: 12:12 PM
Reconvene: 1:30 PM

Emergency Medical Services: Chris Mokracek, Director
District Attorney: Tim Kendall, District Attorney
Probation: Karin Humiston, Chief

Break: 2:38 PM
Reconvene: 2:44 PM

Sheriff – Coroner: Sheriff Braun

ADJOURNED at 3:15 PM

ATTEST

BOB GARDNER
CHAIR OF THE BOARD

SCHEEREEN DEDMAN
SR. DEPUTY CLERK



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Board Minutes

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Approval of the minutes from the special Board meeting of May 22, 2018.

RECOMMENDED ACTION:

Approve the minutes from the special Board meeting of May 22, 2018.

FISCAL IMPACT:

None.

CONTACT NAME: Scheereen Dedman

PHONE/EMAIL: x5538 / sdedman@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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5-22-18 Draft Minutes

History

Time	Who	Approval
6/13/2018 6:00 AM	County Administrative Office	Yes
6/12/2018 2:17 PM	County Counsel	Yes
6/13/2018 2:50 PM	Finance	Yes



**DRAFT MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

MEETING LOCATION Mammoth Lakes Suite Z, 437 Old Mammoth Rd, Suite Z, Mammoth Lakes, CA 93546

**Special Meeting
May 22, 2018**

Flash Drive	Portable Recorder
Minute Orders	M18-102 Not Used
Resolutions	R18-29 Not Used
Ordinance	ORD18-08 Not Used

9:20 AM Meeting Called to Order by Chair Gardner.
Supervisors Present: Corless, Gardner, Peters, and Stump.

The Mono County Board of Supervisors stream all of their meetings live on the internet and archives them afterward. To listen to any meetings from June 2, 2015 forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Supervisor Corless.

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

2. AGENDA ITEMS

A. Budget Workshop for Fiscal Year 2018-19

(Leslie Chapman, Janet Dutcher) - Budget workshop for fiscal year 2018-2019. This will be day two of a three-day workshop. To view the budget document, please visit the following link:

<https://www.monocounty.ca.gov/auditor/page/2018-19-budget-workshop>.

Please note all times on the attached schedule are estimates.

Action: 1. Conduct a budget workshop regarding the 2018 - 2019 Basic Operating Budget, 2. Provide Board input and direction, and 3. Direct staff to schedule the 2018-19 Budget Hearings for June 12.

Leslie Chapman, CAO:

- Continuation from yesterday.

DEPARTMENT PRESENTATIONS (Department: Speaker)

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

Agricultural Commissioner: Brent Calloway, Analyst
• Provided hand out (available in additional documents).
Community Development: Wendy Sugimura, Interim Director

Break 10:21 AM
Reconvene 10:33 AM

Information Technology: Nate Greenberg, Director
Economic Development: Alicia Vennos, Director; Gaye Mueller, Mono County Fish and Wildlife Commission Chair

Closed Session: 11:28 AM
Reconvene: 1:01 PM

Public Health: Sandra Pearce, Director; Kim Bunn, Fiscal and Administrative Officer; Louis Molina, Environmental Health Director
Social Services: Kathy Peterson, Director

Break 2:21 PM
Reconvene: 2:29 PM

Behavioral Health: Robin Roberts, Director

B. Closed Session - Exposure to Litigation

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION.
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9. Number of potential cases: One.

Nothing to report out of Closed Session.
Returned to item 2A.

ADJOURNED at 2:55 PM

ATTEST

BOB GARDNER
CHAIR OF THE BOARD

SCHEEREEN DEDMAN
SR. DEPUTY CLERK



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Board Minutes

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Approval of the minutes from the special Board meeting of May 23, 2018.

RECOMMENDED ACTION:

Approve the minutes from the special Board meeting of May 23, 2018.

FISCAL IMPACT:

None.

CONTACT NAME: Scheereen Dedman

PHONE/EMAIL: x5538 / sdedman@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[5-23-18 Draft Minutes](#)

History

Time	Who	Approval
6/13/2018 6:08 AM	County Administrative Office	Yes
6/12/2018 2:18 PM	County Counsel	Yes
6/13/2018 3:29 PM	Finance	Yes



**DRAFT MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

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

**Special Meeting
May 23, 2018**

Flash Drive	Board Recorder
Minute Orders	M18-102 Not Used
Resolutions	R18-29 Not Used
Ordinance	ORD18-08 Not Used

9:03 AM Meeting Called to Order by Chair Gardner.

Pledge of Allegiance led by Supervisor Stump.

1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

2. AGENDA ITEMS

A. Public Comment for the 18/19 Budget

Departments: CAO, Finance

(Various) - An opportunity for members of the public and representatives of community organizations to offer input to inform budget decisions that will be made by the Board of Supervisors on June 12th and September 18th. The Board will adopt a basic operating budget on June 12th and do an amendment on September 18th pending more information regarding carryover fund balance. Each person will be invited to speak for up to 10 minutes.

Action: Receive input and provide staff direction.

Dave Doonan, White Mountain Fire Protection District
Jill Stark, June Lake Trails Committee
Dave Carle, Mono Basin Historical Society
Robert Joki, Mammoth Museum
Marianne O'Connor, Treasurer Mammoth Museum
Kathleen Calderon, Mammoth Jazz
Brian Schuldt, Chamber Music Unbound
Kendra Knight, Mono Arts Council
Jessica Kennedy, Mammoth Lakes Chamber of Commerce

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors

Alicia Vennos, Economic Development, read letter from Bill Bramlette, Benton Hot Springs

Break: 9:45 AM

Reconvene: 9:57 AM

B. Budget Workshop for Fiscal Year 2018-19

(Leslie Chapman, Janet Dutcher) - Budget workshop for fiscal year 2018-2019. This will be day three of a three-day workshop. To view the budget document, please visit the following link:

<https://www.monocounty.ca.gov/auditor/page/2018-19-budget-workshop>.

Please note all times on the attached schedule are estimates.

Action: 1. Conduct a budget workshop regarding the 2018 - 2019 Basic Operating Budget, 2. Provide Board input and direction, and 3. Direct staff to schedule the 2018-19 Budget Hearings for June 12.

Sheriff Braun:

Cleared up a rumor. Reason positions were defunded during this budget was because my office grossly overspent their budget. This is not true.

Leslie, hearing rumors that the County is broke, lay offs, furloughs, this has nothing to do with County financials, this is about changing the way we do budgeting. Will go more in depth during closing remarks. Unfunded positions not funded because they were vacant.

County Counsel: Stacey Simon, County Counsel

Clerk – Recorder: Shannon Kendall, Clerk-Recorder-Registrar

Finance: Janet Dutcher, Director

Break: 11:07

Reconvene: 11:13 AM

Finance: Gerald Frank, Assistant Director

County Administrative Office: Leslie Chapman, County Administrative Officer

Closing comments by Janet Dutcher and Leslie Chapman.

Handout from fiscal resilience presentation (available in additional documents)

ADJOURNED at 12:58 PM

ATTEST

BOB GARDNER
CHAIR OF THE BOARD

SCHEEREN DEDMAN
SR. DEPUTY CLERK

Note:

These draft meeting minutes have not yet been approved by the Mono County Board of Supervisors



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Public Works - Solid Waste

TIME REQUIRED

SUBJECT Agreement and Third Amendment to the Sludge Disposal and Tipping Fee Agreement with Mammoth Community Water District

PERSONS APPEARING BEFORE THE BOARD

AGENDA DESCRIPTION:

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

Two-Year Extension of Agreement with Mammoth Community Water District Regarding Sludge Disposal and Tipping Fees

RECOMMENDED ACTION:

Execute third amendment to extend for two (2) years the agreement with Mammoth Community Water District regarding sludge disposal at the County's landfill facilities and tipping fees.

FISCAL IMPACT:

None. The existing agreement between the County and the District generates approximately \$165,000.00 per year in gate fee revenue to the Solid Waste Enterprise Fund. The attached third amendment to the agreement does not change existing gates fees charged to the District for sludge disposal.

CONTACT NAME: Justin Nalder

PHONE/EMAIL: 760-932-5453 / jnalder@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff Report re Sludge Agmt
<input type="checkbox"/> Agreement and Third Amendment
<input type="checkbox"/> Agreement and Second Amendment
<input type="checkbox"/> Agreement and First Amendment
<input type="checkbox"/> Sludge Disposal and Tipping Fee Agreement

History

Time	Who	Approval
6/7/2018 2:26 PM	County Administrative Office	Yes
6/14/2018 11:10 AM	County Counsel	Yes
6/14/2018 7:47 AM	Finance	Yes



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

To: Honorable Chair and Members of the Board of Supervisors
From: Justin Nalder, Solid Waste Superintendent
Date: June 19, 2018
Subject: Two-Year Extension of Agreement with Mammoth Community Water District Regarding Sludge Disposal and Tipping Fees

Recommended Action

Execute third amendment to extend for two (2) years the agreement with Mammoth Community Water District regarding sludge disposal at the County's landfill facilities and tipping fees.

Fiscal Impact

None. The existing agreement between the County and the District generates approximately \$165,000.00 per year in gate fee revenue to the Solid Waste Enterprise Fund. The attached third amendment to the agreement does not change existing gates fees charged to the District for sludge disposal.

Discussion

Since June 16, 2011, the District has been disposing of sludge from its wastewater treatment plant at the Benton Crossing Landfill pursuant to a Sludge Disposal and Tipping Fee Agreement ("Agreement"). The Agreement set certain operational requirements for sludge disposal as well as fees for the disposal. The Agreement, in its original form, included a term that expired on June 30, 2014. The County and the District have amended the Agreement twice to extend its term through June 30, 2018.

The District has expressed interest in extending the Agreement for another two (2) years. Based on the current stability of the Solid Waste Enterprise Fund as well as the operational costs for staff to handle and dispose of the District's sludge at County landfill facilities, staff is not recommending that the fees included in the Agreement (i.e., gate and tipping fees) be increased at this time. The Agreement continues to effectively serve both the County and the District's needs and interests, and there are no operational problems anticipated should the status quo continue for another two years. Therefore, staff recommends the Board approve a third amendment to the Agreement to extend the Agreement for another two-year period, at which time the County and the District can negotiate any necessary changes.

If you have any questions regarding this item, please contact me at (760) 932-5453.

Respectfully submitted,



Justin Nalder
Solid Waste Superintendent

Attachments:

1. Agreement and Third Amendment to the Sludge Disposal and Tipping Fee Agreement Between the County of Mono and Mammoth Community Water District
2. Second Amendment to the Agreement Between County of Mono and Mammoth Community Water District for Sludge Disposal and Tipping Fees
3. First Amendment to the Agreement Between County of Mono and Mammoth Community Water District for Sludge Disposal and Tipping Fees
4. Sludge Disposal and Tipping Fee Agreement

**AGREEMENT AND THIRD AMENDMENT TO
THE SLUDGE DISPOSAL AND TIPPING FEE AGREEMENT
BETWEEN THE COUNTY OF MONO AND
MAMMOTH COMMUNITY WATER DISTRICT**

This AGREEMENT AND THIRD AMENDMENT TO THE SLUDGE DISPOSAL AND TIPPING FEE AGREEMENT BETWEEN THE COUNTY OF MONO AND MAMMOTH COMMUNITY WATER DISTRICT ("Third Amendment") is entered into on or about June 30, 2018, by and between the County of Mono, a political subdivision of the State of California ("County"), and Mammoth Community Water District, a California public agency ("District"), for the purpose of amending the SLUDGE DISPOSAL AND TIPPING FEE AGREEMENT ("Original Agreement"), and all amendments thereto, to extend the term of the Original Agreement. County and District are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. On or about June 16, 2011, the Parties entered into the Original Agreement for the District's disposal of sludge at County's Benton Crossing Landfill; the Original Agreement included a term beginning on July 1, 2011, and ending on June 30, 2014.

B. Thereafter, on or about June 17, 2014, the Parties entered into the FIRST AMENDMENT TO AGREEMENT BETWEEN COUNTY OF MONO AND MAMMOTH COMMUNITY WATER DISTRICT FOR SLUDGE DISPOSAL AND TIPPING FEES ("First Amendment") to extend the term of the Original Agreement through June 30, 2016, and to clarify that any extension of the Original Agreement beyond June 2016 may include an adjustment in the "Tipping Fee," as that term is defined in Paragraph (a) of Section 2 of the Original Agreement.

C. Thereafter, on or about June 30, 2016, the Parties entered into the SECOND AMENDMENT TO AGREEMENT BETWEEN COUNTY OF MONO AND MAMMOTH COMMUNITY WATER DISTRICT FOR SLUDGE DISPOSAL AND TIPPING FEES ("Second Amendment") to extend the term of the Original Agreement, as amended by the First Amendment, through June 30, 2018.

D. The Parties now wish to extend the term of the Original Agreement, as amended by the First Amendment and Second Amendment, through June 30, 2020.

NOW, THEREFORE, the Parties agree as follows:

1. The term of the Original Agreement, as amended by the First Amendment and the Second Amendment, shall be extended through June 30, 2020, unless sooner terminated as provided in the Original Agreement.

2. All other provisions of the Original Agreement, as amended by the First Amendment and the Second Amendment, not herein amended or modified shall remain in full force and effect.

3. This Third Amendment may be executed in one or more counterparts (including electronic transmission), each of which shall be deemed an original and all of which constitute one and the same written instrument.

IN WITNESS of the foregoing, the Parties have signed this Third Amendment through their duly-authorized representatives, as set forth below:

County of Mono:

Mammoth Community Water District:

By: _____

By: _____

Name: Bob Gardner

Name:

Title: Chairman, Board of Supervisors

Title: President, Board of Directors

Approved as to Form:

Attest:

Mono County Counsel's Office

Secretary, Board of Directors

**FIRST AMENDMENT TO AGREEMENT
BETWEEN COUNTY OF MONO
AND MAMMOTH COMMUNITY WATER DISTRICT
FOR SLUDGE DISPOSAL AND TIPPING FEES**

This First Amendment is entered into on June 17, 2014, by and between the County of Mono (hereinafter, "County"), a political subdivision of the State of California, and Mammoth Community Water District (hereinafter, "District"), a California public agency, for the purpose of extending the agreement for the District's disposal of sludge at the County's Benton Crossing Landfill (hereinafter, "the Agreement"). The County and the District are sometimes referred to herein collectively as "the parties."

NOW, THEREFORE, the parties agree as follows:

1. The term of the Agreement shall be extended until June 30, 2016, unless sooner terminated as provided in the Agreement.
2. Paragraph (a) of Section 2 of the Agreement, "Payment for Disposal" shall be amended and restated in full as follows:

2. Payment For Disposal.


a. The District shall pay the County \$68.50 per-ton (the "Tipping Fee") of sludge that it disposes during the term of this Agreement. Any extension beyond June 2016 agreed to by the parties may include an adjustment in the Tipping Fee, as negotiated between the parties at that time. In order to calculate the weight of the sludge: (i) the District's truck will be weighed upon entry to the Landfill before the sludge is off-loaded from the truck; (ii) the truck will be weighed a second time before it exits the Landfill after the sludge has been removed from the truck; and (iii) the difference between the two weights will be considered the weight of the District's sludge, which will be used to calculate the Tipping Fee.


3. All other provisions of the Agreement not herein modified shall remain in full force and effect.
4. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which constitute one and the same written instrument.

IN WITNESS of the foregoing, the parties have signed this First Amendment through their duly-authorized representatives, as set forth below:

County of Mono:

Mammoth Community Water District:

By: 
Name: Larry K. Johnston Name:
Title: Chairman, Board of Supervisors

By: 
Name: Thomas R. Smith
Title: President, Board of Directors

Attest:


Secretary, Board of Directors

Approved as to Form:


Stacey Simon
Assistant County Counsel

Approved by Risk Management:


Bill Van Lente

**FIRST AMENDMENT TO AGREEMENT
BETWEEN COUNTY OF MONO
AND MAMMOTH COMMUNITY WATER DISTRICT
FOR SLUDGE DISPOSAL AND TIPPING FEES**

This First Amendment is entered into on June 17, 2014, by and between the County of Mono (hereinafter, "County"), a political subdivision of the State of California, and Mammoth Community Water District (hereinafter, "District"), a California public agency, for the purpose of extending the agreement for the District's disposal of sludge at the County's Benton Crossing Landfill (hereinafter, "the Agreement"). The County and the District are sometimes referred to herein collectively as "the parties."

NOW, THEREFORE, the parties agree as follows:

1. The term of the Agreement shall be extended until June 30, 2016, unless sooner terminated as provided in the Agreement.
2. Paragraph (a) of Section 2 of the Agreement, "Payment for Disposal" shall be amended and restated in full as follows:

2. Payment For Disposal.


a. The District shall pay the County \$68.50 per-ton (the "Tipping Fee") of sludge that it disposes during the term of this Agreement. Any extension beyond June 2016 agreed to by the parties may include an adjustment in the Tipping Fee, as negotiated between the parties at that time. In order to calculate the weight of the sludge: (i) the District's truck will be weighed upon entry to the Landfill before the sludge is off-loaded from the truck; (ii) the truck will be weighed a second time before it exits the Landfill after the sludge has been removed from the truck; and (iii) the difference between the two weights will be considered the weight of the District's sludge, which will be used to calculate the Tipping Fee.


3. All other provisions of the Agreement not herein modified shall remain in full force and effect.
4. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which constitute one and the same written instrument.

IN WITNESS of the foregoing, the parties have signed this First Amendment through their duly-authorized representatives, as set forth below:

County of Mono:

Mammoth Community Water District:

By: 
Name: Larry K. Johnston Name:
Title: Chairman, Board of Supervisors

By: 
Name: Thomas R. Smith
Title: President, Board of Directors

Attest:


Secretary, Board of Directors

Approved as to Form:


Stacey Simon
Assistant County Counsel

Approved by Risk Management:


Bill Van Lente

SLUDGE DISPOSAL AND TIPPING FEE AGREEMENT

This Sludge Disposal and Tipping Fee Agreement (the "Agreement") is entered into on this the 16th day of June, 2011, by and between the Mammoth Community Water District (the "District") and the County of Mono (the "County"), which are collectively referred to herein as the "Parties."

Recitals

A. The District accumulates sludge at its wastewater treatment plant. The District must dispose of the sludge in a manner that is consistent with best industry practices and the Mono County Sludge Operating Management Plan (OMP) and Sampling and Analysis Plan (SAP) (the "County OMP/SAP").

B. The County operates the Benton Crossing Sanitary Landfill located in Mono County at 899 Pit Road off of Owens River Road, near Whitmore Hot Springs, California (the "Landfill").

C. The District had been utilizing a contractor to haul its sludge to and dispose of the sludge at the Landfill. In July 2010, the contractor retired and since that time the District has been using its own employees and equipment to haul the sludge to and dispose of the sludge at the Landfill under an informal agreement with the County.

D. The District desires to continue to use its own employees and equipment to haul its sludge to and dispose of the sludge at the Landfill and the District desires to enter into a formal agreement with the County that allows the District to continue to dispose of its sludge at the Landfill or another County landfill.

E. The County desires to allow the District to continue to dispose of its sludge at the Landfill, or another County landfill, provided that the District pays a reasonable fee for the right to dispose of the sludge.

WHEREFORE, in consideration of the above recitals, the Parties agree as follows:

Agreement

1. Disposal of Sludge. The County hereby grants to the District a right to dispose of its sludge at the Landfill pursuant to the terms of the Agreement. The County shall be responsible for complying with section 7 of the County OMP/SAP, which requires that sludge be processed and mixed with soil at the Landfill and that soil samples be taken as specified in the County OMP/SAP. If, during the term of this Agreement, the Landfill closes or the County can no longer accept the District's sludge at the Landfill, then the County may designate an alternate location within Mono County where the District may dispose of its sludge for the remainder of the term of the Agreement and in accordance with the terms set forth herein, or it may terminate this Agreement. If the County will require the District to dispose of the sludge at a disposal site

within Mono County that is not the Landfill, or if the County elects to terminate this Agreement, then the County shall provide written notice of such change or termination to the District at least ninety (90) days before the change is required or the date of termination, unless shorter notice is required for the immediate protection of public health, safety, or welfare, or required by order or direction of a regulatory authority having jurisdiction over the activities specified in this Agreement.

2. Payment For Disposal.

a. The District shall pay the County \$68.50 per-ton of sludge that it disposes during the term of this Agreement, or any extension or renewal thereof (the "Tipping Fee"). In order to calculate the weight of the sludge: (i) the District's truck will be weighed upon entry to the Landfill before the sludge is off-loaded from the truck; (ii) the truck will be weighed a second time before it exits the Landfill after the sludge has been removed from the truck; and (iii) the difference between the two weights will be considered the weight of the District's sludge, which will be used to calculate the Tipping Fee.

b. Within 10 business days after the last day of each month, the County shall provide the District with a detailed invoice that includes the following information: (i) the weight of each load of sludge that the District disposed of under the terms of this Agreement during the preceding month; (ii) the Tipping Fee for each load of sludge; and (iii) the total amount of the Tipping Fees for the District's sludge disposal during the preceding month (the "Invoice Amount"). Within 10 business days after receiving each monthly invoice, the District shall pay the County the Invoice Amount, unless the District disputes that amount pursuant to Section 2.c., hereof.

c. If the District believes that the Invoice Amount is incorrect, then, within 10 business days after receiving the invoice, the District shall notify the County that it is disputing the Invoice Amount. After the District notifies the County that it is disputing the Invoice Amount, the County shall review the disputed invoice and, if the County believes that the Invoice Amount is correct, the County shall provide the District all records on which it relied to calculate the Invoice Amount. If the Invoice Amount is supported by the County's records, then the District shall pay the Invoice Amount within 10 business days after receiving copies of those records. If the County's records do not support the Invoice Amount and if the Parties can not agree on a correct Invoice Amount for any invoice that the District disputes, then the District shall pay the County for the 12-month running average of its monthly Invoice Amounts, or the Invoice Amount of the disputed invoice, whichever is less.

3. Term of Agreement. The term of this Agreement shall be from July 1, 2011 until June 30, 2014.

4. Schedule of Disposal. The District shall dispose of the sludge at the Landfill or other designated disposal site at times that are convenient for the District during the Landfill's or other site's normal operating hours.

5. Compliance with OMP/SAP. The Parties acknowledge that the District's sludge is waste that is collected at its wastewater treatment plant. The Parties acknowledge that the constituents in the sludge are outside of the District's control. The County shall not refuse to accept the District's sludge at the Landfill or other designated disposal site within Mono County, provided that the sludge threshold concentrations for disposal in the County OMP/SAP, as same may be amended from time to time, are not exceeded, and that the District has complied with the testing and disposal procedures that are set forth in the County OMP/SAP, as same may be amended from time to time.

6. Integration. This Agreement constitutes the sole, final, complete, exclusive and integrated expression and statement of the terms of agreement between the Parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, either oral or written, that may be related to the subject matter of this Agreement.

7. Construction and Interpretation. The Parties agree and acknowledge that this Agreement has been arrived at through negotiation, and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

8. Waiver. The waiver at any time by any party of its rights with respect to a default or other matter arising in connection with this Agreement shall not be deemed a waiver with respect to any subsequent default or matter.

9. Remedies Not Exclusive. The remedies provided in this Agreement are cumulative and not exclusive, and are in addition to any other remedies that may be provided by law or equity. The exercise by either party of any remedy under this Agreement shall be without prejudice to the enforcement of any other remedy.

10. Severability. If any part of this Agreement is held to be void, invalid, illegal or unenforceable, then the remaining parts will continue in full force and effect and will be fully binding, provided that each party still receives the benefits of this Agreement.

11. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective assigns and successors of the Parties. The Parties agree that neither party shall assign this Agreement or any interest therein without first obtaining written consent to such assignment from the other party. The District hereby consents to any assignment of this Agreement by the County to a joint powers authority or agency formed by the County and the Town of Mammoth Lakes which would assume the County's rights and obligations under this Agreement.

12. Relationship of Parties. Nothing in this Agreement shall be construed to create an association, joint venture, trust or partnership, or to impose a trust or partnership covenant, obligation, or liability on or with regard to any one or more of the Parties.

13. No Third Party Beneficiaries. This Agreement shall not be construed to create any third party beneficiaries. This Agreement is for the sole benefit of the Parties and no other person or entity shall be entitled to rely upon or receive any benefit from this Agreement or any of its terms.

14. Amendment. This Agreement may be modified or amended only by a subsequent written agreement approved and executed by the Parties.

15. Governing Law. Except as otherwise required by law, this Agreement shall be interpreted, governed by, and construed under the laws of the State of California.

16. Notices. Any notice, demand, invoice or other communication required or permitted to be given under this Agreement shall be in writing and either served personally or sent by prepaid, first class U.S. mail and addressed as follows:

District:

General Manager
Mammoth Community Water District
P.O. Box 597
1315 Meridian Blvd.
Mammoth Lakes, CA 93546

County:

Solid Waste Superintendent
Mono County Department of Public Works
P.O. Box 457
74 North School Street
Bridgeport, CA 93517

Any party may change its address by notifying the other party in writing of the change of address.

WHEREFORE, this Agreement was entered into by the Parties on the date first written above in the County of Mono, State of California.

MAMMOTH COMMUNITY WATER
DISTRICT

President, Board of Directors

COUNTY OF MONO

Chair, Board of Supervisors

Attest:

Secretary, Board of Directors

Approved by Risk Management:

Mono County Risk Manager

Approved as to Form:

Mono County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Public Works - Solid Waste

TIME REQUIRED

SUBJECT Solid Waste Parcel Fee Program,
FY18-19

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed resolution extending and re-establishing the Mono County Solid Waste Fee Program for fiscal year 2018-2019.

RECOMMENDED ACTION:

Adopt proposed resolution R18-___, Extending and Re-Establishing the Mono County Solid Waste Fee Program for Fiscal Year 2018-2019.

FISCAL IMPACT:

Countywide, approximately \$800,000 in revenue from fees and interest per year.

CONTACT NAME: Justin Nalder

PHONE/EMAIL: 760-932-5453 / jnalder@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Parcel Fee Resolution

History

Time	Who	Approval
6/7/2018 2:37 PM	County Administrative Office	Yes
6/14/2018 10:10 AM	County Counsel	Yes

6/13/2018 3:46 PM

Finance

Yes



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 • www.monocounty.ca.gov

Date: June 19, 2018
To: Honorable Chair and Members of the Board of Supervisors
From: Justin Nalder, Solid Waste Superintendent
Subject: Solid Waste Parcel Fee Program, FY18-19

Recommended Action:

1. Approve and authorize the Chair's signature on Resolution No. R18-___, "A Resolution of the Mono County Board of Supervisors Extending and Re-Establishing the Mono County Solid Waste Fee Program for Fiscal Year 2018-2019."

Fiscal Impact:

Countywide, approximately \$800,000 in revenue from fees and interest per year.

Discussion:

Consistent with applicable provisions of the Government Code, the Board of Supervisors must annually renew the Solid Waste Fee program prior to July 1 to continue the County's assessment of fees on developed land within the unincorporated areas of Mono County and, under agreement with the Town Council, on lands within the Town of Mammoth Lakes.

Adoption of the proposed resolution will provide for a status quo program with no increase to the existing \$60 base fee. Therefore, these are not considered new or increased fees, and as such, the program does not require additional consideration under Proposition 218.

Approval of the proposed resolution (attached to this report as Exhibit 1) will authorize the continuation of the Solid Waste Fee program in unincorporated Mono County, as well as within the Town of Mammoth Lakes, pursuant to the Solid Waste Fee Agreement with the Town of Mammoth Lakes for Fiscal Years 2015-2016 through Fiscal Year 2019-2020. There are no proposed changes to the fee schedule for FY 18-19.

The resolution authorizing the Solid Waste Fee Program (see Exhibit 1) will provide for a continuation of the same fee that has been collected by Mono County since 1991, which is based on a \$60 Residential Equivalency Factor (REF). The Solid Waste Fees (as collected on the tax bill) are utilized to satisfy environmental monitoring requirements and closure, post-closure, and corrective action financial assurance requirements for the County's landfills. Remaining fees are used by the Solid Waste Enterprise Fund to offset expenses related to the countywide solid waste program such as recycling programs, HHW management, and operation of the County's disposal sites.

If you have any questions regarding this item, please contact me at (760) 932-5453.

Respectfully submitted,

Justin Nalder
Solid Waste Superintendent

Attachments: Exhibit 1 – Draft Resolution Re-Authorizing the Solid Waste Fee Program for FY 17-18
Attachment 1 - Schedule A



R18 - _____

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
EXTENDING AND RE-ESTABLISHING THE MONO COUNTY
SOLID WASTE FEE PROGRAM FOR FISCAL YEAR 2018-2019**

WHEREAS, pursuant to Section 25830 of the Government Code, on or before the first day of July of each year, the Board of Supervisors may by resolution or ordinance establish a schedule of fees to be imposed upon lands within the County in order to pay for County waste disposal and related services; and,

WHEREAS, in past years Mono County has imposed and collected a schedule of fees consistent with the requirements of Section 25830 of the Government Code, against both unincorporated land in the County and, with the agreement/consent of the Town Council of the Town of Mammoth Lakes, against land in the Town; and,

WHEREAS, the Board intends by this resolution to simply extend such existing fees and not to impose any new or increased fees that would be subject to Proposition 218.

NOW, THEREFORE, BE IT RESOLVED by the Mono County Board of Supervisors as follows:

1. The program and schedule of solid waste fees imposed by Resolution No. R17-52 is hereby re-established and extended, effective July 1, 2018, against land within the County, including land within the Town of Mammoth Lakes, pursuant to the SOLID WASTE FEE AGREEMENT WITH THE TOWN OF MAMMOTH LAKES FOR FISCAL YEARS 2015-2016 THROUGH FISCAL YEAR 2019-2020.

1 2. Each parcel of land and each of the various waste-generating uses on each parcel in Mono
2 County shall be identified.

3 3. The "residential equivalent" for determination of the fee on lands containing a single-
4 family dwelling is hereby established as one (1.00). Each parcel or each waste-generating
5 use on each parcel, or both (as identified herein), shall be accorded the appropriate
6 "residential equivalent" on the basis of "Schedule A," attached hereto and entitled "Solid
7 Waste Generation Factors for Selected Land Uses." "Schedule A" is incorporated herein
8 by this reference as if fully set forth, and is made a part of the program established by this
9 Resolution.
10

11 4. Annual fees shall be charged to the identified lands or uses on the basis of sixty dollars
12 (\$60.00) for each "residential equivalent."
13

14 5. The Mono County "Solid Waste Fee Program" shall be administered and operated in
15 accordance with the following policies:

16 A. General Provisions.

17 1) There shall be only one fee for each waste-generating use on a parcel of property.
18 For example, if the landowner is assessed for all uses on his parcel, the individual
19 waste generating persons or entities using that parcel shall not be assessed.
20

21 2) Unless the Public Works Director determines that it is fair and equitable to impose
22 a fee on individual persons or entities generating waste on a parcel, the landowner
23 shall be charged the full amount due as a result of such waste generation.
24

25 B. Residential Uses.

26 1) Each owner of a single-family residence shall pay a fee calculated at the rate of
27 "one residential unit" or sixty dollars (\$60.00) per year.

28 2) If it is established that the residence is used fewer than 90 days each year, the owner
29 shall be charged a fee at the rate of one-fourth (0.25) of a "residential unit," or
30 fifteen dollars (\$15.00) per year. If it is established that the residence is used six
31
32

1 months or less, but more than three months, the owner shall be charged a fee at the
2 rate of one-half (0.5) of a “residential unit,” or thirty dollars (\$30.00) per year.

- 3 3) Mobile homes and individual units in apartments and condominiums shall be
4 charged a fee in accordance with “Schedule A” and Section 5.B.2 of this
5 Resolution.
6
7 4) The minimum fee for residential use shall not be less than one-fourth the yearly
8 rate for a “residential unit,” or fifteen dollars (\$15.00) per year.

9 C. Other Uses.

- 10
11 1) Motels, Hotels, Lodges, and Campgrounds shall be charged a fee in accordance
12 with a factor established by the “residential equivalent” assigned in “Schedule A.”
13 Occupancy rate and months open for business may be taken into consideration.
14
15 2) Ranches and/or farms that dispose their waste on-site, in accordance with Mono
16 County Health Department approvals, shall not be charged a fee.
17
18 3) Except as specified or clarified in Section 5.D, all other uses shall be charged a fee
19 on the basis of the “residential equivalent factor” as set forth in this Resolution and
20 “Schedule A.”

21 D. Multiple or Complex Uses.

- 22 1) Except as “Schedule A” may specifically assign a “residential equivalent factor”
23 for the entire use (e.g., ski base lodge), where a single business entity operates or
24 leases more than one type of waste generating business or use in a single building,
25 the owner of the land or business shall be charged a fee on the basis of the use
26 which has the highest “residential equivalent factor” and the assessment shall be
27 the total thereof.
28
29 2) Except as “Schedule A” may specifically assign a “residential equivalent factor”
30 to the entire use (e.g., shopping center), where individual waste generating entities
31 operate in more than one building on one or more parcels, each waste generating
32

1 use shall be assigned the highest “residential equivalent factor” and the fee shall be
2 the total thereof.

3 E. There shall be no fee on unimproved parcels where waste is not generated.
4

5 F. There shall be no fee for Special Districts of the County that receive less than six-tenths
6 of one percent (0.6%) of the countywide property tax allocation.

7 G. Billing and Collection.
8

9 1) The Public Works Director shall establish the appropriate fee. The billings for fees
10 shall be based on the ownership status and uses of each parcel as of the first day of
11 March preceding the fiscal year for which the fee is charged.

12 2) The Mono County Treasurer-Tax Collector shall collect fee payments through the
13 property tax billing system or, for properties not otherwise receiving a tax bill, the
14 Public Works Department may bill for and collect fee payments by invoice.
15

16 H. Appeals.

17 1) A property or business entity who or which has reason to believe that there should
18 be no fee, that the “residential equivalent factor” has been improperly determined,
19 or that the amount of the fee has been incorrectly calculated, may request the
20 appropriate changes by notifying the Public Works Director in writing of the
21 request no later than 60 days following the date of billing.
22

23 2) The Public Works Director shall, within 20 days following receipt of the written
24 request, review the facts presented and certified to by the property owner or
25 business entity and grant or deny the request. If the request is granted, the Public
26 Works Director shall prepare an appropriately modified billing, if necessary.
27 Modified billings shall be due and payable no later than 60 days following the
28 billing date.

29 3) A property owner or business entity whose request pursuant to Section 5.H.1 is
30 denied by the Public Works Director shall have the right to appeal that decision to
31 the Board of Supervisors. The request for hearing shall be submitted to the Clerk
32

1 of the Board of Supervisors within 30 days from the date of the denial notice from
2 the Public Works Director.

- 3
4 4) The Board of Supervisors shall fix a time, date, and place for the hearing of any
5 such appeal. The Board of Supervisors shall cause notice of the hearing to be
6 mailed to the applicant not less than 10 days prior to the date set for hearing. At
7 the hearing, the Board of Supervisors or its selected member(s) shall hear the
8 applicant and, within five days, order such revision or correction to the fee as the
9 Board deems just, if any.

10 I. Delinquent Fees.

- 11
12 1) The Public Works Director shall prepare a list of solid waste fees for each
13 respective parcel which remain unpaid for a period of 60 or more days after the
14 date upon which they were billed. A certified copy of the confirmed list shall be
15 filed with the Mono County Auditor-Controller.
- 16
17 2) The delinquent solid waste fees set forth in the list shall constitute special
18 assessments against the respective parcels of land and, upon recordation in the
19 office of the County Recorder, are a lien on the property in the amount of the
20 delinquent fees as provided in Government Code section 25831. The assessments
21 may be collected at the same time and in the same manner as ordinary county ad
22 valorem property taxes are collected and shall be subject to the same penalties and
23 the same procedure and sale in case of delinquency as provided for those taxes. All
24 laws applicable to the levy, collection, and enforcement of county ad valorem
25 property taxes shall be applicable to the assessment, except as provided by
26 subdivision (d) of Government Code section 25831.

27
28 **SEVERABILITY**

29 If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held
30 to be unconstitutional, such decision shall not affect the validity of the remaining portions of
31 this Resolution. The Board of Supervisors hereby declares that it would have passed this
32 Resolution and each section, subsection, sentence, clause, or phrase thereof irrespective of the

1 fact that any one or more sections, subsection, sentences, clauses, or phrases be declared
2 unconstitutional.

3
4 **PASSED, APPROVED AND ADOPTED** this 19th day of June, 2018, by the following
5 vote, to wit:

- 6 **AYES :**
- 7 **NOES :**
- 8 **ABSENT :**
- 9 **ABSTAIN :**
- 10

11
12 _____
13 Bob Gardner, Chair
14 Mono County Board of Supervisors

15 ATTEST:

16
17 Approved as to Form:
18 
19 _____
20 County Counsel

21
22 _____
23 Clerk of the Board

SCHEDULE A
SOLID WASTE GENERATION FACTORS FOR
SELECTED LAND USES

MONO COUNTY SOLID WASTE FEE PROGRAM

ITEM	LAND USE	RESIDENTIAL EQUIVALENT FACTOR
1	Aircraft Repair	1.00
2	Airports	4.00
3	Apartment, per Unit	1.00
108	Arcade	4.00
99	Auto Body & Paint Shop	2.00
4	Auto Service, Major Repairs	4.00
5	Auto Service, Minor Repairs	2.00
6	Auto Service, No Repairs	1.00
7	Bakery	2.00
8	Bank	4.00
9	Barber Shop	1.00
10	Batch Plant	4.00
11	Beauty Shop	1.00
12	Beer Bar	2.00
13	Boardinghouse	4.00
14	Boat Dock	4.00
15	Boat Repair	1.00
16	Boat Sales	1.00
17	Bunkhouse	2.00
18	Cabin, Rented	0.50
19	Campground, per Space	0.25
20	Cannery	4.00
21	Car Wash	2.00
22	Catering	2.00
23	Cinema	3.00

ITEM	LAND USE	RESIDENTIAL EQUIVALENT FACTOR
24	Church, with Kitchen	1.00
25	Church, without Kitchen	0.50
26	Cleaners	2.00
98	Commercial Ice Manufacturing	1.00
27	Community Center	1.00
28	Condominium, per Unit	0.50
29	Cookhouse	2.00
106	Correction Facility	1.00
107	Daycare Center	4.00
30	Dormitory, per Bed	0.15
31	Duplex	2.00
32	Fast Food Drive-In, No Seats	2.00
33	Fourplex	4.00
34	Government Housing, per Unit	1.00
35	Grocery Store (< 2,000 sq. ft.)	5.00
36	Grocery Store (2,000 - 40,000 sq. ft.)	10.00
37	Grocery Store (> 40,000 sq. ft.)	50.00
38	Guest House	1.00
39	Hangar	0.50
40	Highway Rest Area	10.00
41	Hospital, per Bed	1.00
101	Hotel, per Unit	0.25
42	Laboratory	1.00
43	Laundromat	3.00
105	Library	4.00
44	Light Industry	2.00
45	Lodge	1.00
46	Lounge	3.00
47	Lumber Yard	4.00
48	Machine Shop	1.00
100	Marine Corps Mtn. Warfare Training Center	103.00
49	Mill	4.00

ITEM	LAND USE	RESIDENTIAL EQUIVALENT FACTOR
103	Mini-Mart	2.00
50	Mini-Storage, per Unit	0.10
51	Mobile Home on Residential Parcel	1.00
52	Mobile Home Park, Spaces Rented	1.00
53	Mobile Home (3 per Parcel)	3.00
54	Mobile Home (2 per Parcel)	2.00
55	Motel, with Kitchen, per Unit	0.50
56	Motel, without Kitchen, per Unit	0.25
102	Museum	4.00
57	Newspaper	4.00
58	Office (< 10 employees)	2.00
59	Office (10-19 employees)	4.00
60	Office (20-28 employees)	6.00
61	Office (> 29 employees)	8.00
62	Pack Station	2.00
63	Park	6.00
64	Post Office	4.00
65	Recreational Facility (0 - 2,000 sq. ft.)	2.00
66	Recreational Facility (> 2,000 sq. ft.)	4.00
67	Repair, Tire	4.00
68	Repair, Truck	4.00
69	Residence	1.00
70	Residence (3 per Parcel)	3.00
71	Residence (2 per Parcel)	2.00
72	Restaurant (0 - 20 seats)	2.00
73	Restaurant (21 - 40 seats)	4.00
74	Restaurant (41 - 80 seats)	8.00
75	Restaurant (> 80 seats)	16.00
76	Retail, Auto Parts	2.00
77	Retail, Drug	2.00
78	Retail, Drug and Variety	4.00

ITEM	LAND USE	RESIDENTIAL EQUIVALENT FACTOR
79	Retail, Gifts	2.00
80	Retail, Hardware	4.00
81	Retail, Liquor	4.00
82	Retail, Other (0 - 2,000 sq. ft.)	2.00
83	Retail, Other (> 2,000 sq. ft.)	4.00
84	Retail, Sporting Goods	4.00
85	RV Park, per Space	0.25
86	Schools, with Food Service, per Student	0.20
87	Shopping Center (0 - 10,000 sq. ft.)	4.00
88	Shopping Center (10,001 - 20,000 sq. ft.)	8.00
89	Shopping Center (20,001 - 40,000 sq. ft.)	16.00
90	Shopping Center (40,001 - 80,000 sq. ft.)	32.00
91	Shopping Center (> 80,000 sq. ft.)	50.00
92	Ski - Base Lodge (0 - 4,000 sq. ft.)	4.00
93	Ski - Base Lodge (> 4,000 sq. ft.)	40.00
94	Studio, Photography	2.00
95	Triplex	3.00
104	USFS Building	4.00
96	Veterinary Hospital	2.00
97	Warehouse	2.00



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Finance

TIME REQUIRED

SUBJECT Property Tax Software Maintenance
Agreement and Web Services
Addendum

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

2018-19 Proposed contract and addendum with Megabyte Systems, Inc. for software maintenance and web services.

RECOMMENDED ACTION:

Approve proposed contract with Megabyte Systems, Inc. for software maintenance of the Megabyte System and approve proposed contract addendum with Megabyte Systems, Inc. for web services, both pertaining to the county property tax system.

FISCAL IMPACT:

Maintenance Agreement - not to exceed \$125,000 for FY 2018-19, which was included in the recommended budget for FY 2018-19. Addendum for web services - \$7,200.68 which was included in the recommended budget for FY 2018-19.

CONTACT NAME: Stephanie Butters

PHONE/EMAIL: 7609325496 / sbutters@mono.ca.gov

SEND COPIES TO:

Stephanie Butters, Finance

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report 17-18 Megabyte Contract Agreement.doc
2018-19 Contract - Support Agreement Mono.pdf
2018-19 Addendum MPTS Mono Web Services.pdf
2018-19 Megabyte Maintenance.pdf
2018-19 Exhibit A.pdf
2018-19 Exhibit B Mono.pdf

History

Time	Who	Approval
6/13/2018 5:45 AM	County Administrative Office	Yes
6/13/2018 5:11 PM	County Counsel	Yes
6/13/2018 3:05 PM	Finance	Yes



DEPARTMENT OF FINANCE AUDITOR-CONTROLLER COUNTY OF MONO

Stephanie M. Butters
Assistant Finance Director
Auditor-Controller

Janet Dutcher, CPA, CGFM
Director of Finance

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

Date: June 19, 2018

To: Honorable Board of Supervisors

From: Janet Dutcher, Finance Director

Subject: Property Tax Software Maintenance Contract

Recommended Action:

Approve and authorize board chair signature on proposed contract and addendum with Megabyte Systems, Inc. for software maintenance and web services pertaining to the County property tax system not to exceed \$125,000. Provide any desired direction to staff.

Discussion:

The annual maintenance support agreement and addendum for web services for the property tax software covers the period of July 1, 2018 to June 30, 2019 with our software provider, Megabyte Systems, Inc. Web services make up \$7,200.68 of the cost and include on-line payments and electronic access to tax information for the public. The total annual cost is shared by the Assessor and the Finance Department.

Fiscal Impact:

Not to exceed \$125,000 for FY 2018-19.

**AGREEMENT
MPTS PROPERTY TAX SYSTEM
MAINTENANCE**

1 THIS SUPPORT AGREEMENT, is for the term beginning July 1, 2018 and terminating June 30, 2019
2 by and between the COUNTY OF MONO, hereinafter referred to as the "County" and MEGABYTE
3 SYSTEMS INC, whose mailing address is 2630 Sunset Blvd, Suite 100, Rocklin, California 95677,
4 hereinafter referred to as the "Contractor". Federal Id: 77-0547969.

- 5 1. The County hereby engages the services of the Contractor, and the Contractor agrees to
6 serve County in accordance with the terms and conditions set forth herein.
- 7 2. Work. Subject to the terms and conditions set forth in this agreement, Contractor shall
8 provide the services described in Exhibit A.
- 9 3. Price. In consideration of Contractor's fulfillment of the promised work, County shall pay
10 Contractor the amount set forth in Exhibit B. Support to County in excess of the terms of
11 this agreement, as deemed necessary by County, will be billable to County at Contractor's
12 standard hourly rate subject to advance written approval of County. If on-site support is
13 required, travel time and expenses will be charged in addition to the hourly rate for work
14 on-site.
- 15 4. Payments. County shall make payments of compensation hereunder monthly on submittal
16 of an invoice. Contract payments are due and payable to Megabyte Systems, Inc. 2630
17 Sunset Blvd, Suite 100, Rocklin, California 95677, within 15 working days of receipt of the
18 invoice. Invoices shall be submitted to:

19 Mono County Department of Finance
20 PO Box 556
21 Bridgeport, CA 93517

22 The total sum of all payments made by the County to Contractor for services and work
23 performed under this agreement shall not exceed \$125,000.00

- 24 5. Changes. Changes and modifications to this Agreement may only be made by prior
25 written change order of County, accepted in writing by the Contractor, specifying such
26 change(s) including adjustment(s) to price and delivery schedule (if any), as are agreed to
27 by the parties hereto. In no case shall County pay for any extra work or material furnished
28 except as previously agreed upon in such a written change order. The Contractor and the

29 County shall determine whether any change or modification will cause a delay in
30 Contractor completing all work and if so, the duration of such delay.

31 6. County's Responsibility to Provide. County will provide, at its own expense, access to
32 Megabyte via Megabyte's network or via the Internet as long as it is at acceptable speeds
33 (County minimum of T1 or business DSL speed).

34 7. No Waiver by County. Inspection of the work by the County, or the statement by any
35 officer, agent, or employee of the County, prior to written acceptance of the work or any
36 part thereof, indicating that the work or any part thereof complies with the requirements
37 of this Agreement, or the County's payment for the whole or any part of the work, or any
38 combination of these acts, shall not relieve the Contractor of obligation to fulfill this
39 Contract as prescribed. Waiver of any provision of this Agreement by the County in any
40 single instance shall not prejudice County's right to enforcement of all provisions of this
41 Agreement in any other instance.

42 8. Hold Harmless. Contractor agrees to defend, indemnify, save and hold harmless the
43 County, its officers, agents, and employees, from and against any and all claims and
44 losses whatsoever accruing or resulting to any and all persons, firms or corporations for
45 damage, injury or death as a result of negligence by Contractor in Contractor's
46 performance of this Agreement.

47 9. Patent or Copyright Infringement.

48 A. Contractor represents that the materials and products produced hereunder do not
49 violate others intellectual property rights (which include patent, copyright, trademark,
50 trade secret or other proprietary right.) In the event a claim, cause of action,
51 proceeding or other legal action should arise in which there are claims that the
52 materials and/or products infringe or violate another's intellectual property rights,
53 Contractor shall undertake to protect, defend, settle or resolve the proceeding at no
54 cost, whatsoever, to County, including, but not by way of limitation, legal fees,
55 disbursements, judgments, or the like. Contractor shall protect, defend and
56 indemnify and hold County harmless, subject only to County giving Contractor
57 prompt written notice of any such third party claim, cause of action or proceedings
58 and rendering to Contractor any reasonable information, assistance or access to
59 documents and materials required in the defense of any such cause of action.

60 B. Should the materials and/or products in Contractor's opinion, be likely or become the
61 subject of a claim of infringement of a patent, copyright or trademark, Contractor
62 may do any of the following: (1) obtain a legally binding right for County to use, at

63 no cost to County, the material and/or product; (2) replace or modify the material
64 and/or product so that it is non-infringing yet still complies with the RFP and the
65 Contract specifications; (3) repurchase the material and/or product by refunding all
66 moneys paid by County to Contractor for the material and/or product less
67 depreciation and reasonable costs for use and such other amounts as are mutually
68 agreeable to County and Contractor.

69 10. Title to Work. Upon termination of this agreement for any reason title to, ownership of,
70 and all applicable patents, copyrights and trade secrets in the MPTS software, shall
71 remain with the contractor as owner/holder of such patents, copyrights, and trade
72 secrets, who shall retain complete rights to market such product, and no such rights shall
73 pass to County. However, County shall receive, at no additional cost, a perpetual license
74 to use such products for its own use.

75 11. Source Code. Contractor shall place source code for the licensed software and any
76 changes thereto, into a software escrow account. County shall have access to the source
77 code in the event Contractor fails to fulfill its maintenance and support obligations, or in
78 the event of bankruptcy, dissolution, or appointment of a receiver for Contractor. County
79 shall be able to use the source code according to the terms of this agreement, and must
80 also be permitted to modify the code for its own use consistent with this agreement.

81 12. Insurance. Contractor shall maintain, at Contractor's own expense during the term
82 hereof, insurance with respect to Contractor's performance of this Agreement of the
83 types and in the minimum amounts described generally as follows:

84 A. Full Workmen's Compensation and Employer's Liability Insurance covering all
85 employees of Contractor as required by law in the State of California.

86 B. Comprehensive Public Liability Insurance or Comprehensive Liability Insurance
87 (Bodily Injury and Property Damage) of not less than One Million Dollars
88 (\$1,000,000) combined single limit per occurrence (claim made).

89 C. Comprehensive Automobile Liability Insurance (Bodily Injury and Property Damage)
90 on owned, hired, leased and non owned vehicles used in conjunction with
91 Contractor's business of not less than Three Hundred Thousand (\$300,000)
92 combined single limit per occurrence (claim made).

93 13. Proof of Insurance. Simultaneous with the execution of this Agreement, proof of the
94 aforementioned insurance shall be furnished by the Contractor to the County by

95 certificates of insurance. Such certificates shall specify that County must be given written
96 notice 30 days prior to the cancellation or modification of any such insurance.

97 14. Insurance in Force and Effect During Contract Period. The insurance specified above
98 shall be in a form and placed with an insurance company or companies satisfactory to
99 County, and shall be kept in force and effect until completion to the satisfaction and
100 acceptance by County of all work to be performed by the Contractor under this
101 Agreement.

102 15. Confidentiality. Confidential information is defined as all information disclosed to
103 Contractor which relates to the County's past, present, and future activities, as well as
104 activities under this Contract. Contractor will hold all such information in trust and
105 confidence. Upon cancellation or expiration of this Agreement, Contractor will return to
106 County all written and descriptive matter which contains any such confidential
107 information.

108 16. Independent Contractor. Contractor shall perform this contract as an independent
109 contractor for all purposes. Contractor is not, and shall not be deemed, a County
110 employee for any purpose, including worker's compensation. Contractor shall, at
111 Contractor's own risk and expense, determine the method and manner by which the
112 duties imposed on Contractor by this contract shall be performed; provided that County
113 may monitor the work performed by Contractor; and provided further that Contractor shall
114 observe and comply with all laws and rules applicable to County in performing the work.
115 Contractor, not County, shall be responsible for Contractor's negligence and that of
116 Contractor's agents and employees in performing the work. Contractor shall be entitled
117 to none of the benefits accorded to a County employee. County shall not deduct or
118 withhold any amounts whatsoever from the compensation paid to Contractor, including
119 but not limited to amounts required to be withheld for state and federal taxes. Contractor
120 alone shall be responsible for all such payments.

121 17. Termination. The County or Contractor may terminate this agreement with 60 days
122 written notices.

123 18. Notices. All notices provided for by this Agreement shall be in writing and may be
124 delivered by deposit in the First Class United States mail, by certified, or by registered
125 mail, postage prepaid. All notices appertaining to the provisions of this Agreement, shall
126 be addressed to Contractor's office, located at 2630 Sunset Blvd, Suite 100, Rocklin,
127 California 95677. Notices to the County shall be addressed Mono County Finance

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Director. PO Box 556. Bridgeport, CA 93517. Effective date of all notices shall permit a minimum of five (5) days for transit in the mails.

COUNTY OF MONO, a political subdivision of the State of California

By _____

Dated: _____

CONTRACTOR: Megabyte Systems, Inc

By _____

President
"CONTRACTOR"

Dated: _____

**ADDENDUM TO AGREEMENT FOR
MEGABYTE PROPERTY TAX SYSTEM
MAINTENANCE
DATED JULY 1, 2018**

**MEGABTYE SYSTEMS, INC
MPTS WEB SERVICES**

This MPTS Web Services Agreement is by and between the County of Mono, hereinafter referred to as the "County" and Megabyte Systems, Inc. whose mailing address is 2630 Sunset Blvd, Suite 100, Rocklin, California, 95677, hereinafter referred to as "Contractor". Federal ID #: 77-0547969.

1. This Agreement is considered to be an addendum to the existing Agreement for Property Tax System Maintenance dated July 1, 2018 in effect between County and Contractor.
2. **Grant of License.** Contractor hereby grants to County a personal, non-transferable and non-exclusive license to use the Tax Collector Public Version and the Assessor Public Version of the MPTS Web Services.

The License granted to the County is expressly limited to the executable form of the Software only. The program code and programming language in which Contractor writes the Software (the "Source Code"), as well as any relevant documentation, including the Source Code, and instructions to maintain, duplicate, and compile to Source Code (the "Source Materials"), remain the exclusive property of Contractor.

3. Upon termination of this agreement for any reason title to, ownership of, and all applicable patents, copyrights and trade secrets in the MPTS Web software, shall remain with the contractor as owner/holder of such patents, copyrights, and trade secrets, who shall retain complete rights to market such product, and no such rights shall pass to County.
4. **Term.** The license granted shall commence upon the date of installation of the software and shall remain in force for as long as the annual maintenance fee is paid to Contractor by County.
5. **Services to be provided.** Contractor shall provide the following MPTS Web Services to the County.

Public Version for Assessor and Tax Collector Departments:

- Search capabilities limited to Parcel or Assessment numbers.
 - Assessor Inquiry – Current Assessment Roll information only.
 - Tax Collector – Current Tax Roll information only.
 - Cosmetic Customizations only i.e. color schemes, County logos, etc.
 - Note: this version does not have any Security features. Name only appears, not address.
 - Web Tax Bill print (Current Year) accessed through the Public Tax Collector site (additional annual charge of \$847.87 included in price below).
 - Prior Year (previous year only) Tax bill Online accessed through the Public Tax Collector site (additional annual charge of \$282.60 included in price below).
 - Historical Expansion (additional Year) accessed through the Public Tax Collector site (additional annual charge of \$816.80 included in price below).
6. **Price.** The annual charge for the MPTS Web Services described above is \$7,200.68. If on-site support is required travel time and expenses will be billable to County at the Contractor rate provided in the Agreement.

7. County must provide communication access to Contractor via the Web at acceptable speeds (County minimum of 128K).
8. **Termination.** County or Contractor may terminate this Addendum with 60 days written notice. This Agreement may be terminated without affecting the basic Property Tax Support Agreement.

County of Mono

Contractor: Megabyte Systems, Inc

President

Dated: _____

Dated: _____



Mono County:

The following rates are effective from July 1, 2018 thru June 30, 2019. These rates reflect an increase of 2.1%, in accordance with the Pacific Cities and U.S. City Average Consumer Price Index, for month ending December 2017.

FY-2018/2019 Rates	
MPTS Property Tax System Maintenance	\$9,670.98 per month

Public Web – Assessor / Tax Collector Modules	\$5,253.41 annual charge
Tax Collector – Web Bill Print	\$ 847.87 annual charge
Tax Collector – Prior Year (previous year only) Tax bill Online	\$ 282.60 annual charge
Tax Collector – Historical Expansion Bill Print	\$ 816.80 annual charge

EXHIBIT A

SCOPE OF SERVICE

MPTS maintenance support services

Contractor will provide the following maintenance support services:

- Hot line phone support for County's Assessor, Tax Collector and Auditor user staff, as required, concerning the operation of the property tax system – MPTS.
- Diagnosis of application problems and suggested solutions.
- Application software corrections as needed by system failure to meet system requirements. This does NOT include any fixes for problems arising through alteration of the database by means other than Megabyte personnel.
- New State mandated change to the application of property and tax assessment statutes.
- Enhancements/Upgrades to the application software at the discretion of Megabyte Systems.
- Installation/Setup of application stored procedures/triggers/database-scheduled tasks when necessary.
- MPTS application training classes:
 - Web training classes
 - Training materials will be posted on the Megabyte website
 - Some sessions may be offered in house for detailed hands-on training at no cost for the session (County will be responsible for travel expenses)
- Roll turnover & roll over support to accommodate County off-hour support if desired:
 - Megabyte will optionally offer (based on County needs) roll turnover/rollover of scheduled jobs leaving reports out at the County (balancing/review is the responsibility of County).
 - Megabyte will review for consistency and set up – completion of jobs i.e. ascertain correctness of control records, job setup, scheduling, conflicts.
 - Backup: 2nd copy of 601 rolls and tax rolls for 12-year history retention to be held by Megabyte if requested by the County. Primary backup of the 601 roll and related system backups are County responsibilities.
 - Assistance with balancing property and tax assessment programs.
 - Assistance with producing fixes (i.e. mass roll changes) to correct erroneous assessment or tax roll results, whether due to County or Megabyte actions. However, County is responsible for meeting statutory requirements and proper updating of the Megabyte Systems with all current data, such as tax rates. Assistance to fix problems caused by County failure to update base assessment data will be a billable item to the County.

County will provide, at it's own expense, access to Megabyte via Megabyte network or via the Internet as long as it is at acceptable speeds (County minimum of T1 or business DSL speed).

County must grant Megabyte full administrator rights (SA).

