



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 February 18, 2020

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 MORNIN AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCI INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITE 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. Claim for Damages - Joan Wenger

Departments: Risk Management

Claim for damages filed by Joan Wenger for psychological injuries associated with the placement of a headstone for a family member at the family plot at the Mono Lake Cemetery.

Recommended Action: Deny the claim and direct the Risk Manager, in consultation with County Counsel, to send the notice to the claimant of said denials.

Fiscal Impact: None

B. Sierra Nevada Red Fox Proposed Listing Comment Letter

Departments: Community Development - Planning

Comment letter to the U.S. Fish & Wildlife Service regarding the proposed listing of the Sierra Nevada Distinct Population segment of the Sierra Nevada Red Fox.

Recommended Action: Approve proposed comment letter to the U.S. Fish & Wildlife Service with any desired modifications and authorize Board Chair to sign.

Fiscal Impact: None at this time.

C. Allocation List Amendment - Behavioral Health

Departments: Behavioral Health

Proposed amendment to the Behavioral Health Department's allocation list to change existing .6 FTE Case Manager I to 1 FTE Case Manager I to expand programming in Bridgeport, Walker, and Coleville.

Recommended Action: Adopt proposed resolution. Provide any desired direction to staff.

Fiscal Impact: No impact to the general fund. Salary range for 1 FTE Case Manager I is \$39,086-\$47,509; at .6 FTE, the salary currently being paid is \$23,451 - \$28,505. Increasing this position to 1 FTE will result in increased salary expenditures of \$15,635-\$19,004.

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. Bridgeport RPAC Letter to Sierra Nevada Conservancy

The Bridgeport Valley Regional Planning Advisory Committee's (RPAC) letter to the Sierra Nevada Conservancy (SNC) regarding the Proposition 68 vibrant recreation and tourism - Buckeye Hot Springs recreation enhancement project.

B. Suddenlink Changes to Video Rates for Commercial Customers Only

Altice USA, Inc. (doing business as Suddenlink) provided notice of upcoming pricing changes for certain video rates impacting commercial customers only. Please see the attachments for exact rates.

C. Integrated Regional Water Management Program (IRWM) Letter to the Director of the Governor's Water Resiliency Portfolio

The IRWM comments on the draft Water Resilience Portfolio.

D. Inyo - Mono 4-H Road Runner Newsletter Winter 2020

The Inyo-Mono 4-H Road Runner Newsletter for Winter 2020.

E. Application for Alcoholic Beverage License - Red Fir Road LLC

An application to the State of California Department of Alcoholic Beverage Control for Alcoholic Beverage License by Red Fir Road LLC doing business as Country Liquor located at 94 Laurel Mountain Rd., Mammoth Lakes, CA., 93546.

F. First 5 Mono County Home Visiting Flyer

First 5 Mono County flyer discussing its Home Visiting Program, "Welcome Baby & Healthy Families."

7. REGULAR AGENDA - MORNING

A. Housing Trust Funds Presentation

Departments: Board of Supervisors

20 minutes (10 minute presentation, 10 minute discussion)

(Michael Anderson, Community Change, Housing Trust Fund Division Director) - Discussion of housing trust funds as a strategy for addressing affordable housing needs.

Recommended Action: None; informational only.

Fiscal Impact: None.

B. Community Development Block Grant 2020 Notice of Funding Availability(NOFA)

Departments: Finance

PUBLIC HEARING: 9:30 AM (30 minutes)

(Megan Mahaffey) - The Community Development Block Grant 2020 Notice of Funding Availability (NOFA) has been released for \$60 million. This is a public hearing required as part of the grant application process. Mono County is eligible to apply for up to six activities during this funding cycle for up to \$9.5 million.

Recommended Action: Conduct a public hearing to gauge public interest in Mono County submitting a grant application for the 2020 NOFA.

Fiscal Impact: None at this time.

C. Mono County Revolving Loan Fund (RLF) Update

Departments: Finance

15 minutes

(Particia Robertson, Megan Mahaffey) - Mammoth Lakes Housing has utilized the Mono County Revolving Loan Fund for a total of five purchases of deed restricted properties from September 26, 2017 to December 31, 2019. The RLF was used to purchase two properties in December of 2019.

Recommended Action: Receive update from Mammoth Lakes Housing on use of Mono County Revolving Loan Fund (RLF) as per Resolution 17-86.

Fiscal Impact: None.

D. Comment Letter - Density Bonus Regulations within the Town of Mammoth Lakes

Departments: Board of Supervisors

30 minutes (10 minute presentation, 20 minute discussion)

(Stacey Simon) - Letter to the Town of Mammoth Lakes providing input into proposed amendment to Town zoning regulations to expand the availability of density bonuses for qualified affordable housing projects within the Town.

Recommended Action: Consider and potentially approve letter as drafted or as

revised by the Board. Provide any desired direction to staff.

**E. Fiscal Impact: None.
Cannabis Operation Permits 19-005 and 19-006 - Colitas Farms**

Departments: Community Development

5 Minutes

(Wendy Sugimura) - Written decision and findings regarding Cannabis Operation Permits 19-005 and 19-006 (Colitas Farms cultivation and manufacturing permits).

Recommended Action: Affirm February 4, 2020, denial of permits 19-005 and 19-006 and approve and adopt written decision and findings as drafted or as modified by the Board.

Fiscal Impact: None.

F. Authority to Hire Planning Analyst at Step B - Community Development

Departments: CDD

5 minutes

(Wendy Sugimura) - Based on qualifications, consider hiring a Community Development Department Planning Analyst I at the B step.

Recommended Action:

Authorize the hiring of Community Development Department Planning Analyst I at Range 66, Step B.

Fiscal Impact: None. This position is underfilling a Planning Analyst II position that has been vacant for three months and is fully funded in the FY 19-20 budget.

G. Employment Agreement - Lawton / Assistant CAO

Departments: Human Resources/CAO

5 minutes

(Dave Butters) - Proposed resolution approving a contract with Robert Lawton as Assistant County Administrative Officer, and prescribing the compensation, appointment and conditions of said employment.

Recommended Action: Announce Fiscal Impact. Approve Resolution #R20-___, Approving a contract with Robert Lawton as Assistant County Administrative Officer, 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: The cost for this position for the remainder of FY 2019-2020 (February 24, 2020 through June 30, 2020) is approximately \$84,466 of which \$52,369 is salary, and \$32,097 is the cost of the benefits and was included in the

approved budget. The cost for an entire fiscal year would be approximately \$239,838 of which \$142,500 is salary and \$87,338 is the cost of benefits.

H. FY 2020-21 Budget Update

Departments: Finance, CAO

10 minutes

(Janet Dutcher) - CAO and Finance will update the Board about the FY 2020-21 budget development process.

Recommended Action: Receive information and provide direction to staff, if desired.

Fiscal Impact: None

I. Mono County 2020 Legislative Platform

Departments: Administration

15 minutes

(Steve Barwick) - Presentation by County Administrative Officer, Steve Barwick, regarding follow up on the Legislative Platform.

Recommended Action: Review and discuss changes to document made during February 11, 2020 Board of Supervisors meeting. Finalize and approve document for printing and posting to the County website

Fiscal Impact: None.

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 - Human Resources

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Steve Barwick, Stacey Simon, Dave Butters, Janet Dutcher, and Anne Larsen. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39 - majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO). Unrepresented employees: All.

B. Closed Session - Public Employment

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section

54957. Title: County Administrative Officer.

C. 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: two.

10. 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 February 18, 2020

Departments: Risk Management

TIME REQUIRED

SUBJECT Claim for Damages - Joan Wenger

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Claim for damages filed by Joan Wenger for psychological injuries associated with the placement of a headstone for a family member at the family plot at the Mono Lake Cemetery.

RECOMMENDED ACTION:

Deny the claim and direct the Risk Manager, in consultation with County Counsel, to send the notice to the claimant of said denials.

FISCAL IMPACT:

None

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

Jay Sloane

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
<input type="checkbox"/> Staff Report
<input type="checkbox"/> Claim for Damages Wenger

History

Time	Who	Approval
2/13/2020 5:05 PM	County Administrative Office	Yes

2/12/2020 11:52 AM

County Counsel

Yes

2/13/2020 12:31 PM

Finance

Yes



COUNTY OF MONO

P.O. BOX 696, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5405 • FAX (760) 932-5411

Jay Sloane
Risk Manager

To: Board of Supervisors
From: Jay Sloane
Date: February 18, 2020
Re: Claim for damages – Joan Wenger

Discussion:

On December 19, 2019 the Clerk of the Board received a claim filed by Joan Wenger. The claim alleges psychological injury on June 25, 2019, due to the placement of a headstone for a family member of Ms. Wenger's at the family plot at the Mono Lake Cemetery. The County was not involved with the placement of the headstone.