SQL server database support services

Contractor will provide the following SQL sever database services:

- Necessary tuning/routine maintenance/notification of service pack upgrades needed. (These must be ran by County personnel on the physical machine).
- General SQL maintenance.
- Monitoring of SQL logs for errors and corrective action.
- Daily batch job monitoring and fixes/notification of failures.
- Scheduling of overnight jobs.
- Installation upgrades to SQL versions when Megabyte upgrades the application software to a new version (Note: this does not include any cost associated with the purchase of SQL Server System Software – this cost is the responsibility of the County. Megabyte will install it and do any necessary property system upgrades). Megabyte determines the need to upgrade to a newer version of SQL.
- Rebuild database(s) if necessary due solely to SQL Server generated problems. (Exclusion: If the cause is failure by the user to detect operating system errors & take corrective action or notify Megabyte, then this activity will be billable to the County).
- SQL Support services are for the primary and inquiry (aka backup server) servers only.

County shall perform the following tasks:

- Ensuring the SQL Executive and SQL Server are running and restart if necessary.
- NT Server printer setup and documentation.
- Monitor disk space on NT Server.
- MPTS system backups.
- Network problems.
- Software/Hardware conflict issues.
- Install SQL Server service packs when notified to do so by Megabyte.
- Install MPTS service packs when notified to do so by Megabyte.

If on-site support is required travel time and expenses will be billable to County at the standard rate for Contractor.

EXHIBIT B

PAYMENT FOR SERVICES RENDERED

The monthly support cost for services described in Exhibit A – Scope of Service shall be as follows:

Term	Description	Amount
7/1/2018 – 6/30/2019	MPTS Property Tax System Maintenance/Support	\$9,670.98

COMPENSATION FOR EXTRA SERVICES

COUNTY shall compensate CONTRACTOR for requested Extra Services and reimburse CONTRACTOR for expenses incurred in connection with the provision of such Extra Services as follows:

1. Emergency off-site support outside of the hours 8 AM to 5 PM or on weekends or holidays, with a four-hour minimum:
\$150.00 per hour
2. On-site support, with a four-hour minimum, including time in transit.
\$150.00 per hour
3. Travel expenses: At actual cost in accordance with County's current travel expense policy.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Public Works - Solid Waste

TIME REQUIRED

**PERSONS
APPEARING
BEFORE THE
BOARD**

SUBJECT Second Amendment to the Transfer
Station Operator Agreement

AGENDA DESCRIPTION:

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

Two-Year Extension of Agreement with D & S Waste Removal, Inc. for Operation of Mono County Transfer Stations Facilities

RECOMMENDED ACTION:

Authorize County Administrative Officer to execute second amendment to extend for two (2) years the agreement with D & S Waste Removal, Inc. for the operation and management of County transfer stations. Provide any desired direction to staff.

FISCAL IMPACT:

Approximately \$300,000 per year paid through the Solid Waste Enterprise Fund. The amendment would authorize payment for services consistent with rates included in the current agreement.

CONTACT NAME: Justin Nalder

PHONE/EMAIL: 760-932-5453 / jnalder@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report re Second Amendment Trans Op Agmt
Second Amendment Trans Op Agmt

History

Time	Who	Approval
6/7/2018 2:34 PM	County Administrative Office	Yes
6/14/2018 9:44 AM	County Counsel	Yes

6/13/2018 3:44 PM

Finance

Yes



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

To: Honorable Chair and Members of the Board of Supervisors
From: Justin Nalder, Solid Waste Superintendent
Date: June 19, 2018
Subject: Two-Year Extension of Agreement with D & S Waste Removal, Inc. for Operation of Mono County Transfer Stations Facilities

Recommended Action

Authorize County Administrative Officer to execute second amendment to extend for two (2) years the agreement with D & S Waste Removal, Inc. for the operation and management of County transfer stations. Provide any desired direction to staff.

Fiscal Impact

Approximately \$300,000 per year paid through the Solid Waste Enterprise Fund. The amendment would authorize payment for services consistent with rates included in the current agreement.

Discussion

The Transfer Station Operator Agreement was developed in accordance with the County's existing waste management system and infrastructure, which includes the regional Benton Crossing Landfill. As the Board is aware, that landfill facility is scheduled to close no later than January 1, 2023, and accordingly the County has begun to engage in initial efforts and activities related to closure planning. The close of Benton Crossing Landfill is expected to cause significant changes to how waste management services, including those covered by the Transfer Station Agreement, are provided by and within County. The County is currently evaluating the effects of closing Benton Crossing Landfill on its waste management system and infrastructure.

Under the existing Transfer Station Operator Agreement, D & S Waste Removal, Inc. has operated and managed the County's transfer station facilities for the past seven (7) years. The agreement continues to be a reasonable and effective way of managing the County's transfer station facilities. In view of anticipated but yet undetermined changes to County's solid waste management system and infrastructure due to the closure of Benton Crossing Landfill, it is in the best interest of the County and its citizens to continue those management services as contemplated in the attached Second Amendment for an additional two (2) years. This two-year term will provide the County additional time to analyze current transfer station needs and operations and further plan for the closure of Benton Crossing Landfill.

If you have any questions regarding this item, please contact me at (760) 932-5453.

Respectfully submitted,



Justin Nalder
Solid Waste Superintendent

Attachments:

1. Agreement and Second Amendment to the Agreement Between the County of Mono and D&S Waste Removal, Inc. Providing for the Operation of Transfer Station Facilities

**AGREEMENT AND SECOND AMENDMENT TO THE AGREEMENT BETWEEN
THE COUNTY OF MONO AND D & S WASTE REMOVAL, INC.
PROVIDING FOR THE OPERATION OF TRANSFER STATION FACILITIES**

This AGREEMENT AND SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE COUNTY OF MONO AND D & S WASTE REMOVAL, INC. PROVIDING FOR THE OPERATION OF TRANSFER STATION FACILITIES ("Second Amendment") is entered into by and between the County of Mono ("County"), a political subdivision of the State of California, and D & S Waste Removal, Inc. ("Contractor") of Yerington, Nevada, for the purpose of amending the AGREEMENT BETWEEN THE COUNTY OF MONO AND D & S WASTE REMOVAL, INC. PROVIDING FOR THE OPERATION OF TRANSFER STATION FACILITIES ("Transfer Station Agreement") and all amendments thereto. County and Contractor are sometimes referred to herein collectively as the "Parties."

RECITALS

A. On or about July 1, 2011, the Parties entered into the Transfer Station Agreement providing for Contractor's operation and related management services of County's transfer station facilities. The Transfer Station Agreement is incorporated herein by this reference as though fully set forth in this Second Amendment.

B. The Transfer Station Agreement was developed in accordance with the County's existing waste management system and infrastructure, which includes the regional Benton Crossing Landfill. That landfill facility is scheduled to close no later than January 1, 2023, and County has engaged in initial efforts and activities related to closure planning. The close of Benton Crossing Landfill is expected to cause significant changes to how waste management services, including those covered by the Transfer Station Agreement, are provided by and within County.

C. Thereafter, on or about June 30, 2016, the Parties entered into the AGREEMENT AND FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE COUNTY OF MONO AND D & S WASTE REMOVAL, INC. PROVIDING FOR THE OPERATION OF TRANSFER STATION FACILITIES ("First Amendment") to, among other things, extend the Term of the Transfer Station Agreement through June 30, 2018; to clarify Contractor's responsibility to maintain certain facility roads, protect household hazardous waste storage containers, and submit certain monthly reports; and to delete certain liability and bonding requirements. The First Amendment is incorporated herein by this reference as though fully set forth in this Second Amendment.

D. The Transfer Station Agreement, as amended by the First Amendment, continues to be a reasonable and effective way of operating and managing County's transfer station facilities prior to the close of Benton Crossing Landfill. In view of anticipated but yet undetermined changes to County's solid waste management system and infrastructure, it is in the best interest of County and its citizens to continue those transfer station operation and management services as contemplated in this Second Amendment.

E. In light of the foregoing, the Parties wish to amend the Transfer Station Agreement to extend the Term through June 30, 2019.

NOW, THEREFORE, the Parties agree as follows:

1. The Term provided in Article 3.1 of the Transfer Station Agreement, as amended by the First Amendment, shall be extended through June 30, 2019.

2. All other provisions of the Transfer Station Agreement, as amended by the First Amendment, including all attachments and exhibits thereto, not expressly amended or modified by this Second Amendment shall remain in full force and effect.

3. This Second Amendment may be executed in two (2) or more counterparts (including electronic transmission), each of which shall constitute an original, and all of which taken together shall constitute one and the same written instrument.

IN WITNESS of the foregoing, the Parties have signed this Second Amendment through their duly authorized representatives, as set forth below:

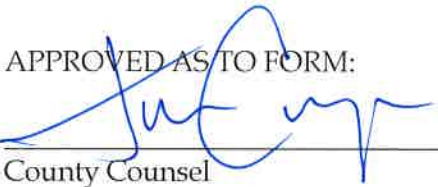
County of Mono:

Contractor:

By: _____
Name: Leslie Chapman
Title: Chief Administrative Officer
Date: _____

By: _____
Name: Darrol Brown, President
Title: President
Firm: D & S Waste Removal, Inc.
Date: _____
Tax ID: 88-0189267

APPROVED AS TO FORM:

 6/13/18

County Counsel

APPROVED BY RISK MANAGEMENT:

Risk Manager



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: CAO

TIME REQUIRED

SUBJECT Letter to BLM regarding Casa Diablo
IV Geothermal Project

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed Board letter to BLM regarding the Casa Diablo IV Geothermal Project, specifically relating to concerns over the protection of the groundwater supply for the Town of Mammoth Lakes.

RECOMMENDED ACTION:

Approve proposed letter regarding Casa Diablo IV Geothermal Project, and requesting the protection of Mammoth's groundwater supply.

FISCAL IMPACT:

None.

CONTACT NAME: Tony Dublino

PHONE/EMAIL: 760.932.5415 / tdublino@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Proposed Letter](#)

History

Time	Who	Approval
6/7/2018 2:38 PM	County Administrative Office	Yes
6/12/2018 9:53 AM	County Counsel	Yes
6/7/2018 12:21 PM	Finance	Yes



Vacant District One Fred Stump ~ District Two Bob Gardner ~ District Three
John Peters ~ District Four Stacy Corless ~ District Five

BOARD OF SUPERVISORS COUNTY OF MONO

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5533 • FAX (760) 932-5531
Shannon Kendall, Clerk of the Board

June 19, 2018

Steve Nelson, Field Manager
Bishop California Bureau of Land Management (BLM) Field Office
351 Pacu Lane, Suite 100
Bishop, CA 93514

Re: County Comments on Mammoth Community Water District Request for Additional Monitoring/Mitigation for Ormat's Casa Diablo IV Project

Dear Mr. Nelson:

On May 15, 2018, the Mono County Board of Supervisors received a presentation from Mammoth Community Water District (MCWD) regarding their continued concerns about possible impacts to Mammoth's water supply from increased geothermal power production associated with Ormat's approved, but not implemented, Casa Diablo IV geothermal power expansion project.

As you know, the County has no regulatory oversight of this project or the permitting process. As such, the County is not charged with, nor has it completed, a detailed analysis of the volumes of facts and data in this case and is not prepared to render a strong opinion on the appropriateness of a given mitigation, monitoring or reporting approach.

Nonetheless, the Board of Supervisors recognizes that the safety of the water supply for the Town of Mammoth Lakes is of the utmost importance. The County urges you and BLM, as the permitting authority for CD-IV, to prioritize the safety of Mammoth's groundwater supply in your oversight of this project.

The County would like to commend the BLM, and you specifically, for your efforts in having a Groundwater Monitoring and Response Plan included as a condition of Casa Diablo IV project approval. Although the County resists making any specific requests regarding this plan, the County wants to offer wholesale support for a strong, science-based, and actionable mitigation and response plan that takes every reasonable precaution necessary to protect Mammoth's water supply.

The County hopes that all parties will work toward a solution that protects Mammoth's water supply from possible impacts related to geothermal power production while also supporting the responsible development of renewable energy.

Sincerely,

Bob Gardner, Chair
Mono County Board of Supervisors



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Probation

TIME REQUIRED

SUBJECT Mono County Community Corrections
Partnership Executive Committee
Appointments

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Resolution updating membership on the Mono County Community Corrections Partnership Executive Committee to recognize changes in the offices of presiding judge of the Mono County Superior Court and public defender.

RECOMMENDED ACTION:

Adopt proposed resolution R18-___, Designating members of the Executive Committee of the Mono County Community Corrections Partnership and Superseding and Replacing R17-46.

FISCAL IMPACT:

None.

CONTACT NAME: Karin Humiston

PHONE/EMAIL: 760-932-5572 / khumiston@mono.ca.gov

SEND COPIES TO:

Karin Humiston

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff report (rev'd SS)
Resolution (rev'd ss)

History

Time	Who	Approval
6/13/2018 6:04 AM	County Administrative Office	Yes

6/12/2018 5:13 PM

County Counsel

Yes

6/13/2018 2:54 PM

Finance

Yes



MAILING : P.O. Box 596, BRIDGEPORT, CALIFORNIA 93517
BRIDGEPORT OFFICE (760) 932-5570 • FAX (760) 932-5571
MAMMOTH OFFICE (760) 924-1730 • FAX (760) 924-1731
probation@mono.ca.gov

Mark Magit
Presiding Judge
Superior Court

Dr. Karin Humiston
Chief Probation Officer

TO: Honorable Board of Supervisors
FROM: K.S. Humiston, Chief of Probation
SUBJECT: Mono County Community Corrections Partnership Executive Committee
DATE: June 12, 2018

Recommended Action:

Adopt proposed resolution designating members of the Executive Committee of the Mono County Community Corrections Partnership and Superseding and Replacing R17-46.

Background:

Originally sanctioned as an advisory body for implementation of adult programming in probation, the CCP was amended through AB109 (2011 Realignment) to include an executive committee charged with the responsibility of developing a local plan for realignment. The executive committee members are tasked to:

1. Development and submission of Local Realignment Implementation Plan
2. Continuous quality improvement
3. Community resource planning and sustainability
4. Collection of baseline data to measure against desired future outcomes
5. Analysis and maintenance of services for adult offender population
6. Fiduciary oversight and fiscal responsibility for the funding associated with AB 109
7. Evaluation of and recommended modifications to programs and systemic process and programs

Fiscal Impact:

None.

Discussion:

The Honorable Stan Eller will retire on June 30, 2018. The Hon. Mark Magit has been identified to replace Judge Eller on the committee. Additionally, Randy Gephart, the public defender representative previously identified as a member of the Executive Committee has announced plans to retire in the near future. Accordingly, the proposed resolution would designate Mark Magit as an Executive Committee

member to replace Stan Eller and would replace Randy Gephart with David Hammon, the only one of Mono County's three public defenders who has not announced plans to retire or vacate his position.



R18-__

**A RESOLUTION OF THE MONO COUNTY
BOARD OF SUPERVISORS DESIGNATING MEMBERS
OF THE EXECUTIVE COMMITTEE OF THE MONO COUNTY
COMMUNITY CORRECTIONS PARTNERSHIP
AND SUPERSEDING AND REPLACING R17-46**

WHEREAS, California Penal Code section 1230.1 (b) requires that there be established a Community Corrections Partnership (CCP) Executive Committee in each County maintaining a CCP; and

WHEREAS, in 2017, the Board of Supervisors adopted Resolution R17-46, designating and setting forth membership on the CCP Executive Committee for Mono County; and

WHEREAS, section 1230.1 (b) requires that the Executive Committee include the presiding judge of the Superior Court, or his or her designee, and the county public defender; and

WHEREAS, since R17-46 was adopted, the presiding judge assignment for the Superior Court has changed and the member representing the public defenders' office has announced plans to retire; and

WHEREAS, accordingly the Board of Supervisors now wishes to revise the membership of the CCP Executive Committee to reflect these changes;

NOW THEREFORE BE IN RESOLVED that the Board of Supervisors of the County of Mono does hereby designate the following persons (or positions) to serve as the Executive Committee of the Community Corrections Partnership:

Karin Humiston, Chief of Probation (Chair)

Tim Kendall, District Attorney

Hon. Mark Magit, Superior Court Presiding Judge

David Hammon, Public Defender

1 Ingrid Braun, Sheriff

2 Robin Roberts, Director of Behavioral Health

3 Al Davis, Chief of Police, Town of Mammoth Lakes;

4 **BE IT FURTHER RESOLVED** that this Resolution shall supersede, and replace in its
5 entirety, Resolution R17-46 adopted by the Mono County Board of Supervisors on June 13,
6 2017; and

7 **BE IT FURTHER RESOLVED** that the Board of Supervisors may replace or change
8 designated members on the Executive Committee, as set forth herein, by minute motion without
9 adoption of a resolution for that purpose and that the roster of Executive Committee members
10 shall hereinafter consist of this Resolution, as modified by any minute motion so adopted.
11

12 **PASSED, APPROVED** and **ADOPTED** this _____ day of _____, 2018,
13 by the following vote, to wit:

14 **AYES:**

15 **NOES:**

16 **ABSENT:**

17 **ABSTAIN:**

18
19
20
21
22
23 _____
24 Bob Gardner, Chair
25 Mono County Board of Supervisors

26 **ATTEST:**

27 **APPROVED AS TO FORM:**

28
29 _____
30 Clerk of the Board

31 _____
32 County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: CDD

TIME REQUIRED

SUBJECT Appointments to the Wheeler Crest
Design Review Committee

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Appointment of new or expired members to the Wheeler Crest Design Review Committee, which reviews architectural design of building permit applications in the Swall Meadows area.

RECOMMENDED ACTION:

Appoint one new member, Ray Tompauskas, and reappoint three existing members, Mike Day, Tom Hopkins and Bill Goodman, to the Wheeler Crest Design Review Committee for a terms expiring January 2020, as recommended by Supervisor Stump.

FISCAL IMPACT:

None.

CONTACT NAME: Wendy Sugimura

PHONE/EMAIL: 7609241814 / wsugimura@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> Staff Report</p>

History

Time	Who	Approval
6/13/2018 5:59 AM	County Administrative Office	Yes
6/12/2018 10:48 AM	County Counsel	Yes

6/13/2018 2:51 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

June 19, 2018

To: Honorable Chair and Members of the Board of Supervisors

From: Julie Aguirre, Permit Technician, for Fred Stump, Supervisor District #2

Re: Appointments to the Wheeler Crest Design Review Committee (WCDRC)

RECOMMENDED ACTION

Appoint one new member, Ray Tompauskas, and reappoint three existing members, Mike Day, Tom Hopkins and Bill Goodman, to the Wheeler Crest Design Review Committee as recommended by Supervisor Stump.

FISCAL IMPACT

No fiscal impacts are expected.

MEMBERSHIP UPDATE DISCUSSION

Supervisor Stump, District #2 requests Board consideration of the following recommendations for membership term for the Wheeler Crest Design Review Committee. The Committee has six members total, and appointments are for two-year terms. The expiration month has been aligned with the County Regional Planning Advisory Committees (RPACs) to facilitate regular membership reviews.

RECOMMENDED APPOINTMENT

Ray Tompauskas
Mike Day
Tom Hopkins
Bill Goodman

Term Expires (all two-year terms):

January 2020
January 2020
January 2020
January 2020

EXISTING MEMBERS

Judy Beard
Bob Weiland

3/07/2019
3/07/2019

If you have any questions regarding this item, please contact Julie Aguirre at 760-924-1825. This staff report has been reviewed by the Interim Community Development Director.



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Public Health

TIME REQUIRED

SUBJECT Maternal Child and Adolescent
Health (MCAH) Agreement Funding
Application (AFA) #201826

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Maternal, Child, and Adolescent Health (MCAH) Agreement Funding Application (AFA) for fiscal year 2018-19.

RECOMMENDED ACTION:

Approve the Maternal, Child, and Adolescent Health (MCAH) Agreement Funding Application (AFA) for fiscal year 2018-19. The AFA operates as a contract between the County and the California Department of Public Health (CDPH). Authorize the Chairperson to sign the MCAH AFA Agency Information Form to execute the contract on behalf of the County. Additionally, provide authorization for the Public Health Director to approve minor amendments and/or revisions that may occur during the contract period provided they are approved by County Counsel and do not materially affect the County's rights. Provide any desired direction to staff.

FISCAL IMPACT:

There is no impact to the County General Fund. The MCAH program is funded with a mix of federal Title V and Title XIX dollars and Public Health Realignment, totaling \$122,059 for fiscal year 2018-19.

CONTACT NAME: Sandra Pearce

PHONE/EMAIL: 760.924.1818 / spearce@mono.ca.gov

SEND COPIES TO:

Sandra Pearce

Kim Bunn

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[BOS Staff Report](#)

History

Time	Who	Approval
6/13/2018 6:02 AM	County Administrative Office	Yes
6/12/2018 10:06 AM	County Counsel	Yes
6/13/2018 3:03 PM	Finance	Yes



MONO COUNTY HEALTH DEPARTMENT

Public Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284
P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

DATE: June 19, 2018
TO: Honorable Board of Supervisors
FROM: Sandra Pearce, Public Health Director

SUBJECT: **Maternal Child & Adolescent Health (MCAH)
Agreement Funding Application (AFA) FY 2018-19**

Recommendation:

Approve the Maternal, Child, and Adolescent Health (MCAH) Agreement Funding Application (AFA) for fiscal year 2018-19. The AFA operates as a contract between the County and the California Department of Public Health (CDPH). Authorize the Chairperson to sign the MCAH AFA Agency Information Form to execute the contract on behalf of the County. Additionally, provide authorization for the Public Health Director to approve minor amendments and/or revisions that may occur during the contract period provided they are approved by County Counsel and do not materially affect the County's rights. Provide any desired direction to staff.

Discussion:

For nearly three decades, the Health Department has contracted with the California Department of Public Health for the local Maternal, Child, and Adolescent Health (MCAH) Program in Mono County. The six goals of the MCAH program include the following:

- Improve Outreach and Access to Quality Health and Human Services
- Improve Maternal Health
- Improve Infant Health
- Improve Nutrition and Physical Activity
- Improve Child Health
- Improve Adolescent Health

To achieve these goals, the MCAH program collaborates with local organizations/agencies and provides a variety of services including but not limited to; prenatal outreach and education, teen pregnancy prevention, comprehensive sex education, SIDS education and prevention, nutrition and physical activity

outreach and promotion, health care accessibility, and variety of other endeavors to support the health needs of our local residents.

Fiscal Impact/Budget Projections:

There is no impact to the County General Fund. The MCAH program is funded with a mix of federal Title V and Title XIX dollars and Public Health Realignment, totaling \$122,059 for fiscal year 2018-19.

For questions regarding this item, please call Sandra Pearce at (760) 924-1818.

Submitted by: Sandra Pearce, Public Health Director

FY 2018 - 2019 AGREEMENT FUNDING APPLICATION (AFA) CHECKLIST

Agency Name: Mono County Health Department

Agreement #: 2018-26

Program: MCAH BIH AFLP CHVP

(Check one box only)

Please check the box next to all submitted documents. All documents must be submitted by email using the required naming convention on page 2.	
<input checked="" type="checkbox"/>	1. <u>AFA Checklist</u>
<input checked="" type="checkbox"/>	2. <u>Agency Information Form</u> with signature (PDF)
<input checked="" type="checkbox"/>	3. <u>Attestation of Compliance with the Sexual Health Education Accountability Act of 2007</u> (PDF)
<input checked="" type="checkbox"/>	4. <u>Community Profile</u> submit only one profile including information about your MCAH, AFLP and/or BIH populations and programs as applicable (Word)
<input checked="" type="checkbox"/>	5. <u>Budget Template</u> submit for the next two upcoming Fiscal Years (17/18 and 18/19) list all staff (by position) and costs (including projected salaries and benefits, operating and ICR). Multiple tabs for completion include Summary Page, Detail Pages, and Justifications. Personnel must be consistent with the Duty Statements and Organizational Charts (Excel)
<input checked="" type="checkbox"/>	6. <u>Indirect Cost Rate (ICR) Certification Form</u> details methodology and components of the ICR
<input checked="" type="checkbox"/>	7. <u>Duty Statements (DS)</u> for all staff (numbered according to the Personnel Detail Page and Organization Chart) listed on the budget
<input type="checkbox"/>	8. <u>Organization Chart(s)</u> of the applicable programs, identifying all staff positions on the budget including their Line Item # and its relationship to other services for women and children, the local health officer and overall agency
<input checked="" type="checkbox"/>	9. <u>Approval Letters</u> submit most recent letter on State letterhead with state staff signatures, including waivers for the following positions: <input checked="" type="checkbox"/> MCAH Director; <input type="checkbox"/> BIH Coordinator; <input type="checkbox"/> AFLP Director; <input type="checkbox"/> Other _____
<input checked="" type="checkbox"/>	10. <u>Scope of Work (SOW)</u> documents for all applicable programs (PDF/Word)
<input checked="" type="checkbox"/>	11. <u>Annual Inventory</u> – Form CDPH 1204
<input type="checkbox"/>	12. <u>Local Health Officer Approval Letter to conduct FIMR</u> [MCAH only]
<input type="checkbox"/>	13. <u>Subcontractor (SubK) Agreement Packages</u> submit Subcontract Agreement Transmittal Form, brief explanation of the award process, subcontractor agreement or waiver letter, and budget with detailed Justifications (required for all SubKs \$5,000 or more) (Word)
<input type="checkbox"/>	14. <u>Certification Statement for the Use of Certified Public Funds (CPE)</u> [AFLP CBOs and/or SubKs with FFP]
<input checked="" type="checkbox"/>	15. <u>CDPH 9083 Government Agency Taxpayer ID Form</u>

**CALIFORNIA DEPARTMENT OF PUBLIC HEALTH
MATERNAL, CHILD AND ADOLESCENT HEALTH (MCAH) DIVISION**

**FUNDING AGREEMENT PERIOD
FY 2018-2019**

AGENCY INFORMATION FORM

Agencies are required to submit an electronic and signed copy (original signatures only) of this form along with their Annual AFA Package.

Agencies are required to submit updated information when updates occur during the fiscal year. Updated submissions do not require certification signatures.

AGENCY IDENTIFICATION INFORMATION

Any program related information being sent from the CDPH MCAH Division will be directed to all Program Directors.

Please enter the agreement or contract number for each of the applicable programs

#2018-26 [MCAH](#)

[BIH](#)

[AFLP](#)

Update Effective Date: 7/1/2018 (only required when submitting updates)

Federal Employer ID#: 95-6005661

Complete Official Agency Name: Mono County Health Department

Business Office Address: PO Box 3329, Mammoth Lakes, Ca 93546

Agency Phone: 760.924.1830

Agency Fax: 760.924.1831

Agency Website: www.monohealth.com

**AGREEMENT FUNDING APPLICATION
POLICY COMPLIANCE AND CERTIFICATION**

Please enter the **agreement or contract** number for each of the applicable programs

#2018-26 MCAH	#2018-26 BIH		# AFLP
-------------------------------	------------------------------	--	------------------------

The undersigned hereby affirms that the statements contained in the Agreement Funding Application (AFA) are true and complete to the best of the applicant's knowledge.

I certify that these Maternal, Child and Adolescent Health (MCAH) programs will comply with all applicable provisions of Article 1, Chapter 1, Part 2, Division 106 of the Health and Safety code (commencing with section 123225), Chapters 7 and 8 of the Welfare and Institutions Code (commencing with Sections 14000 and 142), and any applicable rules or regulations promulgated by CDPH pursuant to this article and these Chapters. I further certify that all MCAH related programs will comply with the most current MCAH Policies and Procedures Manual, including but not limited to, Administration, Federal Financial Participation (FFP) Section. I further certify that the MCAH related programs will comply with all federal laws and regulations governing and regulating recipients of funds granted to states for medical assistance pursuant to Title XIX of the Social Security Act (42 U.S.C. section 1396 et seq.) and recipients of funds allotted to states for the Maternal and Child Health Service Block Grant pursuant to Title V of the Social Security Act (42 U.S.C. section 701 et seq.). I further agree that the MCAH related programs may be subject to all sanctions, or other remedies applicable, if the MCAH related programs violate any of the above laws, regulations and policies with which it has certified it will comply.

Original signature of official authorized to commit the Agency to an MCAH Agreement	Chair of the Board of Supervisors Title
---	--

Bob Gardner	
Name (Print)	Date

Original signature of MCAH/AFLP Director	Public Health Director Title
--	---------------------------------

Sandra Pearce	
Name (Print)	Date

Exhibit K

Attestation of Compliance with the Sexual Health Education Accountability Act of 2007

Agency Name: Mono County Health Department

Agreement/Grant Number: 2018-26

Compliance Attestation for Fiscal Year: 2018-19

The Sexual Health Education Accountability Act of 2007 (Health and Safety Code, Sections 151000 – 151003) requires sexual health education programs (programs) that are funded or administered, directly or indirectly, by the State, to be comprehensive and not abstinence-only. Specifically, these statutes require programs to provide information that is medically accurate, current, and objective, in a manner that is age, culturally, and linguistically appropriate for targeted audiences. Programs cannot promote or teach religious doctrine, nor promote or reflect bias (as defined in Section 422.56 of the Penal Code), and may be required to explain the effectiveness of one or more drugs and/or devices approved by the federal Food and Drug Administration for preventing pregnancy and sexually transmitted diseases. Programs directed at minors are additionally required to specify that abstinence is the only certain way to prevent pregnancy and sexually transmitted diseases.

In order to comply with the mandate of Health & Safety Code, Section 151002 (d), the California Department of Public Health (CDPH) Maternal, Child and Adolescent Health (MCAH) Program requires each applicable Agency or Community Based Organization (CBO) contracting with MCAH to submit a signed attestation as a condition of funding. The Attestation of Compliance must be submitted to CDPH/MCAH annually as a required component of the Agreement Funding Application (AFA) Package. By signing this letter the MCAH Director or Adolescent Family Life Program (AFLP) Director (CBOs only) is attesting or “is a witness to the fact that the programs comply with the requirements of the statute”. The signatory is responsible for ensuring compliance with the statute. Please note that based on program policies that define them, the Sexual Health Education Act inherently applies to the Black Infant Health Program, AFLP, and the California Home Visiting Program, and may apply to Local MCAH based on local activities.

The undersigned hereby attests that all local MCAH agencies and AFLP CBOs will comply with all applicable provisions of Health and Safety Code, Sections 151000 – 151003 (HS 151000–151003). The undersigned further acknowledges that this Agency is subject to monitoring of compliance with the provisions of HS 151000–151003 and may be subject to contract termination or other appropriate action if it violates any condition of funding, including those enumerated in HS 151000–151003.

Signed

Mono County Health Department
Agency Name

2018-26
Agreement/Grant Number

Signature of MCAH Director
Signature of AFLP Director (CBOs only)

Date

Sandra Pearce
Printed Name of MCAH Director
Printed Name of AFLP Director (CBOs only)

Exhibit K

Attestation of Compliance with the Sexual Health Education Accountability Act of 2007

CALIFORNIA CODES
HEALTH AND SAFETY CODE
SECTION 151000-151003

151000. This division shall be known, and may be cited, as the Sexual Health Education Accountability Act.

151001. For purposes of this division, the following definitions shall apply:

- (a) "Age appropriate" means topics, messages, and teaching methods suitable to particular ages or age groups of children and adolescents, based on developing cognitive, emotional, and behavioral capacity typical for the age or age group.
- (b) A "sexual health education program" means a program that provides instruction or information to prevent adolescent pregnancy, unintended pregnancy, or sexually transmitted diseases, including HIV, that is conducted, operated, or administered by any state agency, is funded directly or indirectly by the state, or receives any financial assistance from state funds or funds administered by a state agency, but does not include any program offered by a school district, a county superintendent of schools, or a community college district.
- (c) "Medically accurate" means verified or supported by research conducted in compliance with scientific methods and published in peer review journals, where appropriate, and recognized as accurate and objective by professional organizations and agencies with expertise in the relevant field, including, but not limited to, the federal Centers for Disease Control and Prevention, the American Public Health Association, the Society for Adolescent Medicine, the American Academy of Pediatrics, and the American College of Obstetricians and Gynecologists.

151002. (a) Every sexual health education program shall satisfy all of the following requirements:

- (1) All information shall be medically accurate, current, and objective.
- (2) Individuals providing instruction or information shall know and use the most current scientific data on human sexuality, human development, pregnancy, and sexually transmitted diseases.
- (3) The program content shall be age appropriate for its targeted population.
- (4) The program shall be culturally and linguistically appropriate for its targeted populations.
- (5) The program shall not teach or promote religious doctrine.
- (6) The program shall not reflect or promote bias against any person on the basis of disability, gender, nationality, race or ethnicity, religion, or sexual orientation, as defined in Section 422.56 of the Penal Code.
- (7) The program shall provide information about the effectiveness and safety of at least one or more drugs and/or devices approved by the federal Food and Drug Administration for preventing pregnancy and for reducing the risk of contracting sexually transmitted diseases.

Exhibit K

Attestation of Compliance with the Sexual Health Education Accountability Act of 2007

- (b) A sexual health education program that is directed at minors shall comply with all of the criteria in subdivision (a) and shall also comply with both the following requirements:
 - (1) It shall include information that the only certain way to prevent pregnancy is to abstain from sexual intercourse, and that the only certain way to prevent sexually transmitted diseases is to abstain from activities that have been proven to transmit sexually transmitted diseases.
 - (2) If the program is directed toward minors under the age of 12 years, it may, but is not required to, include information otherwise required pursuant to paragraph (7) of subdivision (a).
- (c) A sexual health education program conducted by an outside agency at a publicly funded school shall comply with the requirements of Section 51934 of the Education Code if the program addresses HIV/AIDS and shall comply with Section 51933 of the Education Code if the program addresses pregnancy prevention and sexually transmitted diseases other than HIV/AIDS.
- (d) An applicant for funds to administer a sexual health education program shall attest in writing that its program complies with all conditions of funding, including those enumerated in this section. A publicly funded school receiving only general funds to provide comprehensive sexual health instruction or HIV/AIDS prevention instruction shall not be deemed an applicant for the purposes of this subdivision.
- (e) If the program is conducted by an outside agency at a publicly funded school, the applicant shall indicate in writing how the program fits in with the school's plan to comply fully with the requirements of the California Comprehensive Sexual Health and HIV/AIDS Prevention Education Act, Chapter 5.6 (commencing with Section 51930) of the Education Code. Notwithstanding Section 47610 of the Education Code, "publicly funded school" includes a charter school for the purposes of this subdivision.
- (f) Monitoring of compliance with this division shall be integrated into the grant monitoring and compliance procedures. If the agency knows that a grantee is not in compliance with this section, the agency shall terminate the contract or take other appropriate action.
- (g) This section shall not be construed to limit the requirements of the California Comprehensive Sexual Health and HIV/AIDS Prevention Education Act (Chapter 5.6 (commencing with Section 51930) of Part 28 of the Education Code).
- (h) This section shall not apply to one-on-one interactions between a health practitioner and his or her patient in a clinical setting.

151003. This division shall apply only to grants that are funded pursuant to contracts entered into or amended on or after January 1, 2008.

Mono County Maternal Child and Adolescent Health Community Profile 2018-2019

Section 1 – Demographics

	Local	State
Our Community		
Total Population ¹	14,168	38,548,204
Total Population, African American	113	2,226,129
Total Population, American Indian/ Alaskan Natives	411	171,667
Total Population, Asian/Pacific Islander	368	5,220,776
Total Population, Hispanic	3,925	14,934,682
Total Population, White	9,252	14,978,205
Total Live Births	147	502,973
Our Mothers and Babies		
% of women delivering a baby who received prenatal care beginning in the first trimester of their pregnancy ²	76.9%	83.5%
% of women delivering a baby who had a postpartum visit. ⁶	85.1%	87.5%
% of births covered by Medi-Cal ²	51.6%	44.5%
% of women ages 18-64 without health insurance ³	20.8%	19.7%
% of women giving birth to a second child within 24 months of a previous pregnancy ²	35.1	37.6%

	Local	State
Our Mothers and Babies (continued)		
% live births less than 37 weeks gestation ²	6.3%	8.4%
Gestational diabetes per 1,000 females age 15-44	7.3	9.1
% of female population 18-64 living in poverty (0-200% FPL) ³	38.1%	35.4%
Substance use diagnosis per 1,000 hospitalizations of pregnant women	5.1	18.8
Unemployment Rate ⁴	8.6	8.9
Our Children and Teens		
Adolescent Birth Rate per 1,000 females aged 15-19 ²	21.4	23.4
Motor vehicle injury hospitalizations per 100,000 children age 0-14	13.6	15.1
% of children, ages 0-18 years living in poverty (0-200% FPL) ³	50.1%	46.7%
Mental health hospitalizations per 100,000 age 15-24	568.2	1,473.0
Children in Foster Care per 1,000 children ⁵	2.1	6.5
Substance abuse hospitalization per 100,000 aged 15-24	256.6	778.5

Data sources: ¹CA Dept. of Finance population estimates 2014, ²CA Birth Statistical Master Files 2012-2014, ³US Census Bureau - Small Area Health Insurance Estimates 2012-2014, ⁴CA Employment Development Dept. 2012-2014, ⁵Data from CA Child Welfare Indicators Project, UC Berkeley 2012-2014, ⁶Data from CA Maternal, Infant Health Assessment (MIHA) 2013-2014.

Section 2 – About Our Community – Health Starts Where We Live, Learn, Work, and Play

Describe the following using brief narratives or bullets: 1) *Geography*, 2) *Major industries and employers (public/private)*, 3) *Walkability, recreational areas*

- * Located on the eastside of the Sierra Nevada mountain range; north of Inyo County and south of Nevada State.
- * 108 miles long and 38 miles wide; sparsely populated averaging 4.2 persons per square mile, mostly open space managed by the United States Forest Service and the Bureau of Land Management.
- * One of the highest counties in the United States; many 13,000-14,000 foot high peaks, seven highways passes ranging in elevation from 7,000 to 9,945 feet, all towns have elevations above 5,000 feet.
- * Winters can last six to seven months and there is usually heavy snowfall between November and April.
- * Major industries include recreation, accommodation, food services, arts, entertainment, education, health, social services, construction, retail trade, ranching, agriculture, mining, and a small military presence.
- * Large influx of tourists during winters and summers for snow sports, fishing, camping, hiking, biking, climbing.
- * An abundance of open space for walkability, and continued work in towns to create safe routes to school and pedestrian friendly environments.

Section 3 – Health System – Health and Human Services for the MCAH Population

Describe the following using brief narratives or bullets: Strategies/initiatives that address the following: Maternal/Women’s Health, Perinatal/Infant Health, Child Health, Adolescent Health, Children with Special Health Care Needs and cross cutting or life course issues (public health issues that impact multiple MCAH population groups).

- * Mono County has one birthing hospital, located in Mammoth Lakes. The hospital does not have a Neonatal Intensive Care Unit (NICU), so in general, high risk pregnancies are managed outside of the County. Infants born preterm or with other complications are transported to surrounding major medical centers in Los Angeles, Loma Linda, Reno, and Davis.
- * There is one Obstetrics/Gynecology office associated with Mammoth Hospital, and they have chosen not to be a CPSP provider as historically they have been paid higher rates due to their rural health status.
- * Sierra Park Dental in Mammoth Lakes and Toiyabe Indian Health Clinic in Coleville both provide services to Denti-Cal clients, but only Sierra Park Dental has Pediatric Dentists on site.
- * Local Medi-Cal Managed Care Plans include Anthem Blue Cross and California Health & Wellness.
- * Barriers to accessing services include lack of insurance for non-citizens, payment up-front for cash pay, limited public transportation, the culture of poverty, stigma related to accessing some services, beaurocratic/administrative burden, and fear of accessing services for immigrants.

Section 4 – Health Status and Disparities for the MCAH Population

Describe the following using brief narratives or bullets: Key health disparities and how health behaviors, the physical environment and social determinants of health (social/economic factors) contribute to these disparities for specific populations. Highlight areas where progress has been made in improving health outcomes.

- Due to the small population in Mono County, local data is often unable to capture health disparities. However, it is evident when looking at anecdotal evidence, that these disparities exist. Examples include the following:
- * Health Behaviors: Residents who live in rural parts of Mono County, low-income individuals, and the Hispanic population have higher rates of overweight and obesity. Children who come from low-income families and Hispanic children in general have poor oral health habits and more dental decay.
 - * Physical Environment: The remote location of Mono County and limited resources create an environment where some residents must travel hours for the services they need. This is not realistic for families who have limited means. Even if a family is able to access free transportation through MediCal Managed Care, they often have to travel long distances which are prohibitive when working multiple jobs without paid time off.
 - * Social Determinants of Health: Low income individuals, people who have limited English proficiency, and individuals with less formal education in general have poorer health.
 - * Progress Made: While the rates of children living in poverty has significantly declined since 2006, local poverty rates remain statistically higher than for California. Additionally, Mono County has a large population of Spanish-speaking only residents.
 - *Disparities in health related to income, education and language will continue to be a challenge on a population-wide basis.

IMPORTANT: By clicking this box, I agree to allow the state MCAH Program to post my LHJ’s Community Profile on the CDPH/MCAH website.

BUDGET SUMMARY

FISCAL YEAR
2018-19

BUDGET
ORIGINAL

BUDGET STATUS
ACTIVE

MCAH & SIDS
BALANCE

TITLE XIX
BALANCE

Total Active
1

Version 4.6 - 50 Quarterly

Program:	Maternal, Child and Adolescent Health												
Agency:	201826 Mono												
SubK:													
		UNMATCHED FUNDING						NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)			
		MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*		
	ALLOCATION(S)		77,008		3,000								

NOT ACTIVE

EXPENSE CATEGORY													
(I) PERSONNEL	114,846		56,221		1,203				49,237				8,187
(II) OPERATING EXPENSES	5,400		903		1,797				2,700				
(III) CAPITAL EXPENDITURES													
(IV) OTHER COSTS	11,055		5,528						5,528				
(V) INDIRECT COSTS	28,712		14,356						14,356				
BUDGET TOTALS*	160,013	48.13%	77,008	1.87%	3,000			44.88%	71,821	5.12%			8,187
BALANCE(S)													

TOTAL TITLE V	77,008	→	77,008										
TOTAL SIDS	3,000	→		→	3,000								
TOTAL TITLE XIX	42,051	→		→		→		[50%]	35,911	[75%]	6,140		
TOTAL AGENCY FUNDS	37,957	→		→		→		[50%]	35,911	[25%]	2,047		

\$	122,059	Maximum Amount Payable from State and Federal resources
WE CERTIFY THAT THIS BUDGET HAS BEEN CONSTRUCTED IN COMPLIANCE WITH ALL MCAH ADMINISTRATIVE AND PROGRAM POLICIES.		
MCAH/PROJECT DIRECTOR'S SIGNATURE	DATE	AGENCY FISCAL AGENT'S SIGNATURE DATE

* These amounts contain local revenue submitted for information and matching purposes. MCAH does not reimburse Agency contributions.

STATE USE ONLY - TOTAL STATE AND FEDERAL REIMBURSEMENT	PCA Codes	MCAH-TV	SIDS	AGENCY FUNDS	MCAH Cnty-N	MCAH Cnty-E
		53107	53112		53118	53117
(I) PERSONNEL		56,221	1,203		24,619	6,140
(II) OPERATING EXPENSES		903	1,797		1,350	
(III) CAPITAL EXPENSES						
(IV) OTHER COSTS		5,528			2,764	
(V) INDIRECT COSTS		14,356			7,178	
Totals for PCA Codes	122,059	77,008	3,000		35,911	6,140

Program:	Maternal, Child and Adolescent Health													
Agency:	201826 Mono													
SubK:														
UNMATCHED FUNDING														
		MCAH-TV			SIDS		AGENCY FUNDS		NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)			
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)
		TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*		

NOT ACTIVE

(II) OPERATING EXPENSES DETAIL						% TRAVEL NON-ENH MATCH		% TRAVEL ENH MATCH		% PERSONNEL MATCH					
TOTAL OPERATING EXPENSES						5,400		33.67%		24.50%		50.00%			
						903		2,700		Match Available			Total Non-E %	Total E %	Total % Non-E & E
	TRAVEL	5,040	16.73%	843	33.27%	1,677		50.00%	2,520				50.00%		50.00%
	TRAINING	360	16.67%	60	33.33%	120		50.00%	180				50.00%		50.00%
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** Unmatched Operating Expenses are not eligible for Federal matching funds (Title XIX). Expenses may only be charged to Unmatched Title V (Col. 3), State General Funds (Col. 5), and/or Agency (Col. 7) funds.

(III) CAPITAL EXPENDITURE DETAIL														
TOTAL CAPITAL EXPENDITURES														

(IV) OTHER COSTS DETAIL											% PERSONNEL MATCH							
TOTAL OTHER COSTS											11,055		5,528		50.00%			
											5,528		Match Available			Total Non-E %	Total E %	Total % Non-E & E
SUBCONTRACTS																		
1																		
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OTHER CHARGES																		
1	Keep a Clear Mind Curriculum	555	50.00%	278					50.00%	278			50.00%		50.00%			
2	Cannabis Education Media Plan	10,500	50.00%	5,250					50.00%	5,250			50.00%		50.00%			
3																		
4																		
5																		

Program:	Maternal, Child and Adolescent Health													
Agency:	201826 Mono													
SubK:														
	UNMATCHED FUNDING				NON-ENHANCED MATCHING (50/50)				ENHANCED MATCHING (75/25)					
	MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E					
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)	
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*			
(V) INDIRECT COSTS DETAIL														
TOTAL INDIRECT COSTS		28,712	14,356						14,356					
25.00% of Total Wages + Fringe Benefits		28,712	14,356	50.00%					14,356	50.00%				

(I) PERSONNEL DETAIL															
		TOTAL PERSONNEL COSTS			114,846	56,221	1,203			49,237		8,187			
		FRINGE BENEFIT RATE			59.54%	42,860	20,981	449		18,375		3,055			
		TOTAL WAGES			71,986	35,239	754			30,862		5,131			
INITIALS	TITLE OR CLASSIFICATION	% FTE	ANNUAL SALARY	TOTAL WAGES									J-Pers MCF Per Staff	Staff Traveling (X)	
1	SP Public Health Director	5.00%	121,194	6,060	50.00%	3,030				50.00%	3,030				
2	V MCAH Director	35.00%	86,847	30,396	48.25%	14,666	1.75%	532		47.00%	14,286	3.00%	912	X	
3	V PSC	3.00%	86,847	2,605	50.00%	1,303				4.00%	104	46.00%	1,198	X	
4	TB Health Officer	15.50%	114,660	17,772	50.00%	8,886				33.00%	5,865	17.00%	3,021		
5	KB Fiscal & Administrative Officer	3.00%	82,424	2,473	50.00%	1,237				50.00%	1,237				
6	MG Fiscal & Technical Specialist IV	20.00%	63,399	12,680	48.25%	6,118	1.75%	222		50.00%	6,340			X	
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Program:	Maternal, Child and Adolescent Health		UNMATCHED FUNDING						NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)			
Agency:	201826 Mono		MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E			
SubK:		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)
		TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*		

BUDGET SUMMARY

FISCAL YEAR
2019-20

BUDGET
ORIGINAL

BUDGET STATUS
ACTIVE

MCAH & SIDS
BALANCE

TITLE XIX
BALANCE

Total Active
1

Version 4.6 - 50 Quarterly

Program:	Maternal, Child and Adolescent Health												
Agency:	201826 Mono												
SubK:													
		UNMATCHED FUNDING						NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)			
		MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*		
	ALLOCATION(S)		77,008		3,000								

NOT ACTIVE

EXPENSE CATEGORY													
(I) PERSONNEL	122,603		60,114		1,188				53,135				8,167
(II) OPERATING EXPENSES	5,400		888		1,812				2,700				
(III) CAPITAL EXPENDITURES													
(IV) OTHER COSTS	1,362		681						681				
(V) INDIRECT COSTS	30,651		15,325						15,325				
BUDGET TOTALS*	160,016	48.13%	77,008	1.87%	3,000			44.90%	71,841	5.10%	8,167		
	BALANCE(S)												

TOTAL TITLE V	77,008	→	77,008										
TOTAL SIDS	3,000	→		→	3,000								
TOTAL TITLE XIX	42,046	→		→		→		[50%]	35,921	[75%]	6,125		
TOTAL AGENCY FUNDS	37,962	→		→		→		[50%]	35,921	[25%]	2,042		

\$ 122,055	Maximum Amount Payable from State and Federal resources
WE CERTIFY THAT THIS BUDGET HAS BEEN CONSTRUCTED IN COMPLIANCE WITH ALL MCAH ADMINISTRATIVE AND PROGRAM POLICIES.	
MCAH/PROJECT DIRECTOR'S SIGNATURE _____	AGENCY FISCAL AGENT'S SIGNATURE _____
DATE _____	DATE _____

* These amounts contain local revenue submitted for information and matching purposes. MCAH does not reimburse Agency contributions.

STATE USE ONLY - TOTAL STATE AND FEDERAL REIMBURSEMENT	PCA Codes	MCAH-TV	SIDS	AGENCY FUNDS	MCAH Cnty-N	MCAH Cnty-E
		53107	53112		53118	53117
(I) PERSONNEL		60,114	1,188		26,568	6,125
(II) OPERATING EXPENSES		888	1,812		1,350	
(III) CAPITAL EXPENSES						
(IV) OTHER COSTS		681			341	
(V) INDIRECT COSTS		15,325			7,663	
Totals for PCA Codes	122,055	77,008	3,000		35,922	6,125

Program:	Maternal, Child and Adolescent Health													NOT ACTIVE
Agency:	201826 Mono													
SubK:														
	UNMATCHED FUNDING													
	MCAH-TV			SIDS			AGENCY FUNDS			NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)	
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*			

(II) OPERATING EXPENSES DETAIL						% TRAVEL NON-ENH MATCH	% TRAVEL ENH MATCH	% PERSONNEL MATCH	Total Non-E %	Total E %	Total % Non-E & F	
TOTAL OPERATING EXPENSES						5,400	888	1,812	33.67%	2,700	50.00%	50.00%
TRAVEL	5,040	16.43%	828	33.57%	1,692	50.00%	2,520	50.00%	50.00%	50.00%	50.00%	
TRAINING	360	16.67%	60	33.33%	120	50.00%	180	50.00%	50.00%	50.00%	50.00%	
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** Unmatched Operating Expenses are not eligible for Federal matching funds (Title XIX). Expenses may only be charged to Unmatched Title V (Col. 3), State General Funds (Col. 5), and/or Agency (Col. 7) funds.

(III) CAPITAL EXPENDITURE DETAIL											
TOTAL CAPITAL EXPENDITURES											

(IV) OTHER COSTS DETAIL											% PERSONNEL MATCH	Total Non-E %	Total E %	Total % Non-E & F		
TOTAL OTHER COSTS											1,362	681	681	50.00%	50.00%	50.00%
SUBCONTRACTS																
1																
2																
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4																
5																
OTHER CHARGES																
1	Keep a Clear Mind	512	50.00%	256				50.00%	256			50.00%		50.00%		
2	Pregnancy Support and Outreach	850	50.00%	425				50.00%	425			50.00%		50.00%		
3																
4																
5																

Program:	Maternal, Child and Adolescent Health													
Agency:	201826 Mono													
SubK:														
	UNMATCHED FUNDING				NON-ENHANCED MATCHING (50/50)				ENHANCED MATCHING (75/25)					
	MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E					
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)	
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*			
(V) INDIRECT COSTS DETAIL														
TOTAL INDIRECT COSTS		30,651		15,325					15,325					
25.00% of Total Wages + Fringe Benefits		30,651	50.00%	15,325				50.00%	15,325					

(I) PERSONNEL DETAIL													
		TOTAL PERSONNEL COSTS		122,603		60,114		1,188			53,135		8,167
		FRINGE BENEFIT RATE		59.54%		45,755		443			19,830		3,048
		TOTAL WAGES		76,848		37,679		745			33,305		5,119
INITIALS	TITLE OR CLASSIFICATION	% FTE	ANNUAL SALARY	TOTAL WAGES								J-Pers MCF Per Staff	Staff Traveling (X)
1	SP Public Health Director	3.00%	121,194	3,636	50.00%	1,818				50.00%	1,818		50.00%
2	V MCAH Director	45.00%	86,847	39,081	48.50%	18,954	1.50%	586		47.00%	18,368	3.00%	1,172
3	V PSC	5.00%	86,847	4,342	50.00%	2,171				4.00%	174	46.00%	1,997
4	TB Health Officer	10.00%	114,660	11,466	50.00%	5,733				33.00%	3,784	17.00%	1,949
5	KB Fiscal & Administrative Officer	3.00%	82,424	2,473	50.00%	1,237				50.00%	1,237		
6	MG Fiscal & Technical Specialist IV	25.00%	63,399	15,850	49.00%	7,767	1.00%	159		50.00%	7,925		
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Program: Agency: SubK:	Maternal, Child and Adolescent Health		UNMATCHED FUNDING						NON-ENHANCED MATCHING (50/50)		ENHANCED MATCHING (75/25)			
	201826 Mono		MCAH-TV		SIDS		AGENCY FUNDS		MCAH Cnty-N		MCAH Cnty-E			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(14)	(15)	(16)	(17)	
	TOTAL FUNDING	%	TITLE V	%	SIDS	%	Agency Funds*	%	Combined Fed/Agency*	%	Combined Fed/Agency*			

CERTIFICATION OF INDIRECT COST RATE METHODOLOGY

5/2/2018

Please list the Indirect Cost Rate (ICR) Percentage and supporting methodology for the contract or allocation with the California Department of Public Health, Maternal Child and Adolescent Health Division (CDPH/MCAH Division).

Date: 5/2/2018

Agency Name: **Mono County**

Contract/Agreement Number: **2018-26**

Contract Term/Allocation Fiscal Year: 2018/19

1. NON-PROFIT AGENCIES/ COMMUNITY BASED ORGANIZATIONS (CBO)

Non-profit agencies or CBOs that have an approved ICR from their Federal cognizant agency are allowed to charge their approved ICR or may elect to charge less than the agency's approved ICR percentage rate.

Private non-profits local agencies that do not have an approved ICR from their Federal cognizant agency are allowed a maximum ICR percentage of 15.0 percent of the Total Personnel Costs.

The ICR percentage rate listed below must match the percentage listed on the Contract/Allocation Budget.

 % Fixed Percent of:

Total Personnel Costs:

2. LOCAL HEALTH JURISDICTIONS (LHJ)

LHJs are allowed up to the maximum ICR percentage rate that was approved by the CDPH Financial Management Branch ICR or may elect to charge less than the agency's approved ICR percentage rate. The ICR rate may not exceed 25.0 percent of Total Personnel Costs or 15.0 percent of Total Direct Costs. The ICR application (i.e. Total Personnel Costs or Total Allowable Direct Costs) may not differ from the approved ICR percentage rate.

The ICR percentage rate listed below must match the percentage listed on the Allocation/Contracted Budget.

25% Fixed Percent of:

Total Personnel Costs:

Total Allowable Direct Costs:

3. OTHER GOVERNMENTAL AGENCIES AND PUBLIC UNIVERSITIES

University Agencies are allowed up to the maximum ICR percentage approved by the agency's Federal cognizant agency ICR or may elect to charge less than the agency's approved ICR percentage rate. Total Personnel Costs or Total Direct Costs cannot change.

 % Fixed Percent of:

Total Personnel Costs (Includes Fringe Benefits)

Total Personnel Costs (Excludes Fringe Benefits)

Total Allowable Direct Costs

CERTIFICATION OF INDIRECT COST RATE METHODOLOGY

Please provide you agency's detailed methodology that includes all indirect costs, fees and percentages in the box below.

Please submit this form via email to your assigned Contract Manager.

The undersigned certifies that the costs used to calculate the ICR are based on the most recent, available and independently audited actual financials and are the same costs approved by the CDPH to determine the Department approved ICR.

Signature: _____

Printed First & Last Name: Sandra Pearce

Title/Position: Public Health Director

Date: 5/2/2018

PUBLIC HEALTH DIRECTOR
DUTY STATEMENT

Budget Line: #1

Health Jurisdiction: Mono County

Program: Maternal, Child, and Adolescent Health

Program Position: Public Health Director

County Job Specification: Public Health Director

This position has its span of responsibility illustrated on the attached organizational chart for the MCAH Program staff and for the Department. The Public Health Director is responsible to the County Administrative Officer for the appropriate programmatic aspects of all Health programs including MCAH. She provides fiscal oversight through the Director of Financial Operations, who directly supervises the Fiscal Agent who produces and manages budgets and expenditures relating to this program. Activities include coordination, training and general administration. This position must meet the definition of a Skilled Professional Medical Personnel (SPMP). Duties and responsibilities of this position include but are not limited to:

- Meets weekly with the MCAH Director and staff to ensure program fits overall department goals and objectives, as well as to prioritize needs
- Supervises MCAH program personnel
- Interagency coordination, including the provider community to ensure MediCal providers are available for all clients
- Oversight of activities designed to improve health outcomes for the MCAH population, including CYSHCN and those eligible for Medi-Cal.
- Training activities
- Program planning and general administration

MCAH DIRECTOR
DUTY STATEMENT

Budget Line: #2

Health Jurisdiction: Mono County

Program: Maternal, Child, and Adolescent Health

Program Position: MCAH Director

County Job Specification: Health Program Manager

The Director of Maternal, Child and Adolescent Health (MCAH) is the lead PHN for this program. This position must meet the definition of a Skilled Professional Medical Personnel (SPMP). Duties and responsibilities of this position include but are not limited to:

Program Development and Implementation

- General responsibility for the implementation of the MCAH contract with evaluation of program goals and objectives
- Plan, organize and coordinate MCAH contract, implementation with evaluation in achievement of objectives
- Gather and analyze data for program planning, management and evaluation
- Develop policies and standards to implement activities designed to improve health outcomes for the MCAH population, including CYSHCN and those eligible for Medi-Cal.
- Maintain appropriate records and reports
- Collaborate with the community in the planning for and development of resources and services for the perinatal population
- Facilitate local, regional, and state partnerships for the improvement of MCAH services

Outreach Activities

- Assure that comprehensive perinatal services are available to all Medi-Cal eligible women.
- Promote services and resources of the perinatal population with community groups and medical resources
- Facilitate client referrals to health and social services
- Promote the use of MCAH services in the community to increase awareness and the use of appropriate services

Health Education/Consultation

- Promote support for MCAH programs within the county government and medical community
- Evaluate progress of community awareness/support for MCAH programs
- Develop community awareness and support for MCAH programs
- Provide training for health professionals and clients to enable the community to meet the needs of the target population

Resource/Provider Development

- Respond to medical professionals and government, providing information and education about the MCAH population
- Facilitate collaboration, coordination, communication, and cooperation among service providers
- Facilitate health promotion for MCAH population
- Attend community and state meetings as indicated

Comprehensive Perinatal Services Program (CPSP)

- The MCAH Director serves as the Perinatal Services Coordinator (PSC)
- Provide pregnancy testing, prenatal vitamins, referral services, and application assistance to all women eligible for MediCal services to promote early prenatal care, improved birth outcomes, and sexual health.

SIDS Program

- The MCAH Director serves as the SIDS Coordinator
- Contact all parents/caregivers who experience a presumed SIDS death to provide grief and bereavement support services
- Attend the State SIDS Annual Conference and/or other SIDS training(s)
- Promote SIDS risk reduction activities by providing risk reduction education and materials to the community

PSC
DUTY STATEMENT

Budget Line: #3

Health Jurisdiction: Mono County

Program: Maternal, Child, and Adolescent Health

Program Position: PSC

County Job Specification: Health Program Manager

This position is fulfilled by the MCAH Director and is responsible for managing and coordinating aspects of the Comprehensive Perinatal Services Program (CPSP). This position must meet the definition of a Skilled Professional Medical Personnel (SPMP). Duties and responsibilities of this position include but are not limited to:

- Motivate and assist women eligible for MediCal benefits to receive early and appropriate prenatal care
- Assess ability of women to access OB care and develop implementation strategies to enhance access in coordination with local agencies
- Participate in local or regional information sharing activities to improve access to prenatal care
- Oversee the planning, development and evaluation of all program components, including assisting CPSP providers in their deliverance of services according to the Title 22 California Code of Regulations
- Monitor trends in prenatal care, share findings with local providers and partner agencies, and incorporate assessment findings into the local MCAH plan
- Develop and promote community resources
- Maintain files and records
- Attend the State PSC training workshops as appropriate

PUBLIC HEALTH OFFICER
DUTY STATEMENT

Budget Line: #4

Health Jurisdiction: Mono County
Program: Maternal, Child, and Adolescent Health
Program Position: Public Health Officer
County Job Specification: Public Health Officer

The Public Health Officer (PHO) provides medical oversight and consultative direction for Mono County Health Department and MCAH Program. Under administrative direction of the Public Health Director, the PHO serves as the public health subject matter expert, providing medical direction, guidance and clinical consultation to public health staff, including the development of protocols and policies.

The PHO serves as the face of the Public Health, issuing public statements, liaising with federal, state, and local public health agencies, and representing the department to government officials, community organizations and the public. This position provides consultation to the medical community in public health and MCAH as required, assesses local community health indicators and works with health providers and community groups to plan and implement strategies to improve community health.

This position must meet the definition of a Skilled Professional Medical Personnel (SPMP). Duties and responsibilities of this position include but are not limited to:

- Collaborates with the MCAH Director and staff to ensure goals and objectives are achieved, as well as to prioritize needs
- Interagency coordination, including the provider community to ensure MediCal providers are available for all clients
- Oversight of activities designed to improve health outcomes for the MCAH population, including CYSHCN and those eligible for Medi-Cal.
- Training activities
- Program planning
- Community and provider education
- Oversight of standing orders such as pregnancy testing

FISCAL & ADMINISTRATIVE OFFICER
DUTY STATEMENT

Budget Line: #5

Health Jurisdiction: Mono County

Program: Maternal, Child, and Adolescent Health

Program Position: Fiscal & Administrative Officer

County Job Specification: Public Health Fiscal and Administrative Officer

The Maternal, Child, and Adolescent Health Program fiscal agent performs all fiscal duties in support of the MCAH program. Duties and responsibilities of this position include but are not limited to:

- Preparation of budget and any budget adjustments
- Prepare any materials necessary for submission to Board of Supervisors for approval
- Processes all invoices for payment through the Auditor's office
- Oversees the data entry of time studies
- Prepares invoices
- Deposits all receipts in appropriate accounts
- Maintains inventory of program equipment
- Prepares fiscal information for periodic reports
- Other duties as required

FISCAL & TECHNICAL SPECIALIST
DUTY STATEMENT

Budget Line: #6

Health Jurisdiction: Mono County

Program: Maternal, Child, and Adolescent Health

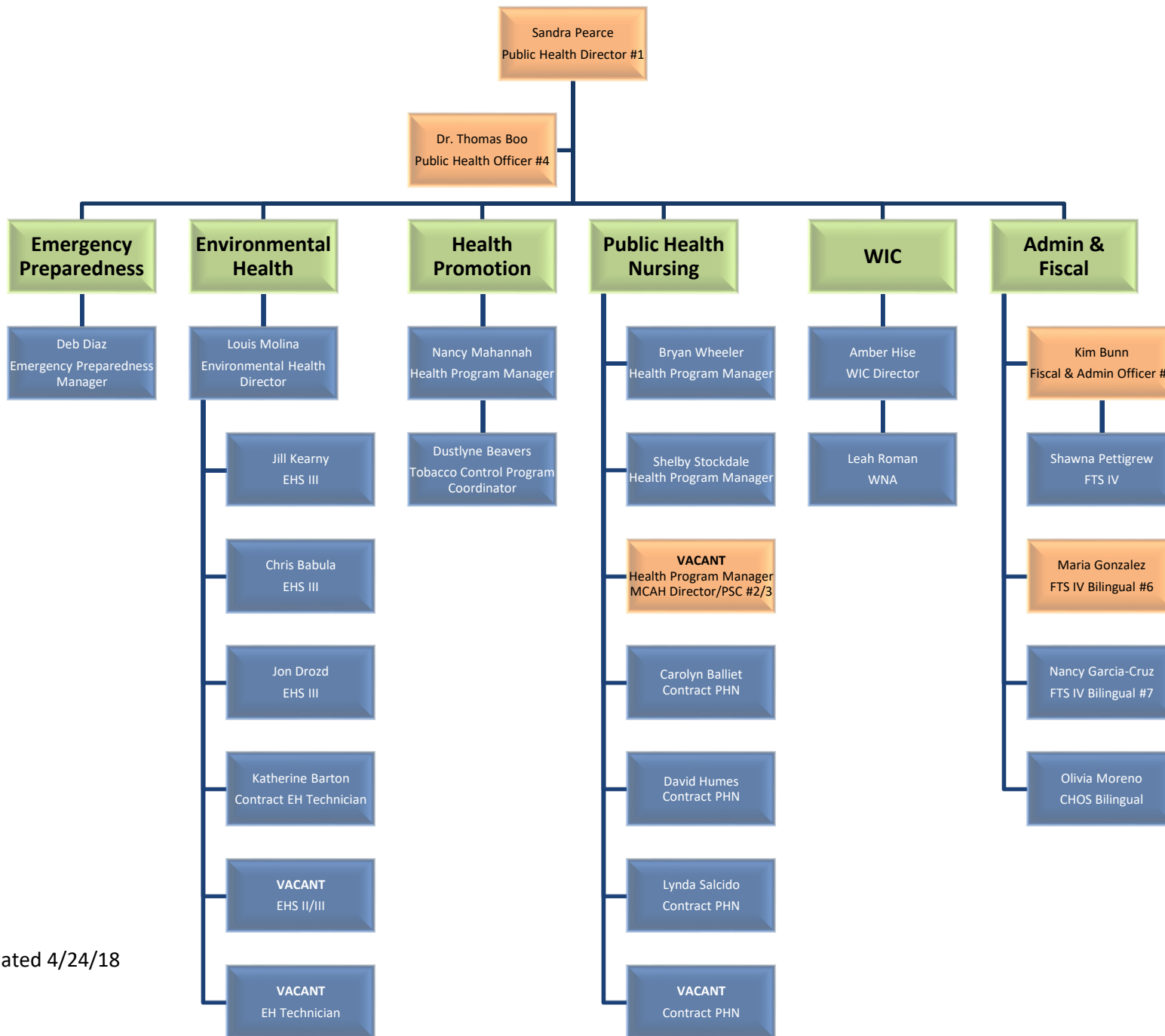
Program Position: Fiscal & Technical Specialist

County Job Specification: Fiscal & Technical Specialist

The Maternal, Child, and Adolescent Health Program clerical staff, under the direction of the MCAH staff, performs a wide range of clerical duties in support of the program. This position requires a tactful, courteous manner and willingness to work cooperatively with a variety of persons and agencies. Duties and responsibilities of this position include but are not limited to:

- Provide outreach, education, and enrollment referrals or assistance for Covered California, MediCal, and Family PACT
- Provide outreach and referrals to MediCal and potential MediCal clients for MediCal providers and services
- Extract, collect, compile and organize data from questionnaires and assessments
- Organize and maintain program files, indexes and records according to approved methods
- Perform general clerical functions independently
- Provide clerical staff support for the skilled health providers in the MCAH Program
- Assist in the preparation of school, community and public group meetings. Attend meetings and take minutes as needed
- Type from rough draft, with accuracy and correct business English, a variety of reports, Newsletters, interagency agreements, MCH and perinatal correspondence, records, documents, requisitions, grant revisions, questionnaires, etc
- Answer the MCAH toll free line, keep a log of all MCAH calls, and refer calls in a timely manner to the MCAH Director and other MCAH staff
- Other duties as required

Mono County Health Department Organizational Chart



Updated 4/24/18



MARK B HORTON, MD, MSPH
Director

State of California—Health and Human Services Agency
California Department of Public Health



ARNOLD SCHWARZENEGGER
Governor

June 17, 2008

Lynda Salcido
Public Health Director
County of Mono Health Department
P.O. Box 3329
Mammoth Lakes, CA 93546

MCAH ALLOCATION #200826
REQUEST FOR APPROVAL OF MCAH DIRECTOR IN MONO COUNTY

Dear Ms. Salcido:

The request dated June 6, 2008 for approval of Sandra Pearce, R.N., P.H.N., C.N.S., as the Maternal, Child and Adolescent Health (MCAH) Director at 0.50 Full Time Equivalent (FTE) has been reviewed and approved effective, July 1, 2008.

Sandra Pearce has met the requirements for MCAH Director in Mono County based on total population and professional qualifications as identified in the MCAH Policies and Procedures. This approval is applicable for as long as Sandra Pearce holds this position.

Please keep a copy of this approval in your MCAH files for audit purposes. Please submit a copy with each MCAH Agreement Funding Application submitted while the approval is in effect.

It there are any questions about this letter, please contact your Nurse Consultant, Paula Curran, P.H.N., M.H.A., at (916) 650-0376.

Sincerely,

Anita Mitchell, M.D., Chief
Program Standards Branch
Maternal, Child and Adolescent Health Program

cc: See next page

Lynda Salcido
Page 2
June 10, 2008

cc: David Humes, P.H.N. II
MCAH Director
County of Mono Health Department
P.O. Box 3329
Mammoth Lakes, CA 93546

Joelyene Browne, Contract Manager
Program Allocations, Integrity & Support Branch
Maternal, Child and Adolescent Health Program

Paula Curran, P.H.N., M.H.A.
Nurse Consultant II
Program Standards Branch
Maternal, Child and Adolescent Health Program

MCAH Central File

California Department of Public Health (CDPH)
Maternal, Child and Adolescent Health (MCAH) Program
Scope of Work (SOW)

IMPORTANT: By clicking this box, I agree to allow the state MCAH Program to post my Scope of Work on the CDPH/MCAH website.

The Local Health Jurisdiction (LHJ), in collaboration with the State MCAH Program, shall strive to develop systems that protect and improve the health of California's women of reproductive age, infants, children, adolescents and their families. The goals and objectives in this MCAH SOW incorporate local problems identified by LHJs 5-Year Needs Assessments and reflect the Title V priorities of the MCAH Division. The local 5-Year Needs Assessment identified problems that LHJs may address in their 5-Year Action Plans. The LHJ 5-Year Action Plans will then inform the development of the annual MCAH SOW.

All LHJs must perform the activities in the shaded areas in Goals 1-3 and monitor and report on the corresponding evaluation/performance measures. In addition, each LHJ is required to develop at least two objectives in Goal 1, one to address the health of reproductive age women and one to address the needs of pregnant women and two objectives for Goal 3, a SIDS/SUID objective and an objective to improve infant health. LHJs that receive FIMR funding will perform the activities in the shaded area in Goal 3.5, including one objective addressing fetal, neonatal, post-neonatal and infant deaths. In the second shaded column of 3.5a, Intervention Activities to Meet Objectives, insert the number and percent of cases that will be reviewed for the fiscal year. Lastly, if resources allow, LHJs should develop additional objectives, which can be placed under any of the Goals 1-5. All activities in this SOW must take place within the fiscal year. Please see the [MCAH Policies and Procedures Manual](#) for further instructions on completing the SOW.

The development of this SOW was guided by several public health frameworks including the ones listed below. Please consider integrating these approaches when conceptualizing and organizing local program, policy, and evaluation efforts.

- o The Ten Essential Services of Public Health: <http://www.cdc.gov/nphpsp/essentialServices.html>;
- o The Spectrum of Prevention: <http://www.preventioninstitute.org/component/taxonomy/term/list/94/127.html>
- o Life Course Perspective: <http://mchb.hrsa.gov/lifecourseresources.htm>
- o The Social-Ecological Model: <http://www.cdc.gov/violenceprevention/overview/social-ecologicalmodel.html>
- o Social Determinants of Health: <http://www.cdc.gov/socialdeterminants/>
- o Strengthening Families: <http://www.cssp.org/reform/strengthening-families>

All Title V programs must comply with the MCAH Fiscal Policies and Procedures Manual which is found on the CDPH/MCAH website

CDPH/MCAH Division expects each LHJ to make progress towards Title V State Performance Measures and Healthy People 2020 goals. These goals involve complex issues and are difficult to achieve, particularly in the short term. As such, in addition to the required activities to address Title V State Priorities, and Title V and State requirements, the MCAH SOW provides LHJs the opportunity to develop locally determined objectives and activities that can be realistically achieved given the scope and resources of local MCAH programs.

LHJs are required to comply with requirements as stated in the MCAH Program Policies and Procedures Manual, such as attending statewide meetings, conducting a Needs Assessment every five years, submitting Agreement Funding Applications, and completing Annual Reports.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1: Improve access to and utilization of comprehensive, quality health and social services

The shaded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>Objective 1.1</p> <p>All women of reproductive age, pregnant women, infants, children, adolescents and children and youth with special health care needs (CYSHCN) will have access to needed and preventive, medical, dental, and social services by:</p> <ul style="list-style-type: none"> Targeting outreach services to identify pregnant women, women of reproductive age, infants, children and adolescents and their families who are eligible for Medi-Cal assistance or other publicly provided health care programs and assist them in applying for these benefits² Decreasing Medi-Cal eligible women, children, post-partum women without insurance¹ 	<p>Assessment</p> <p>1.1a</p> <p>i. Identify and monitor the health status of women of reproductive age, pregnant women, infants, children, adolescents, and CYSHCN, including the social determinants of health and access/barriers to the provision of:</p> <ul style="list-style-type: none"> Preventive, medical, dental, and social services <p>ii. Review data books and monitor trends over time, geographic areas and population group disparities</p> <p>iii. Annually, share your data with key local health department leadership</p>	<p>1.1a</p> <p>i. This deliverable will be fulfilled by completing and submitting your Community Profile with your Agreement Funding Application each year</p> <p>ii. Briefly describe process for monitoring and interpreting data</p> <p>iii. Report the date data shared with the key health department leadership. Briefly describe their response, if significant.</p>	<p>1.1a</p> <p>Nothing is entered here.</p>

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1: Improve access to and utilization of comprehensive, quality health and social services

The shaded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	1.1b Participate in collaboratives, coalitions, community organizations, etc., to review data and develop policies and products to address social determinants of health and disparities.	1.1b Report the total number of collaboratives with MCAH staff participation. Submit online Collaborative Surveys that document participation, objectives, activities and accomplishments of MCAH – related collaboratives.	1.1b List policies or products developed to improve infrastructure that address MCAH priorities.
	Policy Development 1.1c i. Review, revise and enact protocols or policies that facilitate access to Medi-Cal, California Children’s Services (CCS), Covered CA, and Women, Infants, and Children (WIC)	1.1c i. List types of protocols or policies developed or revised to facilitate access to health care services.	1.1c i. List formal and informal agreements in place including Memoranda of Understanding with Medi-Cal Managed Care Plans (MCP) or other organizations that address the needs of mothers and infants

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1: Improve access to and utilization of comprehensive, quality health and social services

The shaded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	ii. Develop and implement protocols to ensure all clients in MCAH programs are enrolled in a health insurance plan, linked to a provider, and complete an annual visit. Protocols include the following key components: <ul style="list-style-type: none"> • Assist clients to enroll in health insurance • Link clients to a health care provider for a preventive and/or medical visit • Develop a tracking mechanism to verify that the client enrolled in health insurance, completed a preventive or well medical visit 	ii. Briefly describe the key components of the protocols developed to ensure all clients in MCAH programs are enrolled in insurance or a health plan, linked to a provider and complete an annual preventative and/or medical visit.	ii. Describe and summarize the impact of protocols or policy and systems changes that facilitate access to Medi-Cal, CCS, Covered CA, and WIC.
	Assurance 1.1d Develop staff knowledge and public health competencies for MCAH related issues	1.1d Summarize staff knowledge and competencies gained	1.1d Nothing is entered here

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1: Improve access to and utilization of comprehensive, quality health and social services

The shaded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	1.1e Conduct activities to facilitate referrals to Medi-Cal, Covered CA, CCS, and other low cost/no-cost health insurance programs for health care coverage ²	1.1e Describe activities to ensure referrals to health insurance, programs and preventive visits	1.1e Report the number of referrals to Medi-Cal, Covered CA, CCS, or other low/no-cost health insurance or programs.
	1.1f Provide a toll-free or “no-cost to the calling party” telephone information service and other appropriate methods of communication, e.g., local MCAH Program web page to the local community ² to facilitate linkage of MCAH population to services	1.1f Describe the methods of communication, including the, cultural and linguistic challenges and solutions to linking the MCAH population to services	1.1f Report the following: <ul style="list-style-type: none"> • Number of calls to the toll-free or “no-cost to the calling party” telephone information service • The number of web hits to the appropriate local MCAH Program webpage

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1.2: WOMEN/MATERNAL DOMAIN: Improve access to and utilization of comprehensive, quality health and social services for reproductive age women.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>REQUIRED LOCAL OBJECTIVE: Insert locally developed Short and/or Intermediate Outcome Objective(s), Activities, Evaluation/Performance Measures in the appropriate column below. Each LHJ is required to develop at least one specific short and/or intermediate SMART outcome objective(s) to address access to needed preventive services. <i>Number each locally developed objective as follows: 1.2, 1.2a, 1.2b, 1.2c, 1.2d, etc.</i></p>			
<p>Objective 1.2</p> <p>By June 30, 2019, develop and begin implementation of at least one strategy to improve oral health or access to oral health care for women of reproductive age.</p>	<p>1.2a</p> <p>Collaborate with oral health partners to:</p> <p>Assessment</p> <ul style="list-style-type: none"> Discuss current capacity and resources between Mono County MCAH and participants of the Local Oral Health Coalition to determine the strategy to be implemented. <p>Policy Development</p> <ul style="list-style-type: none"> Develop one strategy to improve oral health or access to oral health care for women of reproductive age. <p>Assurance</p> <ul style="list-style-type: none"> Build CQI/QA measures in the strategy to ensure plan is implemented as intended. 	<p>1.2a</p> <ul style="list-style-type: none"> List partners. Maintain on file the list of meetings, agendas, minutes. Describe the rationale for the strategy chosen and process for developing the strategy. Briefly describe CQI/QA process developed. 	<p>1.2a</p> <p>Number of strategies developed / 1 strategy</p> <ul style="list-style-type: none"> Briefly describe the strategy Briefly describe any policies implemented. Briefly describe the process for implementation and evaluation of the strategy. Briefly describe outcomes of CQI/QA process and the method of measurement, if available.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1.3: WOMEN/MATERNAL DOMAIN: All pregnant women will have access to early, adequate, and high quality perinatal care with a special emphasis on low-income and Medi-Cal eligible women.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>Objective 1.3</p> <p>All women will have access to quality maternal and early perinatal care, including CPSP services for Medi-Cal eligible women by:</p> <ul style="list-style-type: none"> • Increasing first trimester prenatal care initiation¹ • Increasing postpartum visit¹ • Increasing access to providers that can provide the appropriate services and level of care for reproductive age women¹ 	<p>Assurance</p> <p>1.3a</p> <ul style="list-style-type: none"> i. Develop MCAH staff knowledge of the system of maternal and perinatal care ii. Develop a comprehensive resource and referral guide of available health and social services iii. Attend the yearly CPSP statewide meeting iv. Conduct local activities to facilitate increased access to early and quality perinatal care 	<p>1.3a</p> <p>Report the following:</p> <ul style="list-style-type: none"> i. List of trainings received by staff on perinatal care, such as roundtables, regional meetings, collaborative work ii. Submit resource and referral guide iii. Date and attendance at the CPSP yearly meeting iv. List activities implemented to increase access of women to early and quality perinatal care. Identify barriers and opportunities to improve access to early and quality perinatal care 	<p>1.3a</p> <p>Provide the number and describe the outcomes of:</p> <ul style="list-style-type: none"> • Roundtable meetings • Regional meetings • Other maternal and perinatal meetings

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1.3: WOMEN/MATERNAL DOMAIN: All pregnant women will have access to early, adequate, and high quality perinatal care with a special emphasis on low-income and Medi-Cal eligible women.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	<p>1.3b Outreach to perinatal providers, including Medi-Cal Managed Care</p> <ul style="list-style-type: none"> i. Enroll in CPSP (Fee-for-Service and FQHC/RHC/IHC providers) ii. Identify and work with MCP liaisons to provide CPSP comparable services iii. Assist MCP providers to provide CPSP comparable services 	<p>1.3b</p> <ul style="list-style-type: none"> i. Enroll FFS and FQHC/RHC/IHC providers Identify the MCP liaison(s). ii. Work with MCP(s) to provide CPSP comparable services iii. Work with MCP providers to provide CPSP comparable services 	<p>1.3b Nothing is entered here</p>
	<p>1.3c Coordinate perinatal activities between MCAH and the Regional Perinatal Programs of California (RPPC) to improve maternal and perinatal systems of care, including coordinated post-partum referral systems for high-risk mothers and infants upon hospital discharge</p>	<p>1.3c List number of meetings attended to facilitate coordination of activities between RPPC and MCAH and briefly describe outcomes</p>	<p>1.3c Nothing is entered here.</p>

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1.3: WOMEN/MATERNAL DOMAIN: All pregnant women will have access to early, adequate, and high quality perinatal care with a special emphasis on low-income and Medi-Cal eligible women.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	<p>1.3d Conduct technical assistance and face-to-face quality assurance/quality improvement (QA/QI) activities with CPSP providers or managed care providers in collaboration with MCP(s) liaison to ensure that CPSP services are implemented and protocols are in place</p>	<p>1.3d Report the number of CPSP provider technical assistance activities conducted by phone or email</p> <p>Report the number of QA/QI face-to-face site visits conducted with:</p> <ul style="list-style-type: none"> • Enrolled CPSP providers • MCPs providers (with MCP liaison(s)) • Number of chart reviews <p>List common problems or barriers and successful interventions</p>	<p>1.3d Describe the results of technical assistance provided by phone or email</p> <p>Describe the results of QA/QI activities that were conducted with:</p> <ul style="list-style-type: none"> • Enrolled CPSP providers • MCPs providers (with MCP liaison(s)) • Summary of findings from the chart reviews

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 1.4: WOMEN/MATERNAL DOMAIN: Improve access to and utilization of comprehensive, quality health and social services for pregnant women.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>REQUIRED LOCAL OBJECTIVE: Insert locally developed Short and/or Intermediate Outcome Objective(s), Activities, Evaluation/Performance Measures in the appropriate column below. Each LHJ is required to develop at least one specific short and/or intermediate SMART outcome objective(s) to address access to needed preventive services. <i>Number each locally developed objective as follows: 1.4, 1.4a, 1.4b, 1.4c, 1.4d, etc.</i></p>			
<p>Objective 1.4</p> <p>By June 30, 2019, create and implement at least one culturally appropriate media campaign for the English and Spanish speaking populations in Mono County the risks of cannabis use for pregnant and breastfeeding women and access to services to stop using.</p>	<p>1.4</p> <p>Develop and conduct media campaign:</p> <p>Assessment</p> <ul style="list-style-type: none"> Key informant interviews to determine best ways to deliver message and who should deliver message. <p>Policy Development</p> <ul style="list-style-type: none"> Design culturally competent messages (or adapt existing messages). Pilot test messages. Run messages. <p>Assurance</p> <ul style="list-style-type: none"> Develop a process to measure increased awareness, knowledge, and intent to change behavior. 	<p>1.4</p> <ul style="list-style-type: none"> Briefly describe the following: <ul style="list-style-type: none"> Results of key informant interviews. Development of culturally competent messages. Results of piloting test messages. Any barriers, challenges, and/or solutions in the media campaign development process. Plan to measure increased awareness as a result of the campaign. 	<p>1.4</p> <ul style="list-style-type: none"> Number of media campaigns/ 1 media campaign Description of the media campaign and run times. Describe outcomes of the community awareness campaign.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 2: CHILD/CYSHCN DOMAIN: Improve the cognitive, physical, and emotional development of all children, including children and youth with special health care needs.

The shaded and bolded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>Objective 2.1</p> <p>Provide developmental screening for all children¹ in MCAH programs</p> <ul style="list-style-type: none"> All children, including CYSHCN, receive a yearly preventive medical visit Increase the rate of developmental screening for children ages 0-5 years according to AAP guidelines – 9 months, 18 months and 30 months 	<p>2.1a</p> <p>Promote the American Academy of Pediatrics (AAP) developmental screening guidelines.</p> <p><u>The following bolded activities, i, ii, are required:</u></p> <p>i. Promote regular preventive medical visits for all children, including CYSHCN, in MCAH Home Visiting and Case Management programs, per Bright Futures/AAP,</p> <p>ii. Adopt protocols/policies, including a QA/QI process, to screen, refer, and link all children in MCAH Home Visiting or Case Management Programs</p>	<p>2.1a</p> <p><u>Required</u></p> <p>Describe or report the following for MCAH programs:</p> <p>i. Activities to promote the yearly preventive medical visit</p> <p>ii. Describe protocols/policies including QA/QI process to screen, refer and link all children in MCAH programs</p>	<p>2.1a</p> <p><u>Required</u></p> <p>Describe or report the following for children in MCAH programs</p> <p>i. Number of children, including CYSHCN, receiving a yearly preventive medical visit</p> <p>ii. Number of children in MCAH programs receiving developmental screening</p> <ul style="list-style-type: none"> Number of children with positive screens that complete a follow-up visit with their primary care provider Number of children with positive screens linked to services Number of calls received for referrals and linkages to services

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 2: CHILD/CYSHCN DOMAIN: Improve the cognitive, physical, and emotional development of all children, including children and youth with special health care needs.

The shaded and bolded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	<p><u>As resources allow, choose one or more activities 2.1.b-2.1.h (highlight your choices in yellow):</u></p> <p>2.1b Promote the use of Birth to 5: Watch Me Thrive, Learn the Signs, Act Early or other screening materials consistent with AAP guidelines</p>	<p><u>Report the following based on the activities you chose to implement in the second column (highlight your choices in yellow):</u></p> <p>2.1b Number of providers or provider systems receiving information about Birth to 5, Learn the Signs, Act Early or other screening materials</p>	<p><u>Describe the following based on the activities you chose to implement in the second column (highlight your choices in yellow):</u></p> <p>2.1b Nothing is entered here</p>
	<p>2.1c Participate in Help Me Grow (HMG) or programs that promote the core components of HMG</p>	<p>2.1c Describe participation in HMG or HMG like programs</p>	<p>2.1c Outcomes of participation in HMG or HMG like programs. Describe results of work to implement HMG core components</p>
	<p>2.1d Increase understanding of the specific barriers to referral and evaluation by early intervention or pediatric specialists (including mental/behavioral health)</p>	<p>2.1d Describe barriers to referral and evaluation by early intervention or pediatric specialists</p>	<p>2.1d Nothing is entered here</p>

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 2: CHILD/CYSHCN DOMAIN: Improve the cognitive, physical, and emotional development of all children, including children and youth with special health care needs.

The shaded and bolded areas represent required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	2.1e Work with health plans (HPs), including MCPs, to identify and address barriers to screening, referral, linkage and to assist the HPs in increasing developmental screenings for their members, per AAP guidelines, through education, provider feedback, incentives, quality improvement, or other methods	2.1e Describe barriers and strategies to increase screening, referral and linkage <ul style="list-style-type: none"> Number of HPs requiring screenings per AAP guidelines 	2.1e Nothing is entered here
	2.1f Identify methods to measure and monitor rates of developmental screening and referrals in your jurisdiction	2.1f If applicable, provide data on developmental screening rates for the target population (e.g. health care provider, health plan)	2.1f Nothing is entered here
	2.1g Outreach and education to providers to promote developmental screening, referral and linkages	2.1g Describe type of outreach/education performed and results of outreach to providers	2.1g Nothing is entered here
	2.1h Provide care coordination for CYSHCN, especially non-CCS eligible children or children enrolled in CCS in need of services not covered by CCS	2.1h Describe activities for care coordination provided	2.1h List the number of children receiving care coordination

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 3: PERINATAL/INFANT DOMAIN: Reduce infant morbidity and mortality by reducing the rate of SIDS/SUID deaths

The shaded area represents required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
Objective 3.1 All parents/caregivers experiencing a sudden and unexpected death will be offered grief and bereavement support services	Assurance 3.1a Establish contact with parents/caregivers of infants with presumed SIDS death to provide grief and bereavement support services ³ Provide grief and support materials to parents	3.1a (Insert number) of parents/caregivers who experience a presumed SIDS death and the number who are contacted for grief and bereavement support services.	3.1a Nothing is entered here
	3.1b Contact local coroner office to ensure timely reporting and referral of parents of all babies who die suddenly and unexpectedly regardless of circumstances of death	3.1b Report the coroner's notifications received Briefly describe barriers and opportunities for success	3.1b Nothing is entered here
Objective 3.2. All professionals, para-professionals, staff, and community members will receive information and education on SIDS risk reduction practices and infant safe sleep	3.2a Disseminate AAP guidelines on infant safe sleep and SIDS risk reduction to providers, pediatricians, CPSP providers, parents, community members and other caregivers of infants	3.2a Numbers receiving AAP guidelines on infant safe sleep: <ul style="list-style-type: none"> • Providers • Pediatricians • CPSP providers • Child care providers • Other – list 	3.2a Nothing is entered here

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 3: PERINATAL/INFANT DOMAIN: Reduce infant morbidity and mortality by reducing the rate of SIDS/SUID deaths

The shaded area represents required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	3.2b Attend the SIDS Annual Conference/SIDS training(s) and other conferences/trainings related to infant health ³ .	3.2b Provide staff member name and date of attendance at SIDS Annual Conference/SIDS training(s) and other conference/trainings related to infant health.	3.2b Describe results of staff trainings related to infant health.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 3: PERINATAL/INFANT DOMAIN: Reduce infant morbidity and mortality by reducing the rate of SIDS/SUID deaths

The shaded area represents required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>REQUIRED LOCAL OBJECTIVE: Insert Short and/or Intermediate Outcome Objective(s), Activities, Evaluation/Performance Measures in the appropriate column below. Each LHM must provide at least one specific short and/or intermediate SMART outcome objective(s) to address SIDS/SUID. <i>Number each locally developed objective as follows: 3.3, 3.3a, 3.3b, 3.3c., etc.</i></p>			
<p>Objective 3.3</p> <p>By June 30, 2019, 100% of child care providers will demonstrate increased knowledge and adopt infant safe sleep and SIDS risk reduction practices in their child care setting.</p>	<p>3.3</p> <p>Coordinate with IMACA to provide SIDS/SUID training to licensed child care providers.</p> <p>Assessment</p> <ul style="list-style-type: none"> Assess current policies and protocols. <p>Policy Development</p> <ul style="list-style-type: none"> Develop training and evaluation tool using resources from the California SIDS center, the SIDS Center, and SIDS Project Impact. <p>Assurance</p> <ul style="list-style-type: none"> Develop a process to measure knowledge change and intent to use the information in their work. Follow up with IMACA to offer TA and to determine changes in practice as a result of the training. Develop one strategy for child care providers to promote safe sleep environments and SIDS risk reduction practices. 	<p>3.3</p> <ul style="list-style-type: none"> Brief description of training and process to measure increased knowledge. Briefly describe the strategy to promote safe sleep environments and SIDS risk reduction practices. List technical assistance provided. Describe QA/QI process developed. 	<p>3.3</p> <ul style="list-style-type: none"> Number of trainings implemented / 1 training. Number of child care providers who demonstrate increased knowledge / number of child care providers attending training Briefly describe the knowledge gained as a result of the trainings. Describe outcomes of QA/QI process.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 3: PERINATAL/INFANT DOMAIN: Reduce infant morbidity and mortality by reducing the rate of SIDS/SUID deaths

The shaded area represents required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
	<ul style="list-style-type: none"> Develop a QA/QI process to ensure that program is implemented as intended. 		

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 3: PERINATAL/INFANT DOMAIN: Reduce infant morbidity and mortality

The shaded area represents required activities.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>REQUIRED LOCAL OBJECTIVE: Insert Short and/or Intermediate Outcome Objective(s), Activities, Evaluation/Performance Measures in the appropriate column below. Each LHJ must provide at least one specific short and/or intermediate SMART outcome objective(s) to address perinatal/infant health. Number each locally developed objective as follows: 3.4, 3.4a, 3.4b, 3.4c., etc.</p>			
<p>Objective 3.4</p> <p>By June 30, 2019, partner with community stakeholders to develop one strategy to address opioid and other substance abuse for women of reproductive age.</p>	<p>3.4</p> <p>Work with community partners to develop one strategy to reduce adolescent alcohol or drug use.</p> <p>Assessment</p> <ul style="list-style-type: none"> Conduct key informant interviews to increase understanding of factors contributing to opioid and other substance abuse locally. Research best practices on reducing use of and access to opioids and other drugs by women of reproductive age. Assess current capacity and resources. <p>Policy Development</p> <ul style="list-style-type: none"> Develop one strategy to address opioid and other substance abuse for women of reproductive age. <p>Assurance</p> <ul style="list-style-type: none"> Build CQI/QA measures in the strategy to ensure plan is implemented as intended. 	<p>3.4</p> <ul style="list-style-type: none"> List partners. Maintain on file the list of meetings, agendas, minutes. Describe the rationale for the strategy chosen and process for developing the strategy Briefly describe CQI/QA process developed 	<p>3.4</p> <p>Number of strategies developed/ 1 strategy</p> <p>Briefly describe the following:</p> <ul style="list-style-type: none"> The strategy. The process for implementation and evaluation of the strategy. Any policies implemented. The number of individuals served by the strategy. Outcomes of CQI/QA process and the method of measurement, if available.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Goal 4: CROSSCUTTING DOMAIN: Increase the proportion of children, adolescents and women of reproductive age who maintain a healthy weight.

Short and/or Intermediate Objective(s)	Intervention Activities to Meet Objectives (Describe the steps of the intervention)	Evaluation/Performance Measures Process, Short and/or Intermediate Measures (Report on these measures in the Annual Report)	
		Process Description and Measures	Short and/or Intermediate Outcome Measure(s)
<p>OPTIONAL LOCAL OBJECTIVE: Insert locally developed Short and/or Intermediate Outcome Objective(s), Activities, Evaluation/Performance Measures in the appropriate column below. <i>Number each locally developed objective as follows: 4.1, 4.1a, 4.1b, 4.1c, etc.</i></p>			
<p>Objective 4.1</p> <p>By June 30, 2019, develop a strategy to improve the health of Mono County employees.</p>	<p>Work with the Workplace Wellness Team to develop one strategy to improve the health of Mono County employees.</p> <p>Assessment</p> <ul style="list-style-type: none"> Engage Workplace Wellness Team to discuss current needs for employees related to health. Review best practices and CDC Workplace Wellness Score Card. Discuss current capacity and resources. <p>Policy Development</p> <ul style="list-style-type: none"> Develop one strategy to improve the health of County employees. <p>Assurance</p> <ul style="list-style-type: none"> Build CQI/QA measures in the strategy to ensure plan is implemented as intended. 	<p>4.1</p> <ul style="list-style-type: none"> List partners. Maintain on file the list of meetings, agendas, minutes. Describe the rationale for the strategy chosen and process for developing the strategy. Briefly describe CQI/QA process developed. 	<p>4.1</p> <p>Number of strategies developed / 1 strategy</p> <p>Briefly describe the following:</p> <ul style="list-style-type: none"> The strategy. The process for implementation and evaluation of the strategy. Any policies implemented. Outcomes of CQI/QA process and the method of measurement, if available.

¹ 2016-2020 Title V State Priorities

² MCH Title V Block Grant Requirements

³ State Requirements

Exhibit _____

INVENTORY/DISPOSITION OF CDPH-FUNDED EQUIPMENT

Current Contract Number: 2018-26

Date Current Contract Expires: 6/30/18

Previous Contract Number (if applicable): 2017-26

CDPH Program Name: MCAH

Contractor's Name: Mono County Health Department

CDPH Program Contract Manager: Diana Clements

Contractor's Complete Address: P.O. Box 3329

CDPH Program Address: 1615 Capital Ave, MS 8305 P.O. Box 997420

Mammoth Lakes, CA 93546

Sacramento, CA 95899-7420

Contractor's Contact Person: Sandra Pearce, Public Health Director

CDPH Program Contract Manager's Telephone Number: 916-445-8542

Contact's Telephone Number: 760-924-1818

Date of this Report: 5/2/18

(THIS IS NOT A BUDGET FORM)

STATE/ CDPH PROPERTY TAG (If motor vehicle, list license number.)	QUANTITY	ITEM DESCRIPTION 1. Include manufacturer's name, model number, type, size, and/or capacity. 2. If motor vehicle, list year, make, model number, type of vehicle (van, sedan, pick-up, etc.) 3. If van, include passenger capacity.	UNIT COST PER ITEM (Before Tax)	CDPH ASSET MGMT. USE ONLY CDPH Document (DISPOSAL) Number	ORIGINAL PURCHASE DATE	MAJOR/MINOR EQUIPMENT SERIAL NUMBER (If motor vehicle, list VIN number.)	OPTIONAL— PROGRAM USE ONLY
		There is no equipment to report	\$				
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INSTRUCTIONS FOR CDPH 1204 (Please read carefully.)

The information on this form will be used by the California Department of Public Health (CDPH) Asset Management (AM) to; (a) conduct an inventory of CDPH equipment and/or property (see definitions A, and B) in the possession of the Contractor and/or Subcontractors, and (b) dispose of these same items. Report all items, regardless of the items' ages, per number 1 below, purchased with CDPH funds and used to conduct state business under this contract. (See *Health Administrative Manual (HAM)*, Section 2-1060 and Section 9-2310.)

The CDPH Program Contract Manager is responsible for obtaining information from the Contractor for this form. The CDPH Program Contract Manager is responsible for the accuracy and completeness of the information and for submitting it to AM.

Inventory: List all CDPH tagged equipment and/or property on this form and submit it within 30 days prior to the three-year anniversary of the contract's effective date, if applicable. **The inventory should be based on previously submitted CDPH 1203s**, "Contractor Equipment Purchased with CDPH Funds." AM will contact the CDPH Program Contract Manager if there are any discrepancies. (See HAM, Section 2-1040.1.)

Disposal: (*Definition: Trade in, sell, junk, salvage, donate, or transfer; also, items lost, stolen, or destroyed (as by fire).*) The CDPH 1204 should be completed, along with a "Property Survey Report" (STD. 152) or a "Property Transfer Report" (STD. 158), whenever items need to be disposed of; (a) during the term of this contract and (b) 30 calendar days before the termination of this contract. After receipt of this form, the AM will contact the CDPH Program Contract Manager to arrange for the appropriate disposal/transfer of the items. (See HAM, Section 2-1050.4.)

1. List the state/ CDPH property tag, quantity, description, purchase date, base unit cost, and serial number (if applicable) for each item of;
 - A. Major Equipment: **(These items were issued green numbered state/ CDPH property tags.)**
 - Tangible item having a base unit cost of \$5,000 or more and a life expectancy of one (1) year or more.
 - Intangible item having a base unit cost of \$5,000 or more and a life expectancy of one (1) year or more (e.g., software, video.)
 - B. Minor Equipment/Property:
Specific tangible items with a life expectancy of one (1) year or more that have a base unit cost less than \$5,000. The minor equipment and/or property items were issued green unnumbered "BLANK" state/ CDPH property tags with the exception of the following, which are issued numbered tags: Personal Digital Assistant (PDA), PDA/cell phone combination (Blackberries), laptops, desktop personal computers, LAN servers, routers and switches.
2. If a vehicle is being reported, provide the Vehicle Identification Number (VIN) and the vehicle license number to CDPH Vehicle Services. (See HAM, Section 2-10050.)
3. If all items being reported do not fit on one page, make copies and write the number of pages being sent in the upper right-hand corner (e.g. "Page 1 of 3.")
4. The CDPH Program Contract Manager should retain one copy and send the original to: California Department of Public Health, Asset Management, MS1801, P.O. Box 997377, 1501 Capitol Avenue, Sacramento, CA 95899-7377.
5. Use the version on the CDPH Intranet forms site. The CDPH 1204 consists of one page for completion and one page with information and instructions.

For more information on completing this form, call AM at (916) 650-0124.

GOVERNMENT AGENCY TAXPAYER ID FORM

The principal purpose of the information provided is to establish the unique identification of the government entity.

Instructions: You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields bordered in red are required. Please print the form to sign prior to submittal. You may email the form to: GovSuppliers@cdph.ca.gov or fax it to (916) 650-0100, or mail it to the address above.

Principal Government Agency Name **Mono County**

Remit-To Address (Street or PO Box) **PO Box 556**

City **Bridgeport** State **CA** Zip Code+4 **93517**

Government Type: City County Special District Federal Other (Specify)
 Federal Employer Identification Number (FEIN)

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

FI\$Cal ID# (if known)	<input type="text"/>	Dept/Division/Unit Name	<input type="text" value="Health Department"/>	Complete Address	<input type="text" value="PO Box 3329, Mammoth Lakes, CA 93546"/>
FI\$Cal ID# (if known)	<input type="text"/>	Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
FI\$Cal ID# (if known)	<input type="text"/>	Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>
FI\$Cal ID# (if known)	<input type="text"/>	Dept/Division/Unit Name	<input type="text"/>	Complete Address	<input type="text"/>

Contact Person Title

Phone number E-mail address

Signature Date



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Public Works

TIME REQUIRED

SUBJECT Approve Road Closures for
Mammoth Lakes Fourth of July
Celebration

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed resolution authorizing the temporary closure of county roads for the Town of Mammoth Lakes fireworks celebration.

RECOMMENDED ACTION:

Approve resolution R18- __, Authorizing the temporary closure of county roads for the Town of Mammoth Lakes fireworks celebration. Provide direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Brett McCurry

PHONE/EMAIL: 760-932-5440 / bmccurry@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Exhibit 1 R-18

History

Time	Who	Approval
6/13/2018 5:25 AM	County Administrative Office	Yes
6/13/2018 4:52 PM	County Counsel	Yes

6/13/2018 2:55 PM

Finance

Yes



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

Date: June 19, 2018

To: Honorable Chair and Members of the Board of Supervisors

From: Doug Wilson, Interim Public Works Director

Subject: Resolution for Road Closure for the Town of Mammoth Lakes 4th of July Fireworks Celebration

Recommended Action:

Approve Resolution #R18-_____, "A Resolution of the Mono County Board of Supervisors Authorizing the Temporary Closure of County Roads for the Town of Mammoth Lakes Fourth of July Fireworks Celebration."

Provide any desired direction to staff.

Fiscal Impact:

None

Discussion:

The Town of Mammoth Lakes is requesting temporary closure of a county road for their annual Fourth of July Fireworks celebration. This road closure will be to support traffic control at the Highway 203/395 turn off for people returning to Mammoth from the Crowley Lake Fireworks display.

A copy of the resolution is attached as Exhibit 1.

If you have any questions regarding this item, please contact me at 932-5459 or email @
dwilson@mono.ca.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Doug Wilson", is written over a blue horizontal line.

Doug Wilson
Interim Public Works Director



RESOLUTION NO. R18-

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE TEMPORARY CLOSURE OF COUNTY ROADS
FOR THE TOWN OF MAMMOTH LAKES FOURTH OF JULY FIREWORKS
CELEBRATION**

WHEREAS, the Town of Mammoth Lakes has requested the temporary closure and use of certain County roads for the purpose of providing the Town of Mammoth Lakes Fourth of July Fireworks Spectacular at Crowley Lake; and

WHEREAS, in conformance with Section 982 of the California Streets and Highways Code, the Board of Supervisors is authorized to temporarily close County roads and grant the use thereof to the managers of said functions; and

WHEREAS, through the years The Town of Mammoth Lakes Annual Fourth of July celebration at Crowley Lake has resulted in substantial benefits to the residents and businesses of Mono County and visitors to the County;

NOW, THEREFORE, BE IT RESOLVED by the Mono County Board of Supervisors that the following County road shall be temporarily closed and the use thereof granted to the Town of Mammoth Lakes for its Fourth of July Fireworks Spectacular at Crowley Lake, at times and dates listed below:

1. Sherwin Creek Road, with access from the junction of Hwy 395 northbound to the junction of Substation Road (the "old highway") from 9:00 p.m. Tuesday, July 4, 2018 until 11:00 p.m. Tuesday, July 4, 2018."

BE IT FURTHER RESOLVED that the Mono County Board of Supervisors authorizes the Director of the Department of Public Works to work with representatives from the California Department of Transportation and the Town of Mammoth Lakes, to effectuate said road closure.

APPROVED AND ADOPTED this 19th day of June, 2018, by the following vote of the Board of Supervisors, County of Mono:

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AYES :
NOES :
ABSENT :
ABSTAIN :

Bob Gardner, Chair
Mono County Board of Supervisors

ATTEST:

Approved as to Form:

Clerk of the Board

County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Human Resources

TIME REQUIRED

**PERSONS
APPEARING
BEFORE THE
BOARD**

Dave Butters

SUBJECT Second Amendment to Employment
Agreement of Solid Waste
Superintendent

AGENDA DESCRIPTION:

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

Proposed resolution approving a contract amendment with Justin Nalder as Solid Waste Superintendent and prescribing the compensation, appointment and conditions of said employment.

RECOMMENDED ACTION:

Announce Fiscal Impact. Approve Resolution #R18-____, Approving a contract amendment with Justin Nalder as Solid Waste Superintendent, and prescribing the compensation, appointment and conditions of said employment. Authorize the Board Chair to execute said contract on behalf of the County.

FISCAL IMPACT:

No fiscal impact

CONTACT NAME: Dave Butters

PHONE/EMAIL: 760 932 5413 / dbutters@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff Report - Second amendment for Solid Waste Superintendent
<input type="checkbox"/> Resolution_ Second amendment for Solid Waste Superintendent
<input type="checkbox"/> Second Amendment to Employment Agreement for Solid Waste Superintendent

History

Time

Who

Approval

6/14/2018 3:53 PM	County Administrative Office	Yes
6/13/2018 4:59 PM	County Counsel	Yes
6/13/2018 4:59 PM	Finance	Yes



County of Mono

County Administrative Office

Leslie L. Chapman
County Administrative Officer

Tony Dublino
Assistant County Administrative Officer

Dave Butters
Human Resources Director

Jay Sloane
Risk Manager

To: Honorable Board of Supervisors

From: Dave Butters

Date: June 19, 2018

Re: Second Amendment to the Employment Agreement of Justin Nalder

Recommendation: Approve resolution amending the employment agreement of Justin Nalder.

Fiscal Impact: There is no fiscal impact.

Discussion: The Amendment would modify paragraph 9 of Mr. Nalder's agreement related to severance pay.

If you have any questions, please feel free to call me at 760 932-5413.



RESOLUTION NO. R18-

A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS APPROVING AN AGREEMENT AND SECOND AMENDMENT TO EMPLOYMENT AGREEMENT OF JUSTIN NALDER

WHEREAS, the Mono County Board of Supervisors has the authority under Section 25300 of the Government Code to prescribe the compensation, appointment, and conditions of employment of County employees;

NOW, THEREFORE, BE IT RESOLVED by the Mono County Board of Supervisors, that the Agreement and Second Amendment to the Employment Agreement of Justin Nalder, a copy of which is attached hereto as an exhibit and incorporated herein by this reference as though fully set forth, is hereby approved. The compensation, appointment, and other terms and conditions of employment set forth in the Agreement re Employment of Justin Nalder approved July 11, 2017, first amended December 19, 2017, and as hereby amended, shall govern the employment of Justin Nalder. The Chair of the Board of Supervisors shall execute said Agreement and First Amendment on behalf of the County.

PASSED AND ADOPTED this ____ day of _____, 2018, by the following vote:

AYES :
NOES :
ABSTAIN :
ABSENT :

ATTEST: Clerk of the Board

Bob Gardner, Chair
Board of Supervisors

APPROVED AS TO FORM:

COUNTY COUNSEL

AGREEMENT AND SECOND AMENDMENT TO EMPLOYMENT AGREEMENT OF JUSTIN NALDER

This Agreement and Second Amendment is entered into this 19th day of June, 2018, by and between Justin Nalder and the County of Mono (sometimes referred to herein collectively as "the Parties") for the purpose of amending the Agreement re Employment of Justin Nalder.

I. RECITALS

- A. The County currently employs Justin Nalder in accordance with an employment agreement entered into on or about July 11, 2017, and first amended on December 19, 2017 (sometimes referred to herein as "the Agreement").
- B. The Parties wish to amend the Agreement to revise the provisions of Section 9.

II. AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

- 1. Section 9 of the Agreement is amended to read as follows: "In the event that such a termination occurs after December 26, 2018, Mr. Nalder shall receive as severance pay a lump sum equal to six months' salary or to the extent that fewer than six full calendar months before this Agreement would have expired, Mr. Nalder shall instead receive a lesser amount equal to any remaining salary payments he would have received before expiration of the Agreement had he not been terminated. Notwithstanding the foregoing, Mr. Nalder shall receive severance pay equal to six months' salary in the event that termination occurs after the County has notified Mr. Nalder that it intends to negotiate a renewal of this Agreement but before this Agreement expires. In no event shall the parties' failure or inability to arrive at mutually acceptable terms of a renewed agreement trigger the payment of severance pay. Note: for purposes of severance pay, "salary" refers only to base compensation."
- 2. All other provisions of the Agreement not hereby amended shall remain in full force and effect.

III. EXECUTION

This Agreement and Second Amendment to the Employment Agreement of Justin Nalder is executed and shall be in effect as of June 19,2019.

EMPLOYEE

THE COUNTY OF MONO

Justin Nalder

By: Bob Gardner, Chair
Board of Supervisors

APPROVED AS TO FORM:

County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: County Counsel

TIME REQUIRED

SUBJECT Letter to the California Department of Fish and Game Commission Regarding Sage Grouse Hunting Permits

PERSONS APPEARING BEFORE THE BOARD

AGENDA DESCRIPTION:

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

Approval of Board of Supervisors' letter to the California Department of Fish and Game Commission regarding proposed changes in regulations governing the process by which hunting permits for sage grouse are drawn.

RECOMMENDED ACTION:

Review and sign comment letter to the California Department of Fish and Game Commission (Commission) regarding proposed regulation change to include a preference point for drawing sage grouse hunting permits.

FISCAL IMPACT:

None.

CONTACT NAME: Jason Canger

PHONE/EMAIL: x1712 / jcanger@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Letter

History

Time	Who	Approval
6/14/2018 4:12 PM	County Administrative Office	Yes

6/14/2018 2:36 PM

County Counsel

Yes

6/14/2018 4:48 PM

Finance

Yes

County Counsel
Stacey Simon

Assistant County Counsel
Christian E. Milovich

Deputies
Anne M. Larsen
Jason Canger

**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

Paralegal
Jenny Senior

To: Board of Supervisors

From: Stacey Simon, Jason Canger

Date: June 19, 2018

Re: Letter to the California Department of Fish and Game Commission
Regarding Sage Grouse Hunting Permits

Recommended Action

Review and sign comment letter to the California Department of Fish and Game Commission (Commission) regarding proposed regulation change to include a preference point for drawing sage grouse hunting permits.

Focus Area(s) Met

Economic Base Infrastructure Public Safety
 Environmental Sustainability Mono Best Place to Work

Fiscal Impact

None.

Discussion

The Commission has proposed changing regulations governing the process by which hunting permits for sage grouse, including the Bi-State Distinct Population Segment of the Greater Sage Grouse (Bi-State Sage Grouse) within the North and South Mono management zones, are drawn. Specifically, the Commission's proposed regulation change would amend existing regulations to include a preference point component to increase the probability of drawing success for hunters who have previously applied for a permit but not successfully drawn one.

The County, in conjunction with several federal and state wildlife agency partners as well as commercial agricultural operators, is a member of the Bi-State Sage Grouse Local Area Working Group (Group) that worked to prepare, implement, and fund certain conservation plans, actions, and efforts to protect

the Bi-State Sage Grouse and its habitat to prevent its listing as a threatened species under the federal Endangered Species Act. In April 2015, the United States Fish and Wildlife Services (USFWS) decided, in part based on Group's efforts and commitments, not to list the Bi-State Sage Grouse or its habitat under the ESA. As the Board is aware, the USFWS decision not to list was recently challenged by environmental organizations, which resulted in a decision that will likely require USFWS to revisit its analysis and decision.

It is unclear what effect, if any, the hunting of Bi-State Sage Grouse in the North and South Mono management zones will have on USFWS's subsequent analysis regarding whether to list the bird as endangered or threatened under the ESA. Nonetheless, hunting Bi-State Sage Grouse runs counter to the County's and the Group's conservation efforts and could be seen as a threat to the bird in support of its listing. In any event, if USFWS decides to change course and list the bird, hunting of Bi-State Sage Grouse would likely be restricted as unlawful take.

Per the Board's previous direction, the attached letter describes briefly the County and the Group's efforts to conserve the Bi-State Sage Grouse, explains that hunting would run counter to such efforts and may eventually be seen as unlawful take, and accordingly requests that the Commission reduce to zero the number of hunting permits for Bi-State Sage Grouse in the North and South Mono management zones.

If you have any questions on this matter prior to your meeting, please call me at 924-1704 or 932-5418.

Attachments

1. Public Comment Letter regarding Fish and Game Commission notice of proposed regulation change to include a preference point in drawings of sage grouse hunting permits



Vacant - District One Fred Stump - District Two Bob Gardner - District Three
John Peters - District Four Stacy Corless - District Five

BOARD OF SUPERVISORS
COUNTY OF MONO

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5538 • FAX (760) 932-5531
Shannon Kendall, Clerk of the Board

June 19, 2018

Eric Sklar, President
California Fish and Game Commission
1416 Ninth Street
P.O. Box 944209
Sacramento, CA 94244-2090

RE: PUBLIC COMMENT – Fish and Game Commission Notice of Proposed Regulation
Change to Include a Preference Point in Drawings of Sage Grouse Hunting Permits

Dear President Sklar,

The Mono County Board of Supervisors appreciates the opportunity to provide the following comments on the California Fish and Game Commission's (Commission) proposal to amend its regulations to include a preference point in the drawing of sage grouse hunting permits. The County supports legal and well-regulated hunting in Mono County and throughout the State. Further, the County appreciates and welcomes the opportunity to work with the Commission and the Department of Fish and Wildlife (Department) as stewards of California's diverse wildlife populations. Unfortunately, however, the County cannot support continued recreational hunting of the Bi-State Distinct Population Segment of the Greater Sage Grouse (Bi-State Sage Grouse) within the North and South Mono management zones, and therefore requests that the Commission reduce the number of Bi-State Sage Grouse hunting permits to zero for the 2018 season and future seasons.

As you are aware, the United States Fish and Wildlife Service (USFWS) has considered listing the Bi-State Sage Grouse as a threatened species under the federal Endangered Species Act (ESA). However, in April 2015, USFWS issued a decision not to list the Bi-State Sage Grouse based on the commitments of federal, state, and local agencies (including Mono County) as well as commercial agricultural operators to implement and fund certain conservation actions. Recent litigation challenged the USFWS decision not to list the Bi-State Sage Grouse and, as a result, USFWS is likely to revisit its listing analysis and decision. Nonetheless, the County continues to support this unprecedented, voluntary conservation effort. Reducing to zero the number of hunting permits for Bi-State Sage Grouse in the North and South Mono management zones would help ensure that the efforts of the County and this collaborative group of stakeholders are successful in adopting an approach that protects the Bi-State Sage Grouse and allows commercial agriculture to continue. Therefore, the County cannot support any rule or regulation that allows for the continued hunting and intentional take of Bi-State

Mr. Eric Sklar

RE: Proposed Regulation to Include a Preference Point in Drawings of Sage Grouse
Hunting Permits

June 19, 2018

Page 2 of 2

Sage Grouse, and strongly urges the Commission to reduce the number of hunting permits for Bi-State Sage Grouse to zero for this season and all future seasons.

I appreciate your time and consideration of the County's comments. If the Commission, the Department, or the staff of either has any question regarding this matter, please contact Mono County Administrative Officer Leslie Chapman at (760) 932-5414 or lchapman@mono.ca.gov.

Respectfully,

Bob Gardner, Chair
Mono County Board of Supervisors

CC: Valerie Termini, Executive Director, California Fish and Game Commission
Scott Gardner, Senior Environmental Scientist, California Department of Fish and Game
Mono County Board of Supervisors



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Governor's Proclamation of the
General Election

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Correspondence dated June 11, 2018 containing the Governor's Proclamation of the regularly scheduled Statewide General Election to be held on November 6, 2018.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Proclamation](#)

History

Time	Who	Approval
6/13/2018 6:07 AM	County Administrative Office	Yes
6/12/2018 2:08 PM	County Counsel	Yes
6/13/2018 2:52 PM	Finance	Yes



ALEX PADILLA | SECRETARY OF STATE | STATE OF CALIFORNIA
ELECTIONS DIVISION

1500 11th Street, 5th Floor, Sacramento, CA 95814 | **Tel** 916.657.2166 | **Fax** 916.653.3214 | www.sos.ca.gov

June 11, 2018

County Clerk/Registrar of Voters (CC/ROV) Memorandum #18143

TO: All County Clerks/Registrars of Voters

FROM: /s/ Kirsten Larsen
Program Manager, Candidate Filing and Election Night Reporting

RE: General Election: Governor's Proclamation for the November 6, 2018,
General Election

Please find attached the Governor's Proclamation for the regularly scheduled November 6, 2018, General Election to fill federal and state offices and any other offices and ballot measures as provided by law.