Recommended Action:

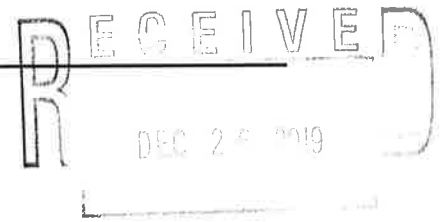
Deny the claim and direct the Risk Manager, in consultation with County Counsel, to send the notice to the claimant of said denials.

Fiscal Impact:

None.

MONO COUNTY DEPARTMENT OF PUBLIC WORKS

CLAIM FORM



Name of Claimant: Joan Kathryn Wenger

Claimant Address: 2500 Dickerson Rd. Apt. 126 Reno, NV 89503

Phone Number: 775-742-9470

Email Address: wengerjk@live.com

Type of Loss: Damage to Family-owned Burial Plot – Defacing, vandalizing, and desecrating burial site/plot (CA Statute 14-148), Illegal placement Of headstone, possible illegal/unauthorized burial of ashes (per county requirements), refusal by county to cooperate on any level with regard to claimants request for assistance with the above matters.

Refusal to Regulate the County Cemetery (8115)- Even after claimant's demands to regulate/correct the above damages, county authorities refused to take any responsibility or action on the matters.

Gross Negligence – As listed above, due to the lack Of cooperation on any level, the county entity is guilty Of this.

Personal Injury/Pain/Suffering – Due to the above-listed damages, claimant has suffered extreme life-changing symptoms including but not limited to – extreme PTSD, extreme nightmares,

extreme fear of local county authorities, extreme anxiety and mental trauma.

DATE OF INJURY/DAMAGE- Approximately the 25th day of June 2019- at approximately 1pm when claimant visited her family plot to discover the injury/damage.

LOCATION OF INJURY/DAMAGE – Mono Lake Cemetery, Mono Lake, Lee Vining, CA.

HOW DID INJURY/DAMAGE OCCUR-

Unknown to claimant (see above). County entity has refused to answer questions or cooperate in any way. Claimant only knows that the week before (June 18 2019 the injury/damage was not there when she visited the family plot).

WHAT ACTION OR INACTION OF THE COUNTY ENTITY CAUSED THIS INJURY/DAMAGE-

Claimant has to assume that it was the inaction/lack of enforcement of county and state regulations, codes and statutes that caused this matter.

THE INJURIES AND DAMAGE CLAIMANT SUFFERED-

See above.

WITNESSES- Claimant was alone. Photos and initial communication with Pam Smithman tell the story.

NAMES OF COUNTY EMPLOYEES INVOLVED-

Claimant only knows of her initial interaction with Pam Smithman, uncooperative conversations with Jay Sloane, Dave Butters and Tim Kendall, and one email from Joe Blanchard, Superintendent of the Mono County Department of Public Works.

AMOUNT OF CLAIM- TBD- This is NOT a Limited Civil Case.

SEND ALL NOTICES AND COMMUNICATION TO:

Joan Kathryn Wenger
2500 Dickerson Rd. #126 Reno, NV 89503
775-742-9470
Email- wengerjk@live.com

DECLARATION AND SIGNATURE OF CLAIMANT-

I declare under penalty of perjury that I have read the foregoing claim for damages and know the contents thereof; that the same is true of my knowledge and belief, save and accept as to those matters on information and belief, and as to them I believe to be true.

Joan Kathryn Wenger (claimant)

December 19, 2019

Signed

Date







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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Community Development - Planning

TIME REQUIRED

**PERSONS
APPEARING
BEFORE THE
BOARD**

SUBJECT Sierra Nevada Red Fox Proposed
Listing Comment Letter

AGENDA DESCRIPTION:

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

Comment letter to the U.S. Fish & Wildlife Service regarding the proposed listing of the Sierra Nevada Distinct Population segment of the Sierra Nevada Red Fox.

RECOMMENDED ACTION:

Approve proposed comment letter to the U.S. Fish & Wildlife Service with any desired modifications and authorize Board Chair to sign.

FISCAL IMPACT:

None at this time.

CONTACT NAME: Kelly Karl

PHONE/EMAIL: 7609241809 / kkarl@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
staff report
SN Red Fox Comment Letter with Attachments

History

Time	Who	Approval
2/13/2020 5:23 PM	County Administrative Office	Yes
2/12/2020 11:54 AM	County Counsel	Yes

2/13/2020 12:36 PM

Finance

Yes

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

February 18, 2020

To: Mono County Board of Supervisors

From: Kelly Karl, Assistant Planner

Re: Comment Letter: Proposed Listing of the Sierra Nevada Distinct Population Segment of the Sierra Nevada Red Fox as Endangered Under the Endangered Species Act

RECOMMENDATION

1. Approve proposed comment letter to the U.S. Fish & Wildlife Service with any desired modifications and authorize Board Chair to sign.

FISCAL IMPACT

None.

BACKGROUND/DISCUSSION

A draft comment letter from Mono County on the proposed listing of the Sierra Nevada Distinct Population Segment of the Sierra Nevada Red Fox as endangered under the Endangered Species Act is provided in Attachment 1. Comments focus on the need to address the unique recreational and military uses and use patterns in the Sonora Pass Area, interagency collaboration, and impacts to current and proposed forest health and fuels reduction projects in the Eastern Sierra.

ATTACHMENTS

1. Comment Letter to the U.S. Fish & Wildlife Service
2. Mono County General Plan Policies
3. Sonora Pass Riding Areas Map & Bridgeport Winter Recreation Area Map



Jennifer Kreitz ~ 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

February 18, 2020

Jennifer Norris
 Field Supervisor
 U.S. Fish and Wildlife Service
 Sacramento Fish and Wildlife Office
 2800 Cottage Way, Room W-2605
 Sacramento, CA 95825

Submitted via website comment form

Re: US Fish and Wildlife Service Proposed Listing of the Sierra Nevada Distinct Population Segment of the Sierra Nevada Red Fox as Endangered Under the Endangered Species Act

To U.S. Fish and Wildlife Service:

The Mono County Board of Supervisors appreciates the opportunity to comment on the U.S. Fish and Wildlife Service's (Service's) proposed listing of the Sierra Nevada Distinct Population Segment (SN DPS) of the Sierra Nevada red fox as endangered under the Endangered Species Act. As a county included in the approximate current range of the SN DPS, Mono County recognizes the need to generally protect fish and wildlife populations and plant communities, including species in danger of extirpation, while balancing private property rights, recreational activities, local economics, and other quality of life indicators. Mono County's General Plan specifies policies for the protection of biological resources and special-status species in the Conservation/Open Space Element and Land Use Element (full text in Attachment 1). These policies establish the County's responsibility to protect and maintain the abundance and variety of wildlife species for their intrinsic value as well as the significant contribution these species provide to the local economy.

Mono County understands from the proposed listing that degraded habitat or lack of habitat is not a primary factor threatening the SN DPS and therefore no critical habitat is being included with the proposed listing. The primary identified threats include small population size, hybridization with non-native foxes, and reduced prey availability and competition with coyotes resulting from decreased snowpack levels during drought years and possibly increased compaction of snow from snowmobiling. Based on the identified threats, a focus on interagency coordination of conservation and protection efforts, measures tailored to the specific conditions and locations in Mono County, and accommodations for fuel reduction and forest health treatments are of critical importance to the County.

Due to the expansiveness of the SN DPS's range and the fact that it crosses multiple Federal, State, and local agency boundaries, interagency coordination should be a core strategy of any Recovery Plan for this species. Furthermore, understanding and incorporating the unique characteristics, opportunities, and

constraints, in the Eastern Sierra and more specifically in the Sonora Pass Area are essential to the success of this effort. Mono County specifically requests the Service coordinate with the California Department of Fish and Wildlife, Humboldt-Toiyabe National Forest, Inyo National Forest, and Marine Corps Mountain Warfare Training Center (MWTC) on research, education and outreach, and development of a Recovery Plan to ensure an integrated approach across the landscape that respects unique concerns and conditions.