Attachment

Executive Department
State of California

FILED
In the office of the Secretary of State
of the State of California

JUN 11 2018

By *Shirley N. Weber*
Deputy Secretary of State

A PROCLAMATION

BY THE GOVERNOR OF THE STATE OF CALIFORNIA

I, **EDMUND G. BROWN JR.**, Governor of the State of California, pursuant to section 12000 of the Elections Code, proclaim that a General Election will be held throughout this State on Tuesday, the 6th day of November, 2018, at which the following offices are to be filled:

GOVERNOR;

LIEUTENANT GOVERNOR;

SECRETARY OF STATE;

CONTROLLER;

TREASURER;

ATTORNEY GENERAL;

INSURANCE COMMISSIONER;

MEMBERS OF THE STATE BOARD OF EQUALIZATION from each of the four equalization districts of the State;

UNITED STATES SENATOR;

REPRESENTATIVES TO THE CONGRESS OF THE UNITED STATES from each of the 53 congressional districts of the State;

STATE SENATORS from the even-numbered districts of the 40 senatorial districts of the State;

MEMBERS OF THE ASSEMBLY from each of the 80 assembly districts of the State;

SUPERINTENDENT OF PUBLIC INSTRUCTION;

Also, such other state, county, judicial or other officers as are provided by law to be filled at such election.


I further proclaim that at such election there will also be submitted to the vote of the electors such proposed constitutional amendments, questions, propositions and initiative measures as are required to be so submitted by the Constitution and laws of this State.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 11th day of June 2018.




EDMUND G. BROWN JR.
Governor of California

ATTEST:


ALEX PADILLA
Secretary of State



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT

Letters to City of Los Angeles
regarding LADWP's Proposed
Dewatering of Long and Little Round
Valleys

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Letters to Los Angeles Mayor Eric Garcetti from the California Audubon Society, Eastern Sierra Audubon, Sierra Club Range of Light Group, the California Natural Resources Agency, California Senator Tom Berryhill, California Assemblyman Frank Bigelow, and U.S. Congressman Paul Cook, expressing concerns regarding the Los Angeles Department of Water and Power's plan to export additional water from Mono County to Los Angeles through the dewatering of habitat and historic agricultural lands.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Scheereen Dedman

PHONE/EMAIL: x5538 / sdedman@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Range of Light
<input type="checkbox"/> Audobon
<input type="checkbox"/> Resources
<input type="checkbox"/> Bigelow Berryhill
<input type="checkbox"/> Cook

History

Time	Who	Approval
6/13/2018 5:59 AM	County Administrative Office	Yes
6/12/2018 2:15 PM	County Counsel	Yes
6/13/2018 3:21 PM	Finance	Yes



*Range of Light Group
Toiyabe Chapter, Sierra Club
Counties of Inyo and Mono, California
P.O. Box 1973, Mammoth Lakes, CA, 93546
Rangeoflight.sc@gmail.com*



June 5, 2018

Mayor Eric Garcetti
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

RE: De-watering of Grazing Allotments in Mono County

Dear Mayor Garcetti,

The Executive Committee of the Sierra Club Range of Light Group, representing 428 members in the Eastern Sierra, is deeply concerned by LADWP's recent attempt to stop irrigation on their grazing allotments in Mono County. The usual irrigation allotment of five acre-feet/acre/year is not a significant amount of water to the City of Los Angeles, but it is to the local ranchers and for the environment. We maintain that this action would cause a significant decline in the Bi-state Sage Grouse sub-population in Long Valley and precipitate its extinction. De-watering LADWP lands will also dry up wetlands and create additional environmental problems.

The Department of Water and Power has a long history of subverting the needs of Eastern Sierrans. All residents of Mono and Inyo Counties will be affected if the tax revenue from cattle grazing is eliminated. Land use changes will impact our environment as wetlands dry up. The Eastern Sierra is an important wildlife corridor bridging the southern desert to Modoc Plateau and the Basin and Range to the Sierra Nevada. These irrigated ranch lands, in conjunction with BLM and USFS lands, play an important role in keeping this corridor open to wildlife.

With global warming, water is going to be an on-going issue for all Californians. We hope LADWP will share water resources in a fair and equitable way for the good of the environment, biodiversity of the planet, and for local residents. Many Southern California citizens vacation here and enjoy the open spaces, expansive views, and wildlife as they ski, hike, or explore.

We urge LADWP to continue irrigation in Long Valley and Little Round Valley.

Lynn Boulton
Chair of Range of Light Group Executive Committee
Sierra Club Toiyabe Chapter

cc via email:

Ana Guerrero, Chief of Staff, Office of Mayor Garcetti

LADWP Board of Commissioners

Matt Kemp, President, Inyo/Mono Cattlemen's Association

Mark Lacey, VP, Inyo/Mono Cattlemen's Association

Mary Roper, President, Owens Valley Committee

Mono County Board of Supervisors

Sharon Lee Koch, Chair, Angeles Chapter, Sierra Club

Charming Evelyn, Water Committee Chair, Angeles Chapter, Sierra Club

Ann Macquarie, Chair, Toiyabe Chapter, Sierra Club

Charlotte Allen, Co-Chair, CNRCC Water Committee, Sierra Club

Louis Sahagun, writer for the LA Times



Honorable Eric Garcetti
Mayor, City of Los Angeles
200 N. Spring St.
Los Angeles, Ca

Mel Levine, President
Board of Commissioners
Los Angeles Department of Water and Power
Room 555-H 15th Floor
111 N. Hope Street
Los Angeles, Ca 90012

May 31, 2018

Re: LADWP Ranch Leases/Sage Grouse

Dear Mayor Garcetti and Board President Levine:

Audubon California and the Eastern Sierra Audubon Society are joining together to express to you our concern over issues relating to allocation of water to grazing lands in the Eastern Sierra. Our specific focus is on the need to protect viable and sustaining habitat for Bi-State Sage-Grouse in these areas. As you know, some of the lands covered by Los Angeles Department of Water and Power grazing leases provide homes to this species. We note that this species did not receive federal listing pursuant to the Endangered Species Act due to a concerted effort of a broad network of stakeholders who combined to develop a conservation plan as an alternative to such a listing. This effort was spearheaded by individuals, agencies, landowners and organizations in both California and Nevada who gathered together to form a working group and identify management measures short of listing, which would sustain the species.

Land managed by the City of Los Angeles is crucial to sage-grouse conservation in the Long Valley. While sage-grouse adults are famous for being the only creatures that can subsist wholly on sagebrush leaves during the winter, the baby birds need the insects found amongst the forbs and grasses in wet meadows and irrigated pastures found in the spring and summer in Long Valley on Los Angeles lands. Even if the working group could protect and restore all of the sagebrush habitat in Mono County, without the irrigated meadows on Los Angeles properties sage-grouse populations would be placed in jeopardy.

We applaud and appreciate the participation and involvement of the Los Angeles Department of Water and Power in this working group. It is our impression that this involvement demonstrates a commitment to the long-term protection of the Bi-state Sage-Grouse. Audubon California and Eastern Sierra Audubon are committed to the realization of the vision of the Bi-State Working Group. It is our sincere hope that the other members of the group share this commitment. The last thing we would want to see would be an unravelling of the listing alternative due to a failure to implement management policies which assure the protection of the species. It is our intention that all sage-grouse habitat will be managed in accord with science based policies and plans.

We recognize that the concerns of land owners, managers and lessees are not limited to the grouse. However, we believe that a way forward can be developed which will speak to those issues as well as the needs of the birds. To that end, we would like to invite the City of Los Angeles to engage with other stakeholders in the development of a management plan which contains provisions including appropriately timed and quantified water resources in support of these bird populations. Hopefully there are ways in which this objective can be met while meeting other objectives of involved parties at the same time. We want to move away from an adversarial environment toward a collaboration similar to that which has proven effective at Owens Lake. We very much hope that you would be willing to engage in a meaningful way in such a process. We believe that other involved stakeholders would welcome such an effort and be willing to participate in searching for a long term resolution of issues related to sage grouse protection across the Bi-State.

We would be more than happy to whatever we could to initiate and undertake such a process and look forward to discussing this with you in the near future.

Thank you for your courtesy and cooperation.

Very truly yours

Peter Pumphrey
Eastern Sierra Audubon Society

Mike Lynes, Director of Public Policy
Audubon California

cc: Andrea Jones, Audubon California



May 17, 2018

Honorable Eric Garcetti
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Dear Mayor Garcetti,

I am writing to express my concern about the proposal to dewater Mono County ranchlands and the potential impacts to wetlands, species, and their habitat. Recent letters to you from Mono County describe potentially devastating impacts to the natural environment, habitat and wildlife if the Los Angeles Department of Water and Power (LADWP) pursues its proposal to upend 70 years of water management policy and practice by eliminating irrigation and stock water from its ranch leases. In addition, and most urgently, I request your assistance in obtaining an immediate commitment to provide a water allocation this year to these ranchlands commensurate with current snowpack and water conditions.

The proposal by LADWP to dry up 6,200 acres of historic agricultural land in Mono County would have significant consequences to wildlife by destroying wetlands and riparian areas, and eliminating habitat for sensitive species such as the bi-state sage grouse. The loss of water would also significantly increase the risk of wildfires, which would threaten nearby communities.

While our changing climate and more frequent droughts require us all to re-evaluate how we manage water, impacts on fish and wildlife must be considered in any water management decision. Especially when a decision affects sensitive habitat and its ability to support endangered and threatened species.

I appreciate that LADWP now intends to analyze these potential impacts over the next six months, but it is troubling that staff is suggesting that the amount of water provided this year will be "similar to 2016." In 2016, California was at the height of a five-year drought, and virtually no water was delivered to these lands. If water deliveries this year are reduced to 2016 amounts, without proper study of the impacts on the environment, ranchlands and the natural environment will surely suffer.

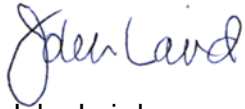
Additionally, your May 1 letter references the 2014 settlement of the Owens Lake litigation and calls it a significant environmental and community achievement. I am deeply concerned, however, that LADWP failed to meet the January 2018 deadline to finish facility upgrades in the Owens River Gorge, as agreed to per the settlement agreement. Due to LADWP's failure to meet the requirements of the settlement agreement and implement certain facility upgrades, the flow regimes needed to protect the brown trout fishery have not been realized, and no environmental improvements have been achieved in the Gorge to date.

1416 Ninth Street, Suite 1311, Sacramento, CA 95814 Ph. 916.653.5656 Fax 916.653.8102 <http://resources.ca.gov>



I ask for your help in having LADWP conduct productive discussions with Mono County and the California Department of Fish and Wildlife about not withdrawing the water supply for these historic ranchlands, to ensure the protection of wetlands, species, and their habitat. I also ask that while these discussions are occurring, you direct LADWP to immediately commit to an appropriate water allocation this year, to prevent serious harm to wildlife species and their habitat.

Sincerely,

A handwritten signature in blue ink that reads "John Laird". The signature is written in a cursive, flowing style.

John Laird
Secretary for Natural Resources

cc: Charlton Bonham, Director, California Department of Fish and Wildlife
Karen Ross, Secretary, California Department of Food and Agriculture
Fred Stump, Supervisor, Mono County District 2
Bob Gardner, Supervisor, Mono County District 3
John Peters, Supervisor, Mono County District 4
Stacy Corless, Supervisor, Mono County District 5
Stacey Simon, County Counsel, Mono County

California Legislature

Honorable Mayor Eric Garcetti
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

RE: Los Angeles Department of Water and Power's Proposal to Dewater Ranches and Habitat in Mono County

Dear Mayor Garcetti:

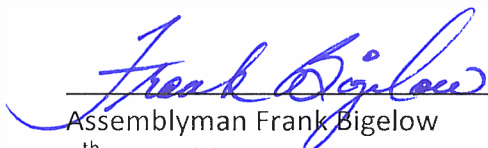
We are writing to express our concern with the Los Angeles Department of Water and Power's (LADWP) proposal to dewater 6,200 acres of active rangeland in Mono County, and to request your assistance in obtaining an immediate commitment that LADWP provide a water allocation this year based on current snowpack and anticipated runoff and sufficient to support historic ranch operations.

These ranches are critical to the economy, cultural heritage, and identity of Mono County. Many, if not all, of the impacted families have been farming these lands for generations. Their operations contribute to the local economy by generating millions of dollars in commercial activity and supporting hundreds of jobs. In addition, the ranchers are stewards of the land, creating and preserving habitat which supports wildlife and sensitive species – including the bi-state sage grouse. Quite simply, without their stewardship, the local economy will be threatened, pastures and meadows may brown, wildlife and habitat will be lost, and the risk of wildfire will increase. Moreover, these impacts will affect the greater Eastern Sierra region. Because each of the Mono County operations utilizes and relies on rangeland in Inyo County, a change in Mono County that forces ranchers out of business or out of the area will have the same or a similar impact on Inyo County.


We appreciate your assurance that LADWP will analyze the impacts of proposed changes to its water management policies and practices in the Eastern Sierra, and look forward to working collaboratively with your office, LADWP, and Mono County on a process to develop reasonable solutions for the long term management of these lands. In the meantime, however, I ask that you direct LADWP to immediately commit to providing an amount of water sufficient to sustain and prevent serious harm to the economic vitality, wildlife and habitat, and cultural and historic identity of Mono County and the Eastern Sierra. Our understanding is that for well more than half a century the water allocation to these leases has been based on annual snowpack levels and anticipated runoff. LADWP's calculation of the appropriate 2018 allocation to Mono County ranches should be calculated no differently.

Thank you for your time and consideration. Please contact us if you would like to discuss this matter further. We look forward to working with you and your office to ensure a lasting collaborative relationship between the City of Los Angeles and Mono County.

Sincerely,



Assemblyman Frank Bigelow
5th Assembly District



Senator Tom Berryhill
8th Senate District

Honorable Mayor Garcetti

RE: Los Angeles Department of Water and Power's Proposal to Dewater Ranches and Habitat in Mono County

[DATE]

Page 2 of 2

cc: Ana Guerrero, Chief of Staff, Office of Mayor Garcetti
Barbara Romero, Deputy Mayor, City of Los Angeles
Mel Levine, President, Los Angeles Department of Water and Power Board of Commissioners
William Funderburk, Vice President, Los Angeles Department of Water and Power Board of Commissioners
David Wright, General Manager, Los Angeles Department of Water and Power
Pete Southworth, Chief Deputy Legal Affairs Secretary, Office of the Governor
John Laird, Secretary, California Natural Resources Agency
Thomas Gibson, Undersecretary, California Natural Resources Agency
Charlton Bonham, Director, California Department of Fish and Wildlife
Karen Ross, Secretary, California Department of Food and Agriculture
Mono County Board of Supervisors
Stacey Simon, Mono County Counsel

Congress of the United States
House of Representatives
Washington, DC 20515-0508

June 13, 2018

Honorable Mayor Eric Garcetti
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Dear Mayor Garcetti:

In 1945, the California Legislature enacted the Charles Brown Act to regulate how the City of Los Angeles manages its real property in Inyo County. According to the Act, the City's ownership of land in Inyo created a relationship between Los Angeles and the people of Inyo County so detrimental to the interests of Inyo County that it required the exercise of police power by the State. Specifically, intervention was needed to protect Inyo from arbitrary acts by the City with respect to its leased properties – including charging excessive rents and advertising leases for competitive bid following significant investment in those lands by current lessee(s). To this day, the State exercises its police power through the Act to ensure the fair treatment of Inyo County and its residents by the City.

It appears to me that similar legislation, whether at the State or federal level, may be needed to address recent events in Mono County. In particular, the Los Angeles Department of Water and Power's (LADWP) sudden proposal to de-water over 6,000 acres of active and productive ranchland, which has been grazed for more than 100 years, has called the status quo into question. Left unchecked, this action threatens to dry up thousands of acres of land in Mono County; destroy wildlife habitat and scenic vistas; increase the risk of catastrophic wildfire; cause uncontrolled and dangerous increases in dust levels; and undermine the economy of the region. Agriculture is the second largest industry in Mono, following tourism, and the lands in question support hundreds of jobs and contribute millions to the local economy.

I understand you have directed LADWP to provide .71 acre-feet (AF) of water per acre to these lands this season (compared to the historic 5 AF per acre) and to conduct an environmental review of the LADWP proposal to completely dewater the land in the future. Unfortunately, .71 AF is grossly insufficient to preserve the habitat and wildlife living on the ranchland created over the last 70 years, nor will it prevent significant economic impacts and job loss in Mono County. Furthermore, the performance of environmental review will not make de-watering these lands in the future acceptable.

I ask that you direct that historic amounts of water (5 AF per acre) be immediately authorized for leased lands in Mono County in order to avoid catastrophic impacts this summer. Only by preserving this status quo will LADWP and Mono County have the room to work together to address this situation and may forestall a legislative solution. Mono County needs

certainty over time that it will receive sufficient water to survive and that Los Angeles will treat its residents fairly. I remain hopeful that this can be done through compromise and by working together, without resorting to legislation.

Thank you for taking the time to read and respond to this request. If you have any questions, please do not hesitate to contact me or my Legislative Director, Tim Itnyre, at 202-225-5861. I look forward to working with you and your office on this matter.

Sincerely,



Col. Paul Cook (Ret.)
Congressman, 8th District of California

cc:

Mel Levine, President, Los Angeles Department of Water and Power Board of Commissioners

David Wright, General Manager, Los Angeles Department of Water and Power Mono County Board of Supervisors

Stacey Simon, Mono County Counsel



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Finance

TIME REQUIRED 10 minutes (5 minute presentation; 5 minute discussion) **PERSONS APPEARING BEFORE THE BOARD** Janet Dutcher

SUBJECT Treasury Loan to Hilton Creek Community Service District

AGENDA DESCRIPTION:

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

This is a request from Hilton Creek Community Service District for a 5-year treasury loan in the amount of \$100,000. This loan partially funds infrastructure improvements. Terms include a 3.3% annual interest rate and a callable provision allowing Hilton Creek the option to repay the loan early.

RECOMMENDED ACTION:

Approve and authorize the Finance Director to sign a Treasury Loan Agreement in the amount of \$100,000 to Hilton Creek Community Services District.

FISCAL IMPACT:

Results in interest revenue to the County's investment pool in the amount of \$9,220 over the five year term of the loan.

CONTACT NAME: Janet Dutcher

PHONE/EMAIL: 760-9325-5490 / jdutcher@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff Report
<input type="checkbox"/> Loan Agreement
<input type="checkbox"/> Hilton Creek CSD's 4/10/2018 Minutes
<input type="checkbox"/> Hilton Creek CSD's 5/08/2018 Minutes

History

Time	Who	Approval
6/13/2018 5:50 AM	County Administrative Office	Yes
6/12/2018 10:15 AM	County Counsel	Yes
6/13/2018 3:22 PM	Finance	Yes



DEPARTMENT OF FINANCE

COUNTY OF MONO

Gerald A. Frank
Assistant Finance Director
Treasurer-Tax Collector

Janet Dutcher, CPA, CGFM
Finance Director

Stephanie Butters
Assistant Finance Director
Auditor-Controller

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P.O. Box 556
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(760) 932-5490
Fax (760) 932-5491

Date: June 19, 2018

To: Honorable Board of Supervisors

From: Finance: Janet Dutcher, Gerald Frank

Subject: Treasury Loan to Hilton Creek Community Service District

Actions Requested:

1. Approve a Treasury Loan in the amount of \$100,000 to Hilton Creek Community Service District.
2. Authorize the Director of Finance to sign the agreement for the Treasury Loan once The District has signed.

Discussion:

Mono County received a request from the Hilton Creek Community Service District requesting a 5-year treasury loan. This loan would be to partially fund infrastructure improvements. These improvements consist of new pumps at the lift station and a new aeration system. Hilton Creek Community Service District has provided all documents requested by the Treasurer, which includes, approved minutes memorializing the District Board's authorization of the loan and current year budget. Their budget and cash balances have been reviewed and it has been determined that the district has the means to repay the loan as per the terms of the agreement. As additional security, a provision was added to the loan agreement permitting the County Treasurer to intercept Hilton Creek Community Service District's tax apportionment, if and when considered necessary for repayment of loan.

The terms of the recommended treasury loan are as follows:

- 5 Year Term
- 3.30 % annual Interest Rate
- Hilton Creek Community Service District shall be entitled to pay the full balance of capital and all future interest payments at any time. The total of all future interest payments will be calculated by the Treasurer, at Present Value

Fiscal Impact:

The fiscal impact would be revenue into the Treasury Pool of \$9,220.44



LOAN AGREEMENT

This Loan Agreement is made between:

Hilton Creek Community Service District, 3222 Crowley Lake Dr., Crowley Lake, CA 93546 (Borrower)

And

County of Mono Treasury Pool, PO Box 495, Bridgeport, CA 93517 ("the Lender"),

together known as the "Parties".

1. Date of Agreement:

This Agreement is effective as of the last date of signature shown below, hereinafter the "Date of Agreement."

2. Period of Loan:

This loan shall endure for a period of five (5) years calculated from the Date of Agreement, hereinafter the "Loan Term."

3. Loan Amount:

The Lender shall loan to the Borrower \$100,000.00 and the Borrower promises to pay to the Lender \$100,000.00 plus Interest and all other charges outlined below.

4. Interest:

The Borrower shall be obliged to pay interest at the rate of 3.30 percent (%) per annum, the "Interest", such interest to be paid together with the principal payment on a semi-annual basis.

5. Prepayment:

The Borrower shall be entitled to pay the full balance of capital and all future interest payments at any time. The total of all future interest payments will be calculated by the Treasurer, at Present Value.

6. Late Charge:

Any payment not remunerated within 10 days of its due date shall be subject to a late charge of 5 percent (5%) of the semiannual payment.

7. Default:

Any payment not remunerated within 30 days of its due date shall be subject to a belatedly charge of 1-1/2 percent (1 1/2 %) of the semiannual payment per month, until paid. After 30 days delinquent, Mono County will intercept the next District property tax apportionment to bring the delinquent payments, interest, and penalties current. Any remaining apportionment will be distributed normally.

8. Insolvency:

The full balance of the capital and interest shall become payable immediately if the Borrower becomes Insolvent.

9. Severance.

Any provision of this agreement that is alleged to be invalid or unenforceable will be read down where possible so as to be valid and enforceable, or, if that is not possible, will be severed from this agreement to the extent of its invalidity of unenforceability, without affecting the remaining provisions, which will remain binding on the Parties.

10. Dispute Resolution.

Where any dispute arises between the Parties as to the performance or interpretation of this agreement, the Parties will resolve the dispute in the following manner:

- A. First, the Party raising the dispute must notify immediately the other Party in writing of the dispute, providing a reasonable amount of information about the nature of the dispute. Notice for all purposes under this agreement shall be sent to the following, or to such other persons and addresses that the Parties may designate in writing:

Lender:
 Janet Dutcher, Finance Director
 PO Box 495
 Bridgeport, CA 93517
 jdutcher@mono.ca.gov

Borrower:

- B. Second, the Parties' representatives will meet as soon as possible, in person or by video conferencing, and attempt to resolve the dispute by discussion.
- C. Third, except for urgent injunctions, only after steps (A) and (B) have been followed, may a Party resort to litigation.

11. Payments:

All semi-annual payments due from the Borrower to the Lender under this agreement will be made by a Journal Entry into the General Ledger, which will be initiated and requested by the District. The Payment schedule is listed below, with the first payment coming due on _____ and the last payment due on _____:

Payment Number	Payment	Interest	Principal	Balance
				\$100,000.00
1	\$ 10,922.04	\$ 1,636.61	\$ 9,285.43	\$ 90,714.57
2	\$ 10,922.04	\$ 1,484.64	\$ 9,437.40	\$ 81,277.17
3	\$ 10,922.04	\$ 1,330.19	\$ 9,591.85	\$ 71,685.32
4	\$ 10,922.04	\$ 1,173.21	\$ 9,748.83	\$ 61,936.49
5	\$ 10,922.04	\$ 1,013.66	\$ 9,908.38	\$ 52,028.11
6	\$ 10,922.04	\$ 851.50	\$ 10,070.54	\$ 41,957.57
7	\$ 10,922.04	\$ 686.68	\$ 10,235.36	\$ 31,722.21
8	\$ 10,922.04	\$ 519.17	\$ 10,402.87	\$ 21,319.34
9	\$ 10,922.04	\$ 348.91	\$ 10,573.13	\$ 10,746.21
10	\$ 10,922.08	\$ 175.87	\$ 10,746.21	\$ (0.00)

12. Entire Agreement:

The parties confirm that this contract contains the full terms of their agreement and that no addition to or variation of the contract shall be of any force and effect unless made in writing and signed by both parties.

13. Execution

County of Mono Treasury Pool (Lender)

Hilton Creek CSD (Borrower)

By: _____

By: _____

Name/Title

Name/Title

Date: _____

Date: _____

HILTON CREEK COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING
4/10/18

MEMBERS PRESENT: Isabel Connolly, Cynthia Adamson, Windsor Czeschin
ABSENT: Steve Shipley, Garrett Higerd
STAFF: Marianne O'Connor, Patrick Allen

MINUTES

1. Windsor Czeschin called the meeting to order at 5:03 p.m.
2. ADDITIONS TO AGENDA – None
3. PUBLIC COMMENT – None
4. APPROVAL OF 3/13/18 MINUTES – Cynthia Adamson made a motion to approve the 3/13/18 Regular Board Meeting Minutes. Isabel Connolly seconded the motion and all Board members present voted in favor.
5. FINANCIAL REPORT – Marianne reviewed the financial report for the period ending 3/31/18. Cynthia Adamson made a motion to accept the financial report. Isabel Connolly seconded the motion and all Board members present voted in favor.
- 5A. STRATEGIC PLANNING FOR RESERVES AND ASSET MANAGEMENT & RISK ASSESSMENT AND RATE STUDY – Subcommittee has not been able to meet yet.
- 5B. 2018/2019 BUDGET WORKSHEETS – Marianne reviewed the budget worksheets with the Board members present and identified the line items that will require more thought and discussion. To be revisited at the May Board meeting.
- 5C. RESOLUTION 2018-01 – STATEMENT OF INVESTMENT POLICY – Cynthia Adamson made a motion to adopt Resolution 2018-01. Isabel Connolly seconded the motion and all Board members present voted in favor.
- 6A. JOB PERFORMANCE REVIEWS – Steve and Isabel will meet with General Manager and Secretary this month. They have gone over the performance reviews and will arrange to meet with Patrick and Marianne when Steve returns.
- 7A. PLANNING ISSUES, RPAC, COMMUNITY CENTER – no updates
- 7B. JUNIPER DRIVE SPECIAL ZONE OF BENEFIT – nothing to report
8. BILLS TO BE PAID – Cynthia Adamson made a motion to pay the bills as presented with 1 signer on ck #7393-7395, with the second signature to be obtained when

the checks are issued. Isabel Connolly seconded the motion and all Board members present voted in favor.

9A. GENERAL MANAGER REPORT – Patrick discussed the items in his monthly update.

9A1). MONO COUNTY LOAN – Isabel Connolly made a motion to approve the loan from Mono County for \$100,000.00. Cynthia Adamson seconded the motion and all Board members present voted in favor. Cynthia will continue to work with the County on the documents.

9A2). OFFICE OF EMERGENCY SERVICES – no update. Steve and Patrick need to get together to review the work to repair the culvert near the Rohan property on Juniper Drive and provide the estimate to OES.

9B2). OPERATOR IN TRAINING/TRANSITION COMMITTEE– Windsor reported on the subcommittee meeting and two things became apparent. 1) Patrick wants to keep Jason Hatter working for the District in whatever capacity is negotiated and 2) he would like someone to take the pager one week per month. Steve Shipley and Windsor feel that adding another part-time employee goes above what they are comfortable with in the budget for employee costs. The discussions and negotiations will continue and all staffing requirements, compensations, etc. will be reviewed in the job performance reviews.

10. NEW ITEMS/ADDITIONS FOR FUTURE AGENDAS – Marianne advised that an MOU with PERS is necessary for the Board to adopt regarding reporting additional compensation so that it is eligible for PERS. She will prepare an MOU for adoption at the May meeting.

Cynthia Adamson made a motion to adjourn the meeting. Isabel Connolly seconded the motion and all Board members present voted in favor. The meeting was adjourned at 6:46 p.m.

The next Regular Board Meeting will be scheduled for Tuesday, May 8, 2018 at 5:00 p.m. at the Crowley Lake Community Center, unless posted otherwise.

HILTON CREEK COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING
5/08/18

MEMBERS PRESENT: Isabel Connolly, Cynthia Adamson, Windsor Czeschin
Steve Shipley, Garrett Higerd
STAFF: Marianne O'Connor, Patrick Allen
GUESTS: Fred Stump

MINUTES

1. Garrett Higerd called the meeting to order at 5:10 p.m.
2. ADDITIONS TO AGENDA – None
3. PUBLIC COMMENT – None
4. APPROVAL OF 4/10/18 MINUTES – Windsor requested an amendment to Item 9B) to read “Patrick would like to...”. Cynthia Adamson made a motion to approve the 4/10/18 Regular Board Meeting Minutes, as amended. Windsor Czeschin seconded the motion and all Board members present voted in favor, with Garrett Higerd abstaining as he was not present at the April meeting.
5. FINANCIAL REPORT – Marianne reviewed the financial report for the period ending 4/30/18. Windsor Czeschin made a motion to accept the financial report. Isabel Connolly seconded the motion and all Board members present voted in favor. Marianne will send the Board the detail reports on Capital Improvements and will verify where the Flo Services and Flo Systems payments were posted and revise any reports necessary and send to the Board.

Steve Shipley attended the meeting at this point.

8A1). MONO COUNTY LOAN – Fred Stump advised this item was on the Board of Supervisors agenda to approve the \$100,000 loan from the Mono County Investment Pool. He talked with 3 HCCSD Board members and then reviewed the January and February minutes. Windsor clarified that the Board voted 3-0 at the April Board meeting in favor of the \$100,000 loan. Marianne advised the minutes were not sent to Gerald Frank as they were not approved until tonight. After discussion, the Board members who made and passed the motion at the April Board meeting indicated they stand behind their decision and directed Marianne to send the April approved minutes to Mono County Finance and have the loan approval placed back on the Board of Supervisors agenda.

5A. STRATEGIC PLANNING FOR RESERVES AND ASSET MANAGEMENT & RISK ASSESSMENT AND RATE STUDY – Subcommittee has not been able to meet yet.

5B. 2018/2019 BUDGET WORKSHEETS – Marianne reviewed the budget worksheets with the Board. To be revisited at the June Board meeting, and Budget adopted.

5C. RESOLUTION 2018-02 – MOU with PERS – Isabel Connolly made a motion to adopt Resolution 2018-02. Lack of second – motion failed. To be revisited at the June Board meeting.

6A. PLANNING ISSUES, RPAC, COMMUNITY CENTER – Marianne gave a brief update on the Skate Park completion and grand opening.

6B. JUNIPER DRIVE SPECIAL ZONE OF BENEFIT – Steve Shipley commented he received an inquiry from someone wanting to purchase the small parcel owned by HCCSD on Juniper Drive. Marianne will inquire with County Counsel if HCCSD can sell a parcel, or could title possibly be transferred to Long Valley FPD.

7. BILLS TO BE PAID – Windsor asked about the charge from USA Blue Book that appeared on the credit card statement vs. the invoice in the file for a different amount. Patrick will sort out the charges and provide the invoices. Windsor Czeschin made a motion to approve the bills as presented for payment, with clarification of the USA Blue Book invoices. Cynthia Adamson seconded the motion and all Board members voted in favor. Checks #7413 – 7417 were signed by only one signer with the second signature to be obtained after issuance of the check.

8A. GENERAL MANAGER REPORT – Patrick was unable to get a printed version of his update out in time for the meeting. The RAS pump is down and he may try to repair it for ½ the cost or he may have to buy a new pump for approximately \$6,000. The pump was purchased 2 yrs., 4 months ago with a two-year warranty. He is negotiating with the distributor. Jason and Patrick removed a drying bed valve that has been frozen.

8A2). OFFICE OF EMERGENCY SERVICES Steve and Patrick need to get together to review the work to repair the culvert near the Rohan property on Juniper Drive and provide the estimate to OES. Patrick has submitted the documents to OES for the previous repair work.

8B). OPERATOR IN TRAINING/TRANSITION COMMITTEE– Patrick advised that Jason Hatter submitted a new proposal today by email. \$750/mo. standby fee, \$60/day for taking the phone 7 days/month, \$85/hr. call out with 2-hour minimum and \$137.50/hr. for off hours call out with 2-hour minimum. Garrett indicated he would like the budget to reflect the on call time as a line item (over and above the Operation Labor line item) or included in the Outside Labor line item.

8B2) CLOSED SESSION – The Board adjourned to Closed Session – Employment/Staff Discussions at 7:15 p.m.

The Board reopened the Regular Board Meeting at 8:48 p.m.

The Job Performance Review Committee discussed the performance evaluations individually with Patrick and Marianne, and provided a copy to each for signature.

9. NEW ITEMS/ADDITIONS FOR FUTURE AGENDAS - None

Windsor Czeschin made a motion to adjourn the meeting. Cynthia Adamson seconded the motion and all Board members voted in favor. The meeting was adjourned at 8:55 p.m.

The next Regular Board Meeting will be scheduled for Tuesday, June 12, 2018 at 5:00 p.m. at the Crowley Lake Community Center, unless posted otherwise.



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Finance

TIME REQUIRED 15 minutes (5 minutes presentation;
10 minutes discussion) **PERSONS APPEARING BEFORE THE BOARD** Janet Dutcher

SUBJECT Tax Appeal Impound Fund

AGENDA DESCRIPTION:

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

Authorize impounding of \$1,050,626 associated with pending property tax appeals.

RECOMMENDED ACTION:

Approve and authorize the Finance Director to impound \$1,050,626 of redeemed taxes to offset anticipated tax appeal results covering tax years 2010 - 2017.

FISCAL IMPACT:

By impounding an additional \$1,050,626 in addition to the existing balance of \$2,059,698, the County and other property taxing jurisdictions are less likely to experience significant reductions in future current secured tax distributions when tax appeal refunds are issued.

CONTACT NAME: Janet Dutcher

PHONE/EMAIL: 760-932-5494 / jdutcher@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff report
Property tax impound analysis

History

Time	Who	Approval
6/13/2018 5:58 AM	County Administrative Office	Yes

6/12/2018 10:17 AM

County Counsel

Yes

6/13/2018 3:23 PM

Finance

Yes



DEPARTMENT OF FINANCE

COUNTY OF MONO

Gerald A. Frank
Assistant Finance Director
Treasurer-Tax Collector

Janet Dutcher, CPA, CGFM
Finance Director

Stephanie Butters
Assistant Finance Director
Auditor-Controller

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Fax (760) 932-5491

Date: June 19, 2018

To: Honorable Board of Supervisors

From: Finance: Janet Dutcher

Subject: Tax Appeal Impound Fund

Actions Requested:

Approve and authorize the Finance Director to impound \$1,050,626 of redeemed taxes to offset anticipated tax appeal results cover tax years 2010 through 2017.

Background:

An escape assessment is one discovered after the property tax roll is finalized. The late property tax assessment is retroactively added to the roll at its value on the lien date for the year it “escaped” assessment. The taxpayer has the option to pay 20% in the year the tax is assessed and the rest equally over a four-year period. During the four-year payment plan, a lien is filed against the property and when all four years of payments (plus the first payment of 20%) have been received, the lien is released, and the amount held in the account is available for distribution to taxing jurisdictions.

Government Code Section 26906.1 allows the County Auditor, with the approval of the Board of Supervisors, to impound disputed revenues of any tax upon secured or unsecured property. If the pending appeals run through the next fiscal year, further deposits and adjustments can be made. Once the appeals are resolved, any additional funds required or any excess impounded will be apportioned appropriately to each taxing entity.

Discussion:

The Assessor updated our office concerning several major appeals covering multiple parcels over multiple tax years. We last updated your Board about these appeals and the property tax impound account on December 20, 2016. Since that time, the major appeals outstanding have increased from \$3.9 million in property tax refunds to \$8,218,000, excluding accrued interest. This estimate represents the worst-case scenario of the possible tax loss the County’s taxing jurisdictions might incur.

Finance has collected \$1,050,626 from an escape assessment that recently was paid-off through a four-year payment plan. Like delinquent tax receipts, this balance represents a source of unanticipated revenue. To prepare and insure sufficient availability of funds to make anticipated tax appeal related refunds once cases are settled, the Finance Director is requesting authorization to impound this additional \$1,050,626 from the Redemptions and Installments trust account. If approved by your Board, the tax impound fund will have a combined balance of \$3,110,324. This is 37.8% of the potential refund obligation. Impounding money now especially from a source of revenue not anticipated during the budget preparation, is easier and less painful than reducing current secured tax distributions to jurisdictions later as appeals are settled. If not for the impound account, large tax appeal refunds could create a negative apportionment situation where no revenues are available for distribution to participants.

A schedule showing the worst case possible tax loss, the tax impound balance available for refunds and the resulting tax refund shortfall, apportioned by taxing entity using the current apportionment factor, is illustrated on the attached schedule. This is a hypothetical illustration for informational purposes only. Actual apportionment requires the use of apportionment factors specific to each of the applicable tax years being appealed. The California Revenue & Taxation Code also requires adding accrued interest to each tax appeal refund. Accrued interest has not been included.

Fiscal Impact:

By impounding an additional \$1,050,626 in addition to the existing balance of \$2,059,698 in the impound fund, the County and other property tax jurisdiction are less likely to experience significant reductions in future current secured tax distributions when tax appeal refunds are issued.

Estimate only - data subject to change
For discussion purposes only

Fund	Taxing Entity	Estimated Apportionment Factor	Worst Case Possible Tax Loss	Tax Impound Fund Estimate per Taxing Entity	Estimated Taxing Entity Shortfall
100	County General Fund	0.300041248	2,465,739	933,225	1,532,514
511	Town of Mammoth	0.043010528	353,461	133,777	219,684
811	Library	0.016832386	138,329	52,354	85,974
300	Antelope Fire	0.002578218	21,188	8,019	13,169
305	Bridgeport Fire	0.002631647	21,627	8,185	13,442
340	Chalfant Valley Fire	0.001661927	13,658	5,169	8,489
310	June Lake Fire	0.006631010	54,494	20,625	33,869
315	Lee Vining Fire	0.000509805	4,190	1,586	2,604
320	Long Valley Fire	0.005542659	45,550	17,239	28,310
325	Mammoth Lakes Fire	0.049398769	405,959	153,646	252,313
330	Mono City Fire	0.000337421	2,773	1,049	1,723
335	White Mountain Fire	0.000779773	6,408	2,425	3,983
375	Birchim Comm Serv	0.000260523	2,141	810	1,331
380	Hilton Crk Comm Serv	0.001731647	14,231	5,386	8,845
410	Bridgeport PUD	0.000149304	1,227	464	763
411	Bridgeport PUD #2	0.000088163	725	274	450
415	June Lake PUD	0.009658454	79,373	30,041	49,332
430	Lee Vining PUD	0.000792780	6,515	2,466	4,049
450	Mammoth Mosquito	0.001415069	11,629	4,401	7,228
470	So Mono Hospital	0.035754399	293,830	111,208	182,622
485	Mammoth Co Water	0.051853512	426,132	161,281	264,851
486	Mammoth Co Wtr #1	0.045775970	376,187	142,378	233,809
488	Mammoth Co Wtr #2	0.013544430	111,308	42,128	69,181
160	CSA #1	0.002699591	22,185	8,397	13,789
163	CSA #5	0.000847260	6,963	2,635	4,328
895	ERAF	0.094026590	772,711	292,453	480,257
800	Supt of Schools	0.019785880	162,600	61,540	101,060
820	Eastern Sierra Unified	0.116584544	958,092	362,616	595,476
840	Mammoth Unified	0.168340713	1,383,424	523,594	859,830
884	Round Valley	0.006735779	55,355	20,950	34,404
	Totals	1.000000000	8,218,000	3,110,324	5,107,676

Assumptions:

Estimate based on ad valorem tax rate 1% and does not take into account debt service rates

Worst case scenario estimate based on data received from Assessor as of May 24, 2018

Worst case estimate of \$8,218,000 excludes known roll corrections that are pending processing (estimated refunds totaling approximately \$426,028 that will be offset using Tax Impound funds)

Tax Impound Fund balance of \$3,110,324 has been adjusted for the estimated refunds totaling approximately \$426,028 that are pending processing

R&T 5151 Interest is not included in this estimate

Actual roll corrections/refunds will be apportioned based on the applicable AB8 rate for the roll year being adjusted

Estimated apportionment factor is based on current 17-18 AB8 rates



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Community Development

TIME REQUIRED 30 minutes

PERSONS APPEARING BEFORE THE BOARD Bentley Regehr

SUBJECT Housing Needs Assessment Review and Community Feedback on Housing Toolbox

AGENDA DESCRIPTION:

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

Presentation by Bentley Regehr regarding review of the Housing Needs Assessment and community feedback on the Housing Toolbox.

RECOMMENDED ACTION:

None (informational only). Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Bentley Regehr

PHONE/EMAIL: 760-924-4602 / bregehr@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> staff report</p>

History

Time	Who	Approval
6/14/2018 11:25 AM	County Administrative Office	Yes
6/14/2018 11:08 AM	County Counsel	Yes
6/13/2018 3:20 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

June 19, 2018

To: Honorable Mono County Board of Supervisors

From: Bentley Regehr – Mono County, Planning Analyst
Megan Mahaffey – Mono County, Accountant
Wendy Sugimura – Mono County, Community Development Interim Director

Re: Housing Needs Assessment Review and Community Feedback on Housing Toolbox

Actions Requested:

Receive update on Housing Needs Assessment Toolbox community-based planning approach

Fiscal Impact of Requested Actions:

None.

Strategic Plan alignment:

Enhance quality of life for county residents by addressing the housing crisis through public, assistance, and development of programs.

BACKGROUND:

Mono County commissioned BBC Research & Consulting in 2017 to identify current housing needs in the County, marking the first housing needs assessment since 2005. The Board reviewed the report in detail in November 2017, and directed staff to follow a community-based planning approach by engaging the Regional Planning Advisory Committees (RPACs) for feedback on the housing toolbox.

The purpose of this agenda item is to provide a recap of key points from the Housing Needs Assessment, and community feedback on the toolbox. The Board also provided feedback on the toolbox in February 2018, and that input is included.

Housing Needs Assessment Recap:

Although much of the County's overall growth has occurred within the boundaries of the Town of Mammoth Lakes, housing shortages within Town are shifting demand into the unincorporated County. Modest development in the County has made it difficult to accommodate this new demand, leading to increased housing prices.

Much of the County's recent housing growth has been driven by second homeownership and, more recently, vacation rentals. At 35 percent, Mono County has one of the lowest permanent resident occupancy rates when compared with similar counties (Figure 1). The unincorporated County remains a single family detached home market, with typical rural development patterns. As demand from the Town of Mammoth Lakes puts pressure on the County's inventory, development patterns may see a shift to accommodate growth.

A clear majority of existing attached units tend to be luxury units and are in the Town of Mammoth Lakes. Currently, all but one of the attached units for sale in the County are in Mammoth Lakes and have a median price of \$449,000.

Further, significant Home Owner's Association (HOA) fees decrease affordability of such units by approximately \$100,000, making the actual price point closer to \$550,000. Attached products are at a significant deficit for the workforce and families due to lack of affordability in Mammoth Lakes and lack of supply in the unincorporated area. Of the residential units in the unincorporated area, just seven percent are multifamily developments (a roughly even split between duplexes/triplexes and condos/apartments). As attached options become less affordable in town, the unincorporated area should expect to have even greater pressure to provide these types of units.

While the single family detached category provides more listings, most homes are still well out of reach for the typical worker. Renters who could have moved into ownership in the 1990s cannot find affordable homes to buy—yet most them (90%) would like to buy in the next five years. To become homeowners, an average renter in the County who wants to buy would need a home priced at around \$200,000—or \$400,000 for a two-earner renter household. In the unincorporated County, there were fewer than 10 single family homes priced under \$450,000 available for sale in August 2017 when BBC conducted the study, and no condominiums. Currently there are 16 single family units under \$450,000 available in the unincorporated County, as early summer tends to see the most listings. Only one of these units is located south of Bridgeport. Furthering concern is the fact that the jobs most likely to grow in the future are tourist-related industries where average employees earn less than median income.

A housing model developed by BBC estimates a range of current and future housing needs. The modeling exercise found a current need of between 175 and 450 rental units in the County overall. The low end of this range captures units that are needed to accommodate unfilled jobs help workers who will leave the County due to housing conditions and alleviate some of the needs of renters living in overcrowded conditions. The high end of the range includes providing rental units for in-commuters who want to live in the County. **The model suggests that 50 to 100 units are needed in the unincorporated County to meet current needs.**

Future housing needs are largely determined by employment growth, and estimates of job growth differ widely due to variance in economic conditions. The housing needs projections for 2022 use three job growth scenarios: one based on last year's growth, one incorporating the more aggressive state growth estimates, and one based on input from surveyed employers. The most conservative estimate for the County, which includes the Town of Mammoth Lakes, shows a need for 184 additional housing units by 2022. The accelerated growth estimate suggests a need for as many as 664 units. A reasonable middle ground estimate for the unincorporated County shows a need for 70 housing units to accommodate new housing demand from employment growth, which would be in addition to the 50 to 100 units that are needed to address renters' needs currently. **In all, the unincorporated County has a need for between 120 and 170 units to accommodate current needs and future employment growth through 2022.**

Often a housing needs assessment will delineate conditions based on a jurisdiction's needs en masse, as reflected by many of the previous numbers discussed here. However, due to distinct differences among communities in Mono County, it is important to also evaluate needs and strategies on a more local basis. For example, June Lake has an occupation rate of just 14 percent, compared to approximately 60 percent in Bridgeport and the Mono Basin, and 74 and 72 percent in Topaz and Walker respectively (Figure 2). Clearly the dynamics of each community are significantly different, where June Lake may look to strategies aimed at conversion of stock to more long-term resident options, while other communities may need to increase the quality of affordable options. The next section reflects the County's focus on gathering input for a toolbox that can be applied to tackle each community's specific housing challenges.

Figure 1: Occupied Units, Mono County and Peer Counties, 2010 and 2015

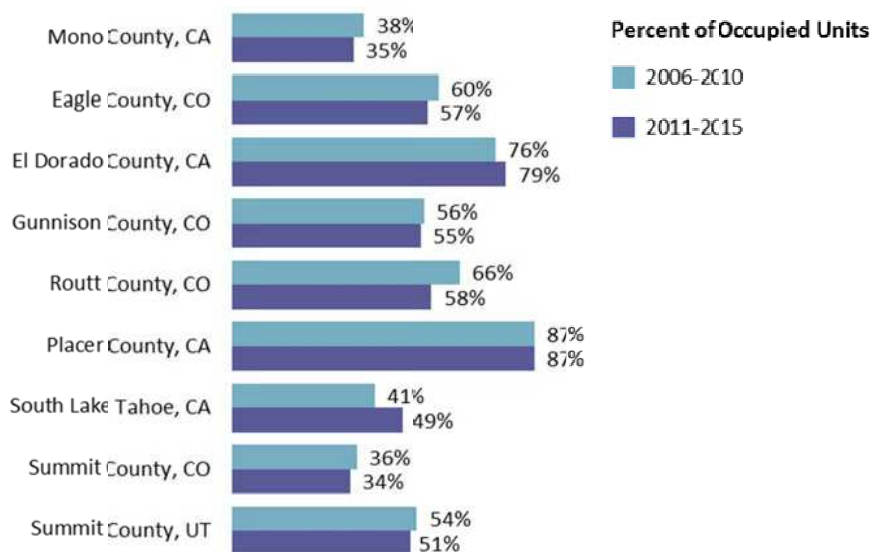
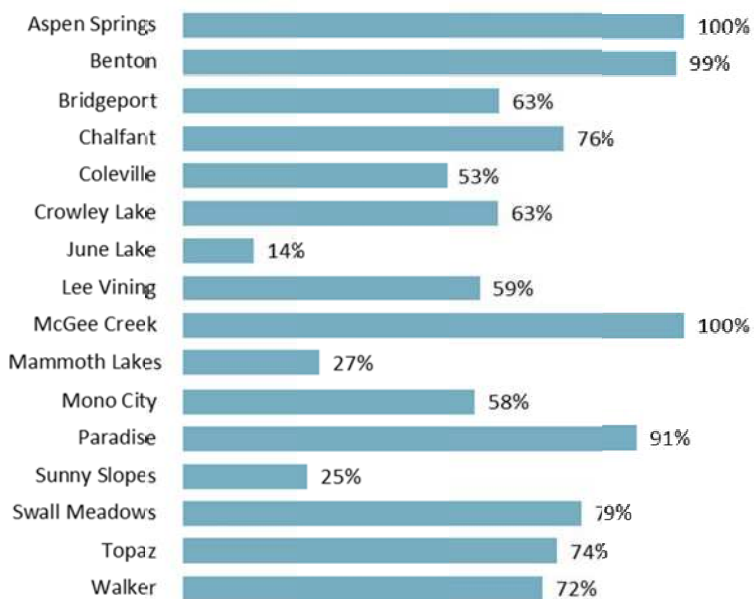


Figure 2: Occupied Units, Mono County Communities, 2015



DISCUSSION

Community Feedback on Toolbox:

During April, Amanda Benbow conducted an “outreach tour” to RPACs on the housing toolbox to receive community feedback and gauge priorities. The toolbox of potential housing strategies was presented, and community members were able to provide input, weigh in on priorities, and comment on potential options outside the toolbox. The outreach effort showed clear trends throughout the County as a whole, but also highlighted the distinct housing challenges in each community. The following is a compilation of community/RPAC and Board feedback on the 10 strategies in the toolbox where priorities indicated by at least one Board member (as discussed in Feb. 2018) are starred. Note that a complete discussion of the Housing Mitigation Ordinance basis and methodology is a separate agenda item for Board discussion.

1. *Incentivize the creation of Accessory Dwelling Units (ADUs).

- Board member(s) priority
- All RPACs listed incentivizing ADUs as a priority.
- June Lake: Modify setback standards/provide flexibility to accommodate ADUs.

2. *More actively engage employers in the housing needs conversation.

- Board member(s) priority
- Capture employee housing provided by businesses in the housing “count.”

3. *Explore how to incentivize property owners to convert short term rentals into long term rentals.

- Board member(s) priority
- Strong support of this tool in June Lake, Mono Basin, and Long Valley.
- Not an issue in Antelope Valley.
- Bridgeport: Initially provided input that this is not an issue, subsequently input was received that this is a potential concern.
- Potential solutions: Promote long-term rentals over short-term through fees and incentives.

4. Develop new housing opportunities by acquiring land and improving infrastructure development.

- Board comments: Hesitation over the County managing properties or being a landlord
- Board comments: Work with those interested in building affordable housing units, create opportunity, be aware of infrastructure needs/opportunities to improve.
- Bridgeport: Most developable land is held by those with no intention of developing, no land available for new development.
- Mono Basin: Improve infrastructure.

5. Support creation of dedicated funding source for affordable and workforce housing through a tax increase that would support a dedicated housing fund.

- Board comments: Develop a funding mix which may include a tax and the HMO.
- If the County no longer wants to manage property or be a landlord, sale of existing County housing units could generate revenue for a diversified funding mix.
- Bridgeport does not support this tool.

6. *Continue to regulate the vacation home market.

- Board member(s) priority
- Strong support of this tool in June Lake, Mono Basin, and Long Valley
- Not an issue in Antelope Valley.
- Bridgeport: Initially provided input that this is not an issue, subsequently input was received that this is a potential concern.
- Potential solutions: Promote long-term rentals over short-term through fees and incentives.

7. ***Evaluate funds to assist homeowners with needed rehabilitation.**
 - Board member(s) priority
8. ***Explore rental rehabilitation programs, including grants or low interest loans for landlords.**
 - Board member(s) priority
9. **Support acquisition of homes that are likely to be offered for sale and explore deed-restriction.**
 - If sale of existing County housing units is pursued, units could be deed-restricted to guarantee continued use as workforce housing.
10. ***Update the Housing Mitigation Ordinance (HMO)**
 - Board member(s) priority
 - Board feedback: Fees should be responsive to economic cycles to be sustainable over the long term, support for HMO may depend on how fees are used, concern about location factor.
 - Antelope Valley, Bridgeport, Mono Basin: Single-family homes should be excluded from the HMO.
 - Bridgeport: HMO will discourage development.
 - Antelope Valley: Eliminate the location factor.
 - Mono Basin: Keep the location factor.
 - Most RPAC discussions expressed concern that not much development occurs in Mono County, and therefore a fee could discourage development or would not generate much revenue. It was also acknowledged that the HMO would not generate much revenue without a fee on single-family residential development.

Other Comments:

- Board comment: Consider methods to capture units provided by businesses for employee housing and ensure credit is received for these units.
- Board comment: Partner with other agencies to ensure utilization of all employee units.
- Board comment: Take a regional approach and seek efficiencies.
- Some comments at the Bridgeport RPAC indicated workforce housing is not a need in the area. At a subsequent meeting, a member of the public commented on the need for workforce housing.
- Antelope Valley: Research incentives for private developers and encourage use of private/public partnerships, tax incentives, financing programs, state programs, etc. to fund housing projects.
- Long Valley & June Lake: Reduce the minimum square footage requirement for homes.
- June Lake: Need more lots designated for multi-family residential, configuration/size of lots make them difficult to develop, increase density.
- Snow storage requirements are difficult to meet in June Lake.
- Parking requirements are difficult to meet in Lee Vining housing projects.
- Bridgeport: Develop separate standards to remove barriers for workforce housing projects and waive fees.

NEXT STEPS

The Housing Mitigation Ordinance, based on Board direction, has been extracted from the toolbox discussion and is following a separate, expedited adoption procedure (see related Board item for June 19th meeting). Because the HMO expires August 30, the goal is to bring a new ordinance before the Board for consideration in July.

In the larger planning context, the Housing Needs Assessment and feedback on the toolbox will be utilized to update the General Plan Housing Element due in June 2019. The following next steps break this larger goal into more specific tasks (not necessarily listed in chronological order):

- Revise the housing toolbox to reflect feedback and priorities.
- Develop specific programs and actions the County could choose to implement to meet toolbox strategies.
- Determine the capacity of the County to implement the programs, and/or identify new resources to increase capacity.

- Integrate the toolbox, programs and actions into the Housing Element update for approval by the state Housing and Community Development (HCD) Department and Board adoption.
- Implement selected programs.

For questions, please contact Bentley Regehr (760-924-4602, bregehr@mono.ca.gov) or Wendy Sugimura (760-924-1814, wsugimura@mono.ca.gov).



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Community Development

TIME REQUIRED 45 minutes

PERSONS APPEARING BEFORE THE BOARD Megan Mahaffey, Ashleigh Kanat

SUBJECT Housing Mitigation Ordinance Update

AGENDA DESCRIPTION:

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

Economic & Planning Systems (EPS) will present the fee analysis conducted to date in preparation for amendments to the Housing Mitigation Ordinance. Following the presentation, staff will seek Board feedback and recommendations on a fee schedule for residential and non-residential development as well as inclusionary zoning requirements.

RECOMMENDED ACTION:

1. Receive update on rental residential housing, for sale residential housing and commercial linkage fee analysis. Provide any desired direction to staff.
2. Receive update on Housing Mitigation Ordinance and recommended fee structure. Provide any desired direction to staff.

FISCAL IMPACT:

None at this time. This work is funded through a Community Development Block Grant.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Attachment 1: Inclusionary Housing In-Lieu Fee
Attachment 2: Commercial Linkage Fee Nexus Study
Attachment 3: Rental Residential Nexus - Illustrations, Tables and Charts
Attachment 4: Ownership Residential Nexus - Illustrations, Tables and Charts

History

Time	Who	Approval
6/14/2018 4:03 PM	County Administrative Office	Yes
6/14/2018 1:22 PM	County Counsel	Yes
6/13/2018 5:27 PM	Finance	Yes

Mono County Community Development Department

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June 19, 2018

To: Honorable Mono County Board of Supervisors

From: Ashleigh Kanat – Economic & Planning Systems, Executive Vice President
Megan Mahaffey – Mono County, Accountant
Bentley Regehr – Mono County, Planning Analyst
Wendy Sugimura – Mono County, Community Development Interim Director

Re: Housing Mitigation Ordinance and Housing Fee Studies

Actions Requested:

1. Receive update on rental and for-sale residential housing in-lieu fee and nexus studies, as well as commercial linkage fee analysis.
2. Consider recommended fee structure and provide any desired direction to staff.
3. Receive update on Housing Mitigation Ordinance to be adopted by ordinance at a future meeting.

Fiscal Impact of Requested Actions:

None at this time. This work is funded through a Community Development Block Grant.

Strategic Plan Alignment:

Enhance quality of life for county residents by addressing the housing crisis through public, assistance, and development of programs.

Background:

In November 2017, the Board of Supervisors suspended the Housing Mitigation Ordinance with the direction to staff to work on revising the ordinance for potential future adoption. A Board workshop was held in February 2018 to provide general feedback on the housing toolbox arising from the Housing Needs Assessment and a potential future housing ordinance. Community input on the toolbox has been received through presentations at Regional Planning Advisory Committee (RPAC) meetings as described in the previous agenda item. This input and information, together with data from the Housing Needs Assessment, are informing the update of the ordinance in conjunction with the required fee/nexus study.

Discussion:

EPS was retained by Mono County for technical assistance and to conduct a fee/nexus study that quantifies the relationship between the growth in development and the demand for and cost of workforce housing. As a development impact fee, this housing mitigation fee can only be charged to new development and must be based on the impact of that development on the need for resources to subsidize the development of new affordable housing.