Snowmobiling is identified as an activity in SN DPS habitat that can negatively impact the population by affecting prey availability, increasing presence and competition with coyotes, and impacting denning success. The Sonora Pass Area in Mono County falls within the SN DPS's range and merits special consideration by the Service when crafting a Recovery Plan for this species due to its unique range of uses and rugged use pattern. The Sonora Pass area includes a wide range of recreational and military uses in the winter including the Bridgeport Winter Recreation Area (BWRA), a popular winter snowmobile use area on the Humboldt-Toiyabe National Forest, and the Marine Corps MWTC, which utilizes the area to provide critical and specialized winter warfare training. Impacts from snowmobile usage on the SN DPS in the BWRA are limited to the areas open to snowmobiling indicated in the Sonora Pass Riding Areas Map and the Bridgeport Winter Recreation Area Map (Attachment 2), which does not have a system of groomed snowmobile trails. The BWRA requires all users to obtain a Visitor Use Permit from the Humboldt-Toiyabe National Forest and each individual/snowmobile is required to carry a permit while recreating in the BWRA. The existing permit system may provide an excellent opportunity to educate BWRA users on responsible recreation practices in SN DPS habitat. The operation season of the BWRA is from December 23 to the last Sunday in April, if snow depths meet the minimum requirements, which limits potential impacts to denning success to only two months (March & April). The Humboldt-Toiyabe National Forest describes the minimum snow depth requirements for snowmobile use in the BWRA as "if snow depths fall below 12" at the Leavitt Lake Rd/Hwy 108 junction, or <10% snow coverage at Leavitt Lake, or <24" in Yosemite Toad habitat, there may be earlier closures."¹

The over-snow vehicle use pattern in the Sonora Pass Area as a whole is unique in that it offers a rugged experience characterized by user-made single track and lacks any system of groomed trails. This pattern differs significantly from the use patterns exhibited at lower elevations (outside the current range of the SN DPS) on the neighboring Inyo National Forest as well as regionally on the westside's large groomed trail systems. Due to this unique snowmobiling pattern, the Service should coordinate closely with the Humboldt-Toiyabe National Forest to tailor the evaluation of snowmobiling threats and the resulting regulatory measures to the specific use patterns in the BWRA and Eastern Sierra, and to collaborate on ways to minimize impacts to the denning success of the SN DPS. In addition, the over-snow use patterns in the Marine Corps MWTC are unusual in order to meet specialized winter warfare training and operations goals. Coordination with the Marine Corps is critical to understanding the specific use patterns in the training area and the best methods to avoid impacts to the military training that helps protect our brave men and women who are defending the security of our Nation. Thus, coordination with the Humboldt-Toiyabe National Forest and the MWTC is critical to understanding the unique uses and regulatory characteristics of Sonora Pass and should be incorporated into future regulations altering the snowmobile season or existing over-snow vehicle use patterns.

Several critical forest health and fuels reduction projects are currently being proposed and implemented throughout the Eastern Sierra on both the Humboldt-Toiyabe and Inyo national forests. These projects are of the utmost importance to ensure the health and safety of local communities, local natural resources/wildlife populations, air quality, and the recreation-based economy. A Recovery Plan for this DPS should reduce identified threats to the species while also ensuring these critical forest health and fuels reduction projects can be successfully implemented.

¹ Humboldt-Toiyabe National Forest. "Bridgeport Winter Recreation Area." Accessed 11 Feb. 2020, <https://www.fs.usda.gov/recarea/htnf/recarea/?recid=70745>

Mono County understands that additional research and study will be necessary to adequately understand and address the threats to this rare and elusive species. The SN DPS Recovery Plan needs to be able to respond to new information as it becomes available from current and future studies and should also be tailored to the unique geographies that span the range of this DPS. Mono County understands that the Service has already begun to coordinate with local agencies and that a meeting with local representatives from the Humboldt-Toiyabe National Forest has already been scheduled. Continued collaboration with public land managers will ensure that efforts are not duplicated between agencies and will provide an opportunity for collaborative conservation measures and funding potential to further assist in the recovery of this species. To that end, Mono County offers the Collaborative Planning Team, which is a gathering of state, federal, and local agencies along with Native American tribes and the Los Angeles Department of Water and Power, as a forum for information sharing and coordination.

Mono County appreciates the complexity of the listing process and looks forward to continued collaboration between our agencies. If you have any questions regarding these comments, please contact Kelly Karl in the Community Development Department at 760.924.1809 or kkarl@mono.ca.gov

Sincerely,

Stacy Corless
Chair

Attachments:

1. Mono County General Plan Policies
2. Sonora Pass Riding Areas Map & Bridgeport Winter Recreation Area Map

cc: Humboldt-Toiyabe National Forest
Inyo National Forest
Marine Corps Mountain Warfare Training Center
California Department of Fish and Wildlife

Attachment 1
Mono County General Plan Policies:
Conservation of Biological Resources

Underlining added for emphasis.

CONSERVATION/OPEN SPACE ELEMENT

II. ISSUES/OPPORTUNITIES/CONSTRAINTS

BIOLOGICAL RESOURCES

1. Mono County's fish and wildlife populations and plant communities contribute substantially to the tourist-based economy, recreation, and aesthetic enjoyment of the county's resources. These resources are important not only for their direct and indirect benefits to residents and visitors, but also for their inherent ecological value.
2. The biological resources in the county contribute to the local economy in several ways. Fishing, hunting, sightseeing, numerous recreational activities, agriculture and grazing are all directly dependent on the natural resources in the county.
3. The protection and enhancement of natural habitats is a critical element in preserving and restoring the long-term existence of local wildlife. Riparian woodlands, wetlands, migration corridors, sagebrush steppe, and wintering and summering grounds are recognized as critical, highly localized wildlife habitat. Increased recreational use in the county and increased development, particularly in areas outside existing community areas, creates potential impacts to the long-term sustainability of fish and wildlife populations and plant communities through degradation of resources and increased conflicts between wildlife and humans.
4. The cumulative impacts of increased development and recreational usage on natural habitats and local wildlife are a major concern. In particular, the cumulative impacts of development on deer herds and sage grouse are a concern throughout the county.
5. Resource management agencies have given special status to a number of plant and animal species that are known or expected to occur in the county. In addition, a number of locally significant species have been identified. The protection of these species is a concern.
6. Endangered and threatened species, and their associated listings under the Endangered Species Act (ESA), are becoming a greater concern in Mono County. These species are valuable to Mono County, directly contributing to the local economy and recreational aspects, and representing healthy natural resources and landscape that is critical to quality of life.
7. ESA listings often cause an immediate fear of overregulation and a sense that community needs are incompatible with species conservation. However, Mono County has recently been successful cooperating with conservation partners to preclude a listing because of adequate species protection, demonstrating human activity can be compatible with species conservation. Even when the County does not directly participate in conservation efforts, utilizing best-available science to meet both conservation and community needs is in the County's best interest.
8. A number of agencies are involved in wildlife resource management in the county, including the USFS, BLM, CDFW, and the US Fish and Wildlife Service. Each of these agencies has jurisdiction over certain aspects of the protection and enhancement of wildlife habitat and local wildlife populations. The County must work with these agencies and other agencies that are responsible for other areas of resource management, such as the Natural Resource Conservation Service (NRCS), Lahontan Regional Water Quality Control Board, and the US Army Corps of Engineers.

III. POLICIES

BIOLOGICAL RESOURCES

GOAL 2. Maintain an abundance and variety of vegetation, aquatic and wildlife types in Mono County for recreational use, natural diversity, scenic value, and economic benefits.

Objective 2.A.

Maintain and restore botanical, aquatic and wildlife habitats in Mono County.

Policy 2.A.1. Future development projects shall avoid potential significant impacts to animal or plant habitats or mitigate impacts to a level of non-significance, unless a statement of overriding considerations is made through the EIR process.

Action 2.A.1.a. Future development projects with the potential to significantly impact animal or plant habitats shall assess site-specific resource values and potential impacts prior to project approval. Examples of potential significant impacts include:

- a. substantially affecting a candidate, sensitive, rare or endangered species of animal or plant or the habitat of the species; and/or
- b. interfering substantially with the movement of any resident or migratory fish or wildlife species; and/or
- c. substantially diminishing habitat for fish, wildlife, or plants, including wetlands and riparian areas.

The analysis shall:

- a. be funded by the applicant;
- b. be prepared by a qualified person under the direction of Mono County and in consultation with the California Department of Fish and Wildlife (CDFW);
- c. assess existing conditions in the general project vicinity, including the identification of any listed or candidate threatened or endangered species or habitats of special concern, and annual and daily wildlife movement patterns and corridors;
- d. describe the impacts of the proposed development upon animal and plant habitat extent, quality and connectivity within the project site and on surrounding areas; and
- e. recommend project alternatives or measures and monitoring to avoid or mitigate impacts to animal and plant habitat.

Mitigation measures and associated monitoring programs shall be included in the project plans and specifications, and shall be made a condition of approval for the project. The project sponsor shall fund the monitoring and shall be responsible for remedying deficiencies.

Policy 2.A.2. Protect and restore threatened and endangered plant and animal species and their habitats.

Action 2.A.2.a. If a project is likely to have significant impacts on any state or federally listed threatened or endangered species, the County will consult fully with appropriate agencies and organizations, such as the CDFW, the USFWS, and the CNPS, concerning project alternatives and mitigation measures.

Action 2.A.2.b. Support the acquisition of areas with threatened or endangered species by federal or state land management agencies or land conservation organizations.

Action 2.A.2.c. Work with appropriate agencies and organizations to investigate the feasibility of establishing preservation areas to protect and restore threatened and endangered species.

Action 2.A.2.d. Work with the USFWS and other appropriate agencies to protect and restore listed species and their habitats while also minimizing impacts to county residents and visitors.

Policy 2.A.3. Protect and restore sensitive plants, wildlife and their habitat, and those species of exceptional scientific, ecological, or scenic value.

Action 2.A.3.a. Enforce maximum site disturbance standards in appropriate land use designations in the Mono County General Plan.

Action 2.A.3.b. Require landscape plans to incorporate the use of native vegetation when feasible. The transplanting of existing vegetation and use of locally collected seed may be required in the landscape plan.

Action 2.A.3.c. When applicable, revegetation and landscape plans should include provisions to retain and re-establish upland vegetation, especially bitterbrush and sagebrush, as important mule deer and sage grouse habitat.

Action 2.A.3.d. In order to protect their special value to plant diversity and wildlife habitat, limit development in edge zones, riparian areas, and wetlands.

Action 2.A.3.e. Projects within key sage grouse habitat shall not be permitted unless a finding is made that potential impacts have been avoided or mitigated to a level of non-significance or a statement of overriding considerations is approved. Potential mitigation measures may include:

- Minimizing site disturbance and limiting it to the poorest quality habitat on the parcel (e.g., near trees, away from leks and water, etc.);
- Siting structures taller than 6 feet or above the sagebrush average height outside the line of sight of a lek;
- Minimizing the installation of fencing and all fencing shall be of a wildlife friendly design, which may include the following specifications: not taller than 42", three strands, bottom strand a minimum of 16" from the ground, top wire marked for visibility, lay down and let-down fencing, and avoidance of posts serving as avian predator perches. Other designs may be warranted depending on the wildlife concerns of the areas, and the BLM, USFWS and/or CDFW should be consulted;
- Installing perch deterrents on structures taller than 6 feet or above the sagebrush average height;
- Controlling domestic animals on the property;
- Designating seasonal use restrictions;
- Restoring native vegetation or otherwise improving vegetative habitat, including removal of invasive trees and annual grasses, and reducing fire risk on nearby public lands;
- Contributing financially to an established program undertaking habitat restoration within Mono County; and
- Including other measures developed in consultation with key Bi-State sage grouse partners (e.g., USFWS, CDFW, BLM, USFS), including considerations to mitigate impacts to reduced connectivity and fragmentation.
- To protect nesting and brood-rearing habitat, agricultural cultivation shall not disturb or remove sagebrush habitat within three miles of an active lek, or as determined through an informal consultation process with applicable Bi-State Conservation partners.

Action 2.A.3.f. Review ministerial permits in sage grouse habitat for impacts and make every effort to work with the applicant to include mitigation measures, including those in Action 2.A.3.e.

Action 2.A.3.g. Participating in collaborative conservation efforts to minimize adverse impacts to sensitive species.

Action 2.A.3.h. Maintenance agreements and procedures for roads and other infrastructure shall consider impacts to special-status species including consultation with appropriate state and federal agencies.

Policy 2.A.7. Support the acquisition of valuable wildlife habitat by federal or state land management agencies or land conservation organizations.

Action 2.A.7.a. Support acquisition of important wildlife areas through outright purchase, land donations, trades, purchase of easements, and related options.

Action 2.A.7.b. Provide information to property owners on incentives for protecting key wildlife habitat, including conservation easements, purchase at fair market value, land trades, etc.

Action 2.A.7.c. Work with appropriate agencies and organizations to investigate the feasibility of establishing habitat preservation areas to protect and improve significant habitat areas.

Action 2.A.7.d. The Economic Development Department should work with the Fisheries Commission to advise the County on fish and related wildlife issues.

Policy 2.A.8. Restrict or seasonally limit OHV and other recreational uses in valuable habitat areas in order to protect those resources.

LAND USE ELEMENT

Countywide Land Use Policies

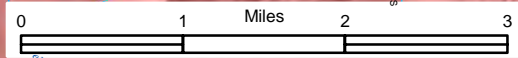
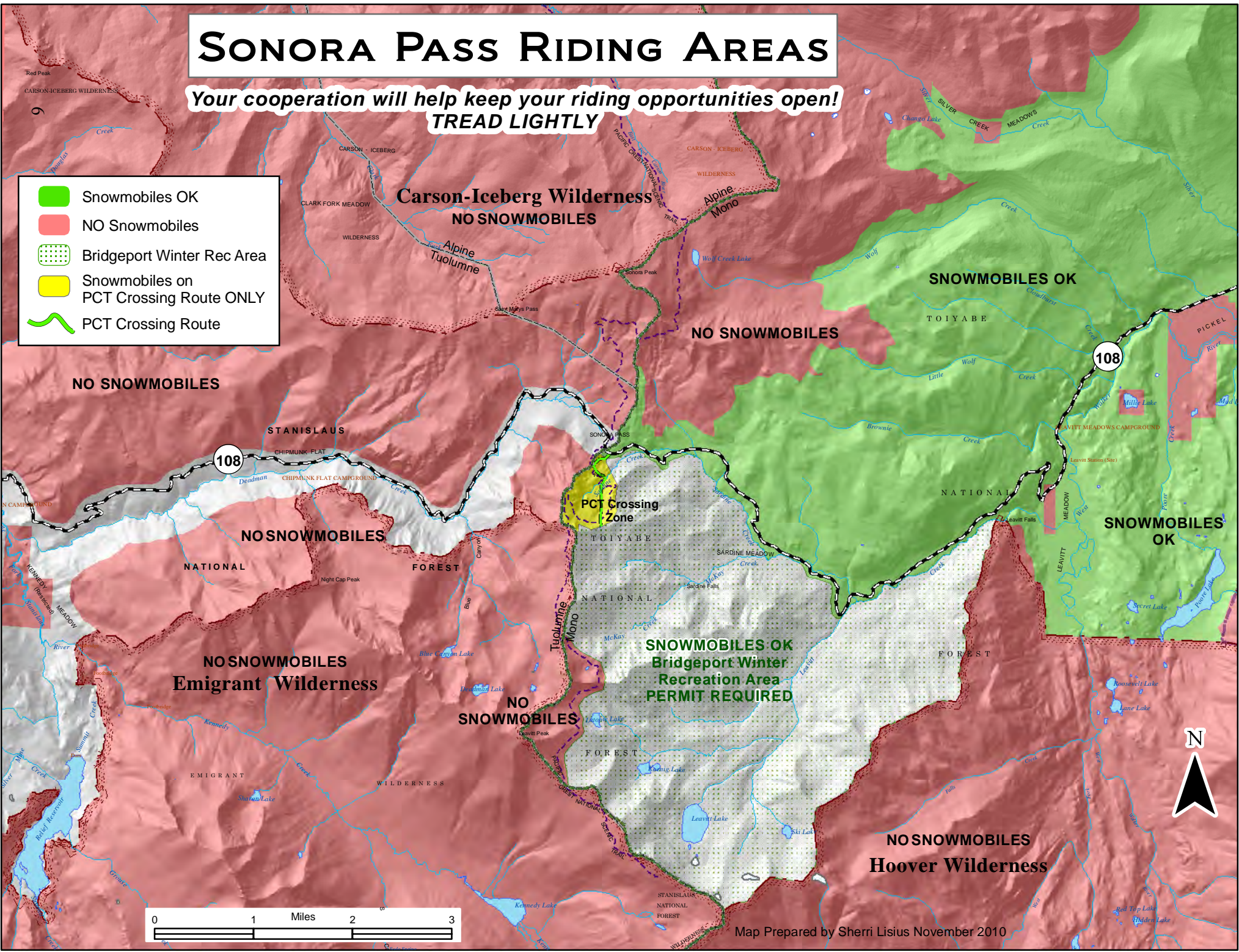
Policy 1.A.8. Maintain or enhance the integrity of critical wildlife habitat in the county by limiting development in those areas and requiring mitigation in conformance to CEQA and this General Plan. Examples of critical wildlife habitat include, but are not limited to: key winter ranges, holding areas, migration routes, and fawning areas for mule deer; habitat for other big game species; leks, nesting areas and winter and summer range for sage grouse; fisheries and associated habitat; and riparian and wetland habitat.