As new employment-generating development occurs in the County, additional affordable housing will be needed to house a portion of the new workforce. The cost to construct new housing units is higher than can be supported by the rents or home prices that many workers will be able to pay. The difference between costs and affordable rent levels is considered an “affordability gap.” The costs allocated to new nonresidential development through this fee reflect this affordability gap that would need to be filled in order to provide housing for additional workforce generated by that development.

Similarly, the development of market-rate housing for upper-income households reduces the availability of developable land for affordable housing and increases demand for retail and service jobs that typically pay modest wages. The inclusionary housing in-lieu fee reflects this generation of modest wage jobs and reduction in housing/land availability.

EPS will provide a technical overview of the following analyses that have been performed as part of the fee recommendation: Rental Residential Nexus Study, Ownership Residential Nexus Studies, Inclusionary Requirements and In-Lieu Fee Calculations, and Commercial Linkage Fee Nexus Analysis. The analysis will include recommended changes to the Housing Mitigation Ordinance to reflect the revised methodology as well as an implementation recommendation.

The HMO is on schedule to come back to the board for the first reading on July 10, 2018. If adopted, the second reading would occur on July 17, and the ordinance would become effective on August 16. The fee schedule will be adopted separately from the HMO as part of a public hearing process before the suspension of the current HMO ends on August 30, 2018.

EPS is a land economics consulting firm experienced in the full spectrum of services related to housing development and the financing of public services and facilities, EPS is well qualified to support the County with fee analysis and a recommendation to update the fee structure and Housing Mitigation Ordinance. During the past several years EPS has completed residential nexus analyses and/or commercial linkage fees for the cities of Walnut Creek, Pleasanton, Sunnyvale, Santa Rosa, Mountain View, San Mateo, and Palm Desert. In addition, EPS has prepared inclusionary housing and in-lieu fee studies for many California jurisdictions, including recent work in Healdsburg, Petaluma, Rohnert Park, and Sonoma County.

Attachments:

1. Inclusionary Housing In-Lieu Fee, draft administrative report
2. Commercial Linkage Fee Nexus Study, draft administrative report
3. Rental nexus tables
4. Ownership nexus tables

Administrative Draft Report

Inclusionary Housing In-Lieu Fee

The Economics of Land Use



Prepared for:

Mono County

Prepared by:

Economic & Planning Systems, Inc.

June 4, 2018

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APPENDIX A: Mono County Utility Allowances

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1. EXECUTIVE SUMMARY

In advance of the August 30, 2018 expiration of the suspension of the County's Housing Mitigation Ordinance (HMO), Economic & Planning Systems, Inc. (EPS) was retained to review and update the County's affordable housing fees, including the inclusionary housing in-lieu fee. In this report, EPS calculates the in-lieu fee that corresponds to the requirements reflected in the County's HMO based on current market conditions. With the passage of Assembly Bill 1505 in the fall of 2017, Mono County intends to update the HMO and implement an inclusionary requirement and corresponding in-lieu fee for both single-family and multifamily housing. [To be confirmed based on direction from the BOS on 6/19.]

Language in the County's suspended HMO indicates that developers of single-family projects are required to provide one affordable unit for every ten units developed. Put differently, this inclusionary policy translates to providing 10 percent of the units at income-restricted, below-market-rate (BMR) prices. The distribution of affordable units varies by the number of units required (currently Table Y, as referenced in Chapter 15.40 of the Mono County Code). However, based on discussions with County staff, EPS is proposing to simplify the in-lieu fee to reflect the following requirements: of the 10 percent of BMR units, one-half must be available to moderate income households (households earning up to 120 percent of Area Median Income (AMI)), and the remaining half must be offered to low income households (households earning up to 80 percent of AMI).

For multifamily projects, developers must provide one below-market rate unit for every 15 units developed, which translates to a 6.7 percent inclusionary requirement, and the affordable units must be available to low income households (households earning up to 80 percent of AMI).

This report estimates the subsidies that may be required of the County to support affordable housing in the event that developers do not build the units themselves, and presents calculations meant to inform the update of an "in-lieu fee" that may be imposed on both for-sale and rental residential development.

As shown below in **Table 1**, EPS calculates an in-lieu fee for single-family developments of \$9,387 per market-rate unit based on the 10 percent inclusionary requirement. Assuming that an average newly constructed single-family market-rate unit in Mono County is 2,000 square feet, this per-unit estimate is equivalent to \$4.69 per square foot. **Table 2** shows the in-lieu fee for multifamily developments, which is calculated as \$9,362 per market-rate unit (or \$4.68 per square foot assuming a 2,000 square foot unit) based on the 6.7 percent inclusionary requirement. In some cases, jurisdictions set the in-lieu fee at a level that is higher than the cost of providing/building the units onsite to encourage developers to provide the units onsite rather than opt to pay the in-lieu fee.

Table 1 Summary of Single-family In-Lieu Fee Calculation, Based on 10% Inclusionary Requirement

Item	Low (80% AMI)	Median (100% AMI)	Moderate (120% AMI)	Total [1]	In-Lieu Fee	
					per Affordable Unit	per Market-Rate Unit
Units	5.0	0.0	5.0	10	10	100
Value/Unit	\$204,818	\$216,909	\$296,545			
Total Value	\$1,024,091	\$0	\$1,482,727	\$2,506,818		
Costs/Unit	\$344,552	\$344,552	\$344,552			
Total Costs	\$1,722,758	\$0	\$1,722,758	\$3,445,515		
Subsidy per Unit	\$139,733	\$127,642	\$48,006			
Total Subsidy Required	\$698,667	\$0	\$240,030	\$938,697	\$93,870	\$9,387

[1] Reflects an inclusionary requirement of one (1) Below Market Rate (BMR) unit for every 10 units developed.

Sources: Mono County; Economic & Planning Systems, Inc.

Table 2 Summary of Multifamily In-Lieu Fee Calculation, Based on 6.7% Inclusionary Requirement

Item	Low (80% AMI)	Total	In-Lieu Fee	
			per Affordable Unit	per Market-Rate Unit
Units	6.7	6.7	6.7	100
Value/Unit	\$204,818			
Total Value	\$1,372,282	\$1,372,282		
Costs/Unit	\$344,552			
Total Costs	\$2,308,495	\$2,308,495		
Subsidy per Unit	\$139,733			
Total Subsidy Required	\$936,213	\$936,213	\$139,733	\$9,362

[1] Reflects an inclusionary requirement of one (1) Below Market Rate (BMR) unit for every 15 units developed.

Sources: Mono County; Economic & Planning Systems, Inc.

2. METHODOLOGY

Language in the County's suspended HMO indicates that developers of single-family projects are required to provide one affordable unit for every ten units developed, or 10 percent of the units are to be offered at income-restricted, BMR prices. In the updated HMO, EPS recommends that of the 10 percent of BMR units, one-half should be available to moderate income households (households earning up to 120 percent of AMI), and the remaining half should be offered to low income households (households earning up to 80 percent of AMI). For multifamily projects, developers must provide one below-market rate unit for every 15 units developed, which translates to a 6.7 percent inclusionary requirement, and the affordable units must be available to low income households (households earning up to 80 percent of AMI).

Through an affordability gap analysis, this report estimates the subsidy needed to produce multifamily rental housing that is affordable to low- and moderate-income households (80 and 120 percent of AMI) in the event that developers do not build the units themselves. Even for single-family developments, it is assumed that the in-lieu fees would be used as a source of subsidy to produce rental housing, because this has been the most common practice of counties and cities in the past. This assumption also tends to yield a more conservative (i.e., low) in-lieu fee than would result if it were assumed that all in-lieu fees were used to construct larger and less dense housing units such as townhomes or single-family detached units.

Maximum Affordable Housing Rents

The maximum rents affordable to low- and moderate-income households are calculated as a factor of the income level of the intended occupants. The income levels are set for the whole of Mono County by the California Department of Housing and Community Development (HCD) on an annual basis. **Table 3** shows the income limits for 2018, which vary by the number of people in the household. The average owner-occupied household in Mono County has 2.38 people, and the average renter-occupied household has 3.26 people. For this reason, EPS has assumed that the average household being served by new affordable housing would house approximately three people. Moreover, the AMI for a family of three in Mono County is \$73,100 in 2018, as shown below. Interestingly, the 2018 income limits in Mono County are the same as the 2017 income limits, yet development costs are known to have risen over the past year.

Table 3 2018 Affordable Housing Income Limits for Mono County

Income Group	Income Definition	2018 Maximum Income 3-Person Household
Very Low	>30% to ≤50% AMI	\$36,550
Low	>50% to ≤80% AMI	\$57,550
Median (Base)	>80% to ≤100% AMI	\$73,100
Moderate	>100% AMI to ≤120% AMI	\$87,700

Source: Mono County 2018 Income Limits, California Housing and Community Development (HCD).

EPS has assumed a housing cost to income ratio of 30 percent and has used this factor to calculate the annual spending on housing at the low and moderate income levels. Then the annual spending on utilities is subtracted from the annual spending on housing to determine the maximum rent that a household can pay, as summarized on **Table 4** below. A low-income household can pay up to \$1,133 on monthly rent, while a moderate-income household can pay \$1,887. Further detail on utility allowances for Mono County is available in **Table A-1**.

Table 4 2018 Maximum Supported Rents by Income Category

Income Category	AMI	Annual HH Income (3-Person)	Annual Spending on Housing [1]	Annual Spending on Utilities [2]	Max Rent Assumptions [1]	
					Annual Rent	Monthly Rent
Very Low	50%	\$36,550	\$10,965	\$3,672	\$7,293	\$608
Low	80%	\$57,550	\$17,265	\$3,672	\$13,593	\$1,133
Median	100%	\$73,100	\$21,930	\$3,672	\$18,258	\$1,522
Moderate	120%	\$87,700	\$26,310	\$3,672	\$22,638	\$1,887

[1] Assumes a housing costs to income ratio of 30 percent. Includes rent plus utilities.

[2] Assumes annual utility expenditures consistent with the Mono County CDC limits for a 2-bedroom unit (assumes use of electricity for heating and cooking). Utility costs effective January 2018.

Sources: Mono County Community Development Commission; U.S. Department of Housing and Urban Development Utility Allowances (effective January 2018); Economic & Planning Systems, Inc.

Affordability Gap Analysis

Product Type

The analysis assumes that new lower-income households would be housed in affordable units that are efficient to develop, both in terms of density and construction type, thus the calculated fee is the same for single-family and multifamily housing. The assumed prototype reflects multifamily construction at 26 dwelling units to the acre with surface parking.¹ This building prototype is generally cost-effective to construct, as it makes efficient use of land and does not involve overly expensive construction materials or techniques.

California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, and this assumption is used in this analysis. Consistent with input from the County, EPS assumes that the typical gross square footage of a 2-bedroom rental unit in the County will be approximately 1,150 square feet. Applying an efficiency ratio of 85 percent to account for shared lobbies, hallways, etc., results in net square footage of 975 square feet.

Development Cost Assumptions

Affordable housing development costs include land costs, direct costs (e.g., labor and materials), and indirect or “soft” costs (e.g., architecture, entitlement, marketing, etc.). For rental projects, operating costs also must be incorporated into the analysis. Data from recent Mono County developments and recent Mono County land transactions have been combined with EPS’s information from various market-rate and affordable housing developers to estimate appropriate development cost assumptions for use in Mono County. These assumptions are shown on **Table 5** and indicate that the total development cost per unit for rental apartments is about \$344,500, or \$300 per square foot.

¹ Based on the Mono County General Plan, which indicates that multifamily residential development projects containing density bonuses may not exceed 26 units/acre.

Table 5 Affordability Gap Analysis -- Rental Product Type

	2-Stories Multifamily Building with Surface Parking			
	Very Low Income (50% AMI)	Low Income (80% AMI)	Median (100% AMI)	Moderate Income (120% AMI)
Development Program Assumptions				
Density/Acre [1]	26	26	26	26
Gross Unit Size	1,147	1,147	1,147	1,147
Net Unit Size [2]	975	975	975	975
Number of Bedrooms	2	2	2	2
Number of Persons per 2-Bedroom Unit [3]	3	3	3	3
Parking Spaces/Unit [4]	2.17	2.17	2.17	2.17
Cost Assumptions				
Land/Acre [5]	\$519,000	\$519,000	\$519,000	\$519,000
Land/Unit	\$19,962	\$19,962	\$19,962	\$19,962
Direct Costs				
Direct Construction Costs/Net SF [6]	\$167	\$167	\$167	\$167
Direct Construction Costs/Unit	\$191,000	\$191,000	\$191,000	\$191,000
Parking Construction Costs/Space	\$5,000	\$5,000	\$5,000	\$5,000
Parking Construction Costs/Unit	\$10,850	\$10,850	\$10,850	\$10,850
Subtotal, Direct Costs/Unit	\$201,850	\$201,850	\$201,850	\$201,850
Indirect Costs as a % of Direct Costs [7]				
Indirect Costs/Unit	\$80,740	\$80,740	\$80,740	\$80,740
Profit Margin (% of all costs)				
Profit (rounded)	\$42,000	\$42,000	\$42,000	\$42,000
Total Cost/Unit				
Total Cost/SF	\$300	\$300	\$300	\$300
Maximum Supported Home Price				
Household Income [8]	\$36,550	\$57,550	\$73,100	\$87,700
Revenue to Property Owner/Year [9]	\$10,965	\$17,265	\$21,930	\$26,310
(less) Operating Expenses per Unit/Year [10]	(\$6,000)	(\$6,000)	(\$10,000)	(\$10,000)
Net Operating Income	\$4,965	\$11,265	\$11,930	\$16,310
Capitalization Rate [11]	5.5%	5.5%	5.5%	5.5%
Total Supportable Unit Value [12]	\$90,273	\$204,818	\$216,909	\$296,545
Affordability Gap	(\$254,279)	(\$139,733)	(\$127,642)	(\$48,006)

[1] The Mono County General Plan indicates that multifamily residential development projects containing density bonuses may not exceed 26 units/acre (Land Use Element, page II-155).

[2] An efficiency ratio of 85% is applied to the gross unit size to calculate the net unit size.

[3] For this analysis, EPS has assumed an average unit for income-qualified worker households would be 2-bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit should be assumed to be occupied by a 3-person household.

[4] The Mono County General Plan indicates that each residential unit requires two (2) parking spaces, and for every six (6) units, one (1) guest parking space is required (Land Use Element, page II-228).

[5] Land values are based on recently reported CoStar land sale transactions in the County.

[6] Construction cost estimates are based on 2018 Saylor Construction Costs for Zone 3 with a Fresno County index adjustment (Mono County is not available). With Mono County Staff input, the direct costs are rounded up so that total costs per square foot are \$300, consistent with what County staff is observing in terms of current construction costs. Assumes construction of a two story apartment, with a 10-foot story height, and 15,000 sq. ft. of gross floor area, with wood siding on stud frame.

[7] Includes costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[8] Based on 2018 income limits for a three-person household in Mono County.

[9] Assumes housing costs (e.g., rent and utilities) to be 30% of gross household income.

[10] Operating expenses are generally based on data reported by CoStar and reflective of properties in Mono County. Estimates are inclusive of utility costs and property taxes, except Very Low and Low properties which are assumed to be exempt from property taxes.

[11] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk. The capitalization rate used in this analysis is based on recent CoStar reported transaction data for a transaction in the County.

[12] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: Mono County; California Housing and Community Development; Saylor Construction Cost Estimates (2018); IRR Monitor Investor Survey; CoStar Group; and Economic & Planning Systems, Inc.

Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level (low and moderate) and the percentage of household income spent on housing costs. In addition, translating these assumptions into unit prices and values requires estimates of operating expenses and capitalization rates. The following assumptions were used in these calculations:

- *Income Levels:* This analysis estimates the subsidy required to produce units for households earning up to 80 and 120 percent of AMI for a three-person household. In 2018, AMI in Mono County for these households is \$73,100, as shown in the HCD's income limits chart (see **Table 3**).
- *Percentage of Gross Household Income Available for Housing Costs:* HCD standards on overpaying for rent indicate that households should pay no more than 30 percent of their gross income on housing costs. For this analysis, EPS has assumed that all households spend 30 percent of their gross income on housing costs.
- *Operating Costs for Rental Units:* This analysis assumes that apartment operators incur annual operating costs of \$6,000 per unit, which include the cost of utilities, for units affordable at 80 percent of AMI or below. EPS has assumed the units for median and moderate-income households would have similar operating costs but would be built by for-profit builders and thus also subject to property taxes, increasing their annual operating cost to \$10,000 per unit.

Affordability Gap Results

Table 5 shows the subsidies required for construction of rental apartments for households at low and moderate-income levels. As shown, a unit affordable to a household earning 80 percent of AMI is expected to require a subsidy of roughly \$139,700. A household at 120 percent of AMI requires a subsidy of \$48,000.

It is worth noting that the affordability gaps estimated in this analysis are not as large as they might be using other also-valid assumptions. For example, the funding gaps for low-income units assume that prices are set at 80 percent of median income, while State law indicates low-income unit prices may be set at 70 percent of median income. This methodology used by EPS yields higher unit values and thus results in lower fees than would result from less conservative assumptions.

In-Lieu Fee Calculations

As shown on **Table 5**, a typical "low" income unit will require a subsidy of roughly \$139,700, while a "moderate" income unit will require a subsidy of roughly \$48,000. For a theoretical 100-unit single-family housing development, 10 total affordable units would be required, with an aggregate subsidy of \$938,700 for those 10 units (see **Table 6**). As shown below, this translates to a weighted average subsidy of roughly \$93,900 per affordable unit. If those units are not produced within the project, but rather the County is expected to subsidize their construction elsewhere in the community, the 100 market-rate units in the project would be subject to an in-lieu fee of \$9,387 per market-rate unit.

Table 6 In-Lieu Fee Calculation, Based on 10% Inclusionary Requirement

Item	Low (80% AMI)	Median (100% AMI)	Moderate (120% AMI)	Total [1]	In-Lieu Fee	
					per Affordable Unit	per Market-Rate Unit
Units	5.0	0.0	5.0	10	10	100
Value/Unit	\$204,818	\$216,909	\$296,545			
Total Value	\$1,024,091	\$0	\$1,482,727	\$2,506,818		
Costs/Unit	\$344,552	\$344,552	\$344,552			
Total Costs	\$1,722,758	\$0	\$1,722,758	\$3,445,515		
Subsidy per Unit	\$139,733	\$127,642	\$48,006			
Total Subsidy Required	\$698,667	\$0	\$240,030	\$938,697	\$93,870	\$9,387

[1] Reflects an inclusionary requirement of one (1) Below Market Rate (BMR) unit for every 10 units developed.

Sources: Mono County; Economic & Planning Systems, Inc.

While it is useful to think of the total in-lieu fee as it may apply to each market-rate unit, it is also useful to know the fee per affordable unit, as some projects will be required to provide a certain number of units but may meet any fractional obligation through payment of a fee. For example, under the current inclusionary housing ordinance, which requires 10 percent inclusionary units, a 15-unit project would be required to provide 1.5 affordable units. If one unit is provided on site, the additional 0.5-unit requirement could be met by charging a fee of 0.5 times the \$93,900 per affordable unit fee, or a total payment of about \$47,000.

For a theoretical 100-unit multifamily housing development, 6.7 affordable units would be required, equating to a subsidy of \$936,200 (see **Table 7**). Thus, the weighted average subsidy is about \$139,700 per affordable unit, and the in-lieu fee is equal to \$9,362 per market-rate unit.

Table 7 In-Lieu Fee Calculation, Based on 6.7% Inclusionary Requirement

Item	Low (80% AMI)	Total	In-Lieu Fee	
			per Affordable Unit	per Market-Rate Unit
Units	6.7	6.7	6.7	100
Value/Unit	\$204,818			
Total Value	\$1,372,282	\$1,372,282		
Costs/Unit	\$344,552			
Total Costs	\$2,308,495	\$2,308,495		
Subsidy per Unit	\$139,733			
Total Subsidy Required	\$936,213	\$936,213	\$139,733	\$9,362

[1] Reflects an inclusionary requirement of one (1) Below Market Rate (BMR) unit for every 15 units developed.

Sources: Mono County; Economic & Planning Systems, Inc.



APPENDIX A:
Mono County Utility Allowances

Table A-1 Mono County Utility Allowances per Month, Attached Dwellings

Item	2-Bedroom Apartment
Electricity [1]	\$180
Other Allowances	
Other Electric	\$22
Water	\$26
Sewer	\$18
Garbage	\$35
Range	\$12
Refrigerator	<u>\$13</u>
Subtotal, Other Allowances	\$126
Total Utility Allowance per Month	\$306

[1] Assumes use of electricity for space heating, cooling, cooking, and water heating.

Sources: U.S. Department of Housing and Urban Development Utility Allowances (effective January 2018); Economic & Planning Systems, Inc.

The Economics of Land Use



Administrative Draft Report

Commercial Linkage Fee Nexus Study

Prepared for:

Mono County

Prepared by:

Economic & Planning Systems, Inc.

June 5, 2018

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1. INTRODUCTION AND EXECUTIVE SUMMARY

Background and Purpose

Mono County's nonresidential housing mitigation requirements are described in Chapter 15.40 of the Mono County Code. The County's Housing Mitigation Ordinance (HMO), which enacts the mitigation requirements, is currently suspended, but the suspension is slated to expire at the end of August 2018. At the direction of the Board of Supervisors and in advance of the expiration of the suspension of the HMO, the HMO and supporting technical analysis are being revised and the affordable housing fee for new commercial (i.e., nonresidential) development is being re-evaluated.

EPS was retained by Mono County to conduct a nexus study that quantifies the relationship between the growth in nonresidential land uses and the demand for and cost of affordable housing for the local workforce. As a development impact fee, the nonresidential linkage fee (fee) can only be charged to new development and must be based on the impact of new development on the need for resources to subsidize the development of new affordable housing. The purpose of this report is to provide the nexus (or reasonable relationship) between new nonresidential development that occurs in the County and the need for additional affordable housing as a result of this new development.

Fee revenue may be collected by the County and used to subsidize the production of new affordable units for lower-income households.

Authority

This study serves as the basis for requiring development impact fees under AB 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 *et seq.*). This section of the Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition.

In 1991, the Ninth Circuit U.S. Court of Appeals upheld the City of Sacramento's nonresidential linkage fee.¹ In that case, the court found that the City of Sacramento's fee program "substantially advanced a legitimate interest." EPS is using a similar methodology to the nexus study reviewed in that case to develop Mono County's fee program.

¹ *Commercial Builders of Northern California v. City of Sacramento*, 941 F2d 872 (1991).

Required Nexus Findings

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the demand for the affordable housing and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public benefit attributable to the development on which the fee is imposed.

Summary

As new employment-generating development occurs in the County, additional affordable housing will be required to house a portion of the new lower wage workforce. The cost to construct new housing units is higher than can be supported by the rents or home prices that many workers will be able to pay. The difference between costs and affordable rent levels is considered an "affordability gap." The costs allocated to new nonresidential development through this fee reflect this affordability gap that would need to be filled in order to provide housing for additional workforce demanded by nonresidential development.

Table 1 summarizes the maximum justifiable fee by land use category. The methodology used to establish maximum justifiable fees is described in the subsequent chapters. It is understood that a lower fee level below the maximum fee may be appropriate given a range of development feasibility and economic development considerations. The lower fee may also be appropriate due to the fact that affordable housing development is not the sole responsibility of nonresidential developers, as the County, State, and federal government have other programs and resources that can offset some affordable housing production costs.

Table 1 Summary of Maximum Allowable Fees and Current Fee Levels

Land Use Category	Maximum Fee per sq. ft.
Storage and Warehouses	\$26.40
Commercial [1]	\$71.30
Industrial/Service Commercial	\$8.60
Visitor Accommodations	\$94.74

[1] Includes Office, Retail, Restaurants/Food Services, Repair / Professional Services, Assembly, etc.

Source: Mono County; Economic & Planning Systems, Inc.

These and other data sources are identified on the tables provided throughout this report. In addition, information from County staff and data from recent Mono County land transactions have been used to estimate appropriate development cost assumptions for use in Mono County.

Table 2 presents the income categories that are relevant for this fee program. EPS uses acronyms in several of the tables provided and those acronyms are also included in **Table 2** for reference.

Table 2 Mono County Income Category Definitions (2018)

Affordability Category	Acronym	Maximum Percentage of County Median	Maximum Income Threshold 3-person household	Source
Very Low Income	VLI	50%	\$36,550	HCD
Low Income	LI	80%	\$57,550	HCD
Median Income	Median	100%	\$73,100	HCD
Moderate Income	Moderate	120%	\$87,700	HCD

Source: Mono County 2018 Income Limits, California Housing and Community Development (HCD).

Sources

To estimate the fee, EPS relied on numerous sources of data, including the following:

- U.S. Bureau of Labor Statistics (BLS) "May 2017 National Industry-Specific Occupational Employment and Wage Estimates".
- State Department of Housing and Community Development (HCD) annual income limits for 2018.
- U.S. Census Bureau American Community Survey (ACS).
- Input from Mono County's staff regarding development costs, market assumptions, and nexus study methodology.

Organization of Report

Following this **Introduction and Executive Summary**, this study includes the following chapters:

- **Chapter 2** presents the nexus findings based on the methodology.
- **Chapter 3** describes the methodology used to calculate the fee.

2. REQUIRED NEXUS FINDINGS FOR FEE PROGRAM

Purpose of Fee

The fee program updated through this Nexus Study will fund the development and preservation of affordable housing projects in the County as required by the increase in local, lower-wage workers employed by new nonresidential development. The businesses that occupy new nonresidential buildings will hire employees, many of whom will have difficulty finding suitable local housing they can afford.

Use of Fee

The fee will be collected by the County. The funds are used to provide assistance for production, acquisition of at-risk units, or rehabilitation of affordable housing. The fee also may fund the studies and administration to support the fee program.

Relationship between Use of Fee and Type of Development

The development of new nonresidential land uses in the County will generate need for additional workers. The wages of a significant portion of the new employees will be inadequate to support sufficient rent prices to attract residential developers to provide housing opportunities without further subsidy. The fee will be used to help to fill the “affordability gap” for housing development and increase the number of homes available for the local workforce.

Relationship between Demand for Affordable Housing and Type of Project

The County and EPS have identified four employment categories for which a separate fee has been calculated. The proportion of lower wage workers and the number of square feet per employee for each employment category has been assessed to ensure a proper nexus is established.

Relationship between Amount of Fee and Cost of Public Benefit Attributed to New Development

EPS estimated the gap between the cost of developing new rental housing and the achievable value of the new rental units based on prices affordable at different income levels for households below certain income levels. The affordable rents yielded unit values below the cost of construction, indicating an “affordability gap.” To estimate the maximum fee for each nonresidential development category, this gap was then multiplied by the number of lower wage workers anticipated by the new development projects and the number of households of various income categories those workers are likely to form. As the fee is one of several mechanisms for generating resources for or reducing the cost of housing development, a fee level below the maximum calculated fee may be appropriate.

3. METHODOLOGY AND FEE CALCULATION

Employment Categories

Employment categories utilized in this analysis are presented in **Table 3** along with a description of the types of businesses that are included in each category. In general, each employment category is intended to be associated with a particular type of building or land use, to which the fees can be applied. The County has asked EPS to evaluate four distinct categories to better match potential land uses and nexus linkages to employment categories. While most employment categories are discretely associated with a particular type of building, others may be interchangeable as tenants may shift between building types (e.g., commercial space locating in retail space). This analysis bases its employment projections on NAICS codes, as defined in **Appendix B**, considered the most typical tenants for each land use category.

Table 3 Employment Category Descriptions

Employment Category	Description and Examples
Storage and Warehouses	<ul style="list-style-type: none"> -Storage units -Wholesale trade and truck transportation -Inventory and packaging -Light equipment rental and/or storage yards -Storage yard for construction materials and equipment -Storage of recreational vehicles, boats and miscellaneous recreational related equipment -Collection, sorting and transportation of recyclables -Freight terminals -Waste transfer and management facilities for diversion -Heavy equipment storage -Firewood processing and storage
Commercial	<ul style="list-style-type: none"> -Retail Trade – e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, etc. -Services – e.g., finance, insurance and real estate, banks, title & escrow, real estate developers and builders, investment services, bail bonds, etc. -Personal Services – e.g., self-service laundries and dry cleaning, beauty salons, barbers, shoe repair, photographic services, cleaning and laundry, etc. -Business Services – e.g., business centers, general advertising, business and management consulting, employment services, etc. -Repair Services – e.g., electronics repair, furniture and jewelry repair, repair of anything sold in this district, etc. -Professional Services – e.g., physicians, dental and legal services, welfare and charitable services, medical and dental laboratories, etc. -Cultural/Religious Activities – e.g., churches, art galleries, museums, etc. -Food-service establishments – e.g., restaurants, delis, fast food, bars, etc. -Small-scale agriculture -Transportation, communications – e.g., parking lot automotive service stations -Educational – e.g., nursery and primary schools, private childcare facilities -Public – e.g., hospitals; post offices; water treatment plants; collection, sorting and transportation of recyclables; etc. -Entertainment establishments – e.g., theaters, movies, cocktail lounges, bars, nightclubs, etc. -Retail establishments – e.g., department stores, etc. -Professional offices – e.g., medical complex, administrative centers, small animal hospitals and boarding kennels,
Industrial/Service Commercial	<ul style="list-style-type: none"> -Cottage industry – e.g., limited recreational equipment, apparel and other finished products, crafts, printing, etc. -Repair services – e.g., car repair and parts, plumbing, electrical, etc. -Construction services – e.g., contractor or building services, engineering contractor, cabinetmaking, roofing, water-well drilling, contractor storage, etc. -Transportation services, limited travel agents, bus terminals, enclosed packing and shipping terminals, existing truck and trailer parking – heavy- equipment storage -Sale lots – e.g., car sales
Visitor Accommodations	<ul style="list-style-type: none"> -Mobile-home parks -Recreational-vehicle parks -Condominiums, cooperatives, townhomes, cluster developments, apartments containing four or more units used for transient rental -Hotels, motels, lodges, bed-and-breakfast establishments, cabins -Lodging – e.g., Hotels, motels, time-share, RV parks, bed-and-breakfast establishments, etc.

Sources: Mono County; Economic & Planning Systems, Inc.

Occupational Category and Wage Distribution

EPS used U.S. Bureau of Labor Statistics (BLS) *National Industry-Specific Occupational Employment and Wage Estimates* for 2017 – the most recent year available - to estimate the wages earned by employees in industry sectors related to the employment categories. This BLS data set includes wage data at both the national and Metropolitan Statistical Area (MSA) levels, with the Eastern Sierra Region MSA covering Mono County. Wage data for the MSA are provided for occupations for all industries in aggregate, while national-level wage data are provided by

industry sector (e.g., “management” workers in retail industries versus in healthcare services). To account for regional wage disparities, EPS calculated wage adjustment factors as displayed in **Table 4** to show that Mono County wages exceed national averages in, for example, “architecture and engineering” and “protective services,” but the County wages are lower in “management” and “business and financial operations.” EPS applied these adjustment factors to the nationwide income level data by industry sector to estimate the wages for Mono County.

EPS used BLS nationwide data regarding industries and occupation categories to estimate the proportion of occupations likely to be represented under each employment category. For example, EPS evaluated the occupation categories for the lodging industry to determine the proportional distribution of occupations for the employment category “Visitor Accommodations.” North American Industry Classification System (NAICS) sector 721000 (“Accommodation”) shows that nationwide 4.3 percent of the jobs in the lodging industry are taken by managers while 27.9 percent are in the category of buildings and grounds cleaning and maintenance (see **Table B-2**). The occupational distribution for all designated employment categories is provided in **Appendix B**.

The wages within each occupation were multiplied by 1.86, the average number of workers per working household in the County, according to the Census Bureau’s American Community Survey data. The resulting figure is assumed to represent the annual household income assuming workers form households with those of similar earning potential. While certainly there will be some variation in wages per employee within a household, in the absence of more specific data, this analysis assumes comparable levels of education and training among all workers in a household. **Table 5** presents an example of this calculation.

Table 4 Adjustment Factors: Converting National Wages to Eastern Sierra Region Wages

Occupation Category	US Average Wage	Eastern Sierra Region - Mono County Average Wage	Eastern Sierra Region - Mono County % of US Average
Management	\$119,910	\$84,930	70.8%
Business and Financial Operations	\$76,330	\$62,880	82.4%
Computer and Mathematical Science	\$89,810	\$72,850	81.1%
Architecture and Engineering	\$86,190	\$91,950	106.7%
Life, Physical, and Social Science	\$74,370	\$51,280	69.0%
Community and Social Services	\$48,050	\$52,340	108.9%
Legal Occupations	\$107,370	\$84,420	78.6%
Education, Training and Library	\$55,470	\$56,030	101.0%
Arts, Design, Entertainment, Sports, and Media	\$58,950	\$48,610	82.5%
Healthcare Practitioner and Technical	\$80,760	\$95,670	118.5%
Healthcare Support	\$31,310	\$42,760	136.6%
Protective Services	\$47,190	\$57,220	121.3%
Food Preparation and Serving	\$24,710	\$29,450	119.2%
Buildings and Grounds Cleaning and Maintenance	\$28,930	\$29,370	101.5%
Personal Care and Service	\$27,270	\$32,000	117.3%
Sales and Related Occupations	\$40,680	\$34,000	83.6%
Office and Administrative Support	\$37,950	\$37,770	99.5%
Farming, Fishing and Forestry	\$28,840	\$33,940	117.7%
Construction and Extraction	\$49,930	\$51,940	104.0%
Installation, Maintenance, and Repair	\$47,870	\$46,440	97.0%
Production	\$38,070	\$42,610	111.9%
Transportation and Material Moving	\$37,070	\$37,480	101.1%

Sources: Bureau of Labor Statistics *National Industry-Specific Occupational Employment and Wage Estimates*, May 2017; Economic & Planning Systems, Inc.

Table 5 Illustration of Employees' Household Income Calculation

Item	Source	Example
Employment Category	Mono County and EPS	Visitor Accommodations
Industry	Bureau of Labor Statistics (BLS)	Accommodation (NAICS Code 721000)
Occupation Category	BLS	Buildings and Grounds Cleaning and Maintenance
Nationwide Median Income for Occupation	BLS	\$25,870
Regional Wage Adjustment Factor for Occupation	BLS and EPS	101.5%
Median Wage Estimate for the Eastern Sierra Region	BLS and EPS	\$26,263
Workers per Household	ACS 2012 - 2016 est.	1.86
Median Income per Household	Workers per HH Multiplied by Med. Annual Wage	\$48,770
Income Category for 3-person Family	California Housing and Community Development (HCD)	Low Income - up to 80% AMI

Sources: Mono County; Bureau of Labor Statistics; California Housing and Community Development; Economic & Planning Systems, Inc.

Distribution of Workers by Land Use Type

After identifying income ranges for each occupation and employment category, EPS summed the percentages of occupations by income bracket. These proportions of anticipated household income brackets by employment category are presented in **Table 6**.

As shown, new development in the Commercial and Visitor Accommodations categories are expected to generate significant numbers of households at the Low-income level, while a greater share of jobs in the Industrial/Service Commercial category are tied to households at the Above Moderate-income level.

Employment Densities

Certain land use categories operate with varying levels of employment requirements. Industrial uses, for example, often do not require a significant number of employees but do require a significant amount of building square footage. Office space, on the other hand, may not require a significant amount of square footage, but often requires a significant number of employees. The number of building square feet anticipated for an employee is termed the “employment density” of each employment category.

Based on prior nexus studies, input from County staff, independent research, and experience with other comparable cities, EPS estimated the employment density for each of the employment categories as shown in **Table 7** with more detail in **Appendix Table A-1**. Using those employment density assumptions, EPS estimated the number of employees that would occupy a 100,000-square foot building for each employment category.

Household Formation

EPS then estimated the number of households represented by those employees calculated on **Table 7**. First, EPS adjusted for the fact that younger workers may not be at the age to form their own households. Data from the Bureau of Labor Statistics indicate that young workers age 16 to 19 represent only about 1.9 percent of the overall workforce. However, the majority of these young workers are in the retail/restaurant industries, where they represent 12.5 percent of the overall industry employment. EPS has assumed that these young workers age 16 to 19 would not form their own households. Second, EPS has assumed that, on average, new households formed in response to growing employment opportunities would have 1.86 wage-earning workers. This assumption is based on the Census Bureau’s American Community Survey 2012-2016 data regarding the number of Mono County’s residents who are “workers” in households that have workers. The combination of these adjustments results in the assumption that approximately nine households are formed for every ten new employees.

This analysis assumes that the fees on nonresidential development will fund required affordable housing for all new workers generated. In practice, only a portion of Mono County’s workers resides in the County as many workers commute *in* to the County from other areas for a variety of reasons, one of which is the relative cost of housing among different communities. However, if every jurisdiction were to adopt a policy that it would only fund housing for the fraction of its locally generated workers that chooses to live within the County, in aggregate the region’s affordable housing demand would be grossly underrepresented and underfunded.

Table 6 Income Distribution of Worker Households by Employment Category [1]

Land Use Category	Income Category			
	Very Low	Low	Moderate	Above Moderate
Storage and Warehouses	0.0%	0.1%	62.1%	37.8%
Commercial	0.0%	32.7%	30.0%	37.3%
Industrial/Service Commercial	0.0%	0.8%	16.5%	82.7%
Visitor Accommodations	0.0%	49.4%	43.8%	6.8%

[1] Designation of household income is based on a 3-person household and 1.86 workers per household, based on American Community Survey data.

Sources: Bureau of Labor Statistics; California Housing and Community Development (HCD); Economic & Planning Systems, Inc.

Table 7 Household Generation Rates by Employment Category

Land Use Category	Sq.Ft. per Worker [1]	Total Workers per 100k Sq.Ft.	% of Workers Forming Households [2]	Total Households per 100k Sq.Ft. [3] [4]	Households by Income Level [4]			
					Very Low	Low	Moderate	Above Moderate
Storage and Warehouses	600	167	98.1%	88	0	0	55	33
Commercial	400	250	87.5%	118	0	39	35	44
Industrial/Service Commercial	600	167	98.1%	88	0	1	15	73
Visitor Accommodations	500	200	98.1%	106	0	52	46	7

[1] See **Appendix Table A-1** for sources on employment densities in different land uses.

[2] National Retail Federation data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers in other industries. EPS has assumed that workers of age 16-19 do not form their own households.

[3] Assumes 1.86 employees per household based on Census data; rounded.

[4] Figures are rounded to nearest whole number.

Sources: US Census; California Housing and Community Development (HCD); Economic & Planning Systems, Inc.

Housing Development Costs and Affordability Gap

EPS has assumed that the average type of housing for Mono County's lower-income workers would be a 2-bedroom apartment unit in a two-story building. The assumed prototype reflects multifamily construction at 26 dwelling units to the acre with surface parking. This building prototype is generally cost-effective to construct, as it makes efficient use of land and does not involve overly expensive construction materials or techniques.

California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, and this assumption is used in this analysis. Consistent with input from the County, EPS assumes that the typical gross square footage of a 2-bedroom rental unit in Mono County will be approximately 1,150 square feet. Applying an efficiency ratio of 85 percent to account for shared lobbies, hallways, etc., results in net square footage of 975 square feet.

Development Cost Assumptions

Affordable housing development costs include land costs, direct costs (e.g., labor and materials), and indirect or "soft" costs (e.g., architecture, entitlement, marketing, etc.). Information from County staff and data from recent Mono County land transactions have been used to estimate appropriate development cost assumptions for use in Mono County. For rental projects, operating costs also must be incorporated into the analysis. These assumptions are shown on **Table 8**.

Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level (very low, low, and moderate) and the percentage of household income spent on housing costs. In addition, translating these assumptions into unit prices and values requires estimates of operating expenses and capitalization rates. The following assumptions were used in these calculations:

- *Income Levels*—This analysis estimates the subsidy required to produce units for households earning up to 50, 80, and 120 percent of AMI for a three-person household. In 2018, AMI in Mono County for these households is \$73,100, as shown in the California Department of Housing and Community Development's (HCD's) income limits chart (see **Table 2**).
- *Percentage of Gross Household Income Available for Housing Costs*—HCD standards on overpaying for rent indicate that households should pay no more than 30 percent of their gross income on housing costs. For this analysis, EPS has assumed that all households spend 30 percent of their gross income on rent costs.
- *Operating Costs for Rental Units*—This analysis assumes that apartment operators incur annual operating costs of \$6,000 per unit, which include the cost of utilities, for units affordable at 80 percent of AMI or below. EPS has assumed the units for moderate income households would have similar operating costs but would be built by for-profit builders and thus also subject to property taxes, increasing their annual operating cost to \$10,000 per unit.

Affordability Gap Results

Table 8 shows the subsidies for construction of for-rent apartments for households at various income levels. Across all categories, the cost of constructing the unit is higher than the value of the unit. This is considered the “affordability gap,” and serves as the basis for calculating the subsidies required to provide housing for the employees who will be working in new nonresidential development in Mono County. In other words, this analysis suggests that rents affordable to moderate income households and below cannot support the costs of new construction without subsidy.

It is worth noting that the affordability gaps estimated in this analysis are not as large as they might be using other also-valid assumptions. For example, the funding gaps for low income units assume that prices are set at 80 percent of median income, while State law indicates low-income unit prices may be set at 70 percent of median income. This methodology used by EPS yields higher unit values and thus results in lower maximum fees than would result from less conservative assumptions.

Table 8 Affordability Gap Analysis -- Rental Product Type

Item	2-Story Multifamily Building with Surface Parking		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density/Acre [1]	26	26	26
Gross Unit Size	1,147	1,147	1,147
Net Unit Size [2]	975	975	975
Number of Bedrooms	2	2	2
Number of Persons per 2-Bedroom Unit [3]	3	3	3
Parking Spaces/Unit [4]	2.17	2.17	2.17
Cost Assumptions			
Land/Acre [5]	\$519,000	\$519,000	\$519,000
Land/Unit	\$19,962	\$19,962	\$19,962
Direct Costs			
Direct Construction Costs/Net SF [6]	\$167	\$167	\$167
Direct Construction Costs/Unit	\$191,000	\$191,000	\$191,000
Parking Construction Costs/Space	\$5,000	\$5,000	\$5,000
Parking Construction Costs/Unit	\$10,850	\$10,850	\$10,850
Subtotal, Direct Costs/Unit	\$201,850	\$201,850	\$201,850
Indirect Costs as a % of Direct Costs [7]	40%	40%	40%
Indirect Costs/Unit	\$80,740	\$80,740	\$80,740
Profit Margin (% of all costs)	14%	14%	14%
Profit (rounded)	\$42,000	\$42,000	\$42,000
Total Cost/Unit	\$344,552	\$344,552	\$344,552
Total Cost/SF	\$300	\$300	\$300
Maximum Supported Home Price			
Household Income [8]	\$36,550	\$57,550	\$87,700
Revenue to Property Owner/Year [9]	\$10,965	\$17,265	\$26,310
(less) Operating Expenses per Unit/Year [10]	(\$6,000)	(\$6,000)	(\$10,000)
Net Operating Income	\$4,965	\$11,265	\$16,310
Capitalization Rate [11]	5.5%	5.5%	5.5%
Total Supportable Unit Value [12]	\$90,273	\$204,818	\$296,545
Affordability Gap	(\$254,279)	(\$139,733)	(\$48,006)

[1] The Mono County General Plan indicates that multifamily residential development projects containing density bonuses may not exceed 26 units/acre (Land Use Element, page II-155).

[2] An efficiency ratio of 85% is applied to the gross unit size to calculate the net unit size.

[3] This analysis assumes an average unit size for income-qualified worker households is 2-bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit is typically occupied by a 3-person household.

[4] The Mono County General Plan indicates that each residential unit requires two (2) parking spaces, and for every six (6) units, one (1) guest parking space is required (Land Use Element, page II-228).

[5] Land values are based on recently reported CoStar land sale transactions in the County.

[6] Construction cost estimates are based on 2018 Saylor Construction Costs for Zone 3 with a Fresno County index adjustment (Mono County is not available). With Mono County Staff input, the direct costs are rounded up so that total costs per square foot are \$300, consistent with what County staff is observing in terms of current construction costs. Assumes construction of a two story apartment, with a 10-foot story height, and 15,000 sq. ft. of gross floor area, with wood siding on stud frame.

[7] Includes costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[8] Based on 2018 income limits for a three-person household in Mono County.

[9] Assumes housing costs (e.g., rent and utilities) to be 30% of gross household income.

[10] Operating expenses are generally based on data reported by CoStar and reflective of properties in Mono County. Estimates are inclusive of utility costs and property taxes, except Very Low and Low properties which are assumed to be exempt from property taxes.

[11] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk. The capitalization rate used in this analysis is based on recent CoStar reported transaction data in Mono County.

[12] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: Mono County; California Housing and Community Development; Saylor Construction Cost Estimates (2018); IRR Monitor Investor Survey; CoStar Group; and Economic & Planning Systems, Inc.

Fee Calculation

Tables 9 through **12** provide the maximum nonresidential housing fee calculations for each of the four employment categories. Assuming a 100,000-square foot nonresidential building prototype for each employment category, the number of new households by income category is multiplied by the per-unit affordability gap to determine the level of subsidy required to provide housing for the new worker households. The adjusted affordability gap is then divided by the size of the assumed building to determine a maximum fee per building square foot.

While the County has the option of adopting fees up to the maximum levels calculated, EPS does not recommend the County adopt the entire maximum fee. There are several factors compounding the issue of housing affordability; insufficient wages relative to development costs constitutes just one factor. Market forces, land use regulations, construction costs, and entitlement costs also affect housing affordability. In addition, revenue generated through this fee program is just one source of potential subsidy funds to help finance affordable housing projects. Finally, adoption of the maximum fees for certain employment categories would represent a very large addition to the costs of development and could hamper the County's economic development and competitiveness objectives. As the fee is one of several mechanisms for generating resources for or reducing the cost of housing development, the fee level below the maximum calculated fee may be appropriate. Other California communities—including Sacramento, Walnut Creek, and the County of Sonoma, among others—have made reductions to the maximum allowable fee when adopting their fee program, for reasons such as those cited above. The notion of the appropriate fee level will be further explored by EPS in subsequent analyses.

Table 9 Fee Calculation – Storage and Warehouses

Item	Worker Households per 100k sq. ft.	Affordability Gap per household	Total Gap
<i>Table References:</i>	<i>Table 7</i>	<i>Table 8</i>	
Aggregate Financing Gap per 100K Sq. Ft			
Affordability Level			
Very Low Income	0	\$254,279	\$0
Low Income	0	\$139,733	\$0
Moderate	55	\$48,006	<u>\$2,640,335</u>
Total	55		\$2,640,335
Fee Calculation			
		<i>formula</i>	
Total Financing Gap		<i>a</i>	\$2,640,335
Total Building Sq. Ft.		<i>b</i>	100,000
Maximum Fee per Sq. Ft.		<i>c = a / b</i>	\$26.40

Source: Economic & Planning Systems, Inc.

Table 10 Fee Calculation – Commercial

Item	Worker Households per 100k sq. ft.	Affordability Gap per household	Total Gap
<i>Table References:</i>	<i>Table 7</i>	<i>Table 8</i>	
Aggregate Financing Gap per 100K Sq. Ft			
Affordability Level			
Very Low Income	0	\$254,279	\$0
Low Income	39	\$139,733	\$5,449,601
Moderate	<u>35</u>	\$48,006	<u>\$1,680,213</u>
Total	74		\$7,129,814
Fee Calculation			
		<i>formula</i>	
Total Financing Gap		<i>a</i>	\$7,129,814
Total Building Sq. Ft.		<i>b</i>	100,000
Maximum Fee per Sq. Ft.		<i>c = a / b</i>	\$71.30

Source: Economic & Planning Systems, Inc.

Table 11 Fee Calculation – Industrial/Service Commercial

Item	Worker Households per 100k sq. ft.	Affordability Gap per household	Total Gap
<i>Table References:</i>	<i>Table 7</i>	<i>Table 9</i>	
Aggregate Financing Gap per 100K Sq. Ft			
Affordability Level			
Very Low Income	0	\$254,279	\$0
Low Income	1	\$139,733	\$139,733
Moderate	<u>15</u>	\$48,006	<u>\$720,091</u>
Total	16		\$859,825
Fee Calculation			
		<i>formula</i>	
Total Financing Gap		<i>a</i>	\$859,825
Total Building Sq. Ft.		<i>b</i>	100,000
Maximum Fee per Sq. Ft.		<i>c = a / b</i>	\$8.60

Source: Economic & Planning Systems, Inc.

Table 12 Fee Calculation – Visitor Accommodation

Item	Worker Households per 100k sq. ft.	Affordability Gap per household	Total Gap
<i>Table References:</i>	<i>Table 7</i>	<i>Table 9</i>	
Aggregate Financing Gap per 100K Sq. Ft			
Affordability Level			
Very Low Income	0	\$254,279	\$0
Low Income	52	\$139,733	\$7,266,135
Moderate	<u>46</u>	\$48,006	<u>\$2,208,280</u>
Total	98		\$9,474,414
<hr/>			
Fee Calculation		<i>formula</i>	
Total Financing Gap		<i>a</i>	\$9,474,414
Total Building Sq. Ft.		<i>b</i>	100,000
Maximum Fee per Sq. Ft.		<i>c = a / b</i>	\$94.74

Source: Economic & Planning Systems, Inc.



APPENDICES:

Appendix A: Assumptions and Sources

Appendix B: Occupation Distribution by
Employment Category

APPENDIX A:
Assumptions and Sources



Table A-1
Assumptions and Sources
Mono County Commercial Linkage Fee Study; EPS #181044

Item	Total	Unit	Source
Demographic Assumptions			
Total Employed	7,638 persons		American Community Survey Estimate 2012-2016
Households	4,950 households		American Community Survey Estimate 2012-2016
Households with Earnings	4,113 households		American Community Survey Estimate 2012-2016
Workers per Household with Workers	1.86 persons		American Community Survey Estimate 2012-2016
Employment Density Assumptions			
Storage and Warehouses	600 sq. ft. per employee		EPS; based on typical industry employment densities
Commercial	400 sq. ft. per employee		EPS; based on typical industry employment densities
Industrial/Service Commercial	600 sq. ft. per employee		EPS; based on typical industry employment densities
Visitor Accommodations	500 sq. ft. per employee		EPS; based on typical industry employment densities

Sources: U.S. Census American Community Survey Estimate 2012-2016; Mono County; Keyser Marston Associates Nexus Studies (2004 and 2016); and Economic & Planning Systems, Inc.

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APPENDIX B:

Occupation Distribution by Employment Category



**Table B-1
Occupation and Wage Distribution - Storage and Warehouses
Mono County Commercial Linkage Fee Study; EPS #181044**

Storage and Warehouses

Occupation Category	STORAGE AND WAREHOUSES [1]					
	US Total Jobs by Occupation in Industry	US Average Wage by Occupation in Industry	Eastern Sierra Wage Est. [2]	% of Industry Jobs in Occupation Category	HH Income at 1.86 workers/HH	Income Category
Management	499,480	\$130,517	\$92,442	6.02%	\$171,660	Above Moderate
Business and Financial Operations	337,050	\$69,655	\$57,381	4.06%	\$106,554	Above Moderate
Computer and Mathematical Science	184,410	\$84,076	\$68,199	2.22%	\$126,640	Above Moderate
Architecture and Engineering	67,870	\$85,712	\$91,440	0.82%	\$169,799	Above Moderate
Life, Physical, and Social Science	14,980	\$73,240	\$50,501	0.18%	\$93,777	Above Moderate
Community and Social Services	550	\$68,430	\$74,540	0.01%	\$138,415	Above Moderate
Legal Occupations	4,130	\$126,243	\$99,259	0.05%	\$184,318	Above Moderate
Education, Training and Library	690	\$61,640	\$62,262	0.01%	\$115,617	Above Moderate
Arts, Design, Entertainment, Sports, and Media	75,900	\$48,731	\$40,184	0.91%	\$74,619	Moderate
Healthcare Practitioner and Technical	28,880	\$68,417	\$81,048	0.35%	\$150,501	Above Moderate
Healthcare Support	1,690	\$35,740	\$48,810	0.02%	\$90,637	Above Moderate
Protective Services	11,850	\$34,682	\$42,054	0.14%	\$78,091	Moderate
Food Preparation and Serving	9,050	\$25,715	\$30,647	0.11%	\$56,910	Low Income
Buildings and Grounds Cleaning and Maintenance	37,580	\$31,323	\$31,800	0.45%	\$59,050	Moderate
Personal Care and Service	2,050	\$29,187	\$34,249	0.02%	\$63,598	Moderate
Sales and Related Occupations	1,481,350	\$68,681	\$57,403	17.85%	\$106,594	Above Moderate
Office and Administrative Support	1,710,120	\$38,286	\$38,105	20.61%	\$70,758	Moderate
Farming, Fishing and Forestry	47,250	\$28,972	\$34,095	0.57%	\$63,312	Moderate
Construction and Extraction	30,530	\$48,253	\$50,195	0.37%	\$93,210	Above Moderate
Installation, Maintenance, and Repair	484,730	\$47,633	\$46,210	5.84%	\$85,810	Above Moderate
Production	351,610	\$36,570	\$40,931	4.24%	\$76,007	Moderate
Transportation and Material Moving	2,915,160	\$38,743	\$39,172	35.14%	\$72,739	Moderate
Total or Weighted Average	8,296,910		\$47,896	100.00%	\$88,939	

[1] Includes NAICS Sector 493 - Storage and Warehouses; 42 - Wholesale Trade; and 484 - Truck Transportation.

[2] Adjusted using factors calculated in Table 4.

Sources: US Bureau of Labor Statistics, May 2016 National Industry-Specific Occupational Employment and Wage Estimates; Economic & Planning Systems, Inc.

**Table B-2
Occupation and Wage Distribution - Commercial
Mono County Commercial Linkage Fee Study; EPS #181044**

Commercial

Occupation Category	COMMERCIAL [1]					
	US Total Jobs by Occupation in Industry	US Average Wage by Occupation in Industry	Eastern Sierra Wage Est. [2]	% of Industry Jobs in Occupation Category	HH Income at 1.86 workers/HH	Income Category
Management	4,734,880	\$121,318	\$85,927	4.89%	\$159,561	Above Moderate
Business and Financial Operations	5,186,730	\$77,871	\$64,149	5.36%	\$119,122	Above Moderate
Computer and Mathematical Science	3,448,600	\$90,050	\$73,045	3.56%	\$135,640	Above Moderate
Architecture and Engineering	1,144,920	\$86,062	\$91,814	1.18%	\$170,492	Above Moderate
Life, Physical, and Social Science	673,150	\$75,451	\$52,025	0.70%	\$96,608	Above Moderate
Community and Social Services	1,607,960	\$46,788	\$50,966	1.66%	\$94,640	Above Moderate
Legal Occupations	806,780	\$110,990	\$87,266	0.83%	\$162,048	Above Moderate
Education, Training and Library	8,508,830	\$55,640	\$56,201	8.80%	\$104,363	Above Moderate
Arts, Design, Entertainment, Sports, and Media	1,673,290	\$59,551	\$49,105	1.73%	\$91,185	Above Moderate
Healthcare Practitioner and Technical	7,974,120	\$80,878	\$95,810	8.24%	\$177,914	Above Moderate
Healthcare Support	3,978,810	\$31,207	\$42,619	4.11%	\$79,141	Moderate
Protective Services	1,410,650	\$32,471	\$39,373	1.46%	\$73,113	Moderate
Food Preparation and Serving	12,487,850	\$24,459	\$29,151	12.91%	\$54,132	Low Income
Buildings and Grounds Cleaning and Maintenance	3,527,270	\$28,902	\$29,341	3.65%	\$54,485	Low Income
Personal Care and Service	4,950,370	\$26,995	\$31,677	5.12%	\$58,823	Moderate
Sales and Related Occupations	12,353,260	\$36,325	\$30,360	12.77%	\$56,376	Low Income
Office and Administrative Support	14,649,500	\$36,624	\$36,450	15.14%	\$67,686	Moderate
Farming, Fishing and Forestry	49,590	\$29,170	\$34,329	0.05%	\$63,746	Moderate
Construction and Extraction	394,660	\$48,092	\$50,028	0.41%	\$92,899	Above Moderate
Installation, Maintenance, and Repair	2,231,630	\$44,253	\$42,931	2.31%	\$79,721	Moderate
Production	1,728,780	\$31,519	\$35,278	1.79%	\$65,510	Moderate
Transportation and Material Moving	3,222,000	\$28,774	\$29,092	3.33%	\$54,022	Low Income
Total or Weighted Average	96,743,630		\$47,950	100.00%	\$89,039	

[1] Includes NAICS Sectors: 44, 45 - Retail; 51 - Information; 52 - Finance and Insurance; 53 - Real Estate and Rental Leasing; 54 - Professional, Scientific, and Technical Services; 55 - Management of Companies and Enterprises; 561 - Administrative and Support Services; 61 - Educational Services; 62 - Health Care and Social Services; 71 - Arts, Entertainment, and Recreation; 722 - Food Services and Drinking Places; 812 - Personal and Laundry Facilities; and 813 - Religious, Grantmaking, Civic, Professional, and Similar Organizations.

[2] Adjusted using factors calculated in Table 4.

Sources: US Bureau of Labor Statistics, May 2016 National Industry-Specific Occupational Employment and Wage Estimates; Economic & Planning Systems, Inc.