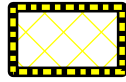
Action 1.A.8.a. Implement policies contained in the Conservation/Open Space Element and appropriate Area Plans.

SONORA PASS RIDING AREAS

Your cooperation will help keep your riding opportunities open!
TREAD LIGHTLY

- Snowmobiles OK
- NO Snowmobiles
- Bridgeport Winter Rec Area
- Snowmobiles on PCT Crossing Route ONLY
- PCT Crossing Route



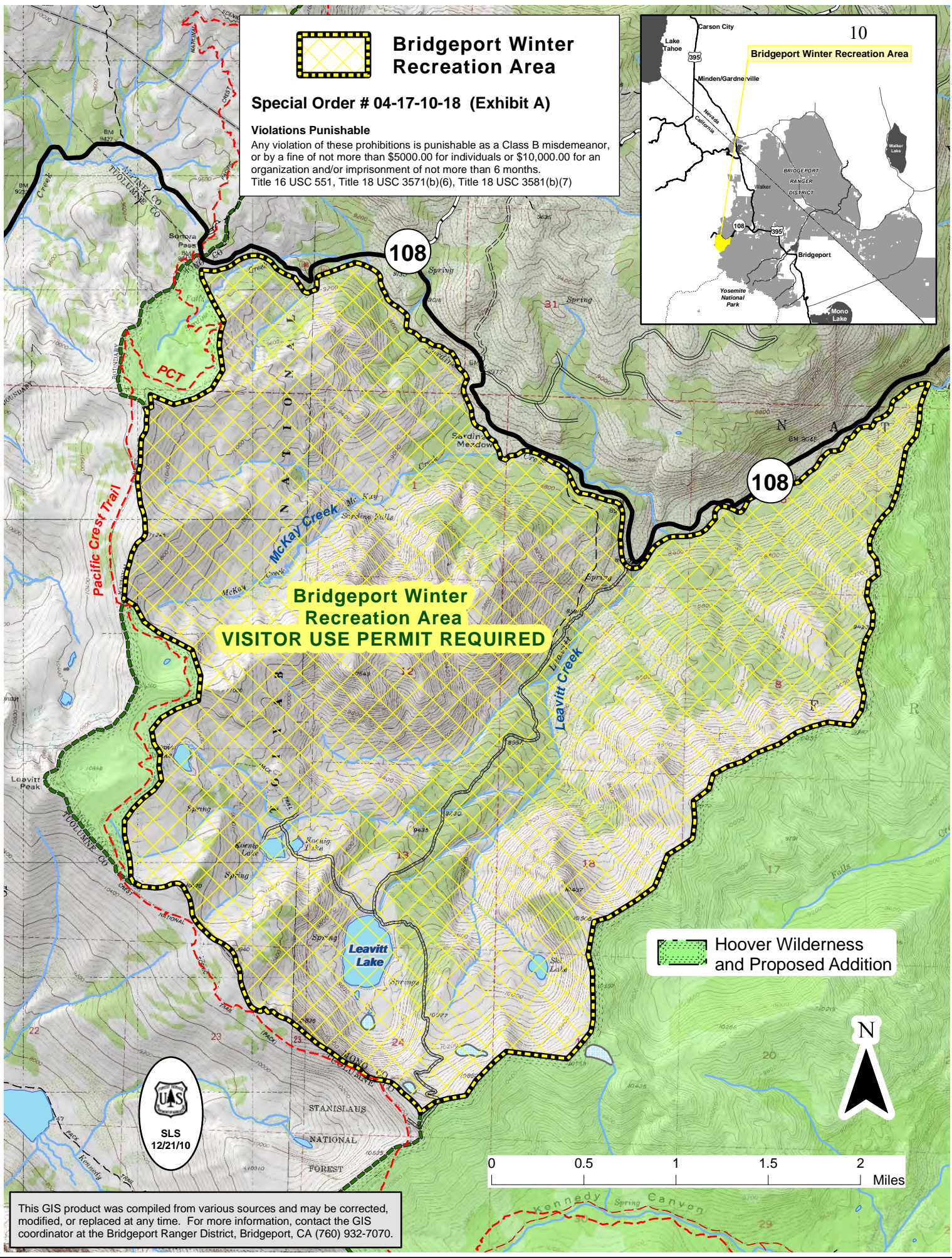
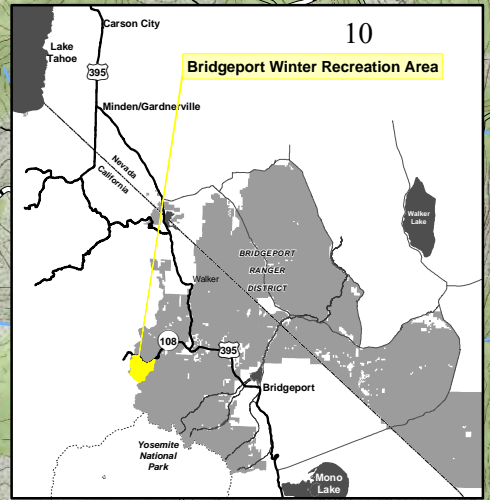


Bridgeport Winter Recreation Area

Special Order # 04-17-10-18 (Exhibit A)

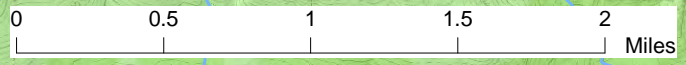
Violations Punishable

Any violation of these prohibitions is punishable as a Class B misdemeanor, or by a fine of not more than \$5000.00 for individuals or \$10,000.00 for an organization and/or imprisonment of not more than 6 months.
Title 16 USC 551, Title 18 USC 3571(b)(6), Title 18 USC 3581(b)(7)



Bridgeport Winter Recreation Area
VISITOR USE PERMIT REQUIRED

Hoover Wilderness and Proposed Addition



This GIS product was compiled from various sources and may be corrected, modified, or replaced at any time. For more information, contact the GIS coordinator at the Bridgeport Ranger District, Bridgeport, CA (760) 932-7070.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Behavioral Health

TIME REQUIRED

SUBJECT Allocation List Amendment - Behavioral Health

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed amendment to the Behavioral Health Department's allocation list to change existing .6 FTE Case Manager I to 1 FTE Case Manager I to expand programming in Bridgeport, Walker, and Coleville.

RECOMMENDED ACTION:

Adopt proposed resolution. Provide any desired direction to staff.

FISCAL IMPACT:

No impact to the general fund. Salary range for 1 FTE Case Manager I is \$39,086-\$47,509; at .6 FTE, the salary currently being paid is \$23,451 - \$28,505. Increasing this position to 1 FTE will result in increased salary expenditures of \$15,635-\$19,004.

CONTACT NAME: Amanda Greenberg

PHONE/EMAIL: 7609241754 / agreenberg@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Resolution

History

Time	Who	Approval
2/13/2020 5:01 PM	County Administrative Office	Yes

2/11/2020 10:59 AM

County Counsel

Yes

2/11/2020 4:50 PM

Finance

Yes



MONO COUNTY BEHAVIORAL HEALTH DEPARTMENT

COUNTY OF MONO

P.O. BOX 2619 MAMMOTH LAKES, CA 93546 (760) 924-1740 FAX: (760) 924-1741

TO: Mono County Board of Supervisors
FROM: Amanda Greenberg, Mental Health Services Act Coordinator
DATE: February 6, 2020

SUBJECT:

Allocation List Amendment for Behavioral Health Department: Change .6 FTE Case Manager I to 1 FTE Case Manager I

RECOMMENDATION:

Approve requested amendment to Allocation List:
Change existing .6 FTE Case Manager I position to a 1 FTE Case Manager I position.

DISCUSSION:

The .6 FTE Case Manager I position is based out of Mono County Behavioral Health's Walker Wellness Center and provides school-based services to the Walker/Coleville and Bridgeport schools. This includes such programs as kids yoga, after-school cooking classes, and LifeSkills Training substance use prevention program. This position also facilitates community programming at the Wellness Center and collaborates with other local agencies around community outreach. To achieve a proposed expansion in programming for the Walker/Coleville and Bridgeport communities, MCBH is requesting an amendment to the allocation list to increase this position to 1 FTE.

FISCAL IMPACT:

No impact to the general fund
Salary range for 1 FTE Case Manager I: \$39,086-\$47,509
Salary range currently paid for .6 FTE Case Manager I: \$23,451 - 28,505
Increasing this position to 1 FTE will result in increased salary expenditures of: \$15,635-\$19,004
This salary is paid through Mental Health Services Act funding.

SUBMITTED BY:

Amanda Greenberg, MHSA Coordinator, Contact: 760.924.1740



R20-__

**A RESOLUTION OF THE MONO COUNTY
BOARD OF SUPERVISORS AUTHORIZING THE COUNTY ADMINISTRATIVE
OFFICER TO AMEND THE COUNTY OF MONO LIST OF ALLOCATED POSITIONS
TO ELIMINATE ONE 0.6 FTE CASE MANAGER I AND ADD ONE 1.0 FTE CASE
MANAGER I IN THE DEPARTMENT OF BEHAVIORAL HEALTH**

WHEREAS, the County of Mono maintains a list of County job classifications, the pay ranges or rates for those job classifications, and the number of positions allocated by the Board of Supervisors for each of those job classifications on its List of Allocated Positions (or “Allocation List”); and

WHEREAS, the Allocation List identifies approved vacancies for recruitment and selection by Human Resources and implements collective bargaining agreements related to job classifications and pay rates; and

WHEREAS, the County seeks to provide public services in the most efficient and economical manner possible, which at times requires the modification of the job classifications on the Allocation List; and

WHEREAS, it is currently necessary to amend the Allocation List as part of maintaining proper accounting for hiring employees to perform public services.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO RESOLVES that the County Administrative Officer is authorized to amend the County of Mono List of Allocated Positions to reflect the following changes:

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1 Remove the allocation of one 0.6 full-time permanent Case Manager I (new total: zero)
2 (salary range \$23,451 - \$28,505 per year).

3 Add the allocation of one 1.0 full-time permanent Case Manager I (new total: one)
4 (\$39,086-\$47,509 per year).

5
6 **PASSED, APPROVED and ADOPTED** this _____ day of _____, 2020,
7 by the following vote, to wit:

8 **AYES:**

9 **NOES:**

10 **ABSENT:**

11 **ABSTAIN:**

12
13
14
15 _____
16 Stacy Corless, Chair
17 Mono County Board of Supervisors

18 **ATTEST:**

19 **APPROVED AS TO FORM:**

20
21 _____
22 Clerk of the Board

23
24 _____
25 County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Bridgeport RPAC Letter to Sierra Nevada Conservancy

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

The Bridgeport Valley Regional Planning Advisory Committee's (RPAC) letter to the Sierra Nevada Conservancy (SNC) regarding the Proposition 68 vibrant recreation and tourism - Buckeye Hot Springs recreation enhancement project.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> Letter</p>

History

Time	Who	Approval
2/13/2020 5:03 PM	County Administrative Office	Yes
2/12/2020 12:19 PM	County Counsel	Yes
2/13/2020 12:31 PM	Finance	Yes

BRIDGEPORT VALLEY

Regional Planning Advisory Committee

P.O. Box 347
Mammoth Lakes, CA 93546
760-924-1800 phone, 924-1801 fax
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
760-932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

February 4, 2020

Sierra Nevada Conservancy - Board of Directors

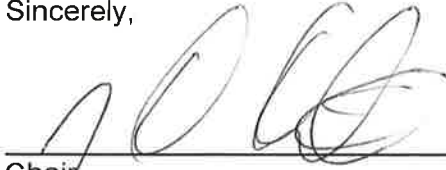
Re: Proposition 68 Vibrant Recreation and Tourism - Buckeye Hotsprings Recreation Enhancement Project

The purpose of Mono County's Regional Planning Advisory Committees (RPAC) is to advise the Mono County Board of Supervisors, Planning Commission, and Planning Division on the development, review, implementation and update of the Mono County General Plan and associated Area / Community Plans including planning of sustainable recreation projects and programs occurring within Mono County. The Bridgeport RPAC meets regularly to identify local planning issues and community needs - and to serve as a community forum and information clearing house on community planning issues.

Having reviewed the preliminary site-plan provided by Mammoth Lakes Recreation (Eastern Sierra Sustainable Recreation Coordinator - applicant), the Bridgeport RPAC finds that the desired outcomes of the Buckeye Hotsprings Recreation Enhancement Project align themselves with desired outcomes of the community and carry positive implications for both the economic and ecologic sustainability of the region.

The Bridgeport RPAC recommends that the SNC Board of Directors consider Mammoth Lakes Recreation's application for its Vibrant Recreation and Tourism grant program to bring these much-needed improvements to the Buckeye Hotsprings location. The Bridgeport RPAC looks forward to regularly provided updates from the Eastern Sierra Sustainable Recreation and to engaging with both Mammoth Lakes Recreation and Humboldt-Toiyabe National Forest in project design and development.

Sincerely,



Chair,
Bridgeport Regional Planning Advisory Committee



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT

Suddenlink Changes to Video Rates
for Commercial Customers Only

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Altice USA, Inc. (doing business as Suddenlink) provided notice of upcoming pricing changes for certain video rates impacting commercial customers only. Please see the attachments for exact rates.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Letter](#)

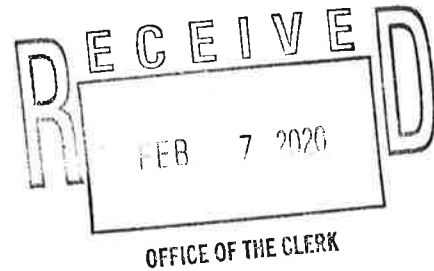
History

Time	Who	Approval
2/13/2020 5:36 PM	County Administrative Office	Yes
2/12/2020 11:56 AM	County Counsel	Yes
2/13/2020 12:31 PM	Finance	Yes



January 29, 2020

Clerk of the Board
Sharon Kendall
County of Mono
PO Box 715
Bridgeport, CA 93517



Re: Changes to Video Rates for Commercial Customers Only

Dear Ms. Kendall:

Altice USA, Inc. ("Altice USA" or "the Company") hereby notifies your office of the upcoming pricing alignment for certain video rates impacting existing and new commercial customers only. This activity is being done to harmonize commercial customer rates across the Suddenlink footprint and reflects the rising cost of programming – including sports and broadcast channels. The changes outlined in this notice will not impact residential customers.

Included in this notice, for reference, is the list of commercial rates for impacted video products and services which will go into effect on February 28, 2020.

Customers are being notified at least 30 days in advance of the total increase to their bill through bill messages.

Should you have any questions, please do not hesitate to contact me at 347-527-3424.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Ayers".

Brad Ayers
Senior Director, Government Affairs

March 2020 Pricing & Packages

Product	Standard Pricing
Broadcast Surcharge (ReTrans Fee)	\$16.72
Broadcast Basic (Business)	\$45.95
Video Expanded (Business)	\$52.95
Basic and Expanded (Business)	\$98.90
Broadcast Basic (Bars & Restaurants)	\$45.99
Expanded Basic (Bars & Restaurants)	\$39.00
Full Basic (Bars & Restaurants)	\$84.99
HD-DTA	\$5.00
HD Receiver	\$11.00
HD/DVR Receiver	\$17.00
Bars & Restaurants Digital Tier/NO Sports	\$10.00

We promise to continue delivering you the best and most innovative products and services.
Thank you for choosing Suddenlink.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Integrated Regional Water
Management Program (IRWM) Letter
to the Director of the Governor's
Water Resiliency Portfolio

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

The IRWM comments on the draft Water Resilience Portfolio.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Comment Letter

History

Time	Who	Approval
2/13/2020 5:20 PM	County Administrative Office	Yes
2/12/2020 6:20 PM	County Counsel	Yes
2/13/2020 12:31 PM	Finance	Yes



INTEGRATED REGIONAL WATER MANAGEMENT PROGRAM

February 7, 2020

Nancy Vogel
Director of the Governor's Water Resiliency Portfolio
1303 10th St., Suite 1173
Sacramento, CA 95814
input@waterresilience.ca.gov

Dear Ms. Vogel,

The Inyo-Mono Regional Water Management Group has reviewed the draft Water Resilience Portfolio. While we are encouraged to see the emphasis on regional approaches and some mention of Integrated Regional Water Management, we are concerned that the Portfolio's outline of regional resilience does not sufficiently build upon the existing IRWM program. We hope that the Portfolio will avoid the missed opportunity that the Sustainable Groundwater Management Act had to incorporate the IRWM program. We understand the desire to bring forward fresh concepts in a document like the Portfolio, but we hope that the current regional efforts can be used as a foundation for the new regional concepts.