Table B-3
Occupation and Wage Distribution - Industrial
Mono County Commercial Linkage Fee Study; EPS #181044

Industrial/ Service Commercial

Occupation Category	INDUSTRIAL/SERVICE COMMERCIAL [1]					
	US Total Jobs by Occupation in Industry	US Average Wage by Occupation in Industry	Eastern Sierra Wage Est. [2]	% of Industry Jobs in Occupation Category	HH Income at 1.86 workers/HH	Income Category
Management	1,301,360	\$126,111	\$89,322	6.00%	\$165,865	Above Moderate
Business and Financial Operations	852,610	\$74,699	\$61,536	3.93%	\$114,269	Above Moderate
Computer and Mathematical Science	415,050	\$97,413	\$79,017	1.91%	\$146,730	Above Moderate
Architecture and Engineering	1,054,290	\$87,114	\$92,936	4.86%	\$172,576	Above Moderate
Life, Physical, and Social Science	301,360	\$81,038	\$55,878	1.39%	\$103,762	Above Moderate
Community and Social Services	3,650	\$58,318	\$63,525	0.02%	\$117,963	Above Moderate
Legal Occupations	14,200	\$150,581	\$118,395	0.07%	\$219,852	Above Moderate
Education, Training and Library	6,400	\$73,078	\$73,816	0.03%	\$137,072	Above Moderate
Arts, Design, Entertainment, Sports, and Media	107,230	\$57,701	\$47,580	0.49%	\$88,354	Above Moderate
Healthcare Practitioner and Technical	56,050	\$71,847	\$85,112	0.26%	\$158,047	Above Moderate
Healthcare Support	5,840	\$35,727	\$48,793	0.03%	\$90,605	Above Moderate
Protective Services	28,670	\$44,486	\$53,941	0.13%	\$100,166	Above Moderate
Food Preparation and Serving	64,860	\$25,795	\$30,743	0.30%	\$57,088	Low Income
Buildings and Grounds Cleaning and Maintenance	114,270	\$30,281	\$30,741	0.53%	\$57,084	Low Income
Personal Care and Service	4,490	\$30,564	\$35,866	0.02%	\$66,600	Moderate
Sales and Related Occupations	642,610	\$63,284	\$52,892	2.96%	\$98,217	Above Moderate
Office and Administrative Support	2,082,970	\$40,826	\$40,632	9.60%	\$75,452	Moderate
Farming, Fishing and Forestry	34,560	\$31,112	\$36,614	0.16%	\$67,989	Moderate
Construction and Extraction	4,539,950	\$50,051	\$52,065	20.92%	\$96,682	Above Moderate
Installation, Maintenance, and Repair	2,000,970	\$50,102	\$48,605	9.22%	\$90,257	Above Moderate
Production	6,622,970	\$39,311	\$43,998	30.51%	\$81,702	Above Moderate
Transportation and Material Moving	1,451,260	\$34,755	\$35,139	6.69%	\$65,251	Moderate
Total or Weighted Average	21,705,620		\$52,152	100.00%	\$96,844	

[1] Includes NAICS Sectors: 22 - Construction; 23 - Utilities; 31-33 - Manufacturing; 5417 - Scientific R&D Services; and 811 - Repair and Maintenance.

[2] Adjusted using factors calculated in Table 4.

Sources: US Bureau of Labor Statistics, May 2016 National Industry-Specific Occupational Employment and Wage Estimates; Economic & Planning Systems, Inc.

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**Table B-4
Occupation and Wage Distribution - Visitor Accommodation
Mono County Commercial Linkage Fee Study; EPS #181044**

Visitor Accommodations

Occupation Category	VISITOR ACCOMODATION [1]					
	US Total Jobs by Occupation in Industry	US Average Wage by Occupation in Industry	Eastern Sierra Wage Est. [2]	% of Industry Jobs in Occupation Category	HH Income at 1.86 workers/HH	Income Category
Management	87,220	\$78,820	\$55,827	4.30%	\$103,667	Above Moderate
Business and Financial Operations	30,600	\$54,840	\$45,177	1.51%	\$83,890	Above Moderate
Computer and Mathematical Science	3,430	\$60,990	\$49,472	0.17%	\$91,867	Above Moderate
Architecture and Engineering	530	\$72,590	\$72,441	0.03%	\$143,803	Above Moderate
Life, Physical, and Social Science	110	\$34,460	\$23,761	0.01%	\$44,123	Low Income
Community and Social Services	220	\$46,640	\$50,804	0.01%	\$94,340	Above Moderate
Legal Occupations	100	\$115,700	\$90,969	0.00%	\$168,925	Above Moderate
Education, Training and Library	1,440	\$38,170	\$38,555	0.07%	\$71,595	Moderate
Arts, Design, Entertainment, Sports, and Media	7,240	\$49,100	\$40,488	0.36%	\$75,183	Moderate
Healthcare Practitioner and Technical	700	\$49,280	\$58,378	0.03%	\$108,405	Above Moderate
Healthcare Support	9,840	\$44,370	\$60,596	0.49%	\$112,523	Above Moderate
Protective Services	47,730	\$31,430	\$38,110	2.36%	\$70,768	Moderate
Food Preparation and Serving	506,460	\$30,000	\$35,755	24.99%	\$66,394	Moderate
Buildings and Grounds Cleaning and Maintenance	564,810	\$25,870	\$26,263	27.87%	\$48,770	Low Income
Personal Care and Service	156,400	\$29,290	\$34,370	7.72%	\$63,824	Moderate
Sales and Related Occupations	60,220	\$39,480	\$32,997	2.97%	\$61,273	Moderate
Office and Administrative Support	369,310	\$28,420	\$28,285	18.23%	\$52,524	Low Income
Farming, Fishing and Forestry	980	\$29,890	\$35,176	0.05%	\$65,319	Moderate
Construction and Extraction	4,610	\$48,810	\$50,775	0.23%	\$94,286	Above Moderate
Installation, Maintenance, and Repair	107,440	\$36,660	\$35,565	5.30%	\$66,042	Moderate
Production	41,810	\$26,930	\$30,142	2.06%	\$55,971	Low Income
Transportation and Material Moving	25,160	\$26,580	\$26,874	1.24%	\$49,903	Low Income
Total or Weighted Average	2,026,360		\$32,604	100.00%	\$60,543	

[1] Includes NAICS Sector: 721 - Accommodation.

[2] Adjusted using factors calculated in Table 4.

Sources: US Bureau of Labor Statistics, May 2016 National Industry-Specific Occupational Employment and Wage Estimates; Economic & Planning Systems, Inc.

B-4

Figure 1
Illustration of Nexus-Based Housing Fee Methodology

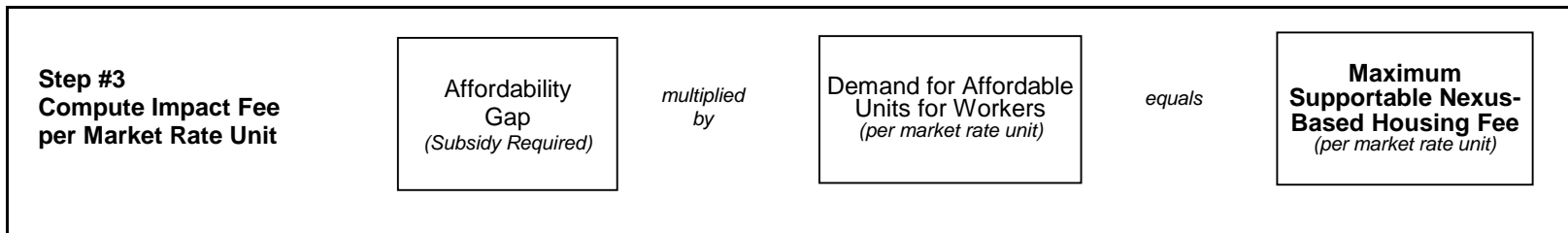
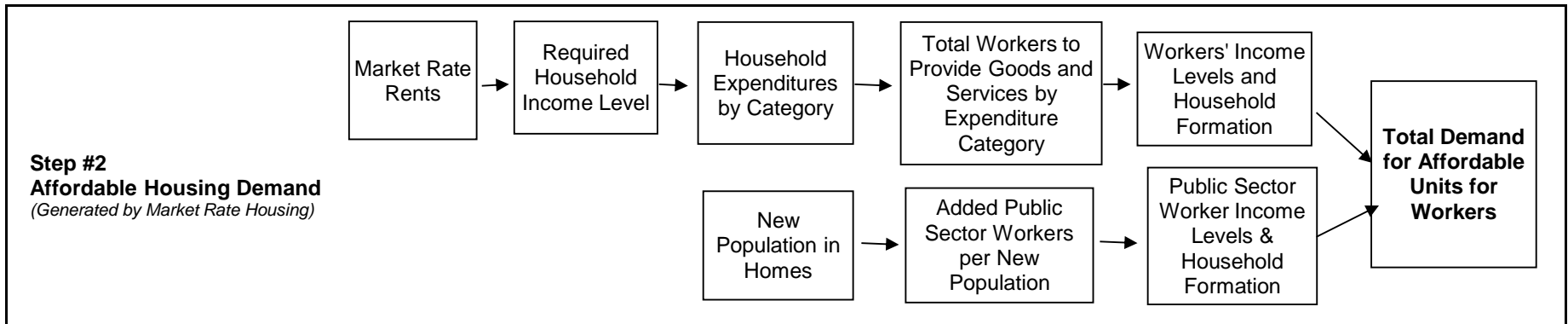
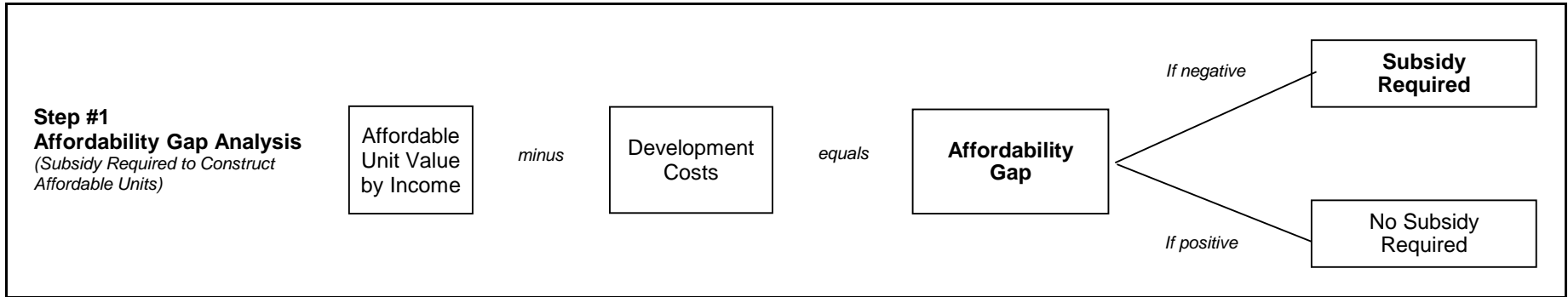


Table 1
Summary of Maximum Supportable Nexus-Based Housing Fees or Unit Requirements In-Lieu of Fees
Mono County Rental Residential Nexus Study; EPS #181044

Rental Apartments	Maximum Nexus-Based Fees		Unit Requirements by Income Level			Total
	Fee per Unit	Fee/Sq.Ft. [1]	<i>Very Low</i> (<50% of AMI)	<i>Low</i> (<80% of AMI)	<i>Moderate</i> (<120% of AMI)	
Studio/1-Bedroom (900 sq.ft.)	\$18,808	\$20.90	4.1%	5.4%	1.6%	11.1%
2-Bedroom (1,250 sq.ft.)	\$23,763	\$19.01	5.2%	7.0%	1.5%	13.7%
3-Bedroom (2,000 sq.ft.)	\$35,949	\$17.97	7.8%	10.5%	2.9%	21.2%

[1] Fee/Sq.Ft. is calculated by dividing the maximum fee per unit by the average square footage of various unit types, assumed at 900 sq.ft., 1,250 sq.ft., and 2,000 sq.ft. per unit based on square footage reflected in data reported by Trulia.

Source: Economic & Planning Systems, Inc.

Table 2
Affordability Gap Analysis: Rental Affordable Product Type
Mono County Rental Residential Nexus Study; EPS #181044

Item	2-Story Multifamily Building with Surface Parking		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density/Acre [1]	26	26	26
Gross Unit Size	1,147	1,147	1,147
Net Unit Size [2]	975	975	975
Number of Bedrooms	2	2	2
Number of Persons per 2-Bedroom Unit [3]	3	3	3
Parking Spaces/Unit [4]	2.17	2.17	2.17
Cost Assumptions			
Land/Acre [5]	\$519,000	\$519,000	\$519,000
Land/Unit	\$19,962	\$19,962	\$19,962
Direct Costs			
Direct Construction Costs/Net SF [6]	\$167	\$167	\$167
Direct Construction Costs/Unit	\$191,000	\$191,000	\$191,000
Parking Construction Costs/Space	\$5,000	\$5,000	\$5,000
Parking Construction Costs/Unit	\$10,850	\$10,850	\$10,850
Subtotal, Direct Costs/Unit	\$201,850	\$201,850	\$201,850
Indirect Costs as a % of Direct Costs [7]			
Indirect Costs/Unit	\$80,740	\$80,740	\$80,740
Profit Margin (% of all costs)			
Profit (rounded)	\$42,000	\$42,000	\$42,000
Total Cost/Unit			
Total Cost/SF	\$300	\$300	\$300
Maximum Supported Home Price			
Household Income [8]	\$36,550	\$57,550	\$87,700
Revenue to Property Owner/Year [9]	\$10,965	\$17,265	\$26,310
(less) Operating Expenses per Unit/Year [10]	(\$6,000)	(\$6,000)	(\$10,000)
Net Operating Income	\$4,965	\$11,265	\$16,310
Capitalization Rate [11]	5.5%	5.5%	5.5%
Total Supportable Unit Value [12]	\$90,273	\$204,818	\$296,545
Affordability Gap	(\$254,279)	(\$139,733)	(\$48,006)

[1] The Mono County General Plan indicates that multifamily residential development projects containing density bonuses may not exceed 26 units/acre (Land Use Element, page II-155).

[2] An efficiency ratio of 85% is applied to the gross unit size to calculate the net unit size.

[3] This analysis assumes an average unit size for income-qualified worker households is 2-bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit is typically occupied by a 3-person household.

[4] The Mono County General Plan indicates that each residential unit requires two (2) parking spaces, and for every six (6) units, one (1) guest parking space is required (Land Use Element, page II-228).

[5] Land values are based on recently reported CoStar land sale transactions in the County.

[6] Construction cost estimates are based on 2018 Saylor Construction Costs for Zone 3 with a Fresno County index adjustment (Mono County is not available). With Mono County Staff input, the direct costs are rounded up so that total costs per square foot are \$300, consistent with what County staff is observing in terms of current construction costs. Assumes construction of a two story apartment, with a 10-foot story height, and 15,000 sq. ft. of gross floor area, with wood siding on stud frame.

[7] Includes costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[8] Based on 2018 income limits for a three-person household in Mono County.

[9] Assumes housing costs (e.g., rent and utilities) to be 30% of gross household income.

[10] Operating expenses are generally based on data reported by CoStar and reflective of properties in Mono County. Estimates are inclusive of utility costs and property taxes, except Very Low and Low properties which are assumed to be exempt from property taxes.

[11] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk. The capitalization rate used in this analysis is based on recent CoStar reported transaction data in Mono County.

[12] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: Mono County; California Housing and Community Development; Saylor Construction Cost Estimates (2018); IRR Monitor Investor Survey; CoStar Group; and Economic & Planning Systems, Inc.

Table 3
2018 Mono County Annual Household Income Limits
Mono County Rental Residential Nexus Study; EPS #181044

Income Group and Definition		2018 Maximum Income 3-Person Household
Very Low	>30% to ≤50% AMI	\$36,550
Low	>50% to ≤80% AMI	\$57,550
Median (Base)	>80% to ≤100% AMI	\$73,100
Moderate	>100% AMI to ≤120% AMI	\$87,700

Source: Mono County 2018 Income Limits, California Housing and Community Development (HCD).

Table 4
Required Income by Unit Type - Market-Rate Rental Apartments
Mono County Rental Residential Nexus Study; EPS #181044

Apartment Size	Required Income by Unit Type				Minimum Annual Household Income Required [3]
	Required Monthly Rent [1]	Monthly Utility Cost [2]	Monthly Rent and Utilities	Annual Rent and Utilities	
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = A + B</i>	<i>D = C * 12</i>	<i>E = D / 30%</i>
Studio/1-Bedroom	\$1,600	\$256	\$1,856	\$22,272	\$74,240
2-Bedroom	\$2,200	\$306	\$2,506	\$30,072	\$100,240
3-Bedroom	\$3,400	\$357	\$3,757	\$45,084	\$150,280

[1] Average monthly rent for a 2-bedroom unit is set at the rent level needed to achieve development feasibility as demonstrated by the financing gap analysis shown on Table 2. Assuming a 1,250 sq.ft. unit, monthly rent of \$2,200 is the equivalent of \$1.76 per square foot. Rent for a studio/1-Bedroom is assumed to be \$1.80 per square foot per month. Assuming 900 square feet per unit, rent is estimated to be \$1,600 per unit per month. Rent for a 3-Bedroom is assumed to be \$1.70 per square foot per month. Assuming 2,000 square feet per unit, rent is estimated to be \$3,400 per unit per month.

[2] Assumes annual utility expenditures consistent with the 2018 U.S. Department of Housing and Urban Development schedule.

[3] Assumes a housing costs to income ratio of 30 percent.

Source: Mono County; Mono County Housing Needs Assessment and Residential Survey, BBC Research & Consulting; U.S. Department of Housing and Urban Development; Economic & Planning Systems, Inc.

Table 5
Mono County Utility Allowances per Month, Attached Dwellings
Mono County Rental Residential Nexus Study; EPS #181044

Item	Number of Bedrooms		
	1-Bedroom	2-Bedrooms	3-Bedrooms
Electricity [1]	\$142	\$180	\$221
Other Allowances			
Other Electric	\$14	\$22	\$29
Water	\$22	\$26	\$29
Sewer	\$18	\$18	\$18
Garbage	\$35	\$35	\$35
Range	\$12	\$12	\$12
Refrigerator	<u>\$13</u>	<u>\$13</u>	<u>\$13</u>
Subtotal, Other Allowances	\$114	\$126	\$136
Total Utility Allowance per Month	\$256	\$306	\$357

[1] Assumes use of electricity for space heating, cooking, and water heating.

Sources: US Department of Housing and Urban Development (effective January 2018); Economic & Planning Systems, Inc.

Table 6
Summary of Worker and Household Generation per 100 Market-Rate Units
Mono County Rental Residential Nexus Study; EPS #181044

For-Rent Apartments	Minimum Household Income Requirement	Total Workers Generated [1]	Total Worker Households [2]	Total Income Qualified Households [3]	Very Low Income Households	Low Income Households	Moderate Income Households
Studio/1-Bedroom	\$74,240	24.1	11.8	11.1	4.1	5.4	1.6
2-Bedroom	\$100,240	30.9	15.1	13.7	5.2	7.0	1.5
3-Bedroom	\$150,280	46.3	22.6	21.2	7.8	10.5	2.9

[1] Total workers generated detailed by rental apartment size in Tables B-1 through B-3.

[2] Total worker households derived assuming 1.86 workers per household. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[3] Total income qualified households reflects the low-income households eligible for affordable housing based on total household income. See Tables B-1 through B-3 for detail.

Source: Economic & Planning Systems, Inc.

Table 7
Nexus-Based Housing Fee Calculations (For-Rent Studio/1-Bedroom Apartment)
Mono County Rental Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
	(A)	(B)	Per 100 Market-Rate Units (C = A * B)	Per Market-Rate Unit (D = C / 100)
Affordable Units - Very Low Income	4.1	\$254,279	\$1,049,046	\$10,490
Affordable Units - Low Income	5.4	\$139,733	\$753,496	\$7,535
Affordable Units - Moderate Income	<u>1.6</u>	\$48,006	<u>\$78,265</u>	<u>\$783</u>
<i>Total</i>	<i>11.1</i>		<i>\$1,880,807</i>	<i>\$18,808</i>

[1] See Table 6.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table 8
Nexus-Based Housing Fee Calculations (For-Rent 2-Bedroom Apartment)
Mono County Rental Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
	(A)	(B)	Per 100 Market-Rate Units (C = A * B)	Per Market-Rate Unit (D = C / 100)
Affordable Units - Very Low Income	5.2	\$254,279	\$1,327,974	\$13,280
Affordable Units - Low Income	7.0	\$139,733	\$976,028	\$9,760
Affordable Units - Moderate Income	<u>1.5</u>	\$48,006	<u>\$72,346</u>	<u>\$723</u>
<i>Total</i>	13.7		\$2,376,348	\$23,763

[1] See Table 6.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table 9
Nexus-Based Housing Fee Calculations (For-Rent 3-Bedroom Apartment)
Mono County Rental Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
	(A)	(B)	Per 100 Market-Rate Units (C = A * B)	Per Market-Rate Unit (D = C / 100)
Affordable Units - Very Low Income	7.8	\$254,279	\$1,990,901	\$19,909
Affordable Units - Low Income	10.5	\$139,733	\$1,463,263	\$14,633
Affordable Units - Moderate Income	<u>2.9</u>	\$48,006	<u>\$140,703</u>	<u>\$1,407</u>
<i>Total</i>	21.2		\$3,594,868	\$35,949

[1] See Table 6.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

**Table A-1
Household Expenditures and Employment Generation - For Rent Studio/1-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Food at Home	6.4%	100%	\$4,740										
Food & Beverage Stores		100%	\$4,740	\$4,739,822	9.71	\$488,037	\$31,638	15.4	87.5%	1.86	7.3	\$58,749	Moderate Income
Food Away From Home	4.9%	100%	\$3,639										
Food Services and Drinking Places		100%	\$3,639	\$3,639,294	3.24	\$1,122,575	\$15,417	72.8	87.5%	1.86	34.3	\$28,628	VLI Households
Alcoholic Beverages	0.8%	100%	\$592										
Food & Beverage Stores		50%	\$296	\$295,991	9.71	\$30,477	\$31,638	1.0	87.5%	1.86	0.5	\$58,749	Moderate Income
Food Services and Drinking Places		50%	\$296	\$295,991	3.24	\$91,301	\$15,417	5.9	87.5%	1.86	2.8	\$28,628	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	2.0%	100%	\$1,515										
Personal and Household Goods Repair and Maintenance		45%	\$682	\$681,623	3.76	\$181,296	\$25,662	7.1	98.1%	1.86	3.7	\$47,653	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$682	\$681,623	9.19	\$74,163	\$26,488	2.8	87.5%	1.86	1.3	\$49,186	LI Households
Real Estate and Rental and Leasing		10%	\$151	\$151,472	3.89	\$38,898	\$29,091	1.3	98.1%	1.86	0.7	\$54,020	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$83										
Nonstore Retailers [7]		100%	\$83	\$83,434	13.82	\$6,039	\$65,041	0.1	87.5%	1.86	0.0	\$120,777	Above Mod
Water and Other Public Services [8]	0.9%	100%	\$660										
Waste Management and Remediation Services		100%	\$660	\$659,523	3.36	\$196,544	\$32,099	6.1	98.1%	1.86	3.2	\$59,605	Moderate Income
Household Operations Personal Services	0.6%	100%	\$423										
Nursing and Residential Care Facilities		40%	\$169	\$169,251	2.93	\$57,701	\$69,714	0.8	98.1%	1.86	0.4	\$129,455	Above Mod
Social Assistance		60%	\$254	\$253,876	2.93	\$86,552	\$69,714	1.2	98.1%	1.86	0.7	\$129,455	Above Mod
Household Operations Other Household Expenses	1.3%	100%	\$964										
Services to Buildings and Dwellings [7]		100%	\$964	\$964,453	2.54	\$379,285	\$29,308	12.9	98.1%	1.86	6.8	\$54,424	LI Households
Housekeeping Supplies	0.9%	100%	\$705										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$71	\$70,521	9.19	\$7,673	\$26,488	0.3	87.5%	1.86	0.1	\$49,186	LI Households
Food & Beverage Stores		35%	\$247	\$246,824	9.71	\$25,414	\$31,638	0.8	87.5%	1.86	0.4	\$58,749	Moderate Income
General Merchandise		35%	\$247	\$246,824	13.55	\$18,215	\$15,405	1.2	87.5%	1.86	0.6	\$28,605	VLI Households
Miscellaneous Store Retailers		20%	\$141	\$141,042	3.43	\$41,118	\$30,805	1.3	87.5%	1.86	0.6	\$57,203	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 1 Bedroom Apartment requires a household income of \$74,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-1
Household Expenditures and Employment Generation - For Rent Studio/1-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.7%	100%	\$2,025										
Furniture and Home Furnishings Stores		40%	\$810	\$810,100	15.21	\$53,262	\$23,503	2.3	87.5%	1.86	1.1	\$43,644	LI Households
Electronics and Appliance Stores [7]		40%	\$810	\$810,100	10.07	\$80,438	\$27,985	2.9	87.5%	1.86	1.4	\$51,966	LI Households
General Merchandise Stores		10%	\$203	\$202,525	13.55	\$14,946	\$15,405	1.0	87.5%	1.86	0.5	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$203	\$202,525	3.43	\$59,042	\$30,805	1.9	87.5%	1.86	0.9	\$57,203	LI Households
Apparel and Services	2.7%	100%	\$1,996										
Clothing and Clothing Accessories Stores		40%	\$799	\$798,579	9.19	\$86,888	\$26,488	3.3	87.5%	1.86	1.5	\$49,186	LI Households
General Merchandise		40%	\$799	\$798,579	13.55	\$58,934	\$15,405	3.8	87.5%	1.86	1.8	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$200	\$199,645	3.43	\$58,202	\$30,805	1.9	87.5%	1.86	0.9	\$57,203	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$100	\$99,822	3.76	\$26,550	\$25,662	1.0	87.5%	1.86	0.5	\$47,653	LI Households
Drycleaning and Laundry Services		5%	\$100	\$99,822	3.76	\$26,550	\$25,662	1.0	87.5%	1.86	0.5	\$47,653	LI Households
Vehicle Purchases (net outlay)	6.0%	100%	\$4,428										
Motor Vehicle and Parts Dealers		100%	\$4,428	\$4,427,940	9.19	\$481,776	\$26,488	18.2	87.5%	1.86	8.6	\$49,186	LI Households
Gasoline and motor oil	3.3%	100%	\$2,434										
Gasoline Stations		100%	\$2,434	\$2,434,473	17.81	\$136,661	\$24,814	5.5	87.5%	1.86	2.6	\$46,078	LI Households
Vehicle Maintenance and Repairs	1.4%	100%	\$1,007										
Repair and Maintenance		100%	\$1,007	\$1,007,163	3.76	\$267,882	\$25,662	10.4	98.1%	1.86	5.5	\$47,653	LI Households
Medical Services	1.3%	100%	\$972										
Ambulatory Health Care Services		40%	\$389	\$388,959	2.93	\$132,605	\$69,714	1.9	98.1%	1.86	1.0	\$129,455	Above Mod
General Medical and Surgical Hospitals		30%	\$292	\$291,720	2.93	\$99,453	\$69,714	1.4	98.1%	1.86	0.8	\$129,455	Above Mod
Nursing and Residential Care Facilities		30%	\$292	\$291,720	2.93	\$99,453	\$69,714	1.4	98.1%	1.86	0.8	\$129,455	Above Mod
Drugs	0.7%	100%	\$506										
Health and Personal Care Stores		100%	\$506	\$505,568	8.37	\$60,422	\$28,665	2.1	87.5%	1.86	1.0	\$53,228	LI Households
Medical Supplies	0.2%	100%	\$175										
Health and Personal Care Stores		100%	\$175	\$174,813	8.37	\$20,893	\$28,665	0.7	87.5%	1.86	0.3	\$53,228	LI Households
Entertainment Fees and Admissions	1.0%	100%	\$720										
Arts, Entertainment, & Recreation		100%	\$720	\$720,111	3.14	\$229,254	\$34,993	6.6	87.5%	1.86	3.1	\$64,979	Moderate Income

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 1 Bedroom Apartment requires a household income of \$74,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-1
Household Expenditures and Employment Generation - For Rent Studio/1-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.7%	100%	\$1,232										
Electronics and Appliance Stores [7]		100%	\$1,232	\$1,231,639	10.07	\$122,294	\$27,985	4.4	87.5%	1.86	2.1	\$51,966	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.3%	100%	\$932										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$373	\$372,670	9.19	\$40,548	\$26,488	1.5	87.5%	1.86	0.7	\$49,186	LI Households
Miscellaneous Store Retailers		40%	\$373	\$372,670	3.43	\$108,645	\$30,805	3.5	87.5%	1.86	1.7	\$57,203	LI Households
Veterinary Services [7]		20%	\$186	\$186,335	2.94	\$63,454	\$39,702	1.6	98.1%	1.86	0.8	\$73,725	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.7%	100%	\$544										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$463	\$462,659	9.19	\$50,339	\$26,488	1.9	87.5%	1.86	0.9	\$49,186	LI Households
Photographic Services [7]		15%	\$82	\$81,646	4.40	\$18,554	\$28,098	0.7	98.1%	1.86	0.3	\$52,177	LI Households
Personal Care Products and Services	1.1%	100%	\$784										
Miscellaneous Store Retailers		50%	\$392	\$391,840	3.43	\$114,233	\$30,805	3.7	87.5%	1.86	1.7	\$57,203	LI Households
Personal Care Services		50%	\$392	\$391,840	3.76	\$104,220	\$25,662	4.1	98.1%	1.86	2.1	\$47,653	LI Households
Reading	0.2%	100%	\$113										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$113	\$113,231	9.19	\$12,320	\$26,488	0.5	87.5%	1.86	0.2	\$49,186	LI Households
Education	1.4%	100%	\$1,005										
Educational Services		100%	\$1,005	\$1,005,176	3.09	\$325,576	\$30,600	10.6	98.1%	1.86	5.6	\$56,823	LI Households
Tobacco Products and Smoking Supplies	0.5%	100%	\$387										
Miscellaneous Store Retailers		100%	\$387	\$387,370	3.43	\$112,930	\$30,805	3.7	87.5%	1.86	1.7	\$57,203	LI Households
Miscellaneous	1.4%	100%	\$1,060										
Accounting		20%	\$212	\$211,961	2.54	\$83,387	\$42,533	2.0	98.1%	1.86	1.0	\$78,982	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$212	\$211,961	1.98	\$106,784	\$57,799	1.8	98.1%	1.86	1.0	\$107,330	Above Mod
Specialized Design Services [7]		20%	\$212	\$211,961	3.29	\$64,524	\$68,790	0.9	98.1%	1.86	0.5	\$127,739	Above Mod
Death Care Services [7]		20%	\$212	\$211,961	3.41	\$62,219	\$44,794	1.4	98.1%	1.86	0.7	\$83,179	Above Mod
Legal Services [7]		20%	\$212	\$211,961	2.99	\$70,860	\$104,045	0.7	98.1%	1.86	0.4	\$193,205	Above Mod
Total per 1,000 Market Rate Households								241.5			117.7		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 1 Bedroom Apartment requires a household income of \$74,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-2
Household Expenditures and Employment Generation - For Rent 2-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Food at Home	5.4%	100%	\$5,379										
Food & Beverage Stores		100%	\$5,379	\$5,378,855	9.71	\$553,835	\$31,638	17.5	87.5%	1.86	8.2	\$58,749	Moderate Income
Food Away From Home	4.6%	100%	\$4,646										
Food Services and Drinking Places		100%	\$4,646	\$4,645,727	3.24	\$1,433,019	\$15,417	93.0	87.5%	1.86	43.8	\$28,628	VLI Households
Alcoholic Beverages	0.7%	100%	\$711										
Food & Beverage Stores		50%	\$355	\$355,427	9.71	\$36,597	\$31,638	1.2	87.5%	1.86	0.5	\$58,749	Moderate Income
Food Services and Drinking Places		50%	\$355	\$355,427	3.24	\$109,635	\$15,417	7.1	87.5%	1.86	3.4	\$28,628	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	2.1%	100%	\$2,080										
Personal and Household Goods Repair and Maintenance		45%	\$936	\$936,118	3.76	\$248,985	\$25,662	9.7	98.1%	1.86	5.1	\$47,653	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$936	\$936,118	9.19	\$101,853	\$26,488	3.8	87.5%	1.86	1.8	\$49,186	LI Households
Real Estate and Rental and Leasing		10%	\$208	\$208,026	3.89	\$53,421	\$29,091	1.8	98.1%	1.86	1.0	\$54,020	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$109										
Nonstore Retailers [7]		100%	\$109	\$109,437	13.82	\$7,921	\$65,041	0.1	87.5%	1.86	0.1	\$120,777	Above Mod
Water and Other Public Services [8]	0.7%	100%	\$698										
Waste Management and Remediation Services		100%	\$698	\$698,263	3.36	\$208,089	\$32,099	6.5	98.1%	1.86	3.4	\$59,605	Moderate Income
Household Operations Personal Services	0.9%	100%	\$892										
Nursing and Residential Care Facilities		40%	\$357	\$356,783	2.93	\$121,635	\$69,714	1.7	98.1%	1.86	0.9	\$129,455	Above Mod
Social Assistance		60%	\$535	\$535,174	2.93	\$182,452	\$69,714	2.6	98.1%	1.86	1.4	\$129,455	Above Mod
Household Operations Other Household Expenses	1.2%	100%	\$1,157										
Services to Buildings and Dwellings [7]		100%	\$1,157	\$1,157,316	2.54	\$455,132	\$29,308	15.5	98.1%	1.86	8.2	\$54,424	LI Households
Housekeeping Supplies	0.9%	100%	\$948										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$95	\$94,813	9.19	\$10,316	\$26,488	0.4	87.5%	1.86	0.2	\$49,186	LI Households
Food & Beverage Stores		35%	\$332	\$331,845	9.71	\$34,168	\$31,638	1.1	87.5%	1.86	0.5	\$58,749	Moderate Income
General Merchandise		35%	\$332	\$331,845	13.55	\$24,490	\$15,405	1.6	87.5%	1.86	0.7	\$28,605	VLI Households
Miscellaneous Store Retailers		20%	\$190	\$189,625	3.43	\$55,282	\$30,805	1.8	87.5%	1.86	0.8	\$57,203	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 2 Bedroom Apartment requires a household income of \$100,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-2
Household Expenditures and Employment Generation - For Rent 2-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.8%	100%	\$2,835										
Furniture and Home Furnishings Stores		40%	\$1,134	\$1,133,879	15.21	\$74,550	\$23,503	3.2	87.5%	1.86	1.5	\$43,644	LI Households
Electronics and Appliance Stores [7]		40%	\$1,134	\$1,133,879	10.07	\$112,587	\$27,985	4.0	87.5%	1.86	1.9	\$51,966	LI Households
General Merchandise Stores		10%	\$283	\$283,470	13.55	\$20,920	\$15,405	1.4	87.5%	1.86	0.6	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$283	\$283,470	3.43	\$82,640	\$30,805	2.7	87.5%	1.86	1.3	\$57,203	LI Households
Apparel and Services	2.4%	100%	\$2,379										
Clothing and Clothing Accessories Stores		40%	\$951	\$951,420	9.19	\$103,518	\$26,488	3.9	87.5%	1.86	1.8	\$49,186	LI Households
General Merchandise		40%	\$951	\$951,420	13.55	\$70,214	\$15,405	4.6	87.5%	1.86	2.1	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$238	\$237,855	3.43	\$69,342	\$30,805	2.3	87.5%	1.86	1.1	\$57,203	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$119	\$118,928	3.76	\$31,632	\$25,662	1.2	87.5%	1.86	0.6	\$47,653	LI Households
Drycleaning and Laundry Services		5%	\$119	\$118,928	3.76	\$31,632	\$25,662	1.2	87.5%	1.86	0.6	\$47,653	LI Households
Vehicle Purchases (net outlay)	5.6%	100%	\$5,581										
Motor Vehicle and Parts Dealers		100%	\$5,581	\$5,581,264	9.19	\$607,261	\$26,488	22.9	87.5%	1.86	10.8	\$49,186	LI Households
Gasoline and motor oil	2.7%	100%	\$2,694										
Gasoline Stations		100%	\$2,694	\$2,694,270	17.81	\$151,245	\$24,814	6.1	87.5%	1.86	2.9	\$46,078	LI Households
Vehicle Maintenance and Repairs	1.2%	100%	\$1,216										
Repair and Maintenance		100%	\$1,216	\$1,216,392	3.76	\$323,532	\$25,662	12.6	98.1%	1.86	6.7	\$47,653	LI Households
Medical Services	1.3%	100%	\$1,316										
Ambulatory Health Care Services		40%	\$526	\$526,458	2.93	\$179,481	\$69,714	2.6	98.1%	1.86	1.4	\$129,455	Above Mod
General Medical and Surgical Hospitals		30%	\$394.84	\$394,843	2.93	\$134,611	\$69,714	1.9	98.1%	1.86	1.0	\$129,455	Above Mod
Nursing and Residential Care Facilities		30%	\$395	\$394,843	2.93	\$134,611	\$69,714	1.9	98.1%	1.86	1.0	\$129,455	Above Mod
Drugs	0.6%	100%	\$571										
Health and Personal Care Stores		100%	\$571	\$571,394	8.37	\$68,289	\$28,665	2.4	87.5%	1.86	1.1	\$53,228	LI Households
Medical Supplies	0.2%	100%	\$211										
Health and Personal Care Stores		100%	\$211	\$211,125	8.37	\$25,232	\$28,665	0.9	87.5%	1.86	0.4	\$53,228	LI Households
Entertainment Fees and Admissions	1.0%	100%	\$1,045										
Arts, Entertainment, & Recreation		100%	\$1,045	\$1,044,974	3.14	\$332,676	\$34,993	9.5	87.5%	1.86	4.5	\$64,979	Moderate Income

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 2 Bedroom Apartment requires a household income of \$100,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-2
Household Expenditures and Employment Generation - For Rent 2-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services Electronics and Appliance Stores [7]	1.4%	100%	\$1,377	\$1,377	10.07	\$136,743	\$27,985	4.9	87.5%	1.86	2.3	\$51,966	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip. Sporting Goods, Hobby, and Musical Instrument Stores	1.1%	40%	\$441	\$440,845	9.19	\$47,966	\$26,488	1.8	87.5%	1.86	0.9	\$49,186	LI Households
Miscellaneous Store Retailers		40%	\$441	\$440,845	3.43	\$128,520	\$30,805	4.2	87.5%	1.86	2.0	\$57,203	LI Households
Veterinary Services [7]		20%	\$220	\$220,423	2.94	\$75,063	\$39,702	1.9	98.1%	1.86	1.0	\$73,725	Moderate Income
Other Entertainment Supplies, Equipment, and Services Sporting Goods, Hobby, and Musical Instrument Stores	0.7%	85%	\$585	\$585,292	9.19	\$63,682	\$26,488	2.4	87.5%	1.86	1.1	\$49,186	LI Households
Photographic Services [7]		15%	\$103	\$103,287	4.40	\$23,471	\$28,098	0.8	98.1%	1.86	0.4	\$52,177	LI Households
Personal Care Products and Services Miscellaneous Store Retailers	1.0%	50%	\$512	\$512,318	3.43	\$149,356	\$30,805	4.8	87.5%	1.86	2.3	\$57,203	LI Households
Personal Care Services		50%	\$512	\$512,318	3.76	\$136,265	\$25,662	5.3	98.1%	1.86	2.8	\$47,653	LI Households
Reading Sporting Goods, Hobby, and Musical Instrument Stores	0.1%	100%	\$142	\$142,364	9.19	\$15,490	\$26,488	0.6	87.5%	1.86	0.3	\$49,186	LI Households
Education Educational Services	1.8%	100%	\$1,783	\$1,782,944	3.09	\$577,494	\$30,600	18.9	98.1%	1.86	10.0	\$56,823	LI Households
Tobacco Products and Smoking Supplies Miscellaneous Store Retailers	0.4%	100%	\$364	\$364,143	3.43	\$106,159	\$30,805	3.4	87.5%	1.86	1.6	\$57,203	LI Households
Miscellaneous Accounting	1.4%	20%	\$275	\$275,044	2.54	\$108,205	\$42,533	2.5	98.1%	1.86	1.3	\$78,982	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$275	\$275,044	1.98	\$138,564	\$57,799	2.4	98.1%	1.86	1.3	\$107,330	Above Mod
Specialized Design Services [7]		20%	\$275	\$275,044	3.29	\$83,727	\$68,790	1.2	98.1%	1.86	0.6	\$127,739	Above Mod
Death Care Services [7]		20%	\$275	\$275,044	3.41	\$80,736	\$44,794	1.8	98.1%	1.86	1.0	\$83,179	Above Mod
Legal Services [7]		20%	\$275	\$275,044	2.99	\$91,949	\$104,045	0.9	98.1%	1.86	0.5	\$193,205	Above Mod
Total per 1,000 Market Rate Households								308.6			150.7		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 2 Bedroom Apartment requires a household income of \$100,240.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - For Rent 3-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
	a	b	c	d = c * 1,000	e	f = d / e	g	h = f / g	i	j	k = h * i / j	l = g * j	
Calculation													
Food at Home	5.4%	100%	\$8,064										
Food & Beverage Stores		100%	\$8,064	\$8,063,989	9.71	\$830,310	\$31,638	26.2	87.5%	1.86	12.4	\$51,659	LI Households
Food Away From Home	4.6%	100%	\$6,965										
Food Services and Drinking Places		100%	\$6,965	\$6,964,882	3.24	\$2,148,385	\$15,417	139.4	87.5%	1.86	65.7	\$25,173	VLI Households
Alcoholic Beverages	0.7%	100%	\$1,066										
Food & Beverage Stores		50%	\$533	\$532,856	9.71	\$54,866	\$31,638	1.7	87.5%	1.86	0.8	\$51,659	LI Households
Food Services and Drinking Places		50%	\$533	\$532,856	3.24	\$164,365	\$15,417	10.7	87.5%	1.86	5.0	\$25,173	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	2.1%	100%	\$3,119										
Personal and Household Goods Repair and Maintenance		45%	\$1,403	\$1,403,430	3.76	\$373,280	\$25,662	14.5	98.1%	1.86	7.7	\$41,902	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$1,403	\$1,403,430	9.19	\$152,698	\$26,488	5.8	87.5%	1.86	2.7	\$43,250	LI Households
Real Estate and Rental and Leasing		10%	\$312	\$311,873	3.89	\$80,088	\$29,091	2.8	98.1%	1.86	1.5	\$47,501	LI Households
Fuel oil and Other fuels [8]	0.1%		\$164										
Nonstore Retailers [7]		100%	\$164	\$164,067	13.82	\$11,875	\$65,041	0.2	87.5%	1.86	0.1	\$106,201	Above Mod
Water and Other Public Services [8]	0.7%	100%	\$1,047										
Waste Management and Remediation Services		100%	\$1,047	\$1,046,838	3.36	\$311,967	\$32,099	9.7	98.1%	1.86	5.1	\$52,412	LI Households
Household Operations Personal Services	0.9%	100%	\$1,337										
Nursing and Residential Care Facilities		40%	\$535	\$534,889	2.93	\$182,355	\$69,714	2.6	98.1%	1.86	1.4	\$113,831	Above Mod
Social Assistance		60%	\$802	\$802,334	2.93	\$273,533	\$69,714	3.9	98.1%	1.86	2.1	\$113,831	Above Mod
Household Operations Other Household Expenses	1.2%	100%	\$1,735										
Services to Buildings and Dwellings [7]		100%	\$1,735	\$1,735,050	2.54	\$682,334	\$29,308	23.3	98.1%	1.86	12.3	\$47,855	LI Households
Housekeeping Supplies	0.9%	100%	\$1,421										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$142	\$142,143	9.19	\$15,466	\$26,488	0.6	87.5%	1.86	0.3	\$43,250	LI Households
Food & Beverage Stores		35%	\$498	\$497,502	9.71	\$51,225	\$31,638	1.6	87.5%	1.86	0.8	\$51,659	LI Households
General Merchandise		35%	\$498	\$497,502	13.55	\$36,715	\$15,405	2.4	87.5%	1.86	1.1	\$25,153	VLI Households
Miscellaneous Store Retailers		20%	\$284	\$284,287	3.43	\$82,878	\$30,805	2.7	87.5%	1.86	1.3	\$50,299	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 3 Bedroom Apartment requires a household income of \$150,280.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - For Rent 3-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.8%	100%	\$4,250										
Furniture and Home Furnishings Stores		40%	\$1,700	\$1,699,913	15.21	\$111,765	\$23,503	4.8	87.5%	1.86	2.2	\$38,377	LI Households
Electronics and Appliance Stores [7]		40%	\$1,700	\$1,699,913	10.07	\$168,790	\$27,985	6.0	87.5%	1.86	2.8	\$45,694	LI Households
General Merchandise Stores		10%	\$425	\$424,978	13.55	\$31,363	\$15,405	2.0	87.5%	1.86	1.0	\$25,153	VLI Households
Miscellaneous Store Retailers		10%	\$425	\$424,978	3.43	\$123,894	\$30,805	4.0	87.5%	1.86	1.9	\$50,299	LI Households
Apparel and Services	2.4%	100%	\$3,566										
Clothing and Clothing Accessories Stores		40%	\$1,426	\$1,426,371	9.19	\$155,194	\$26,488	5.9	87.5%	1.86	2.8	\$43,250	LI Households
General Merchandise		40%	\$1,426	\$1,426,371	13.55	\$105,265	\$15,405	6.8	87.5%	1.86	3.2	\$25,153	VLI Households
Miscellaneous Store Retailers		10%	\$357	\$356,593	3.43	\$103,958	\$30,805	3.4	87.5%	1.86	1.6	\$50,299	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$178	\$178,296	3.76	\$47,423	\$25,662	1.8	87.5%	1.86	0.9	\$41,902	LI Households
Drycleaning and Laundry Services		5%	\$178	\$178,296	3.76	\$47,423	\$25,662	1.8	87.5%	1.86	0.9	\$41,902	LI Households
Vehicle Purchases (net outlay)	5.6%	100%	\$8,367										
Motor Vehicle and Parts Dealers		100%	\$8,367	\$8,367,441	9.19	\$910,408	\$26,488	34.4	87.5%	1.86	16.2	\$43,250	LI Households
Gasoline and motor oil	2.7%	100%	\$4,039										
Gasoline Stations		100%	\$4,039	\$4,039,254	17.81	\$226,747	\$24,814	9.1	87.5%	1.86	4.3	\$40,517	LI Households
Vehicle Maintenance and Repairs	1.2%	100%	\$1,824										
Repair and Maintenance		100%	\$1,824	\$1,823,617	3.76	\$485,039	\$25,662	18.9	98.1%	1.86	10.0	\$41,902	LI Households
Medical Services	1.3%	100%	\$1,973										
Ambulatory Health Care Services		40%	\$789	\$789,266	2.93	\$269,078	\$69,714	3.9	98.1%	1.86	2.0	\$113,831	Above Mod
General Medical and Surgical Hospitals		30%	\$592	\$591,950	2.93	\$201,808	\$69,714	2.9	98.1%	1.86	1.5	\$113,831	Above Mod
Nursing and Residential Care Facilities		30%	\$592	\$591,950	2.93	\$201,808	\$69,714	2.9	98.1%	1.86	1.5	\$113,831	Above Mod
Drugs	0.6%	100%	\$857										
Health and Personal Care Stores		100%	\$857	\$856,635	8.37	\$102,380	\$28,665	3.6	87.5%	1.86	1.7	\$46,804	LI Households
Medical Supplies	0.2%	100%	\$317										
Health and Personal Care Stores		100%	\$317	\$316,520	8.37	\$37,828	\$28,665	1.3	87.5%	1.86	0.6	\$46,804	LI Households
Entertainment Fees and Admissions	1.0%	100%	\$1,567										
Arts, Entertainment, & Recreation		100%	\$1,567	\$1,566,627	3.14	\$498,749	\$34,993	14.3	87.5%	1.86	6.7	\$57,137	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 3 Bedroom Apartment requires a household income of \$150,280.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - For Rent 3-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.4%	100%	\$2,065										
Electronics and Appliance Stores [7]		100%	\$2,065	\$2,064,637	10.07	\$205,005	\$27,985	7.3	87.5%	1.86	3.5	\$45,694	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.1%	100%	\$1,652										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$661	\$660,916	9.19	\$71,910	\$26,488	2.7	87.5%	1.86	1.3	\$43,250	LI Households
Miscellaneous Store Retailers		40%	\$661	\$660,916	3.43	\$192,677	\$30,805	6.3	87.5%	1.86	2.9	\$50,299	LI Households
Veterinary Services [7]		20%	\$330	\$330,458	2.94	\$112,534	\$39,702	2.8	98.1%	1.86	1.5	\$64,827	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.7%	100%	\$1,032										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$877	\$877,471	9.19	\$95,472	\$26,488	3.6	87.5%	1.86	1.7	\$43,250	LI Households
Photographic Services [7]		15%	\$155	\$154,848	4.40	\$35,188	\$28,098	1.3	98.1%	1.86	0.7	\$45,880	LI Households
Personal Care Products and Services	1.0%	100%	\$1,536										
Miscellaneous Store Retailers		50%	\$768	\$768,068	3.43	\$223,915	\$30,805	7.3	87.5%	1.86	3.4	\$50,299	LI Households
Personal Care Services		50%	\$768	\$768,068	3.76	\$204,288	\$25,662	8.0	98.1%	1.86	4.2	\$41,902	LI Households
Reading	0.1%	100%	\$213										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$213	\$213,433	9.19	\$23,222	\$26,488	0.9	87.5%	1.86	0.4	\$43,250	LI Households
Education	1.8%	100%	\$2,673										
Educational Services		100%	\$2,673	\$2,672,993	3.09	\$865,780	\$30,600	28.3	98.1%	1.86	14.9	\$49,965	LI Households
Tobacco Products and Smoking Supplies	0.4%	100%	\$546										
Miscellaneous Store Retailers		100%	\$546	\$545,924	3.43	\$159,153	\$30,805	5.2	87.5%	1.86	2.4	\$50,299	LI Households
Miscellaneous	1.4%	100%	\$2,062										
Accounting		20%	\$412	\$412,347	2.54	\$162,220	\$42,533	3.8	98.1%	1.86	2.0	\$69,449	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$412	\$412,347	1.98	\$207,736	\$57,799	3.6	98.1%	1.86	1.9	\$94,376	Above Mod
Specialized Design Services [7]		20%	\$412	\$412,347	3.29	\$125,524	\$68,790	1.8	98.1%	1.86	1.0	\$112,323	Above Mod
Death Care Services [7]		20%	\$412	\$412,347	3.41	\$121,040	\$44,794	2.7	98.1%	1.86	1.4	\$73,140	Moderate Income
Legal Services [7]		20%	\$412	\$412,347	2.99	\$137,851	\$104,045	1.3	98.1%	1.86	0.7	\$169,888	Above Mod
Total per 1,000 Market Rate Households								462.7			226.0		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 the rental of a typical new 3 Bedroom Apartment requires a household income of \$150,280.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table B-1
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - For Rent Studio/1-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	ELI Households	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail							
Unspecified Retail	7.4	3.5	0.0	0.0	3.5	0.0	0.0
Food & Beverage Stores	17.2	8.1	0.0	0.0	0.0	8.1	0.0
Food Services and Drinking Places	78.7	37.1	0.0	37.1	0.0	0.0	0.0
Health and Personal Care Stores	2.8	1.3	0.0	1.3	0.0	0.0	0.0
General Merchandise	6.0	2.8	0.0	2.8	0.0	0.0	0.0
Furniture and Home Furnishings Stores	2.3	1.1	0.0	0.0	1.1	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	3.1	1.5	0.0	0.0	1.5	0.0	0.0
Electronics and Appliance Stores	7.2	3.4	0.0	0.0	3.4	0.0	0.0
Clothing and Clothing Accessories Stores	3.3	1.5	0.0	0.0	1.5	0.0	0.0
Motor Vehicle and Parts Dealers	18.2	8.6	0.0	0.0	8.6	0.0	0.0
Gasoline Stations	5.5	2.6	0.0	0.0	2.6	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	3.9	1.8	0.0	0.0	1.8	0.0	0.0
Miscellaneous Store Retailers	8.7	4.1	0.0	0.0	4.1	0.0	0.0
Nonstore Retailers	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Arts, Entertainment, & Recreation	6.6	3.1	0.0	0.0	0.0	3.1	0.0
Medical/Health							
Ambulatory Health Care Services	1.9	1.0	0.0	0.0	0.0	0.0	1.0
General Medical and Surgical Hospitals	1.4	0.8	0.0	0.0	0.0	0.0	0.8
Nursing and Residential Care Facilities	2.3	1.2	0.0	0.0	0.0	0.0	1.2
Social Assistance	1.2	0.7	0.0	0.0	0.0	0.0	0.7
Services							
Personal and Household Goods Repair and Maintenance	8.1	4.2	0.0	0.0	4.2	0.0	0.0
Services to Buildings and Dwellings	12.9	6.8	0.0	0.0	6.8	0.0	0.0
Waste Management and Remediation Services	6.1	3.2	0.0	0.0	0.0	3.2	0.0
Real Estate and Rental and Leasing	1.3	0.7	0.0	0.0	0.7	0.0	0.0
Personal Care Services	4.1	2.1	0.0	0.0	2.1	0.0	0.0
Dry Cleaning and Laundry Services	1.0	0.5	0.0	0.0	0.5	0.0	0.0
Auto Repair and Maintenance	10.4	5.5	0.0	0.0	5.5	0.0	0.0
Veterinary Services	1.6	0.8	0.0	0.0	0.0	0.8	0.0
Photographic Services	0.7	0.3	0.0	0.0	0.3	0.0	0.0
Educational Services	10.6	5.6	0.0	0.0	5.6	0.0	0.0
Accounting	2.0	1.0	0.0	0.0	0.0	1.0	0.0
Architectural, Engineering, and Related	1.8	1.0	0.0	0.0	0.0	0.0	1.0
Specialized Design Services	0.9	0.5	0.0	0.0	0.0	0.0	0.5
Death Care Services	1.4	0.7	0.0	0.0	0.0	0.0	0.7
Legal Services	0.7	0.4	0.0	0.0	0.0	0.0	0.4
Total Workers and Households	241.5	117.7	0.0	41.3	53.9	16.3	6.2
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		111.5	0.0	41.3	53.9	16.3	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		11.1	0.0	4.1	5.4	1.6	

[1] Assumes 1.86 workers per worker household in Mono County based on data from the US Census, ACS 2012-16. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Table B-2
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - For Rent 2-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	8.3	3.9	0.0	3.9	0.0	0.0
Food & Beverage Stores	19.7	9.3	0.0	0.0	9.3	0.0
Food Services and Drinking Places	100.1	47.2	47.2	0.0	0.0	0.0
Health and Personal Care Stores	3.3	1.5	1.5	0.0	0.0	0.0
General Merchandise	7.5	3.5	3.5	0.0	0.0	0.0
Furniture and Home Furnishings Stores	3.2	1.5	0.0	1.5	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	4.2	2.0	0.0	2.0	0.0	0.0
Electronics and Appliance Stores	8.9	4.2	0.0	4.2	0.0	0.0
Clothing and Clothing Accessories Stores	3.9	1.8	0.0	1.8	0.0	0.0
Motor Vehicle and Parts Dealers	22.9	10.8	0.0	10.8	0.0	0.0
Gasoline Stations	6.1	2.9	0.0	2.9	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	4.8	2.3	0.0	2.3	0.0	0.0
Miscellaneous Store Retailers	10.9	5.1	0.0	5.1	0.0	0.0
Nonstore Retailers	0.1	0.1	0.0	0.0	0.0	0.1
Arts, Entertainment, & Recreation	9.5	4.5	0.0	0.0	0.0	4.5
Medical/Health						
Ambulatory Health Care Services	2.6	1.4	0.0	0.0	0.0	1.4
General Medical and Surgical Hospitals	1.9	1.0	0.0	0.0	0.0	1.0
Nursing and Residential Care Facilities	3.7	1.9	0.0	0.0	0.0	1.9
Social Assistance	2.6	1.4	0.0	0.0	0.0	1.4
Services						
Personal and Household Goods Repair and Maintenance	10.9	5.7	0.0	5.7	0.0	0.0
Services to Buildings and Dwellings	15.5	8.2	0.0	8.2	0.0	0.0
Waste Management and Remediation Services	6.5	3.4	0.0	0.0	3.4	0.0
Real Estate and Rental and Leasing	1.8	1.0	0.0	1.0	0.0	0.0
Personal Care Services	5.3	2.8	0.0	2.8	0.0	0.0
Dry Cleaning and Laundry Services	1.2	0.6	0.0	0.6	0.0	0.0
Auto Repair and Maintenance	12.6	6.7	0.0	6.7	0.0	0.0
Veterinary Services	1.9	1.0	0.0	0.0	1.0	0.0
Photographic Services	0.8	0.4	0.0	0.4	0.0	0.0
Educational Services	18.9	10.0	0.0	10.0	0.0	0.0
Accounting	2.5	1.3	0.0	0.0	1.3	0.0
Architectural, Engineering, and Related	2.4	1.3	0.0	0.0	0.0	1.3
Specialized Design Services	1.2	0.6	0.0	0.0	0.0	0.6
Death Care Services	1.8	1.0	0.0	0.0	0.0	1.0
Legal Services	<u>0.9</u>	<u>0.5</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.5</u>
Total Workers and Households	308.6	150.7	52.2	69.8	15.1	13.6
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		137.1	52.2	69.8	15.1	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		13.7	5.2	7.0	1.5	

[1] Assumes 1.86 workers per worker household in Mono County based on data from the US Census, ACS 2012-16. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Table B-3
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - For Rent 3-Bedroom Apartment
Mono County Rental Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	12.4	5.9	0.0	5.9	0.0	0.0
Food & Beverage Stores	29.6	13.9	0.0	0.0	13.9	0.0
Food Services and Drinking Places	150.0	70.7	70.7	0.0	0.0	0.0
Health and Personal Care Stores	4.9	2.3	2.3	0.0	0.0	0.0
General Merchandise	11.3	5.3	5.3	0.0	0.0	0.0
Furniture and Home Furnishings Stores	4.8	2.2	0.0	2.2	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	6.3	3.0	0.0	3.0	0.0	0.0
Electronics and Appliance Stores	13.4	6.3	0.0	6.3	0.0	0.0
Clothing and Clothing Accessories Stores	5.9	2.8	0.0	2.8	0.0	0.0
Motor Vehicle and Parts Dealers	34.4	16.2	0.0	16.2	0.0	0.0
Gasoline Stations	9.1	4.3	0.0	4.3	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	7.2	3.4	0.0	3.4	0.0	0.0
Miscellaneous Store Retailers	16.3	7.7	0.0	7.7	0.0	0.0
Nonstore Retailers	0.2	0.1	0.0	0.0	0.0	0.1
Arts, Entertainment, & Recreation	14.3	6.7	0.0	0.0	6.7	0.0
Medical/Health						
Ambulatory Health Care Services	3.9	2.0	0.0	0.0	0.0	2.0
General Medical and Surgical Hospitals	2.9	1.5	0.0	0.0	0.0	1.5
Nursing and Residential Care Facilities	5.5	2.9	0.0	0.0	0.0	2.9
Social Assistance	3.9	2.1	0.0	0.0	0.0	2.1
Services						
Personal and Household Goods Repair and Maintenance	16.4	8.6	0.0	8.6	0.0	0.0
Services to Buildings and Dwellings	23.3	12.3	0.0	12.3	0.0	0.0
Waste Management and Remediation Services	9.7	5.1	0.0	0.0	5.1	0.0
Real Estate and Rental and Leasing	2.8	1.5	0.0	1.5	0.0	0.0
Personal Care Services	8.0	4.2	0.0	4.2	0.0	0.0
Dry Cleaning and Laundry Services	1.8	0.9	0.0	0.9	0.0	0.0
Auto Repair and Maintenance	18.9	10.0	0.0	10.0	0.0	0.0
Veterinary Services	2.8	1.5	0.0	0.0	1.5	0.0
Photographic Services	1.3	0.7	0.0	0.7	0.0	0.0
Educational Services	28.3	14.9	0.0	14.9	0.0	0.0
Accounting	3.8	2.0	0.0	0.0	2.0	0.0
Architectural, Engineering, and Related	3.6	1.9	0.0	0.0	0.0	1.9
Specialized Design Services	1.8	1.0	0.0	0.0	0.0	1.0
Death Care Services	2.7	1.4	0.0	0.0	0.0	1.4
Legal Services	<u>1.3</u>	<u>0.7</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.7</u>
Total Workers and Households	462.7	226.0	78.3	104.7	29.3	13.6
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		212.3	78.3	104.7	29.3	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		21.2	7.8	10.5	2.9	

[1] Assumes 1.86 workers per worker household in Mono County based on data from the US Census, ACS 2012-16. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Figure 1
Illustration of Nexus-Based Housing Fee Methodology

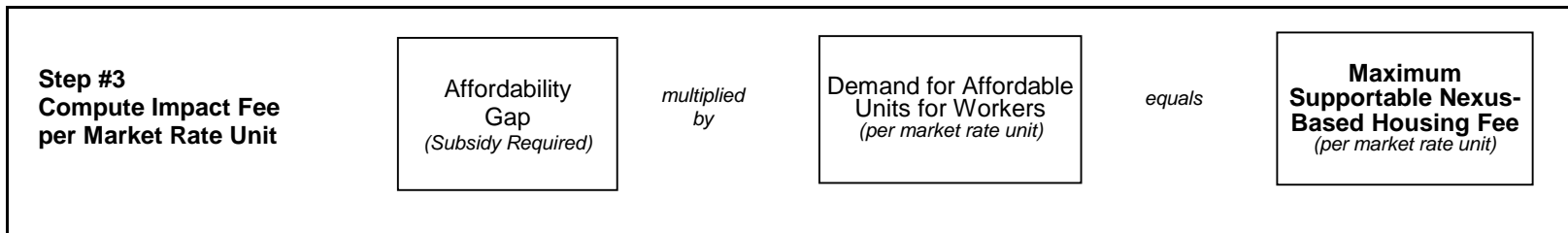
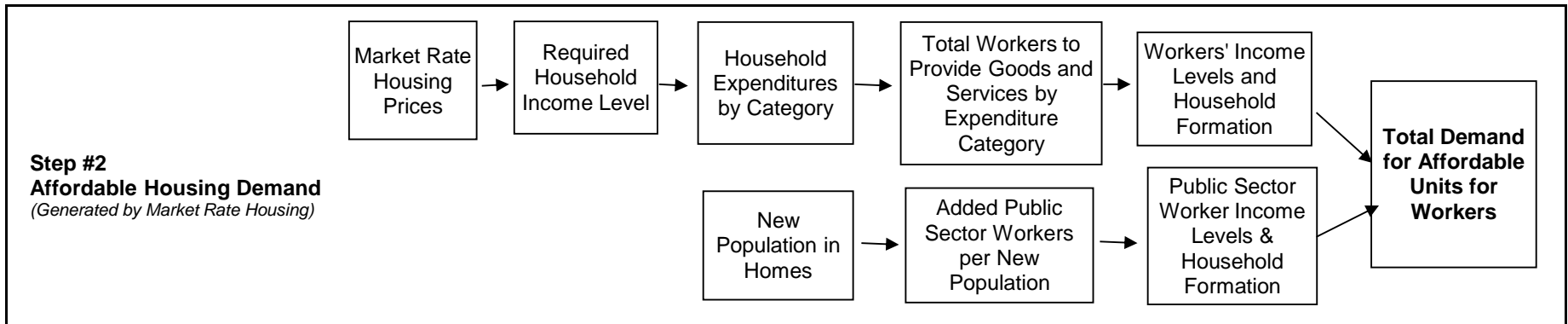
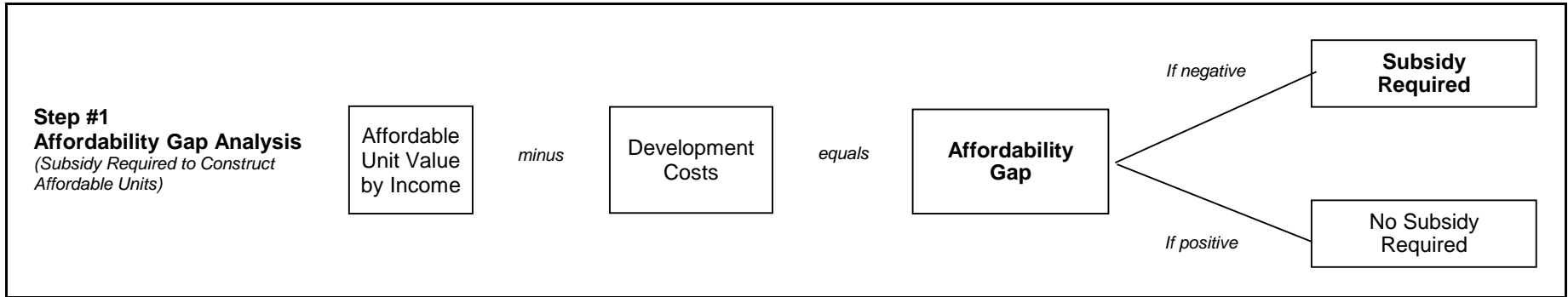


Table 1
Summary of Maximum Supportable Nexus-Based Housing Fees or Unit Requirements In-Lieu of Fees
Mono County Ownership Residential Nexus Study; EPS #181044

Residential Prices	Maximum Nexus-Based Fees		Unit Requirements by Income Level			Total
	Fee per Unit	Fee/Sq.Ft. [1]	Very Low (<50% of AMI)	Low (<80% of AMI)	Moderate (<120% of AMI)	
\$350,000	\$19,817	\$16.51	4.3%	5.7%	1.7%	11.7%
\$550,000	\$29,404	\$18.38	6.4%	8.6%	2.4%	17.4%
\$750,000	\$40,114	\$20.06	9.2%	11.2%	2.3%	22.7%
\$950,000	\$51,435	\$21.43	11.7%	14.1%	4.2%	30.0%

[1] Fee/Sq.Ft. is calculated by dividing the maximum fee per unit by the average square footage of various unit types, assumed at 1,200 sq.ft., 1,600 sq.ft., 2,000 sq.ft., and 2,400 sq.ft. per unit based on a survey of current listings on Trulia by price of home.