We are aware that IRWM has not been equally well-received throughout the state. Apparently, the existing program has had difficulties in some urban areas with large water-providing utilities and powerful water districts. The Water Resilience Portfolio ideally should promote the IRWM program where it works, especially the rural portions of California. The IRWM program seems well suited and perhaps critical for headwater protection. So, we would like to tell you and the other authors of the Portfolio a little about what IRWM has done for our rural, headwaters region.

Before the statewide IRWM program was developed, there was no structure for gathering stakeholders on a regional level to discuss water management and planning in the eastern Sierra Nevada. The thirteen years of stakeholder meetings through the Inyo-Mono IRWM Program have resulted in relationships that otherwise would not have been made and have prevented conflicts over water. In our rural region, there is no other mechanism for such a network to exist.

We have built, brick-by-brick, an amazing, essential, and functional RWMG in eastern California. Across our territory—spread out over a 13,359 square mile planning area—the Inyo-Mono IRWM Program can be credited with bringing together and involving more than 80 entities, including tribes; local, state, and federal agencies; small and disadvantaged water systems; agricultural interests; environmental organizations; and business groups. There has never been such a broad and diverse collaborative body assembled in all of eastern California. We support each other and share information, and by doing so not only do we take care of pressing regional needs, but we create connections and channels of communication that build cohesion over water—rare in California. If polled, every one of the stakeholders that the Inyo-Mono IRWM Program has touched over the past 13 years can attest to the importance of our collaboration. If ever we lost the IRWM Program, the vacuum that would form would isolate our far flung water advocates, and in time we would eventually end up as we had been in the past, consumed by and competing for our individual interests with frustrated State water agencies back in the arbiters' seat. The State would be back in the situation that the IRWM program hoped to remedy.



INTEGRATED REGIONAL WATER MANAGEMENT PROGRAM

RWMG stakeholders find that a primary benefit of being involved in the Inyo-Mono IRWM Program is having their issues and interests communicated at the State level through a variety of networks, such as the Sierra Water Work Group, the IRWM Roundtable of Regions, and direct interactions with State water agencies. Individual stakeholders might not have the opportunity to engage at this level, but the Program can be the voice for 40+ water-related organizations in the eastern Sierra Nevada. Additionally, the IRWM Program has become a go-to resource for many types of information not only about grant funding, but about technical assistance, laws and regulations, and more.

Our IRWM Program is about more than just grant funding. It is about relationships, collaboration, information-sharing, and raising the profile of a rural region far away from the eyes of Sacramento. We are aware that IRWM is perceived to not be working in some parts of the state, but it is working here. To change the nature of IRWM or to do away with it altogether would stop a process in eastern California that is getting work done on the ground and forging constructive discussions about regional water management.

The value of the rural IRWM program to water sustainability in California cannot be overstated. Importantly, rural groups serve as water watchdogs at the headwaters of all of California's critical watersheds. The Inyo-Mono IRWM Program is involved in the stewardship of every drop of water that falls along 230 miles of the eastern slope of the Sierra Nevada, and one of our principal watersheds provides up to 50% of Los Angeles' water supply.

Thank you for the opportunity to provide comments on the draft Water Resilience Portfolio. We look forward to viewing the final document and continuing to steward our region's water resources.

Sincerely,

Holly Alpert, Ph.D., on behalf of the 38 Members of the Inyo-Mono RWMG:

- Amargosa Conservancy
- Amargosa Opera House and Hotel
- Big Pine Community Services District
- Big Pine Paiute Tribe of the Owens Valley
- Birchim Community Service District
- Bishop Paiute Tribe
- Bridgeport Indian Colony
- Bridgeport Public Utilities District
- California Trout
- Central Sierra Resource Conservation & Development
- City of Bishop
- Crowley Lake Mutual Water Company
- Desert Mountain Resource Conservation & Development
- Eastern Kern County Resource Conservation District
- Eastern Sierra Audubon
- Eastern Sierra Community Service District
- Eastern Sierra Land Trust
- Eastern Sierra Unified School District
- Fort Independence Indian Reservation
- Indian Wells Valley Cooperative Groundwater Management Group
- Indian Wells Valley Water District
- Inyo County
- Inyo National Forest
- June Lake Public Utilities District



INTEGRATED REGIONAL WATER MANAGEMENT PROGRAM

- Keeler Community Service District
- Lone Pine Paiute-Shoshone Reservation
- Lundy Mutual Water Company
- Mammoth Community Water District
- Mono County
- Mono County Resource Conservation District
- Mono Lake Committee
- Owens Valley Committee
- Owens Valley Groundwater Authority
- Owens Valley Indian Water Commission
- Sierra Club Range of Light Group
- Town of Mammoth Lakes
- Wheeler Crest Community Service District
- WRAMP Foundation

Cc: U.S. Congressman Paul Cook
California State Senator Andreas Borgeas
California State Senator Shannon Grove
California Assemblymember Frank Bigelow
California Assemblymember Devon Mathis
California Assemblymember Vince Fong
California Assemblymember Jay Obernolte



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Inyo - Mono 4-H Road Runner
Newsletter Winter 2020

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

The Inyo-Mono 4-H Road Runner Newsletter for Winter 2020.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Newsletter](#)

History

Time	Who	Approval
2/13/2020 5:20 PM	County Administrative Office	Yes
2/12/2020 6:20 PM	County Counsel	Yes
2/13/2020 12:33 PM	Finance	Yes

I pledge...

My head:

My heart:

My hands:

My Health:

to clearer thinking

to greater loyalty

to larger service

to better living

For my club, my community, my country and my world.

4-H Office
207 W. South Street
Bishop, CA 93514

Winter 2020

Office (760) 873-7854
Fax (760) 873-7314
<http://ceinyo-mono.ucanr.edu/>

Calendar of Events:

Tuesdays & Thursdays in February:

Presentation Workshops

4-H Office 3:30-4:30

March 2nd & 5th

Presentation Workshops

4-H Office 3:30-4:30

March 8

Presentation Field Day

Home Street Middle School 1:00

April 7th

4th County Council Meeting

Patio Building, 5:30

TBA

Livestock Field Day

Lone Pine FFA Farm

June 24th-27th

Junior Livestock Show & Auction

Tri-County Fairgrounds

Date Change:

Jr. Livestock Show & Auction

June 24th-27th 2020

4-H Field Day

Sunday, March 8, 2020

1:00pm

Home Street Middle School

Multipurpose Room



Reserve your spot at the 4-H Farm!!!

Spaces are filling up quickly!

Contact Melissa at the 4-H office to reserve a space today!

Pens are \$75 for your 1st year for 1 large animal. Only market animals can be kept at the 4-H farm.

Questions, contact the 4-H office at 760-873-7854

Save the Date
Citizenship Washington
Focus: Presidential
Inauguration
January 17-21, 2021



citizenship
WASHINGTON FOCUS

PRESIDENTIAL INAUGURATION

National 4-H will be hosting a Citizenship Washington Focus: Presidential Inauguration in January 2021. The California 4-H State office is responsible for organizing the California 4-H delegation.

Go to http://4h.ucanr.edu/4-H_Events/WF/ for more information.

Save the Date: August 5-9, 2020



Tentative Dates for a 4-H Overnight Camp
with Mineral County 4-H.

At the Nevada State 4-H Camp at Lake Tahoe.

We are still working out the details with Mineral County Nevada for the overnight camp.

Our plans are for youth ages 9-14.

We will need counselors ages 15-18.

Counselor planning meetings will begin in late spring, with 1 in-person meeting & several conference call meetings.

We will also need parent volunteers.

Check out the Nevada State 4-H Camp Facebook page for location information. <https://www.facebook.com/NevadaState4HCamp/>

What is 4-H Field Day?

Inyo-Mono County Field Day - Field Day is one of the most valuable assets of our 4-H program. This is a day where 4-H'ers share the skills, and knowledge they have learned with others through presentations, demonstrations and public speaking. By learning public speaking and demonstration skills 4-H'ers prepare themselves for college and the workplace. All youth can participate in the countywide judging contest. Judging is an everyday activity that improves your decision making and critical thinking skills.