Source: Economic & Planning Systems, Inc.

Table 2
Affordability Gap Analysis: Rental Affordable Product Type
Mono County Ownership Residential Nexus Study; EPS #181044

Item	2-Story Multifamily Building with Surface Parking		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density/Acre [1]	26	26	26
Gross Unit Size	1,147	1,147	1,147
Net Unit Size [2]	975	975	975
Number of Bedrooms	2	2	2
Number of Persons per 2-Bedroom Unit [3]	3	3	3
Parking Spaces/Unit [4]	2.17	2.17	2.17
Cost Assumptions			
Land/Acre [5]	\$519,000	\$519,000	\$519,000
Land/Unit	\$19,962	\$19,962	\$19,962
Direct Costs			
Direct Construction Costs/Net SF [6]	\$167	\$167	\$167
Direct Construction Costs/Unit	\$191,000	\$191,000	\$191,000
Parking Construction Costs/Unit	\$10,850	\$10,850	\$10,850
Subtotal, Direct Costs/Unit	\$201,850	\$201,850	\$201,850
Indirect Costs as a % of Direct Costs [7]			
Indirect Costs/Unit	\$80,740	\$80,740	\$80,740
Profit Margin (% of all costs)			
Profit (rounded)	\$42,000	\$42,000	\$42,000
Total Cost/Unit			
Total Cost/SF	\$300	\$300	\$300
Maximum Supported Home Price			
Household Income [8]	\$36,550	\$57,550	\$87,700
Revenue to Property Owner/Year [9]	\$10,965	\$17,265	\$26,310
(less) Operating Expenses per Unit/Year [10]	(\$6,000)	(\$6,000)	(\$10,000)
Net Operating Income	\$4,965	\$11,265	\$16,310
Capitalization Rate [11]	5.5%	5.5%	5.5%
Total Supportable Unit Value [12]	\$90,273	\$204,818	\$296,545
Affordability Gap	(\$254,279)	(\$139,733)	(\$48,006)

[1] The Mono County General Plan indicates that multifamily residential development projects containing density bonuses may not exceed 26

[2] An efficiency ratio of 85% is applied to the gross unit size to calculate the net unit size.

[3] This analysis assumes an average unit size for income-qualified worker households is 2-bedrooms. State law (Health and Safety Code Section 50052.5) indicates that a 2-bedroom unit is typically occupied by a 3-person household.

[4] The Mono County General Plan indicates that each residential unit requires two (2) parking spaces, and for every six (6) units, one (1)

[5] Land values are based on recently reported CoStar land sale transactions in the County.

[6] Construction cost estimates are based on 2018 Saylor Construction Costs for Zone 3 with a Fresno County index adjustment (Mono County is not available). With Mono County Staff input, the direct costs are rounded up so that total costs per square foot are \$300, consistent with what County staff is observing in terms of current construction costs. Assumes construction of a two story apartment, with a 10-foot story height, and 15,000 sq. ft. of gross floor area, with wood siding on stud frame.

[7] Includes costs for architecture and engineering; entitlement and fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[8] Based on 2018 income limits for a three-person household in Mono County.

[9] Assumes housing costs (e.g., rent and utilities) to be 30% of gross household income.

[10] Operating expenses are generally based on data reported by CoStar and reflective of properties in Mono County. Estimates are inclusive of utility costs and property taxes, except Very Low and Low properties which are assumed to be exempt from property taxes.

[11] The capitalization rate is used to determine the current value of a property based on estimated future operating income, and is typically a measure of estimated operating risk. The capitalization rate used in this analysis is based on recent CoStar reported transaction data in Mono County.

[12] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Sources: Mono County; California Housing and Community Development; Saylor Construction Cost Estimates (2018); IRR Monitor Investor Survey; CoStar Group; and Economic & Planning Systems, Inc.

Table 3
2018 Mono County Annual Household Income Limits
Mono County Ownership Residential Nexus Study; EPS #181044

Income Group and Definition		2018 Maximum Income 3-Person Household
Very Low	>30% to ≤50% AMI	\$36,550
Low	>50% to ≤80% AMI	\$57,550
Median (Base)	>80% to ≤100% AMI	\$73,100
Moderate	>100% AMI to ≤120% AMI	\$87,700

Source: Mono County 2018 Income Limits, California Housing and Community Development (HCD).

Table 4
Required Income by Home Price
Mono County Ownership Residential Nexus Study; EPS #181044

Home Price [1]	Required Income by Home Price				Minimum Annual Household Income Required [5]
	Down Payment [2]	Annual Mortgage [3]	Annual Property Taxes + Insurance [4]	Annual Housing Costs	
\$350,000	10%	\$18,216	\$5,250	\$23,466	\$78,222
\$550,000	10%	\$28,626	\$8,250	\$36,876	\$122,920
\$750,000	10%	\$39,035	\$11,250	\$50,285	\$167,618
\$950,000	10%	\$49,445	\$14,250	\$63,695	\$212,316

[1] Average home prices reflect the range of recently built home prices observed in the past 9 months, according to Trulia.

[2] Down payments vary from 5 to 20 percent, depending on the price of the home and the income qualifications of the buyer.

[3] Annual mortgage reflects down payment assumption, a 30-year mortgage and a 4 percent interest rate.

[4] Property taxes and insurance together represent 1.5 percent of the home price.

[5] Assumes housing costs (e.g., rent and utilities) to be 30% of gross household income.

Sources: Mono County; Trulia; Economic & Planning Systems, Inc.

Table 5
Summary of Worker and Household Generation per 100 Market-Rate Units
Mono County Ownership Residential Nexus Study; EPS #181044

Home Price	Minimum Household Income Requirement	Total Workers Generated [1]	Total Worker Households [2]	Total Income Qualified Households [3]	<u>Worker Households by Income Category</u>		
					Very Low Income Households	Low Income Households	Moderate Income Households
\$350,000	\$78,222	25.4	12.4	11.7	4.3	5.7	1.7
\$550,000	\$122,920	37.8	18.5	17.4	6.4	8.6	2.4
\$750,000	\$167,618	51.4	25.1	22.7	9.2	11.2	2.3
\$950,000	\$212,316	65.1	31.8	30.0	11.7	14.1	4.2

[1] Total workers generated detailed by home price in Tables B-1 through B-4.

[2] Total worker households derived assuming 1.86 workers per household. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[3] Total income qualified households reflects the very low-, low-, and moderate-income households eligible for affordable housing based on total household income. See Tables B-1 through B-5 for detail.

Source: Economic & Planning Systems, Inc.

Table 6
Nexus-Based Housing Fee Calculations (Home Price of \$350,000)
Mono County Ownership Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
			Per 100 Market-Rate Units	Per Market-Rate Unit
	(A)	(B)	(C = A * B)	(D = C / 100)
Affordable Units - Very Low Income	4.3	\$254,279	\$1,105,308	
Affordable Units - Low Income	5.7	\$139,733	\$793,907	
Affordable Units - Moderate Income	<u>1.7</u>	\$48,006	<u>\$82,462</u>	
<i>Total</i>	<i>11.7</i>		<i>\$1,981,678</i>	<i>\$19,817</i>

[1] See Table 5.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table 7
Nexus-Based Housing Fee Calculations (Home Price of \$550,000)
Mono County Ownership Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
			Per 100 Market-Rate Units	Per Market-Rate Unit
	(A)	(B)	(C = A * B)	(D = C / 100)
Affordable Units - Very Low Income	6.4	\$254,279	\$1,628,433	
Affordable Units - Low Income	8.6	\$139,733	\$1,196,858	
Affordable Units - Moderate Income	<u>2.4</u>	\$48,006	<u>\$115,087</u>	
<i>Total</i>	17.4		\$2,940,377	\$29,404

[1] See Table 5.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table 8
Nexus-Based Housing Fee Calculations (Home Price of \$750,000)
Mono County Ownership Residential Nexus Study; EPS #181044

Item	Affordable Units Required Per 100 Market-Rate Units [1]	Affordability Gap per Affordable Unit [2]	Total Nexus-Based Fee Supported	
			Per 100 Market-Rate Units	Per Market-Rate Unit
	(A)	(B)	(C = A * B)	(D = C / 100)
Affordable Units - Very Low Income	9.2	\$254,279	\$2,341,469	
Affordable Units - Low Income	11.2	\$139,733	\$1,558,786	
Affordable Units - Moderate Income	<u>2.3</u>	\$48,006	<u>\$111,161</u>	
<i>Total</i>	<i>22.7</i>		<i>\$4,011,416</i>	<i>\$40,114</i>

[1] See Table 5.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table 9
Nexus-Based Housing Fee Calculations (Home Price of \$950,000)
Mono County Ownership Residential Nexus Study; EPS #181044

Item	Affordable Units	Affordability	Total Nexus-Based Fee Supported	
	Required Per 100	Gap per Affordable	Per 100 Market-Rate	Per Market-Rate Unit
	Market-Rate Units [1]	Unit [2]	Units	
	(A)	(B)	(C = A * B)	(D = C / 100)
Affordable Units - Very Low Income	11.7	\$254,279	\$2,965,860	
Affordable Units - Low Income	14.1	\$139,733	\$1,974,463	
Affordable Units - Moderate Income	<u>4.2</u>	\$48,006	<u>\$203,199</u>	
<i>Total</i>	30.0		\$5,143,522	\$51,435

[1] See Table 5.

[2] See Table 2. EPS has assumed units across all affordabilities will be rental apartments.

Source: Economic & Planning Systems, Inc.

Table A-1
Household Expenditures and Employment Generation - Home Price of \$350,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/ HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Food at Home	6.4%	100%	\$4,994										
Food & Beverage Stores		100%	\$4,994	\$4,994,026	9.71	\$514,211	\$31,638	16.3	87.5%	1.86	7.7	\$58,749	Moderate Income
Food Away From Home	4.9%	100%	\$3,834										
Food Services and Drinking Places		100%	\$3,834	\$3,834,474	3.24	\$1,182,781	\$15,417	76.7	87.5%	1.86	36.2	\$28,628	VLI Households
Alcoholic Beverages	0.8%	100%	\$624										
Food & Beverage Stores		50%	\$311.87	\$311,865	9.71	\$32,111	\$31,638	1.0	87.5%	1.86	0.5	\$58,749	Moderate Income
Food Services and Drinking Places		50%	\$311.87	\$311,865	3.24	\$96,198	\$15,417	6.2	87.5%	1.86	2.9	\$28,628	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	2.0%	100%	\$1,596										
Personal and Household Goods Repair and Maintenance		45%	\$718	\$718,179	3.76	\$191,019	\$25,662	7.4	98.1%	1.86	3.9	\$47,653	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$718	\$718,179	9.19	\$78,140	\$26,488	3.0	87.5%	1.86	1.4	\$49,186	LI Households
Real Estate and Rental and Leasing		10%	\$160	\$159,595	3.89	\$40,984	\$29,091	1.4	98.1%	1.86	0.7	\$54,020	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$88										
Nonstore Retailers [7]		100%	\$88	\$87,908	13.82	\$6,363	\$65,041	0.1	87.5%	1.86	0.0	\$120,777	Above Mod
Water and Other Public Services [8]	0.9%	100%	\$695										
Waste Management and Remediation Services		100%	\$695	\$694,894	3.36	\$207,085	\$32,099	6.5	98.1%	1.86	3.4	\$59,605	Moderate Income
Household Operations Personal Services	0.6%	100%	\$446										
Nursing and Residential Care Facilities		40%	\$178	\$178,328	2.93	\$60,796	\$69,714	0.9	98.1%	1.86	0.5	\$129,455	Above Mod
Social Assistance		60%	\$267	\$267,492	2.93	\$91,194	\$69,714	1.3	98.1%	1.86	0.7	\$129,455	Above Mod
Household Operations Other Household Expenses	1.3%	100%	\$1,016										
Services to Buildings and Dwellings [7]		100%	\$1,016	\$1,016,178	2.54	\$399,627	\$29,308	13.6	98.1%	1.86	7.2	\$54,424	LI Households
Housekeeping Supplies	0.9%	100%	\$743										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$74	\$74,303	9.19	\$8,084	\$26,488	0.3	87.5%	1.86	0.1	\$49,186	LI Households
Food & Beverage Stores		35%	\$260	\$260,062	9.71	\$26,777	\$31,638	0.8	87.5%	1.86	0.4	\$58,749	Moderate Income
General Merchandise		35%	\$260	\$260,062	13.55	\$19,192	\$15,405	1.2	87.5%	1.86	0.6	\$28,605	VLI Households
Miscellaneous Store Retailers		20%	\$149	\$148,607	3.43	\$43,323	\$30,805	1.4	87.5%	1.86	0.7	\$57,203	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$350,000 home requires a household income of \$78,222.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-1
Household Expenditures and Employment Generation - Home Price of \$350,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/ HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.7%	100%	\$2,134										
Furniture and Home Furnishings Stores		40%	\$854	\$853,547	15.21	\$56,119	\$23,503	2.4	87.5%	1.86	1.1	\$43,644	LI Households
Electronics and Appliance Stores [7]		40%	\$854	\$853,547	10.07	\$84,752	\$27,985	3.0	87.5%	1.86	1.4	\$51,966	LI Households
General Merchandise Stores		10%	\$213	\$213,387	13.55	\$15,748	\$15,405	1.0	87.5%	1.86	0.5	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$213	\$213,387	3.43	\$62,209	\$30,805	2.0	87.5%	1.86	1.0	\$57,203	LI Households
Apparel and Services	2.7%	100%	\$2,104										
Clothing and Clothing Accessories Stores		40%	\$841	\$841,408	9.19	\$91,548	\$26,488	3.5	87.5%	1.86	1.6	\$49,186	LI Households
General Merchandise		40%	\$841	\$841,408	13.55	\$62,095	\$15,405	4.0	87.5%	1.86	1.9	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$210	\$210,352	3.43	\$61,324	\$30,805	2.0	87.5%	1.86	0.9	\$57,203	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$105	\$105,176	3.76	\$27,974	\$25,662	1.1	87.5%	1.86	0.5	\$47,653	LI Households
Drycleaning and Laundry Services		5%	\$105	\$105,176	3.76	\$27,974	\$25,662	1.1	87.5%	1.86	0.5	\$47,653	LI Households
Vehicle Purchases (net outlay)	6.0%	100%	\$4,665										
Motor Vehicle and Parts Dealers		100%	\$4,665	\$4,665,417	9.19	\$507,614	\$26,488	19.2	87.5%	1.86	9.0	\$49,186	LI Households
Gasoline and motor oil	3.3%	100%	\$2,565										
Gasoline Stations		100%	\$2,565	\$2,565,037	17.81	\$143,991	\$24,814	5.8	87.5%	1.86	2.7	\$46,078	LI Households
Vehicle Maintenance and Repairs	1.4%	100%	\$1,061										
Repair and Maintenance		100%	\$1,061	\$1,061,178	3.76	\$282,249	\$25,662	11.0	98.1%	1.86	5.8	\$47,653	LI Households
Medical Services	1.3%	100%	\$1,025										
Ambulatory Health Care Services		40%	\$410	\$409,820	2.93	\$139,716	\$69,714	2.0	98.1%	1.86	1.1	\$129,455	Above Mod
General Medical and Surgical Hospitals		30%	\$307	\$307,365	2.93	\$104,787	\$69,714	1.5	98.1%	1.86	0.8	\$129,455	Above Mod
Nursing and Residential Care Facilities		30%	\$307	\$307,365	2.93	\$104,787	\$69,714	1.5	98.1%	1.86	0.8	\$129,455	Above Mod
Drugs	0.7%	100%	\$533										
Health and Personal Care Stores		100%	\$533	\$532,682	8.37	\$63,663	\$28,665	2.2	87.5%	1.86	1.0	\$53,228	LI Households
Medical Supplies	0.2%	100%	\$184										
Health and Personal Care Stores		100%	\$184	\$184,189	8.37	\$22,013	\$28,665	0.8	87.5%	1.86	0.4	\$53,228	LI Households
Entertainment Fees and Admissions	1.0%	100%	\$759										
Arts, Entertainment, & Recreation		100%	\$759	\$758,732	3.14	\$241,549	\$34,993	6.9	87.5%	1.86	3.3	\$64,979	Moderate Income

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$350,000 home requires a household income of \$78,222.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-1
Household Expenditures and Employment Generation - Home Price of \$350,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.7%	100%	\$1,298										
Electronics and Appliance Stores [7]		100%	\$1,298	\$1,297,693	10.07	\$128,852	\$27,985	4.6	87.5%	1.86	2.2	\$51,966	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.3%	100%	\$982										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$393	\$392,657	9.19	\$42,722	\$26,488	1.6	87.5%	1.86	0.8	\$49,186	LI Households
Miscellaneous Store Retailers		40%	\$393	\$392,657	3.43	\$114,471	\$30,805	3.7	87.5%	1.86	1.8	\$57,203	LI Households
Veterinary Services [7]		20%	\$196	\$196,328	2.94	\$66,858	\$39,702	1.7	98.1%	1.86	0.9	\$73,725	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.7%	100%	\$573										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$487	\$487,472	9.19	\$53,039	\$26,488	2.0	87.5%	1.86	0.9	\$49,186	LI Households
Photographic Services [7]		15%	\$86	\$86,025	4.40	\$19,549	\$28,098	0.7	98.1%	1.86	0.4	\$52,177	LI Households
Personal Care Products and Services	1.1%	100%	\$826										
Miscellaneous Store Retailers		50%	\$413	\$412,855	3.43	\$120,360	\$30,805	3.9	87.5%	1.86	1.8	\$57,203	LI Households
Personal Care Services		50%	\$413	\$412,855	3.76	\$109,810	\$25,662	4.3	98.1%	1.86	2.3	\$47,653	LI Households
Reading	0.2%	100%	\$119										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$119	\$119,304	9.19	\$12,981	\$26,488	0.5	87.5%	1.86	0.2	\$49,186	LI Households
Education	1.4%	100%	\$1,059										
Educational Services		100%	\$1,059	\$1,059,085	3.09	\$343,037	\$30,600	11.2	98.1%	1.86	5.9	\$56,823	LI Households
Tobacco Products and Smoking Supplies	0.5%	100%	\$408										
Miscellaneous Store Retailers		100%	\$408	\$408,145	3.43	\$118,987	\$30,805	3.9	87.5%	1.86	1.8	\$57,203	LI Households
Miscellaneous	1.4%	100%	\$1,117										
Accounting		20%	\$223	\$223,329	2.54	\$87,859	\$42,533	2.1	98.1%	1.86	1.1	\$78,982	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$223	\$223,329	1.98	\$112,511	\$57,799	1.9	98.1%	1.86	1.0	\$107,330	Above Mod
Specialized Design Services [7]		20%	\$223	\$223,329	3.29	\$67,984	\$68,790	1.0	98.1%	1.86	0.5	\$127,739	Above Mod
Death Care Services [7]		20%	\$223	\$223,329	3.41	\$65,556	\$44,794	1.5	98.1%	1.86	0.8	\$83,179	Above Mod
Legal Services [7]		20%	\$223	\$223,329	2.99	\$74,661	\$104,045	0.7	98.1%	1.86	0.4	\$193,205	Above Mod
Total per 1,000 Market Rate Households								254.4			124.0		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$350,000 home requires a household income of \$78,222.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-2
Household Expenditures and Employment Generation - Home Price of \$550,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Food at Home	5.4%	100%	\$6,596										
Food & Beverage Stores		100%	\$6,596	\$6,595,840	9.71	\$679,142	\$31,638	21.5	87.5%	1.86	10.1	\$58,749	Moderate Income
Food Away From Home	4.6%	100%	\$5,697										
Food Services and Drinking Places		100%	\$5,697	\$5,696,839	3.24	\$1,757,245	\$15,417	114.0	87.5%	1.86	53.7	\$28,628	VLI Households
Alcoholic Beverages	0.7%	100%	\$872										
Food & Beverage Stores		50%	\$436	\$435,843	9.71	\$44,877	\$31,638	1.4	87.5%	1.86	0.7	\$58,749	Moderate Income
Food Services and Drinking Places		50%	\$436	\$435,843	3.24	\$134,440	\$15,417	8.7	87.5%	1.86	4.1	\$28,628	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	2.1%	100%	\$2,551										
Personal and Household Goods Repair and Maintenance		45%	\$1,148	\$1,147,918	3.76	\$305,319	\$25,662	11.9	98.1%	1.86	6.3	\$47,653	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$1,148	\$1,147,918	9.19	\$124,898	\$26,488	4.7	87.5%	1.86	2.2	\$49,186	LI Households
Real Estate and Rental and Leasing		10%	\$255	\$255,093	3.89	\$65,507	\$29,091	2.3	98.1%	1.86	1.2	\$54,020	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$134										
Nonstore Retailers [7]		100%	\$134	\$134,197	13.82	\$9,713	\$65,041	0.1	87.5%	1.86	0.1	\$120,777	Above Mod
Water and Other Public Services [8]	0.7%	100%	\$856										
Waste Management and Remediation Services		100%	\$856	\$856,248	3.36	\$255,170	\$32,099	7.9	98.1%	1.86	4.2	\$59,605	Moderate Income
Household Operations Personal Services	0.9%	100%	\$1,094										
Nursing and Residential Care Facilities		40%	\$438	\$437,506	2.93	\$149,155	\$69,714	2.1	98.1%	1.86	1.1	\$129,455	Above Mod
Social Assistance		60%	\$656	\$656,259	2.93	\$223,733	\$69,714	3.2	98.1%	1.86	1.7	\$129,455	Above Mod
Household Operations Other Household Expenses	1.2%	100%	\$1,419										
Services to Buildings and Dwellings [7]		100%	\$1,419	\$1,419,163	2.54	\$558,107	\$29,308	19.0	98.1%	1.86	10.1	\$54,424	LI Households
Housekeeping Supplies	0.9%	100%	\$1,163										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$116	\$116,264	9.19	\$12,650	\$26,488	0.5	87.5%	1.86	0.2	\$49,186	LI Households
Food & Beverage Stores		35%	\$407	\$406,926	9.71	\$41,899	\$31,638	1.3	87.5%	1.86	0.6	\$58,749	Moderate Income
General Merchandise		35%	\$407	\$406,926	13.55	\$30,031	\$15,405	1.9	87.5%	1.86	0.9	\$28,605	VLI Households
Miscellaneous Store Retailers		20%	\$233	\$232,529	3.43	\$67,789	\$30,805	2.2	87.5%	1.86	1.0	\$57,203	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$550,000 home requires a household income of \$122,920.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-2
Household Expenditures and Employment Generation - Home Price of \$550,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/ HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.8%	100%	\$3,476										
Furniture and Home Furnishings Stores		40%	\$1,390	\$1,390,423	15.21	\$91,417	\$23,503	3.9	87.5%	1.86	1.8	\$43,644	LI Households
Electronics and Appliance Stores [7]		40%	\$1,390	\$1,390,423	10.07	\$138,060	\$27,985	4.9	87.5%	1.86	2.3	\$51,966	LI Households
General Merchandise Stores		10%	\$348	\$347,606	13.55	\$25,653	\$15,405	1.7	87.5%	1.86	0.8	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$348	\$347,606	3.43	\$101,338	\$30,805	3.3	87.5%	1.86	1.6	\$57,203	LI Households
Apparel and Services	2.4%	100%	\$2,917										
Clothing and Clothing Accessories Stores		40%	\$1,167	\$1,166,682	9.19	\$126,939	\$26,488	4.8	87.5%	1.86	2.3	\$49,186	LI Households
General Merchandise		40%	\$1,167	\$1,166,682	13.55	\$86,100	\$15,405	5.6	87.5%	1.86	2.6	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$292	\$291,671	3.43	\$85,031	\$30,805	2.8	87.5%	1.86	1.3	\$57,203	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$146	\$145,835	3.76	\$38,789	\$25,662	1.5	87.5%	1.86	0.7	\$47,653	LI Households
Drycleaning and Laundry Services		5%	\$146	\$145,835	3.76	\$38,789	\$25,662	1.5	87.5%	1.86	0.7	\$47,653	LI Households
Vehicle Purchases (net outlay)	5.6%	100%	\$6,844										
Motor Vehicle and Parts Dealers		100%	\$6,844	\$6,844,045	9.19	\$744,657	\$26,488	28.1	87.5%	1.86	13.2	\$49,186	LI Households
Gasoline and motor oil	2.7%	100%	\$3,304										
Gasoline Stations		100%	\$3,304	\$3,303,858	17.81	\$185,465	\$24,814	7.5	87.5%	1.86	3.5	\$46,078	LI Households
Vehicle Maintenance and Repairs	1.2%	100%	\$1,492										
Repair and Maintenance		100%	\$1,492	\$1,491,605	3.76	\$396,732	\$25,662	15.5	98.1%	1.86	8.2	\$47,653	LI Households
Medical Services	1.3%	100%	\$1,614										
Ambulatory Health Care Services		40%	\$646	\$645,571	2.93	\$220,089	\$69,714	3.2	98.1%	1.86	1.7	\$129,455	Above Mod
General Medical and Surgical Hospitals		30%	\$484	\$484,178	2.93	\$165,067	\$69,714	2.4	98.1%	1.86	1.3	\$129,455	Above Mod
Nursing and Residential Care Facilities		30%	\$484	\$484,178	2.93	\$165,067	\$69,714	2.4	98.1%	1.86	1.3	\$129,455	Above Mod
Drugs	0.6%	100%	\$701										
Health and Personal Care Stores		100%	\$701	\$700,674	8.37	\$83,740	\$28,665	2.9	87.5%	1.86	1.4	\$53,228	LI Households
Medical Supplies	0.2%	100%	\$259										
Health and Personal Care Stores		100%	\$259	\$258,893	8.37	\$30,941	\$28,665	1.1	87.5%	1.86	0.5	\$53,228	LI Households
Entertainment Fees and Admissions	1.0%	100%	\$1,281										
Arts, Entertainment, & Recreation		100%	\$1,281	\$1,281,403	3.14	\$407,946	\$34,993	11.7	87.5%	1.86	5.5	\$64,979	Moderate Income

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$550,000 home requires a household income of \$122,920.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-2
Household Expenditures and Employment Generation - Home Price of \$550,000
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.4%	100%	\$1,689										
Electronics and Appliance Stores [7]		100%	\$1,689	\$1,688,744	10.07	\$167,681	\$27,985	6.0	87.5%	1.86	2.8	\$51,966	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.1%	100%	\$1,351										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$541	\$540,588	9.19	\$58,818	\$26,488	2.2	87.5%	1.86	1.0	\$49,186	LI Households
Miscellaneous Store Retailers		40%	\$541	\$540,588	3.43	\$157,598	\$30,805	5.1	87.5%	1.86	2.4	\$57,203	LI Households
Veterinary Services [7]		20%	\$270	\$270,294	2.94	\$92,046	\$39,702	2.3	98.1%	1.86	1.2	\$73,725	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.7%	100%	\$844										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$718	\$717,716	9.19	\$78,090	\$26,488	2.9	87.5%	1.86	1.4	\$49,186	LI Households
Photographic Services [7]		15%	\$127	\$126,656	4.40	\$28,782	\$28,098	1.0	98.1%	1.86	0.5	\$52,177	LI Households
Personal Care Products and Services	1.0%	100%	\$1,256										
Miscellaneous Store Retailers		50%	\$628	\$628,232	3.43	\$183,149	\$30,805	5.9	87.5%	1.86	2.8	\$57,203	LI Households
Personal Care Services		50%	\$628	\$628,232	3.76	\$167,095	\$25,662	6.5	98.1%	1.86	3.4	\$47,653	LI Households
Reading	0.1%	100%	\$175										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$175	\$174,575	9.19	\$18,994	\$26,488	0.7	87.5%	1.86	0.3	\$49,186	LI Households
Education	1.8%	100%	\$2,186										
Educational Services		100%	\$2,186	\$2,186,342	3.09	\$708,154	\$30,600	23.1	98.1%	1.86	12.2	\$56,823	LI Households
Tobacco Products and Smoking Supplies	0.4%	100%	\$447										
Miscellaneous Store Retailers		100%	\$447	\$446,531	3.43	\$130,177	\$30,805	4.2	87.5%	1.86	2.0	\$57,203	LI Households
Miscellaneous	1.4%	100%	\$1,686										
Accounting		20%	\$337	\$337,274	2.54	\$132,686	\$42,533	3.1	98.1%	1.86	1.6	\$78,982	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$337	\$337,274	1.98	\$169,915	\$57,799	2.9	98.1%	1.86	1.6	\$107,330	Above Mod
Specialized Design Services [7]		20%	\$337	\$337,274	3.29	\$102,670	\$68,790	1.5	98.1%	1.86	0.8	\$127,739	Above Mod
Death Care Services [7]		20%	\$337	\$337,274	3.41	\$99,003	\$44,794	2.2	98.1%	1.86	1.2	\$83,179	Above Mod
Legal Services [7]		20%	\$337	\$337,274	2.99	\$112,753	\$104,045	1.1	98.1%	1.86	0.6	\$193,205	Above Mod
Total per 1,000 Market Rate Households								378.4			184.8		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$550,000 home requires a household income of \$122,920.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - Home Price of \$750,000
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/ HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Food at Home	4.8%	100%	\$8,036										
Food & Beverage Stores		100%	\$8,036	\$8,035,794	9.71	\$827,407	\$31,638	26.2	87.5%	1.86	12.3	\$58,749	Moderate Income
Food Away From Home	4.9%	100%	\$8,172										
Food Services and Drinking Places		100%	\$8,172	\$8,172,156	3.24	\$2,520,780	\$15,417	163.5	87.5%	1.86	77.0	\$28,628	VLI Households
Alcoholic Beverages	0.8%	100%	\$1,398										
Food & Beverage Stores		50%	\$699	\$699,155	9.71	\$71,989	\$31,638	2.3	87.5%	1.86	1.1	\$58,749	Moderate Income
Food Services and Drinking Places		50%	\$699	\$699,155	3.24	\$215,661	\$15,417	14.0	87.5%	1.86	6.6	\$28,628	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	1.9%	100%	\$3,193										
Personal and Household Goods Repair and Maintenance		45%	\$1,437	\$1,436,646	3.76	\$382,114	\$25,662	14.9	98.1%	1.86	7.9	\$47,653	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$1,437	\$1,436,646	9.19	\$156,312	\$26,488	5.9	87.5%	1.86	2.8	\$49,186	LI Households
Real Estate and Rental and Leasing		10%	\$319	\$319,255	3.89	\$81,984	\$29,091	2.8	98.1%	1.86	1.5	\$54,020	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$164										
Nonstore Retailers [7]		100%	\$164	\$163,874	13.82	\$11,861	\$65,041	0.2	87.5%	1.86	0.1	\$120,777	Above Mod
Water and Other Public Services [8]	0.6%	100%	\$1,062										
Waste Management and Remediation Services		100%	\$1,062	\$1,062,189	3.36	\$316,542	\$32,099	9.9	98.1%	1.86	5.2	\$59,605	Moderate Income
Household Operations Personal Services	0.8%	100%	\$1,392										
Nursing and Residential Care Facilities		40%	\$557	\$556,932	2.93	\$189,870	\$69,714	2.7	98.1%	1.86	1.4	\$129,455	Above Mod
Social Assistance		60%	\$835	\$835,397	2.93	\$284,805	\$69,714	4.1	98.1%	1.86	2.2	\$129,455	Above Mod
Household Operations Other Household Expenses	1.2%	100%	\$2,041										
Services to Buildings and Dwellings [7]		100%	\$2,041	\$2,040,647	2.54	\$802,515	\$29,308	27.4	98.1%	1.86	14.5	\$54,424	LI Households
Housekeeping Supplies	0.9%	100%	\$1,470										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$147	\$147,008	9.19	\$15,995	\$26,488	0.6	87.5%	1.86	0.3	\$49,186	LI Households
Food & Beverage Stores		35%	\$515	\$514,528	9.71	\$52,978	\$31,638	1.7	87.5%	1.86	0.8	\$58,749	Moderate Income
General Merchandise		35%	\$515	\$514,528	13.55	\$37,972	\$15,405	2.5	87.5%	1.86	1.2	\$28,605	VLI Households
Miscellaneous Store Retailers		20%	\$294	\$294,016	3.43	\$85,714	\$30,805	2.8	87.5%	1.86	1.3	\$57,203	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$750,000 home requires a household income of \$167,618.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - Home Price of \$750,000
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/ HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.7%	100%	\$4,512										
Furniture and Home Furnishings Stores		40%	\$1,805	\$1,804,764	15.21	\$118,659	\$23,503	5.0	87.5%	1.86	2.4	\$43,644	LI Households
Electronics and Appliance Stores [7]		40%	\$1,805	\$1,804,764	10.07	\$179,201	\$27,985	6.4	87.5%	1.86	3.0	\$51,966	LI Households
General Merchandise Stores		10%	\$451	\$451,191	13.55	\$33,297	\$15,405	2.2	87.5%	1.86	1.0	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$451	\$451,191	3.43	\$131,536	\$30,805	4.3	87.5%	1.86	2.0	\$57,203	LI Households
Apparel and Services	2.6%	100%	\$4,415										
Clothing and Clothing Accessories Stores		40%	\$1,766	\$1,766,009	9.19	\$192,148	\$26,488	7.3	87.5%	1.86	3.4	\$49,186	LI Households
General Merchandise		40%	\$1,766	\$1,766,009	13.55	\$130,330	\$15,405	8.5	87.5%	1.86	4.0	\$28,605	VLI Households
Miscellaneous Store Retailers		10%	\$442	\$441,502	3.43	\$128,711	\$30,805	4.2	87.5%	1.86	2.0	\$57,203	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$221	\$220,751	3.76	\$58,715	\$25,662	2.3	87.5%	1.86	1.1	\$47,653	LI Households
Drycleaning and Laundry Services		5%	\$221	\$220,751	3.76	\$58,715	\$25,662	2.3	87.5%	1.86	1.1	\$47,653	LI Households
Vehicle Purchases (net outlay)	4.5%	100%	\$7,469										
Motor Vehicle and Parts Dealers		100%	\$7,469	\$7,468,815	9.19	\$812,634	\$26,488	30.7	87.5%	1.86	14.5	\$49,186	LI Households
Gasoline and motor oil	2.1%	100%	\$3,498										
Gasoline Stations		100%	\$3,498	\$3,497,568	17.81	\$196,339	\$24,814	7.9	87.5%	1.86	3.7	\$46,078	LI Households
Vehicle Maintenance and Repairs	1.0%	100%	\$1,740										
Repair and Maintenance		100%	\$1,740	\$1,740,411	3.76	\$462,908	\$25,662	18.0	98.1%	1.86	9.5	\$47,653	LI Households
Medical Services	1.3%	100%	\$2,152										
Ambulatory Health Care Services		40%	\$861	\$860,756	2.93	\$293,450	\$69,714	4.2	98.1%	1.86	2.2	\$129,455	Above Mod
General Medical and Surgical Hospitals		30%	\$645.57	\$645,567	2.93	\$220,088	\$69,714	3.2	98.1%	1.86	1.7	\$129,455	Above Mod
Nursing and Residential Care Facilities		30%	\$646	\$645,567	2.93	\$220,088	\$69,714	3.2	98.1%	1.86	1.7	\$129,455	Above Mod
Drugs	0.5%	100%	\$843										
Health and Personal Care Stores		100%	\$843	\$843,292	8.37	\$100,785	\$28,665	3.5	87.5%	1.86	1.7	\$53,228	LI Households
Medical Supplies	0.2%	100%	\$316										
Health and Personal Care Stores		100%	\$316	\$315,786	8.37	\$37,741	\$28,665	1.3	87.5%	1.86	0.6	\$53,228	LI Households
Entertainment Fees and Admissions	1.4%	100%	\$2,394										
Arts, Entertainment, & Recreation		100%	\$2,394	\$2,393,514	3.14	\$761,996	\$34,993	21.8	87.5%	1.86	10.3	\$64,979	Moderate Income

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$750,000 home requires a household income of \$167,618.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-3
Household Expenditures and Employment Generation - Home Price of \$750,000
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.1%	100%	\$1,873										
Electronics and Appliance Stores [7]		100%	\$1,873	\$1,873,185	10.07	\$185,995	\$27,985	6.6	87.5%	1.86	3.1	\$51,966	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.3%	100%	\$2,112										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$845	\$844,967	9.19	\$91,935	\$26,488	3.5	87.5%	1.86	1.6	\$49,186	LI Households
Miscellaneous Store Retailers		40%	\$845	\$844,967	3.43	\$246,333	\$30,805	8.0	87.5%	1.86	3.8	\$57,203	LI Households
Veterinary Services [7]		20%	\$422	\$422,483	2.94	\$143,872	\$39,702	3.6	98.1%	1.86	1.9	\$73,725	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.4%	100%	\$647										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$550	\$550,054	9.19	\$59,848	\$26,488	2.3	87.5%	1.86	1.1	\$49,186	LI Households
Photographic Services [7]		15%	\$97	\$97,068	4.40	\$22,058	\$28,098	0.8	98.1%	1.86	0.4	\$52,177	LI Households
Personal Care Products and Services	1.0%	100%	\$1,726										
Miscellaneous Store Retailers		50%	\$863	\$863,029	3.43	\$251,599	\$30,805	8.2	87.5%	1.86	3.8	\$57,203	LI Households
Personal Care Services		50%	\$863	\$863,029	3.76	\$229,545	\$25,662	8.9	98.1%	1.86	4.7	\$47,653	LI Households
Reading	0.2%	100%	\$300										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$300	\$300,236	9.19	\$32,667	\$26,488	1.2	87.5%	1.86	0.6	\$49,186	LI Households
Education	2.2%	100%	\$3,606										
Educational Services		100%	\$3,606	\$3,606,419	3.09	\$1,168,116	\$30,600	38.2	98.1%	1.86	20.2	\$56,823	LI Households
Tobacco Products and Smoking Supplies	0.2%	100%	\$304										
Miscellaneous Store Retailers		100%	\$303.82	\$303,824.32	3.43	\$88,574	\$30,805	2.9	87.5%	1.86	1.4	\$57,203	LI Households
Miscellaneous	1.1%	100%	\$1,890										
Accounting		20%	\$378	\$377,986	2.54	\$148,703	\$42,533	3.5	98.1%	1.86	1.8	\$78,982	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$378	\$377,986	1.98	\$190,426	\$57,799	3.3	98.1%	1.86	1.7	\$107,330	Above Mod
Specialized Design Services [7]		20%	\$378	\$377,986	3.29	\$115,064	\$68,790	1.7	98.1%	1.86	0.9	\$127,739	Above Mod
Death Care Services [7]		20%	\$378	\$377,986	3.41	\$110,954	\$44,794	2.5	98.1%	1.86	1.3	\$83,179	Above Mod
Legal Services [7]		20%	\$378	\$377,986	2.99	\$126,364	\$104,045	1.2	98.1%	1.86	0.6	\$193,205	Above Mod
Total per 1,000 Market Rate Households								513.7			250.9		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$750,000 home requires a household income of \$167,618.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-4
Household Expenditures and Employment Generation - Home Price of \$950,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
	a	b	c	d = c * 1,000	e	f = d / e	g	h = f / g	i	j	k = h * i / j	l = g * j	
Calculation													
Food at Home	4.8%	100%	\$10,179										
Food & Beverage Stores		100%	\$10,179	\$10,178,673	9.71	\$1,048,049	\$31,638	33.1	87.5%	1.86	15.6	\$51,659	LI Households
Food Away From Home	4.9%	100%	\$10,351										
Food Services and Drinking Places		100%	\$10,351	\$10,351,398	3.24	\$3,192,988	\$15,417	207.1	87.5%	1.86	97.6	\$25,173	VLI Households
Alcoholic Beverages	0.8%	100%	\$1,771										
Food & Beverage Stores		50%	\$886	\$885,596	9.71	\$91,186	\$31,638	2.9	87.5%	1.86	1.4	\$51,659	LI Households
Food Services and Drinking Places		50%	\$886	\$885,596	3.24	\$273,171	\$15,417	17.7	87.5%	1.86	8.3	\$25,173	VLI Households
Housing Maintenance, Repairs, Insurance, Other expenses	1.9%	100%	\$4,044										
Personal and Household Goods Repair and Maintenance		45%	\$1,820	\$1,819,752	3.76	\$484,011	\$25,662	18.9	98.1%	1.86	10.0	\$41,902	LI Households
Building Material and Garden Equipment and Supplies Dealer		45%	\$1,820	\$1,819,752	9.19	\$197,996	\$26,488	7.5	87.5%	1.86	3.5	\$43,250	LI Households
Real Estate and Rental and Leasing		10%	\$404	\$404,389	3.89	\$103,846	\$29,091	3.6	98.1%	1.86	1.9	\$47,501	LI Households
Fuel oil and Other fuels [8]	0.1%	100%	\$208										
Nonstore Retailers [7]		100%	\$208	\$207,573	13.82	\$15,024	\$65,041	0.2	87.5%	1.86	0.1	\$106,201	Above Mod
Water and Other Public Services [8]	0.6%	100%	\$1,345										
Waste Management and Remediation Services		100%	\$1,345	\$1,345,439	3.36	\$400,954	\$32,099	12.5	98.1%	1.86	6.6	\$52,412	LI Households
Household Operations Personal Services	0.8%	100%	\$1,764										
Nursing and Residential Care Facilities		40%	\$705	\$705,447	2.93	\$240,502	\$69,714	3.4	98.1%	1.86	1.8	\$113,831	Above Mod
Social Assistance		60%	\$1,058	\$1,058,170	2.93	\$360,753	\$69,714	5.2	98.1%	1.86	2.7	\$113,831	Above Mod
Household Operations Other Household Expenses	1.2%	100%	\$2,585										
Services to Buildings and Dwellings [7]		100%	\$2,585	\$2,584,819	2.54	\$1,016,519	\$29,308	34.7	98.1%	1.86	18.3	\$47,855	LI Households
Housekeeping Supplies	0.9%	100%	\$1,862										
Building Materials and Garden Equipment and Supplies Dealers		10%	\$186	\$186,210	9.19	\$20,260	\$26,488	0.8	87.5%	1.86	0.4	\$43,250	LI Households
Food & Beverage Stores		35%	\$652	\$651,735	9.71	\$67,106	\$31,638	2.1	87.5%	1.86	1.0	\$51,659	LI Households
General Merchandise		35%	\$652	\$651,735	13.55	\$48,097	\$15,405	3.1	87.5%	1.86	1.5	\$25,153	VLI Households
Miscellaneous Store Retailers		20%	\$372	\$372,420	3.43	\$108,572	\$30,805	3.5	87.5%	1.86	1.7	\$50,299	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households earning between \$150,000 and \$200,000. The spending patterns of households earning \$212,316 more closely matches the patterns of the \$150,000 to \$200,000 cohort than the above \$200,000 cohort. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$950,000 home requires a household income of \$212,316.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table A-4
Household Expenditures and Employment Generation - Home Price of \$950,000
Mono County Rental Residential Nexus Study; EPS #181044

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Household Furnishings and Equipment	2.7%	100%	\$5,715										
Furniture and Home Furnishings Stores		40%	\$2,286	\$2,286,035	15.21	\$150,301	\$23,503	6.4	87.5%	1.86	3.0	\$38,377	LI Households
Electronics and Appliance Stores [7]		40%	\$2,286	\$2,286,035	10.07	\$226,988	\$27,985	8.1	87.5%	1.86	3.8	\$45,694	LI Households
General Merchandise Stores		10%	\$572	\$571,509	13.55	\$42,177	\$15,405	2.7	87.5%	1.86	1.3	\$25,153	VLI Households
Miscellaneous Store Retailers		10%	\$572	\$571,509	3.43	\$166,612	\$30,805	5.4	87.5%	1.86	2.5	\$50,299	LI Households
Apparel and Services	2.6%	100%	\$5,592										
Clothing and Clothing Accessories Stores		40%	\$2,237	\$2,236,944	9.19	\$243,388	\$26,488	9.2	87.5%	1.86	4.3	\$43,250	LI Households
General Merchandise		40%	\$2,237	\$2,236,944	13.55	\$165,084	\$15,405	10.7	87.5%	1.86	5.0	\$25,153	VLI Households
Miscellaneous Store Retailers		10%	\$559	\$559,236	3.43	\$163,034	\$30,805	5.3	87.5%	1.86	2.5	\$50,299	LI Households
Personal and Household Goods Repair and Maintenance		5%	\$280	\$279,618	3.76	\$74,372	\$25,662	2.9	87.5%	1.86	1.4	\$41,902	LI Households
Drycleaning and Laundry Services		5%	\$280	\$279,618	3.76	\$74,372	\$25,662	2.9	87.5%	1.86	1.4	\$41,902	LI Households
Vehicle Purchases (net outlay)	4.5%	100%	\$9,460										
Motor Vehicle and Parts Dealers		100%	\$9,460	\$9,460,499	9.19	\$1,029,336	\$26,488	38.9	87.5%	1.86	18.3	\$43,250	LI Households
Gasoline and motor oil	2.1%	100%	\$4,430										
Gasoline Stations		100%	\$4,430	\$4,430,253	17.81	\$248,696	\$24,814	10.0	87.5%	1.86	4.7	\$40,517	LI Households
Vehicle Maintenance and Repairs	1.0%	100%	\$2,205										
Repair and Maintenance		100%	\$2,205	\$2,204,521	3.76	\$586,351	\$25,662	22.8	98.1%	1.86	12.1	\$41,902	LI Households
Medical Services	1.3%	100%	\$2,726										
Ambulatory Health Care Services		40%	\$1,090	\$1,090,291	2.93	\$371,704	\$69,714	5.3	98.1%	1.86	2.8	\$113,831	Above Mod
General Medical and Surgical Hospitals		30%	\$818	\$817,718	2.93	\$278,778	\$69,714	4.0	98.1%	1.86	2.1	\$113,831	Above Mod
Nursing and Residential Care Facilities		30%	\$818	\$817,718	2.93	\$278,778	\$69,714	4.0	98.1%	1.86	2.1	\$113,831	Above Mod
Drugs	0.5%	100%	\$1,068										
Health and Personal Care Stores		100%	\$1,068	\$1,068,170	8.37	\$127,661	\$28,665	4.5	87.5%	1.86	2.1	\$46,804	LI Households
Medical Supplies	0.2%	100%	\$400										
Health and Personal Care Stores		100%	\$400	\$399,995	8.37	\$47,805	\$28,665	1.7	87.5%	1.86	0.8	\$46,804	LI Households
Entertainment Fees and Admissions	1.4%	100%	\$3,032										
Arts, Entertainment, & Recreation		100%	\$3,032	\$3,031,784	3.14	\$965,194	\$34,993	27.6	87.5%	1.86	13.0	\$57,137	LI Households

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households earning between \$150,000 and \$200,000. The spending patterns of households earning \$212,316 more closely matches the patterns of the \$150,000 to \$200,000 cohort than the above \$200,000 cohort. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$950,000 home requires a household income of \$212,316.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

**Table A-4
Household Expenditures and Employment Generation - Home Price of \$950,000
Mono County Rental Residential Nexus Study; EPS #181044**

Item	% of Household Income Spent per Category [1]	% of Category Expenditure per Type of Business [2]	Expenditures [3]	Expenditures per 1,000 HHs	Gross Receipts to Wages	Total Wages per 1,000 Households	2018 Avg. Wages [4]	# of New Workers	% Forming HH [5]	Workers/HH [6]	Total Worker HH	Avg. Worker HH Income	Income Category
<i>Calculation</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = c * 1,000</i>	<i>e</i>	<i>f = d / e</i>	<i>g</i>	<i>h = f / g</i>	<i>i</i>	<i>j</i>	<i>k = h * i / j</i>	<i>l = g * j</i>	
Entertainment Audio and Visual Equipment and Services	1.1%	100%	\$2,373										
Electronics and Appliance Stores [7]		100%	\$2,373	\$2,372,700	10.07	\$235,594	\$27,985	8.4	87.5%	1.86	4.0	\$45,694	LI Households
Entertainment Pets, Toys, Hobbies, and Playground Equip.	1.3%	100%	\$2,676										
Sporting Goods, Hobby, and Musical Instrument Stores		40%	\$1,070	\$1,070,291	9.19	\$116,451	\$26,488	4.4	87.5%	1.86	2.1	\$43,250	LI Households
Miscellaneous Store Retailers		40%	\$1,070	\$1,070,291	3.43	\$312,022	\$30,805	10.1	87.5%	1.86	4.8	\$50,299	LI Households
Veterinary Services [7]		20%	\$535	\$535,145	2.94	\$182,238	\$39,702	4.6	98.1%	1.86	2.4	\$64,827	Moderate Income
Other Entertainment Supplies, Equipment, and Services	0.4%	100%	\$820										
Sporting Goods, Hobby, and Musical Instrument Stores		85%	\$697	\$696,735	9.19	\$75,807	\$26,488	2.9	87.5%	1.86	1.3	\$43,250	LI Households
Photographic Services [7]		15%	\$123	\$122,953	4.40	\$27,941	\$28,098	1.0	98.1%	1.86	0.5	\$45,880	LI Households
Personal Care Products and Services	1.0%	100%	\$2,186										
Miscellaneous Store Retailers		50%	\$1,093	\$1,093,169	3.43	\$318,692	\$30,805	10.3	87.5%	1.86	4.9	\$50,299	LI Households
Personal Care Services		50%	\$1,093	\$1,093,169	3.76	\$290,757	\$25,662	11.3	98.1%	1.86	6.0	\$41,902	LI Households
Reading	0.2%	100%	\$380										
Sporting Goods, Hobby, and Musical Instrument Stores		100%	\$380	\$380,299	9.19	\$41,378	\$26,488	1.6	87.5%	1.86	0.7	\$43,250	LI Households
Education	2.2%	100%	\$4,568										
Educational Services		100%	\$4,568	\$4,568,130	3.09	\$1,479,614	\$30,600	48.4	98.1%	1.86	25.5	\$49,965	LI Households
Tobacco Products and Smoking Supplies	0.2%	100%	\$385										
Miscellaneous Store Retailers		100%	\$385	\$384,844	3.43	\$112,194	\$30,805	3.6	87.5%	1.86	1.7	\$50,299	LI Households
Miscellaneous	1.1%	100%	\$2,394										
Accounting		20%	\$479	\$478,782	2.54	\$188,357	\$42,533	4.4	98.1%	1.86	2.3	\$69,449	Moderate Income
Architectural, Engineering, and Related [9]		20%	\$479	\$478,782	1.98	\$241,206	\$57,799	4.2	98.1%	1.86	2.2	\$94,376	Above Mod
Specialized Design Services [7]		20%	\$479	\$478,782	3.29	\$145,747	\$68,790	2.1	98.1%	1.86	1.1	\$112,323	Above Mod
Death Care Services [7]		20%	\$479	\$478,782	3.41	\$140,541	\$44,794	3.1	98.1%	1.86	1.7	\$73,140	Moderate Income
Legal Services [7]		20%	\$479	\$478,782	2.99	\$160,061	\$104,045	1.5	98.1%	1.86	0.8	\$169,888	Above Mod
Total per 1,000 Market Rate Households								650.7			317.8		

[1] Percent of income spent per category is based on the nationwide 2016 Consumer Expenditure Survey data for households earning between \$150,000 and \$200,000. The spending patterns of households earning \$212,316 more closely matches the patterns of the \$150,000 to \$200,000 cohort than the above \$200,000 cohort. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2016 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2016 U.S. Consumer Expenditure Survey. Per Table 4 a typical new \$950,000 home requires a household income of \$212,316.

[4] 2016 expenditures converted to 2018 dollars using the CPI adjustment for California from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, ACS Data (2012-2016) for Mono County.

[7] Mono County data not available from 2012 Economic Census (published September 2016). Gross receipts to wages and 2012 average wage thus based on statewide data.

[8] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2012 Economic Census.

[9] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

Source: 2016 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2012 Economic Census, American Community Survey 2012-2016; Economic & Planning Systems, Inc.

Table B-1
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - Home Price of \$350,000
Mono County Ownership Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	7.8	3.7	0.0	3.7	0.0	0.0
Food & Beverage Stores	18.1	8.5	0.0	0.0	8.5	0.0
Food Services and Drinking Places	83.0	39.1	39.1	0.0	0.0	0.0
Health and Personal Care Stores	3.0	1.4	1.4	0.0	0.0	0.0
General Merchandise	6.3	3.0	3.0	0.0	0.0	0.0
Furniture and Home Furnishings Stores	2.4	1.1	0.0	1.1	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	3.3	1.5	0.0	1.5	0.0	0.0
Electronics and Appliance Stores	7.6	3.6	0.0	3.6	0.0	0.0
Clothing and Clothing Accessories Stores	3.5	1.6	0.0	1.6	0.0	0.0
Motor Vehicle and Parts Dealers	19.2	9.0	0.0	9.0	0.0	0.0
Gasoline Stations	5.8	2.7	0.0	2.7	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	4.1	1.9	0.0	1.9	0.0	0.0
Miscellaneous Store Retailers	9.1	4.3	0.0	4.3	0.0	0.0
Nonstore Retailers	0.1	0.0	0.0	0.0	0.0	0.0
Arts, Entertainment, & Recreation	6.9	3.3	0.0	0.0	3.3	0.0
Medical/Health						
Ambulatory Health Care Services	2.0	1.1	0.0	0.0	0.0	1.1
General Medical and Surgical Hospitals	1.5	0.8	0.0	0.0	0.0	0.8
Nursing and Residential Care Facilities	2.4	1.3	0.0	0.0	0.0	1.3
Social Assistance	1.3	0.7	0.0	0.0	0.0	0.7
Services						
Personal and Household Goods Repair and Maintenance	8.5	4.4	0.0	4.4	0.0	0.0
Services to Buildings and Dwellings	13.6	7.2	0.0	7.2	0.0	0.0
Waste Management and Remediation Services	6.5	3.4	0.0	0.0	3.4	0.0
Real Estate and Rental and Leasing	1.4	0.7	0.0	0.7	0.0	0.0
Personal Care Services	4.3	2.3	0.0	2.3	0.0	0.0
Dry Cleaning and Laundry Services	1.1	0.5	0.0	0.5	0.0	0.0
Auto Repair and Maintenance	11.0	5.8	0.0	5.8	0.0	0.0
Veterinary Services	1.7	0.9	0.0	0.0	0.9	0.0
Photographic Services	0.7	0.4	0.0	0.4	0.0	0.0
Educational Services	11.2	5.9	0.0	5.9	0.0	0.0
Accounting	2.1	1.1	0.0	0.0	1.1	0.0
Architectural, Engineering, and Related	1.9	1.0	0.0	0.0	0.0	1.0
Specialized Design Services	1.0	0.5	0.0	0.0	0.0	0.5
Death Care Services	1.5	0.8	0.0	0.0	0.0	0.8
Legal Services	<u>0.7</u>	<u>0.4</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.4</u>
Total Workers and Households	254.4	124.0	43.5	56.8	17.2	6.5
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units		117.5	43.5	56.8	17.2	
Total Income-Qualified HH Generated Per 100 Market-Rate Units		11.7	4.3	5.7	1.7	

[1] Assumes 1.86 workers per worker household in the Mono County based on data from US Census, ACS 2012-2016. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Table B-2
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - Home Price of \$550,000
Mono County Ownership Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	10.2	4.8	0.0	4.8	0.0	0.0
Food & Beverage Stores	24.2	11.4	0.0	0.0	11.4	0.0
Food Services and Drinking Places	122.7	57.8	57.8	0.0	0.0	0.0
Health and Personal Care Stores	4.0	1.9	1.9	0.0	0.0	0.0
General Merchandise	9.2	4.3	4.3	0.0	0.0	0.0
Furniture and Home Furnishings Stores	3.9	1.8	0.0	1.8	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	5.2	2.4	0.0	2.4	0.0	0.0
Electronics and Appliance Stores	10.9	5.1	0.0	5.1	0.0	0.0
Clothing and Clothing Accessories Stores	4.8	2.3	0.0	2.3	0.0	0.0
Motor Vehicle and Parts Dealers	28.1	13.2	0.0	13.2	0.0	0.0
Gasoline Stations	7.5	3.5	0.0	3.5	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	5.9	2.8	0.0	2.8	0.0	0.0
Miscellaneous Store Retailers	13.4	6.3	0.0	6.3	0.0	0.0
Nonstore Retailers	0.1	0.1	0.0	0.0	0.0	0.1
Arts, Entertainment, & Recreation	11.7	5.5	0.0	0.0	5.5	0.0
Medical/Health						
Ambulatory Health Care Services	3.2	1.7	0.0	0.0	0.0	1.7
General Medical and Surgical Hospitals	2.4	1.3	0.0	0.0	0.0	1.3
Nursing and Residential Care Facilities	4.5	2.4	0.0	0.0	0.0	2.4
Social Assistance	3.2	1.7	0.0	0.0	0.0	1.7
Services						
Personal and Household Goods Repair and Maintenance	13.4	7.0	0.0	7.0	0.0	0.0
Services to Buildings and Dwellings	19.0	10.1	0.0	10.1	0.0	0.0
Waste Management and Remediation Services	7.9	4.2	0.0	0.0	4.2	0.0
Real Estate and Rental and Leasing	2.3	1.2	0.0	1.2	0.0	0.0
Personal Care Services	6.5	3.4	0.0	3.4	0.0	0.0
Dry Cleaning and Laundry Services	1.5	0.7	0.0	0.7	0.0	0.0
Auto Repair and Maintenance	15.5	8.2	0.0	8.2	0.0	0.0
Veterinary Services	2.3	1.2	0.0	0.0	1.2	0.0
Photographic Services	1.0	0.5	0.0	0.5	0.0	0.0
Educational Services	23.1	12.2	0.0	12.2	0.0	0.0
Accounting	3.1	1.6	0.0	0.0	1.6	0.0
Architectural, Engineering, and Related	2.9	1.6	0.0	0.0	0.0	1.6
Specialized Design Services	1.5	0.8	0.0	0.0	0.0	0.8
Death Care Services	2.2	1.2	0.0	0.0	0.0	1.2
Legal Services	<u>1.1</u>	<u>0.6</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.6</u>
Total Workers and Households	378.4	184.8	64.0	85.7	24.0	11.1
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		173.7	64.0	85.7	24.0	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		17.4	6.4	8.6	2.4	

[1] Assumes 1.86 workers per worker household in the Mono County based on data from US Census, ACS 2012-2016. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Table B-3
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - Home Price of \$750,000
Mono County Ownership Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	11.0	5.2	0.0	5.2	0.0	0.0
Food & Beverage Stores	30.1	14.2	0.0	0.0	14.2	0.0
Food Services and Drinking Places	177.5	83.6	83.6	0.0	0.0	0.0
Health and Personal Care Stores	4.8	2.3	2.3	0.0	0.0	0.0
General Merchandise	13.1	6.2	6.2	0.0	0.0	0.0
Furniture and Home Furnishings Stores	5.0	2.4	0.0	2.4	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	6.5	3.1	0.0	3.1	0.0	0.0
Electronics and Appliance Stores	13.0	6.1	0.0	6.1	0.0	0.0
Clothing and Clothing Accessories Stores	7.3	3.4	0.0	3.4	0.0	0.0
Motor Vehicle and Parts Dealers	30.7	14.5	0.0	14.5	0.0	0.0
Gasoline Stations	7.9	3.7	0.0	3.7	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	7.0	3.3	0.0	3.3	0.0	0.0
Miscellaneous Store Retailers	19.2	9.1	0.0	9.1	0.0	0.0
Nonstore Retailers	0.2	0.1	0.0	0.0	0.0	0.1
Arts, Entertainment, & Recreation	21.8	10.3	0.0	0.0	0.0	10.3
Medical/Health						
Ambulatory Health Care Services	4.2	2.2	0.0	0.0	0.0	2.2
General Medical and Surgical Hospitals	3.2	1.7	0.0	0.0	0.0	1.7
Nursing and Residential Care Facilities	5.9	3.1	0.0	0.0	0.0	3.1
Social Assistance	4.1	2.2	0.0	0.0	0.0	2.2
Services						
Personal and Household Goods Repair and Maintenance	17.2	8.9	0.0	8.9	0.0	0.0
Services to Buildings and Dwellings	27.4	14.5	0.0	14.5	0.0	0.0
Waste Management and Remediation Services	9.9	5.2	0.0	0.0	5.2	0.0
Real Estate and Rental and Leasing	2.8	1.5	0.0	1.5	0.0	0.0
Personal Care Services	8.9	4.7	0.0	4.7	0.0	0.0
Dry Cleaning and Laundry Services	2.3	1.1	0.0	1.1	0.0	0.0
Auto Repair and Maintenance	18.0	9.5	0.0	9.5	0.0	0.0
Veterinary Services	3.6	1.9	0.0	0.0	1.9	0.0
Photographic Services	0.8	0.4	0.0	0.4	0.0	0.0
Educational Services	38.2	20.2	0.0	20.2	0.0	0.0
Accounting	3.5	1.8	0.0	0.0	1.8	0.0
Architectural, Engineering, and Related	3.3	1.7	0.0	0.0	0.0	1.7
Specialized Design Services	1.7	0.9	0.0	0.0	0.0	0.9
Death Care Services	2.5	1.3	0.0	0.0	0.0	1.3
Legal Services	<u>1.2</u>	<u>0.6</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.6</u>
Total Workers and Households	513.7	250.9	92.1	111.6	23.2	24.1
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		226.8	92.1	111.6	23.2	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		22.7	9.2	11.2	2.3	

[1] Assumes 1.86 workers per worker household in the Mono County based on data from US Census, ACS 2012-2016. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.

Table B-4
Income Levels for Worker Households
Worker Household Generation per 1,000 Market Rate Units - Home Price of \$950,000
Mono County Ownership Residential Nexus Study; EPS #181044

Industry	Total Workers	Total Worker Households [1]	Very Low Income Households	Low Income Households	Moderate Income Households	Above Moderate Income Households
Retail						
Unspecified Retail	14.0	6.6	0.0	6.6	0.0	0.0
Food & Beverage Stores	38.1	18.0	0.0	0.0	18.0	0.0
Food Services and Drinking Places	224.8	105.9	105.9	0.0	0.0	0.0
Health and Personal Care Stores	6.1	2.9	2.9	0.0	0.0	0.0
General Merchandise	16.6	7.8	7.8	0.0	0.0	0.0
Furniture and Home Furnishings Stores	6.4	3.0	0.0	3.0	0.0	0.0
Building Material and Garden Equipment and Supplies Dealer	8.2	3.9	0.0	3.9	0.0	0.0
Electronics and Appliance Stores	16.5	7.8	0.0	7.8	0.0	0.0
Clothing and Clothing Accessories Stores	9.2	4.3	0.0	4.3	0.0	0.0
Motor Vehicle and Parts Dealers	38.9	18.3	0.0	18.3	0.0	0.0
Gasoline Stations	10.0	4.7	0.0	4.7	0.0	0.0
Sporting Goods, Hobby, and Musical Instrument Stores	8.8	4.2	0.0	4.2	0.0	0.0
Miscellaneous Store Retailers	24.4	11.5	0.0	11.5	0.0	0.0
Nonstore Retailers	0.2	0.1	0.0	0.0	0.0	0.1
Arts, Entertainment, & Recreation	27.6	13.0	0.0	0.0	13.0	0.0
Medical/Health						
Ambulatory Health Care Services	5.3	2.8	0.0	0.0	0.0	2.8
General Medical and Surgical Hospitals	4.0	2.1	0.0	0.0	0.0	2.1
Nursing and Residential Care Facilities	7.4	3.9	0.0	0.0	0.0	3.9
Social Assistance	5.2	2.7	0.0	0.0	0.0	2.7
Services						
Personal and Household Goods Repair and Maintenance	21.8	11.3	0.0	11.3	0.0	0.0
Services to Buildings and Dwellings	34.7	18.3	0.0	18.3	0.0	0.0
Waste Management and Remediation Services	12.5	6.6	0.0	0.0	6.6	0.0
Real Estate and Rental and Leasing	3.6	1.9	0.0	1.9	0.0	0.0
Personal Care Services	11.3	6.0	0.0	6.0	0.0	0.0
Dry Cleaning and Laundry Services	2.9	1.4	0.0	1.4	0.0	0.0
Auto Repair and Maintenance	22.8	12.1	0.0	12.1	0.0	0.0
Veterinary Services	4.6	2.4	0.0	0.0	2.4	0.0
Photographic Services	1.0	0.5	0.0	0.5	0.0	0.0
Educational Services	48.4	25.5	0.0	25.5	0.0	0.0
Accounting	4.4	2.3	0.0	0.0	2.3	0.0
Architectural, Engineering, and Related	4.2	2.2	0.0	0.0	0.0	2.2
Specialized Design Services	2.1	1.1	0.0	0.0	0.0	1.1
Death Care Services	3.1	1.7	0.0	0.0	0.0	1.7
Legal Services	<u>1.5</u>	<u>0.8</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.8</u>
Total Workers and Households	650.7	317.8	116.6	141.3	42.3	17.5
Total Income-Qualified HH Generated Per 1,000 Market-Rate Units [2]		300.3	116.6	141.3	42.3	
Total Income-Qualified HH Generated Per 100 Market-Rate Units [2]		30.0	11.7	14.1	4.2	

[1] Assumes 1.86 workers per worker household in the Mono County based on data from US Census, ACS 2012-2016. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

Source: Economic & Planning Systems, Inc.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Finance

TIME REQUIRED 10 minutes

PERSONS APPEARING BEFORE THE BOARD Janet Dutcher, Jennifer Halferty

SUBJECT Quarterly Update on the Mono County Revolving Loan Program - Housing

AGENDA DESCRIPTION:

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

Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund to purchase property on March 1, 2018 at 550 Mono Street, #C101 for selling at below market rate as a deed restricted unit.

RECOMMENDED ACTION:

Receive a property update from Mammoth Lakes Housing and a financial update from the Finance Department on use of Mono County Revolving Loan Fund as per Resolution 17-86. Provide any desired direction to staff.

FISCAL IMPACT:

Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund as per Resolution 17-86 in the amount of \$191,200 at 1.5127% to be repaid in full to the Mono RLF upon sale of the unit or within one year, whichever is sooner.

CONTACT NAME: Megan Mahaffey

PHONE/EMAIL: 760-924-1836 / mmahaffey@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff report
<input type="checkbox"/> RLF Balance Sheet - QE March 31 2018
<input type="checkbox"/> RLF Financial Information - QE March 31 2018

History

Time

Who

Approval

6/14/2018 3:51 PM	County Administrative Office	Yes
6/12/2018 10:15 AM	County Counsel	Yes
6/14/2018 7:47 AM	Finance	Yes



**DEPARTMENT OF FINANCE
AUDITOR-CONTROLLER
COUNTY OF MONO**

P.O. Box 556, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5490 • FAX (760) 932-5491

*Janet Dutcher
Finance Director*

*Stephanie Butters
Assistant Finance Director
Auditor-Controller*

June 19, 2018

To: Mono County Board of Supervisors

From: Jennifer Halferty – Mammoth Lakes Housing, Executive Director
Megan Mahaffey – Mono County, Accountant
Janet Dutcher – Mono County, Finance Director

Re: Revolving Loan Fund

Recommended Action: Receive update from Mammoth Lakes Housing on use of Mono County Revolving Loan Fund (RLF) as per Resolution 17-86.

Fiscal Impact: Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund as per Resolution 17-86 in the amount of \$191,200 at 1.5127% to be repaid in full to the Mono RLF upon sale of the Unit or within one year, whichever is sooner.

Strategic Plan: The Mono County RLF program moves Mono County towards the Mono County Strategic Plan by enhancing quality of life for county residents by addressing the housing crisis through policy, assistance and development programs.

Background: Mammoth Lakes Housing utilized the Mono County Revolving Loan Fund to purchase property on March 1, 2018 at 550 Mono Street, #C101 for selling at below market rate as a deed restricted unit.

Discussion: The Meridian Court Condominium, C101, has been updated with new carpet, paint and other minor repairs to bring it into saleable condition. A sales contract was entered on March 30 and escrow closed on May 25. Upon transfer to the new owner, the current resale restriction agreement was recorded. This agreement preserves the affordability and below-market-rate value of the home for 60 years from the date of execution. This is an asset to the community and region that helps to ensure there are quality homes affordable to members of the community and workforce.

Attachments:

1. Balance Sheet
2. Financial Information

MONO COUNTY - REVOLVING LOAN FUND
Fiscal Report - Balance Sheet
For the Quarters Ended September 30, 2017, December 31, 2017, and March 31, 2018

	September 30, 2017	December 31, 2017	March 31, 2018
ASSETS			
Cash in County Treasury	\$ 280,000	\$ 300,739	\$ 110,330
Loans Receivable (to MLH)	20,000	-	191,220
	<u>\$ 300,000</u>	<u>\$ 300,739</u>	<u>\$ 301,550</u>
LIABILITIES AND FUND BALANCE			
Advance from County General Fund	\$ 99,013	\$ 99,013	\$ 99,013
Fund Balance - Beginning	200,987	200,987	200,987
Interest earnings YTD	-	739	1,550
	<u>\$ 300,000</u>	<u>\$ 300,739</u>	<u>\$ 301,550</u>

Mono County RLF

SCHEDULE OF CASH TRANSACTIONS

<i>Beginning Balance</i>	<i>date</i>	<i>Transaction Amount</i>	<i>Ending balance</i>	<i>Activity detail</i>
\$ 300,000	9/26/2017	\$ (20,000)	\$ 280,000	Loan issued for home
\$ 280,000	9/30/2017	\$ 222	\$ 280,222	Interest
\$ 280,222	11/14/2017	\$ (220,000)	\$ 60,222	Loan issued for home
\$ 60,222	12/11/2017	\$ 20,000	\$ 80,222	Loan repaid after 76 days
\$ 80,222	12/26/2017	\$ 220,000	\$ 300,222	Loan repaid after 42 days
\$ 300,222	12/31/2017	\$ 517	\$ 300,739	Interest
\$ 300,739	2/28/2018	\$ (191,220)	\$ 109,519	Loan issued for home
\$ 109,519	3/31/2018	\$ 811	\$ 110,330	Interest

SCHEDULE OF LOAN TRANSACTIONS

<i>Property Address</i>	<i>Loans Issued</i>	<i>Ending balance</i>	<i>Days outstanding</i>
61 Callahan Way, Unit 12, Door E2	\$ 20,000	\$ -	- 76 days
550 Mono Street, Unit A202	220,000		- 42 days
550 Mono Street, Unit C101	191,220	191,220	93 days to 5/31/2018
	<u>\$ 431,220</u>	<u>\$ 191,220</u>	

RLF Quick facts

Creation: 11/17/15 R15-81

Modified: 12/ 5/17 R17-86

Interest to date \$ 1,550

Average days for repayment: 70

Loans issued to date: 3



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Closed Session - Existing Litigation

**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: Michael Hallum v. County of Mono et al. (Mono Superior Court Case Number CV170086).

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Stacey Simon

PHONE/EMAIL: 760-924-1704 / ssimon@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
No Attachments Available

History

Time	Who	Approval
6/13/2018 5:51 AM	County Administrative Office	Yes
6/12/2018 9:52 AM	County Counsel	Yes
6/5/2018 3:46 PM	Finance	Yes



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Closed Session - Exposure to
Litigation

**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 – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code section 54956.9. Number of potential cases: one.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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No Attachments Available

History

Time	Who	Approval
6/14/2018 3:53 PM	County Administrative Office	Yes
6/13/2018 4:52 PM	County Counsel	Yes
6/13/2018 4:58 PM	Finance	Yes



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

TIME REQUIRED

SUBJECT Closed Session - Initiation of
Litigation

**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 – ANTICIPATED LITIGATION. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9. Number of potential cases: one.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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No Attachments Available

History

Time	Who	Approval
6/14/2018 3:45 PM	County Administrative Office	Yes
6/14/2018 4:11 PM	County Counsel	Yes
6/14/2018 4:48 PM	Finance	Yes



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

REGULAR AGENDA REQUEST

Print

MEETING DATE June 19, 2018

Departments: Human Resources

TIME REQUIRED

**PERSONS
APPEARING
BEFORE THE
BOARD**

Dave Butters

SUBJECT Retiree Health Savings Program for
Deputy Sheriffs' Association

AGENDA DESCRIPTION:

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

Proposed resolution to enter agreement with ICMA Vantage Care for administration of Retiree Medical Savings Program for the Deputy Sheriffs' Association.

RECOMMENDED ACTION:

Approve Resolution R18-____, To Adopt ICMA Retirement Corporation's Vantagecare Retirement Health Savings Program.

FISCAL IMPACT:

No fiscal impact to this agreement. If the MOU is amended in the future there could be a fiscal impact which would be identified at that time.

CONTACT NAME: Dave Butters

PHONE/EMAIL: 760 932 5413 / dbutters@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report Administration of Retiree Medical Savings Program
Resolution- Retiree Medical Savings Program
Declaration of Trust
Retiree Welfare Benefits Plan

History

Time

Who

Approval

6/14/2018 4:46 PM	County Administrative Office	Yes
6/14/2018 5:27 PM	County Counsel	Yes
6/14/2018 5:18 PM	Finance	Yes



County of Mono

County Administrative Office

Leslie L. Chapman
County Administrative Officer

Tony Dublino
Assistant County Administrative Officer

Dave Butters
Human Resources Director

Jay Sloane
Risk Manager

To: Honorable Board of Supervisors

From: Dave Butters

Date: June 12, 2018

Re: Agreement for Administration of Retiree Health Saving Program

Recommendation: Approve resolution to enter into an agreement with ICMA VantageCare to administer a Retiree Health Savings Program for the Mono County Deputy Sheriffs' Association.

Fiscal Impact: There is no fiscal impact to implement this agreement with ICMA VantageCare. The fiscal impact was with the adoption of the Mono County Deputy Sheriffs' Association MOU which was previously approved.

Discussion: When the Memorandum of Understanding (MOU) between the County of Mono (County) and the Mono County Deputy Sheriffs' Association (Association) for the term of January 1, 2017 through December 31, 2021 was negotiated, it was agreed that the County would implement a Retiree Health Saving Program to be administered by ICMA VantageCare, with an effective date of July 1, 2018.

The Retiree Health Savings Program provides a deferred compensation strategy for covering medical expenses upon retirement. This plan differs from other conventional deferred compensation plans in that the funds can only be used for medical expenses.



R18-__

**A RESOLUTION OF THE MONO COUNTY
BOARD OF SUPERVISORS TO ADOPT
ICMA RETIREMENT CORPORATION'S VANTAGECARE
RETIREMENT HEALTH SAVINGS PROGRAM**

WHEREAS, the Deputy Sheriffs' Association includes Mono County employees rendering valuable services for the County of Mono; and

WHEREAS, the establishment of an employee health savings program serves the interests of the County of Mono by enabling it to provide reasonable security regarding such employees' health needs during retirement, increase flexibility in its personnel management system, and assist in attracting and retaining of competent personnel; and

WHEREAS, the County of Mono had determined that the establishment of the retiree health savings program ("the Program") serves the above objectives;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO RESOLVES that:

SECTION ONE: the County of Mono here by adopts the ICMA Retirement Corporation's VantageCare Retirement Health Savings Program through the County of Mono's integral part trust ("the Trust") and the welfare benefits plan ("the Plan").

SECTION TWO: the assets of the Plan shall be held in trust, with the County of Mono serving as trustee for the exclusive benefit of Plan participants and their survivors, and the assets

1 of the Plan shall not be diverted to any other purpose prior to the satisfaction of all liabilities
2 under the Plan. The County of Mono has executed the Declaration of Trust Integral Part Trust in
3 the form of the sample trust made available by the ICMA Retirement Corporation.
4

5 **BE IT FURTHER RESOLVED** that the Human Resources Director of the County of
6 Mono shall be the coordinator and contact for the Program and shall receive necessary
7 reports, notices, etc.
8

9
10 **PASSED, APPROVED and ADOPTED** this _____ day of June , 2018, by the
11 following vote, to wit:
12

13 **AYES:**

14 **NOES:**

15 **ABSENT:**

16 **ABSTAIN:**
17
18

19 _____
20 Bob Gardner, Chair
Mono County Board of Supervisors

21
22 **ATTEST:**

APPROVED AS TO FORM:

23
24
25 _____
26 Clerk of the Board

County Counsel



DECLARATION OF TRUST OF THE

County of Mono

NAME OF EMPLOYER

INTEGRAL PART TRUST

DECLARATION OF TRUST OF THE

County of Mono

(NAME OF EMPLOYER)

INTEGRAL PART TRUST

Declaration of Trust made as of the _____ day of **June**, 20**18**, by and between
the **County of Mono**, **California**, a political subdivision of the state of California
(Name of Employer), (State) a (Type of Entity)
(hereinafter referred to as the "Employer") and _____ or its designee (hereinafter referred to as the "Trustee").
(Name or Title of Trustee)

RECITALS

WHEREAS, the Employer is a political subdivision of the State of **California** (State) exempt from federal income tax under the Internal Revenue Code of 1986; and

WHEREAS, the Employer provides for the security and welfare of its eligible employees (hereinafter referred to as "Participants"), their Spouses and Dependents by the maintenance of one or more post-retirement welfare benefit plans, programs or arrangements which provide for life, sickness, medical, disability, severance and other similar benefits through insurance and self-funded reimbursement plans (collectively the "Plan"); and

WHEREAS, it is an essential function and integral part of the exempt activities of the Employer to assist Participants, their Spouses and Dependents by making contributions to and accumulating assets in the trust, a segregated fund, for post-retirement welfare benefits under the Plan; and

WHEREAS, the authority to conduct the general operation and administration of the Plan is vested in the Employer or its designee, who has the authority and shall be subject to the duties with respect to the trust specified in this sample Declaration of Trust; and

WHEREAS, the Employer wishes to establish this trust to hold assets and income of the Plan for the exclusive benefit of Plan Participants, their Spouses and Dependents;

NOW, THEREFORE, the parties hereto do hereby establish this trust, by executing the sample

Declaration of Trust of the **County of Mono** (Name of Employer) Integral Part Trust (hereinafter referred to as the "Trust"), and agree that the following constitute the sample Declaration of Trust (hereinafter referred to as the "Declaration"):

ARTICLE I

Definitions

1.1 Definitions. For the purposes of this Declaration, the following terms shall have the respective meanings set forth below unless otherwise expressly provided.

- (a) **"Account"** means the individual recordkeeping account maintained under the Plan to record the interest of a Participant in the Plan in accordance with Section 7.3.
- (b) **"Administrator"** means the Employer or the entity designated by the Employer to carry out administrative services as are necessary to implement the Plan.
- (c) **"Beneficiary"** means the Spouse and Dependents, who will receive any benefits payable hereunder in the event of the Participant's death. In the case where there is no Spouse or Dependents, any amount of contributions, plus accrued earnings thereon, remaining in the Account must revert in accordance with the Employer's election under Section VIII of the VantageCare RHS Adoption Agreement.
- (d) **"Code"** means the Internal Revenue Code of 1986, as amended from time to time.
- (e) **"Dependent"** means (a) the Participant's lawful spouse, (b) the Participant's child under the age of 27, as defined by IRC Section 152(f)(1) and Internal Revenue Service Notice 2010-38, or (c) any other individual who is a person described in IRC Section 152(a), as clarified by Internal Revenue Service Notice 2004-79.
- (f) **"Investment Fund"** means any separate investment option or vehicle selected by the Employer in which all or a portion of the Trust assets may be separately invested as herein provided. The Trustee shall not be required to select any Investment Fund.
- (g) **"Nonforfeitable Interest"** means the interest of the Participant or the Participant's Spouse and Dependent (whichever is applicable) in the percentage of Participant's Employer's contribution which has vested pursuant to the vesting schedule specified in the Employer's Plan. A Participant shall, at all times, have a one hundred percent (100%) Nonforfeitable Interest in the Participant's own contributions.
- (h) **"Spouse"** means the Participant's lawful spouse as determined under the laws of the jurisdiction in which the Participant was married.
- (i) **"Trust"** means the trust established by this Declaration.
- (j) **"Trustee"** means the Employer or the person or persons appointed by the Employer to serve in that capacity.

ARTICLE II

Establishment of Trust

2.1 The Trust is hereby established as of the date set forth above for the exclusive benefit of Participants, their Spouses and Dependents.

ARTICLE III

Construction

- 3.1 This Trust and its validity, construction and effect shall be governed by the laws of the State of California.
- 3.2 Pronouns and other similar words used herein in the masculine gender shall be read as the feminine gender where appropriate, and the singular form of words shall be read as the plural where appropriate.
- 3.3 If any provision of this Trust shall be held illegal or invalid for any reason, such determination shall not affect the remaining provisions, and such provisions shall be construed to effectuate the purpose of this Trust.

ARTICLE IV

Benefits

- 4.1 **Benefits.** This Trust may provide benefits to the Participant, the Participant's Spouse and Dependents pursuant to the terms of the Plan.
- 4.2 **Form of Benefits.** This Trust may reimburse the Participant, his Spouse and Dependents for insurance premiums or other payments expended for permissible benefits described under the Plan. This trust may reimburse the Employer, or the Administrator for insurance premiums.

ARTICLE V

General Duties

- 5.1 It shall be the duty of the Trustee to hold title to assets held in respect of the Plan in the Trustee's name as directed by the Employer or its designees in writing. The Trustee shall not be under any duty to compute the amount of contributions to be paid by the Employer or to take any steps to collect such amounts as may be due to be held in trust under the Plan. The Trustee shall not be responsible for the custody, investment, safekeeping or disposition of any assets comprising the Trust, to the extent such functions are performed by the Employer or the Administrator, or both.
- 5.2 It shall be the duty of the Employer, subject to the provisions of the Plan, to pay over to the Administrator or other person designated hereunder from time to time the Employer's contributions and Participants' contributions under the Plan and to inform the Trustee in writing as to the identity and value of the assets titled in the Trustee's name hereunder and to keep accurate books and records with respect to the Participants of the Plan.

ARTICLE VI

Investments

- 6.1 The Employer may appoint one or more investment managers to manage and control all or part of the assets of the Trust and the Employer shall notify the Trustee in writing of any such appointment.
- 6.2 The Trustee shall not have any discretion or authority with regard to the investment of the Trust and shall act solely as a directed Trustee of the assets of which it holds title. To the extent directed by the Employer (or Participants or their Spouses and Dependents to the extent provided herein) the Trustee is authorized and empowered with the following powers, rights and duties, each of which the Trustee shall exercise in a nondiscretionary manner:
- (a) To cause stocks, bonds, securities, or other investments to be registered in its name as Trustee or in the name of a nominee, or to take and keep the same unregistered;

- (b) To employ such agents and legal counsel as it deems advisable or proper in connection with its duties and to pay such agents and legal counsel a reasonable fee. The Trustee shall not be liable for the acts of such agents and counsel or for the acts done in good faith and in reliance upon the advice of such agents and legal counsel, provided it has used reasonable care in selecting such agents and legal counsel;
 - (c) To exercise where applicable and appropriate any rights of ownership in any contracts of insurance in which any part of the Trust may be invested and to pay the premiums thereon; and
 - (d) At the direction of the Employer (or Participants, their Spouses, their Dependents, or the investment manager, as the case may be) to sell, write options on, convey or transfer, invest and reinvest any part thereof in each and every kind of property, whether real, personal or mixed, tangible or intangible, whether income or non-income producing and wherever situated, including but not limited to, time deposits (including time deposits in the Trustee or its affiliates, or any successor thereto, if the deposits bear a reasonable rate of interest), shares of common and preferred stock, mortgages, bonds, leases, notes, debentures, equipment or collateral trust certificates, rights, warrants, convertible or exchangeable securities and other corporate, individual or government securities or obligations, annuity, retirement or other insurance contracts, mutual funds (including funds for which the Trustee or its affiliates serve as investment advisor, custodian or in a similar or related capacity), or in units of any other common, collective or commingled trust fund.
- 6.3 Notwithstanding anything to the contrary herein, the assets of the Plan shall be held by the Trustee as title holder only. Persons holding custody or possession of assets titled to the Trust shall include the Employer, the Administrator, the investment manager, and any agents and subagents, but not the Trustee. The Trustee shall not be responsible or liable for any loss or expense which may arise from or result from compliance with any direction from the Employer, the Administrator, the investment manager, or such agents to take title to any assets nor shall the Trustee be responsible or liable for any loss or expense which may result from the Trustee's refusal or failure to comply with any direction to hold title, except if the same shall involve or result from the Trustee's negligence or intentional misconduct. The Trustee may refuse to comply with any direction from the Employer, the Administrator, the investment manager, or such agents in the event that the Trustee, in its sole and absolute discretion, deems such direction illegal.
- 6.4 The Employer hereby indemnifies and holds the Trustee harmless from any and all actions, claims, demands, liabilities, losses, damages or reasonable expenses of whatsoever kind and nature in connection with or arising out of (i) any action taken or omitted in good faith by the Trustee in accordance with the directions of the Employer or its agents and subagents hereunder, or (ii) any disbursements of any part of the Trust made by the Trustee in accordance with the directions of the Employer, or (iii) any action taken by or omitted in good faith by the Trustee with respect to an investment managed by an investment manager in accordance with any direction of the investment manager or any inaction with respect to any such investment in the absence of directions from the investment manager. Notwithstanding anything to the contrary herein, the Employer shall have no responsibility to the Trustee under the foregoing indemnification if the Trustee fails negligently, intentionally or recklessly to perform any of the duties undertaken by it under the provisions of this Trust.
- 6.5 Notwithstanding anything to the contrary herein, the Employer or, if so designated by the Employer, the Administrator and the investment manager or another agent of the Employer, will be responsible for valuing all assets so acquired for all purposes of the Trust and of holding, investing, trading and disposing of the same. The Employer will indemnify and hold the Trustee harmless against any and all claims, actions, demands, liabilities, losses, damages, or expenses of whatsoever kind and nature, which arise from or are related to any use of such valuation by the Trustee or holding, trading, or disposition of such assets.
- 6.6 The Trustee shall and hereby does indemnify and hold harmless the Employer from any and all actions, claims, demands, liabilities, losses, damages and reasonable expenses of whatsoever kind and nature in connection with or arising out of (a) the Trustee's failure to follow the directions of the Employer, the Administrator, the investment manager, or agents

thereof, except as permitted by the last sentence of Section 6.3 above; (b) any disbursements made without the direction of the Employer, the Administrator, the investment manager or agents thereof; and (c) the Trustee's negligence, willful misconduct, or recklessness with respect to the Trustee's duties under this Declaration.

ARTICLE VII

Contributions

- 7.1 **Employer Contributions.** The Employer shall contribute to the Trust such amounts as specified in the Plan or by resolution.
- 7.2 **Accrued Leave.** Contributions up to an amount equal to the value of accrued sick leave, vacation leave, or other type of accrued leave, as permitted under the Plan. The Employer's Plan must provide a formula for determining the value of the Participant's contribution of accrued leave. The Employer's Plan must contain a forfeiture provision that will prevent Participants from receiving the accrued leave in cash in lieu of a contribution to the Trust.
- 7.3 **Accounts.** Employer contributions, including mandatory Participant contributions, and contributions of accrued leave, all investment income and realized and unrealized gains and losses, and forfeitures allocable thereto will be deposited into an Account in the name of the Participant for the exclusive benefit of the Participant, his Spouse and Dependents. The assets in each Participant's Account may be invested in Investment Funds as directed by the Participant (or, after the Participant's death, by the Spouse or Dependents) or the Employer, as required under the Plan, from among the Investment Funds selected by the Employer.
- 7.4 **Receipt of Contributions.** The Employer or, if so designated by the Employer, the Administrator or investment manager or another agent of the Employer, shall receive all contributions paid or delivered to it hereunder and shall hold, invest, reinvest and administer such contributions pursuant to this Declaration, without distinction between principal and income. The Trustee shall not be responsible for the calculation or collection of any contribution under the Plan, but shall hold title to property received in respect of the Plan in the Trustee's name as directed by the Employer or its designee pursuant to this Declaration.
- 7.5 No amount in any Account maintained under this Trust shall be subject to transfer, assignment, or alienation, whether voluntary or involuntary, in favor of any creditor, transferee, or assignee of the Employer, the Trustee, any Participant, his Spouse, or Dependent.
- 7.6 Upon the satisfaction of all liabilities under the Plan to provide such benefits, any amount of Employer contributions, plus accrued earnings thereon, remaining in such separate Accounts must, under the terms of the Plan, be returned to the Employer.

ARTICLE VIII

Other Plans

If the Employer hereafter adopts one or more other plans providing life, sickness, accident, medical, disability, severance, or other benefits and designates the Trust hereby created as part of such other plan, the Employer or, if so designated by the Employer, the Administrator or an investment manager or another agent of the Employer shall, subject to the terms of this Declaration, accept and hold hereunder contributions to such other plans. In that event (a) the Employer or, if so designated by the Employer, the Administrator or an investment manager or another agent of the Employer, may commingle for investment purposes the contributions received under such other plan or plans with the contributions previously received by the Trust, but the books and records of the Employer or, if so designated by the Employer, the Administrator or an investment manager or another agent of the Employer, shall at all times show the portion of the Trust Fund allocable to each plan; (b) the term "Plan" as used herein shall be deemed to refer separately to each other plan; and (c) the term "Employer" as used herein shall be deemed to refer to the person or group of persons which have been designated by the terms of such other plans as having the authority to control and manage the operation and administration of such other plan.

ARTICLE IX

Disbursements and Expenses

- 9.1 The Employer or its designee shall make such payments from the Trust at such time to such persons and in such amounts as shall be authorized by the provisions of the Plan provided, however, that no payment shall be made, either during the existence of or upon the discontinuance of the Plan (subject to Section 7.6), which would cause any part of the Trust to be used for or diverted to purposes other than the exclusive benefit of the Participants, their Spouses and Dependents pursuant to the provisions of the Plan.
- 9.2 All payments of benefits under the Plan shall be made exclusively from the assets of the Accounts of the Participants to whom or to whose Spouse or Dependents such payments are to be made, and no person shall be entitled to look to any other source for such payments.
- 9.3 The Employer, Trustee and Administrator may be reimbursed for expenses reasonably incurred by them in the administration of the Trust. All such expenses, including, without limitation, reasonable fees of accountants and legal counsel to the extent not otherwise reimbursed, shall constitute a charge against and shall be paid from the Trust upon the direction of the Employer.

ARTICLE X

Accounting

- 10.1 The Trustee shall not be required to keep accounts of the investments, receipts, disbursements, and other transactions of the Trust, except as necessary to perform its title-holding function hereunder. All accounts, books, and records relating thereto shall be maintained by the Employer or its designee.
- 10.2 As promptly as possible following the close of each year, the Trustee shall file with the Employer a written account setting forth assets titled to the Trust as reported to the Trustee by the Employer or its designee.

ARTICLE XI

Miscellaneous Provisions

- 11.1 Neither the Trustee nor any affiliate thereof shall be required to give any bond or to qualify before, be appointed by, or account to any court of law in the exercise of its powers hereunder.
- 11.2 No person transferring title or receiving a transfer of title from the Trustee shall be obligated to look to the propriety of the acts of the Trustee in connection therewith.
- 11.3 The Employer may engage the Trustee as its agent in the performance of any duties required of the Employer under the Plan, but such agency shall not be deemed to increase the responsibility or liability of the Trustee under this Declaration.
- 11.4 The Employer shall have the right at all reasonable times during the term of this Declaration and for three (3) years after the termination of this Declaration to examine, audit, inspect, review, extract information from, and copy all books, records, accounts, and other documents of the Trustee relating to this Declaration and the Trustees' performance hereunder.

ARTICLE XII

Amendment and Termination

- 12.1 The Employer reserves the right to alter, amend, or (subject to Section 9.1) terminate this Declaration at any time for any reason without the consent of the Trustee or any other person, provided that no amendment affecting the rights, duties, or responsibilities of the Trustee shall be adopted without the execution of the Trustee to the amendment. Any such amendment shall become effective as of the date provided in the amendment, if requiring the Trustee's execution, or on delivery of the amendment to the Trustee, if the Trustee's execution is not required.
- 12.2 Upon termination of this Declaration and upon the satisfaction of all liabilities under the Plan to provide such benefits, any amount of Employer contributions, plus accrued earnings thereon, remaining in such separate Accounts must, under the terms of the Plan, be returned to the Employer.

ARTICLE XIII

Successor Trustees

- 13.1 The Employer reserves the right to discharge the Trustee for any or no reason, at any time by giving ninety (90) days' advance written notice.
- 13.2 The Trustee reserves the right to resign at any time by giving ninety (90) days' advance written notice to the Employer.
- 13.3 In the event of discharge or resignation of the Trustee, the Employer may appoint a successor Trustee who shall succeed to all rights, duties, and responsibilities of the former Trustee under this Declaration, and the terminated Trustee shall be deemed discharged of all duties under this Declaration and responsibilities for the Trust.

ARTICLE XIV

Limited Effect of Plan and Trust

Neither the establishment of the Plan and the Trust or any modification thereof, the creation of any fund or account, nor the payment of any benefits, shall be construed as giving to any person covered under the Plan or other person any legal or equitable right against the Trustee, the Administrator, the Employer or any officer or employee thereof, except as may otherwise be expressly provided in the Plan or in this Declaration.

ARTICLE XV

Protective Clause

Neither the Administrator, the Employer, nor the Trustee shall be responsible for the validity of any contract of insurance or other arrangement maintained in connection with the Plan, or for the failure on the part of the insurer or provider to make payments provided by such contract, or for the action of any person which may delay payment or render a contract void or unenforceable in whole or in part.

IN WITNESS WHEREOF, the Employer and the Trustee have executed this Declaration by their respective duly authorized officers, as of the date first hereinabove mentioned.

EMPLOYER:

By: _____ Title: **Chief Administrative Officer**

TRUSTEE(S):

By: _____ Title: **Finance Director**

By: _____ Title: _____

By: _____ Title: _____



County of Mono

NAME OF EMPLOYER

RETIREE WELFARE BENEFITS PLAN



RETIREE WELFARE BENEFITS PLAN

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County of Mono

Name of Employer

RETIREE WELFARE BENEFITS PLAN

ARTICLE I

Preamble

THIS INSTRUMENT made and published by County of Mono (hereinafter called "Employer") on the 19 day of June, 20 18, creates the Mono County Deputy Sheriffs' Association Retiree Welfare Benefits Plan ("Plan"), as follows:

1.01 Establishment of Plan

The Employer named above hereby establishes a Retiree Welfare Benefits Plan as of the 1 day of July, 20 18.

1.02 Purpose of Plan

This Plan has been established to reimburse the eligible Retirees of the Employer for medical and dental expenses incurred by them, their Spouses and Dependents through the Employer's VantageCare Retirement Health Savings (RHS) Program.

ARTICLE II

Definitions

The following words and phrases as used herein shall have the following meanings, unless a different meaning is plainly required by the context:

2.01 "Benefits" means any amounts paid to a Participant, Spouse or Dependents in the Plan as reimbursement for Eligible Medical and Dental Expenses incurred by the Participant during a Plan Year by him, his Spouse or his Dependents.

2.02 "Code" means the Internal Revenue Code of 1986, as amended.

2.03 "Dependent" means any individual who is a dependent of the Participant within the meaning of Code Sec. 152, as amplified by Internal Revenue Service Notice 2004-79, 2004-49 I.R.B.898 and Internal Revenue Service Notice 2010-38.

2.04 "Eligible Medical Expenses or Dental Expenses" means those expenses designated by the Employer as eligible for reimbursement in the VantageCare Retirement Health Savings Adoption Agreement.

2.05 "Employer" means the unit of state or local government creating this Plan, or any affiliate or successor thereof that likewise adopts this Plan.

2.06 "Entry Date" means the first day the Participant meets the eligibility requirements of Article III as of such Date.

2.07 "Participant" means any Retiree who has met the eligibility requirements set forth in Article III.

2.08 "Plan Administrator" means the Employer or other person appointed by the Employer who has the authority and responsibility to manage and direct the operation and administration of the Plan.

2.09 "Plan Year" means the annual accounting period of the Plan, which begins on the 1 day of July, 20 18, and ends on the 30 day of June, 20 19, with respect to the first Plan Year, and thereafter as long as this Plan remains in effect, the period that begins on July 1, and ends on month/day June 30.

2.10 "Retiree" means any individual who, while in the service of the Employer, was considered to be in a legal employer-employee relationship with the Employer for federal withholding tax purposes, and who was part of the classification of employees designated as covered by the Employer's VantageCare Retirement Health Savings Program.

2.11 "Spouse" means the Participant's lawful spouse as determined under the laws of the jurisdiction in which the Participant was married. All other defined terms in this Plan shall have the meanings specified in the various Articles of the Plan in which they appear.

ARTICLE III

Eligibility

Each Retiree who meets the eligibility requirements outlined in the Employer's VantageCare Retirement Health Savings Adoption Agreement shall be eligible to participate in this Plan.

ARTICLE IV

Amount of Benefits

4.01 Annual Benefits Provided by the Plan

Each Participant shall be entitled to reimbursement for his documented, Eligible Medical Expenses incurred during the Plan Year in an annual amount not to exceed the participant's account balance under the Plan.

4.02 Cost of Coverage

The expense of providing the benefits set out in Section 4.01 shall be contributed as outlined in the Employer's VantageCare Retirement Health Savings Adoption Agreement.

ARTICLE V

Payment of Benefits

5.01 Eligibility for Benefits

- a) Each Participant in the Plan shall be entitled to a benefit hereunder for all Eligible Medical Expenses incurred by the Participant on or after the Entry Date of his or her participation (and after the effective date of the Plan), subject to the limitations contained in this Article V, regardless whether the mental or physical condition for which the Participant makes application for benefits under this Plan was detected, diagnosed, or treated before the Participant became covered by the Plan.
- b) In order to be eligible for benefits, the Participant must separate from service or separate from service and meet the benefit eligibility criteria outlined in the Employer's VantageCare Retirement Health Savings Plan Adoption Agreement.
- c) A Participant who becomes totally and permanently disabled (as defined by the Social Security Administration, by the Employer's primary retirement plan, or otherwise by the Employer) will become immediately eligible to receive medical benefit payments from the Plan. Pursuant to Section 9.02 of this Plan and Section XI of the Employer's VantageCare Retirement Health Savings Adoption Agreement, the surviving Spouse and Dependents shall become immediately eligible to receive or to continue receiving medical benefit payments from the Plan upon the death of the Participant.

5.02 Claims for Benefits

No benefit shall be paid hereunder unless a Participant, his Spouse or Dependent has first submitted a written claim for benefits to the Plan Administrator on a form specified by the Plan Administrator, and pursuant to the procedures set out in Article VI, below. Upon receipt of a properly documented claim, the Plan Administrator shall pay the Participant, his Spouse or Dependent the benefits provided under this Plan as soon as is administratively feasible.

ARTICLE VI

Plan Administration

6.01 Allocation of Authority

The Employer shall control and manage the operation and Administration of the Plan. The Employer shall have the exclusive right to interpret the Plan and to decide all matters arising thereunder, including the right to remedy possible ambiguities, inconsistencies, or omissions. All determinations of the Employer with respect to any matter hereunder shall be conclusive and binding on all persons.

Without limiting the generality of the foregoing, the Employer shall have the following powers and duties:

- a) To decide on questions concerning the Plan and the eligibility of any Employee to participate in the Plan, in accordance with the provisions of the Plan;
- b) To determine the amount of benefits that shall be payable to any person in accordance with the provisions of the Plan; to inform the Plan Administrator, as appropriate, of the amount of such Benefits; and to provide a full and fair review to any Participant whose claim for benefits has been denied in whole or in part; and
- c) To designate other persons to carry out any duty or power which would otherwise be a fiduciary responsibility of the Plan Administrator, under the terms of the Plan.
- d) To require any person to furnish such reasonable information as it may request for the purpose of the proper administration of the Plan as a condition to receiving any benefits under the Plan;
- e) To make and enforce such rules and regulations and prescribe the use of such forms as he shall deem necessary for the efficient administration of the Plan.

6.02 Provision for Third-Party Plan Service Providers

The Plan Administrator, subject to approval of the Employer, may employ the services of such persons as it may deem necessary or desirable in connection with operation of the Plan. The Plan Administrator, the Employer (and any person to whom it may delegate any duty or power in connection with the administration of the Plan), and all persons connected therewith may rely upon all tables, valuations, certificates, reports and opinions furnished by any duly appointed actuary, accountant, (including Employees who are actuaries or accountants), consultant, third party administration service provider, legal counsel, or other specialist, and they shall be fully protected in respect to any action taken or permitted in good faith in reliance thereon. All actions so taken or permitted shall be conclusive and binding as to all persons.

6.03 Several Fiduciary Liability

To the extent permitted by law, neither the Plan Administrator nor any other person shall incur any liability for any acts or for failure to act except for his own willful misconduct or willful breach of this Plan.

6.04 Compensation of Plan Administrator

Unless otherwise agreed to by the Employer, the Plan Administrator shall serve without compensation for services rendered in such capacity, but all reasonable expenses incurred in the performance of his duties shall be paid by the Employer.

6.05 Bonding

Unless otherwise determined by the Employer, or unless required by any Federal or State law, the Plan Administrator shall not be required to give any bond or other security in any jurisdiction in connection with the administration of this Plan.

6.06 Payment of Administrative Expenses

All reasonable expenses incurred in administering the Plan, including but not limited to administrative fees and expenses owing to any third party administrative service provider, actuary, consultant, accountant, attorney, specialist, or other person or organization that may be employed by the Plan Administrator in connection with the administration thereof, shall be paid by the Employer, provided, however that each Participant shall bear the monthly cost (if any) charged by a third party administrator for maintenance of his Benefit Account unless otherwise paid by the Employer.

6.07 Timeliness of Payment for Benefits

Payment for Benefits shall be made as soon as administratively feasible after the required forms and documentation have been received by the Plan Administrator.

6.08 Annual Statements

The Plan Administrator shall furnish each Participant with an annual statement of his medical expense reimbursement account within ninety (90) days after the close of each Plan Year.

ARTICLE VII

Claims Procedure

7.01 Procedure if Benefits are Denied Under the Plan

Any Participant, Spouse, Dependent, or his duly authorized representative may file a claim for a plan benefit to which the claimant believes that he is entitled. Such a claim must be in writing on a form provided by the Plan Administrator and delivered to the Plan Administrator, in person or by mail, postage paid. Within thirty (30) days after receipt of such claim, the Plan Administrator shall send to the claimant, by mail, postage prepaid, notice of the granting or denying, in whole or in part, of such claim, unless special circumstances require an extension of time for processing the claim. In no event may the extension exceed forty-five (45) days from the end of the initial period. If such extension is necessary, the claimant will be given a written notice to this effect prior to the expiration of the initial 30-day period. If such extension is necessary due to a failure of the Participant, Spouse or Dependent to submit the information necessary to decide the claim, the notice of extension shall describe the required information and the claimant shall be afforded at least forty-five (45) days from receipt of the notice within which to provide such information. The Plan Administrator shall have full discretion to deny or grant a claim in whole or in part. If notice of the denial of a claim is not furnished in accordance with this Section, the claim shall be deemed denied and the claimant shall be permitted to exercise his right to review pursuant to Sections 7.03 and 7.04.

7.02 Requirement for Written Notice of Claim Denial

The Plan Administrator shall provide, to every claimant who is denied a claim for benefits, written notice setting forth in a manner calculated to be understood by the claimant:

- a) The specific reason or reasons for the denial;
- b) Specific reference to pertinent Plan provisions, including references to the VantageCare Retirement Health Savings Adoption Agreement, on which the denial is based;
- c) A description of any additional material of information necessary for the claimant to perfect the claim and an explanation of why such material is necessary, and
- d) An explanation of the Plan's claim review procedure.

7.03 Right to Request Hearing on Benefit Denial

Within one-hundred eighty (180) days after the receipt by the claimant of written notification of the denial (in whole or in part) of his claim, the claimant or his duly authorized representative, upon written application to the Plan Administrator, in person or by certified mail, postage prepaid, may request a review of such denial, may review pertinent documents, and may submit issues and comments in writing.

7.04 Disposition of Disputed Claims

Upon its receipt of notice of a request for review, the Plan Administrator shall make a prompt decision on the review. The decision on review shall be written in a manner calculated to be understood by the claimant and shall include specific reasons for the decision and specific references to the pertinent plan provisions on which the decision is based. The decision on review shall be made not later than sixty (60) days after the Plan Administrator's receipt of a request for a review, unless special circumstances require an extension of time for processing, in which case a decision shall be rendered not later than one hundred-twenty (120) days after receipt of a request for review. If an extension is necessary, the claimant shall be given written notice of the extension prior to the expiration of the initial sixty (60) day period. If notice of the decision on the review is not furnished in accordance with this Section, the claim shall be deemed denied and the claimant shall be permitted to exercise his right to legal remedy pursuant to Section 7.05.

7.05 Preservation of Other Remedies

After exhaustion of the claims procedures provided under this Plan, nothing shall prevent any person from pursuing any other legal or equitable remedy otherwise available.

ARTICLE VIII

Amendment or Termination of Plan

8.01 Permanency

While the Employer fully expects that this Plan will continue indefinitely, due to unforeseen, future business contingencies, permanency of the Plan will be subject to the Employer's right to amend or terminate the Plan, as provided in Sections 8.02 and 8.03, below.

8.02 Employer's Right to Amend

The Employer reserves the right to amend the Plan at any time and from time-to-time, and retroactively if deemed necessary or appropriate to meet the requirements of the Code, or any similar provisions of subsequent revenue or other laws, or the rules and regulations in effect under any of such laws or to conform with governmental regulations or other policies, to modify or amend in whole or in part any or all of the provisions of the Plan.

8.03 Employer's Right to Terminate

The Employer reserves the right to discontinue or terminate the Plan at any time without prejudice.

ARTICLE IX

General Provisions

9.01 No Employment Rights Conferred

Neither this Plan nor any action taken with respect to it shall confer upon any person the right to be continued in the employment of the Employer.

9.02 Payments After Death of Participant

Any benefits otherwise payable to a Participant following the date of death of such Participant shall be paid as outlined in Section XI of the Employer's VantageCare Retirement Health Savings Plan Adoption Agreement.

9.03 Nonalienation of Benefits

No benefit under the Plan shall be subject in any manner to anticipation, alienation, sale, transfer, assignment, pledge, encumbrance or charge, and any attempt to do so shall be void. No benefit under the Plan shall in any manner be liable for or subject to the debts, contracts, liabilities, engagements or torts of any person. If any person entitled to benefits under the Plan becomes bankrupt or attempts to anticipate, alienate, sell, transfer, assign, pledge, encumber or charge any benefit under the Plan, or if any attempt is made to subject any such benefit to the debts, contracts, liabilities, engagements or torts of the person entitled to any such benefit, except as specifically provided in the Plan, then such benefit shall cease and terminate in the discretion of the Plan Administrator, and he may hold or apply the same or any part thereof to the benefit of any dependent of such person, in such manner and proportion as he may deem proper.

9.04 Mental or Physical Incompetency

If the Plan Administrator determines that any person entitled to payments under the Plan is incompetent by reason of physical or mental disability, he may cause all payments thereafter becoming due to such person to be made to any other person for his benefit, without responsibility to follow the application of amounts so paid. Payments made pursuant to this Section shall completely discharge the Plan Administrator and the Employer.

9.05 Inability to Locate Payee

If the Plan Administrator is unable to make payment to any Participant or other person to whom a payment is due under the Plan because he cannot ascertain the identity or whereabouts of such Participant or other person after reasonable efforts have been made to identify or locate such person (including a notice of the payment so due mailed to the last known address of such Participant or other person as shown on the records of the Employer), such payment and all subsequent payments otherwise due to such Participant or other person shall be escheated under the laws of the State of the last known address of the Participant or other persons eligible for benefits.

9.06 Requirement of Proper Forms

All communications in connection with the Plan made by a Participant shall become effective only when duly executed on forms provided by and filed with the Plan Administrator.

9.07 Source of Payments

The Employer shall be the sole source of benefits under the Plan. No Employee, Spouse or Dependents shall have any right to, or interest in, any assets of the Employer upon termination of employment or otherwise, except as provided from time to time under the Plan, and then only to the extent of the benefits payable under the Plan to such Employee, Spouse or Dependents.

9.08 Tax Effects

Neither the Employer nor the Plan Administrator makes any warranty or other representation as to whether any payments received by a Participant, his Spouse or Dependents hereunder will be treated as includible in gross income for federal or state income tax purposes.

9.09 Multiple Functions

Any person or group of persons may serve in more than one fiduciary capacity with respect to the Plan.

9.10 Gender and Number

Masculine pronouns include the feminine as well as the neuter gender, and the singular shall include the plural, unless indicated otherwise by the context.

9.11 Headings

The Article and Section headings contained herein are for convenience of reference only, and shall not be construed as defining or limiting the matter contained thereunder.

9.12 Applicable Laws

The provisions of the Plan shall be construed, administered and enforced according to the laws of the State of California .

9.13 Severability

Should any part of this Plan subsequently be invalidated by a court of competent jurisdiction, the remainder thereof shall be given effect to the maximum extent possible.

IN WITNESS WHEREOF, we have executed this Plan Agreement the date and year first written above.

EMPLOYER

By: _____ Title: **Finance Director**
Signature of Authorized Official

ATTEST (if applicable)

By: _____ Title: _____
Signature of Attestor