4-H members may observe and gain knowledge relating to many different 4-H projects. Parents and friends are encouraged to attend. If you have never been to Field Day before you will be surprised at the poise and abilities of these 4-H members. All members of Inyo-Mono County 4-H are invited to participate in Field Day on **March 8, 2020**.

4-H Presentations are very informative and will certainly enrich individual knowledge. Presentations include: Demonstrations, Illustrated Talks and Scientific and Engineering Presentations, Prepared Speeches (informative, persuasive or entertaining), Interpretative Reading, Interview Contest, Educational Display Talk, Impromptu Speaking and Extemporaneous Speaking are also interesting. Share the Fun Skits and Cultural Arts

Presentation contests are creative and entertaining.

4-H members attend to participate\observe and learn\receive awards, recognizing their individual skills and knowledge. Remember it's a 4-H "Family Affair", and encourages parents and friends of 4-H to attend and support the youth. County Gold Medal winners will be eligible to go on to Central Area Field Day, which is scheduled for Saturday, March 23, 2019. Keep a look out for more Field Day information to come.

How to participate?

Presentations: please pre-register for the presentation part of Field Day. Volunteer judges will provide feed back to individual or teams of 4-H members on their presentations. Judges use a standardized rubric for each type of presentation. **See page 5 for registration details.** Just want to watch presentations? That's okay too.

Judging Contest: At 1:00pm the judging contest will begin in the Multipurpose Room. All youth can participate in judging contest. Youth will sharpen their critical thinking skills as they compare and select the best options.

Volunteer: To make this event a success, we need both parent and youth volunteers. Parents can help with set up and scoring of judging cards. Youth can help as runners, room monitors, and more.

Presentation Workshops

Please pre-register with Melissa at the 4-H office,
760-873-7854

February 11 & 13, 3:30-4:30, 4-H Office

February 18 & 20, 3:30-4:30, 4-H Office

February 25 & 27, 3:30-4:30, 4-H Office

March , 3:30-4:30pm, Patio Building

Ca 4-H Presentation Manual can be found at:
<http://4h.ucanr.edu/files/2193.pdf>

Impromptu Speech topics:

Intermediate (ages 11-13)

- My 4-H Club Potential topics: project learning experiences, community service and service learning activities, or youth leadership roles (like club officer or junior leader).

Senior (ages 14-18)

- Leadership: Character An effective and respected leader displays virtues and values in addition to competence and commitment. The late civil rights leader Martin Luther King Jr. encouraged his followers not to judge people by their appearance, but by the content of their character. A person's character, good or bad, can inspire others to greatness or discourage them from trying. Potential topics: defining character traits in a leader, how character can elevate or diminish a leader, or how 4-H can promote character in its leadership roles (club officer, teen leader, ambassador).

What you need to know about 4-H Field Day:

Presentations

Presentations: Everyone is welcome to come and watch presentations, only need to register to present at Field Day.

Entry Forms

Due to the 4-H office by Wednesday, March 5, 2020. See page 5 for entry forms, or the county website at:

http://ceinyo-mono.ucanr.edu/4-H_Program/

Presentation Workshops

It's not too early to start planning and practicing for this event. Attend a Presentation Workshop!

Tuesdays & Thursdays in February in Bishop at the 4-H Office, 3:30-4:30pm

Note: Please reserve a space at the workshops held in Bishop. The workshops will not be held if no 4-H members are planning on attending.

Star Rank

In order to earn your star ranks, you are required to give 4 presentations for a Bronze Star, 7 presentations for a Silver Star and 10 for a Gold Star. **It is a requirement that the year you are applying for a star rank you must do a presentation at 4-H Field Day.** Find out more information on star ranks on the California 4-H website, visit: <http://www.ca4h.org/Resources/Member/Stars/> or talk to your community club leader.

Age Divisions

Mini Members: ages 5-8

Junior Division: ages 9-10

Intermediate Division: ages 11-13

Senior Division: ages 14-18

Award System

The Danish System of judging will be used in judging all the presentations. Entries are placed based on merit by how well the entry performed the basic skills of public speaking. Each entry has an equal chance to receive each placing based on the quality of the entry. All entries receive a placing of either gold, silver, or bronze. Those receiving a gold are eligible to attend Sectional Field Day. All participants will receive a certificate and a pin for the 4-H Hat. Mini members can participate but will not be judged using the Danish System. They will receive verbal comments and will receive a participation certificate and ribbon.

General Rules

- Open to all 4-H youth members in Inyo or Mono County
- A member may participate in all activities in accordance with the rules of each contest. A participant may give multiple types of presentations, but not more than one in each category.
- Each member is responsible for providing personal equipment and props. Projectors and computers will be provided for PowerPoint presentations.

For More Information

To learn more about 4-H presentations, attend a presentation workshop, ask questions at your community club meeting, or read the 4-H Presentation manual online at <http://www.ca4h.org/files/2193.pdf>

Types of Presentations:

*Demonstrations

*Illustrated Talk

*Science/Engineering Presentation

*Informative Speech

*Persuasive Prepared Speech

* Interpretive Reading

*Impromptu Speech

*Share the 4-H Fun Skit

*Cultural Arts Performance

What you need to know about 4-H Field Day:

Judging Contest

Judging Contest: Everyone is invited to participate in the judging contest.

Judging teaches 4-H members critical thinking skills by challenging them to:

- *Observe carefully
- *Recognize good products, articles, animals
- *Improve their own work
- *Make wise selections
- *Be better buyers
- *Make their own decisions
- *Express themselves clearly
- *Appreciate opinions of others

Four Steps to Judging

1. Observe: Read the class name and all information explaining the criteria. Look at all examples to be in compared.
2. Compare: Examine each item, look for similarities and difference. Look for characteristics that meet requirements.
3. Decide: Rank your items in order that meets the criteria best to worst.
4. Tell Why: one judging class you will need to give reasons why you ranked them in that order. Telling why a class is placed a certain way is more important than actually placing. Giving reasons helps 4-H members to organize their thoughts and express themselves in a logical manner.

Sample Judging Class:

What makes a better pet for an elderly person?

Placing

- A. Giraffe B. Puppy C. Cat D. Horse

 C B D A

Reasons for Placing Class:

I placed C over B because cats are independent and low maintenance. I placed B over D because puppies are smaller than horses and can come inside your house. I placed D over A because horses are domestic animals and giraffe's are wild animals.

Judging Contest Rules and Guidelines

1. All categories are open to all 4-H members
2. 4-H Primary Members (mini members) can judge classes but will not compete for judging awards.
3. All categories will have a junior (ages 9-10), intermediate (ages 11-13), and senior division (ages 14-18) contest.
4. Only one class needs to have reasons written out on the back of judging sheet. This class cannot be a board your club brought or worked on. The reason's score is used as a tie breaker in case of a tie.
5. County gold, silver, and bronze medals will be awarded to the top winners in junior, intermediate, and senior divisions.
6. A scoring system will be used for scoring classes judged by 4-H members.
7. Pencils will be provided for youth to use.
8. **Talking among contestants while judging is not permitted.**
9. Parents, non 4-H members, and leaders are not permitted in or around the judging areas during judging. Only exceptions are parents of mini members to assist in reading only, or authorized supervisors.
10. Have Fun!!!



Fantastic 4-H Poster Contest 2020

The Poster Contest is open to enrolled 4-H members, ages 9 – 19. Age categories: Junior members (ages 9 – 10), Intermediate members (ages 11 – 13), and Senior members (ages 14 – 19).

Poster must have been created in the 2019-2020 program year. This exhibit will be judged at Field Day. Medals will be awarded, using the Danish judging system. All posters will be kept and displayed during the 2020 Tri-County Fair.

Rules and Guidelines:

Topic: Promoting 4-H

Poster boards must be 22 x 28 inches. 4-H Office will provide boards, member may use own board.

Name, age, and club should be neatly printed on the back.

Photos, drawings, stickers, die cuts, and cardstock may be used – created by hand or computer printed. **No** dimensional (3-D, pop-up) objects. **No** copyrighted characters (Spiderman, Sponge Bob, etc.).

Use of 4-H clover: You **must** use the specific 4-H clover and the “18 USC 707” must legibly appear either to the right of the base of the stem or below the lower right leaf of the clover. For more info and colors that are allowed, go to http://4h.ucanr.edu/Resources/Branding_Toolkit/ on the State website. **No** image can be placed or screened over it.

*****Posters entries must be turned in on or before Thursday, March 5, 2020 by 5 PM at the County 4-H office. Please check office hours before dropping off your poster or entry. Posters can be turned in with entries or brought to Field Day.*****

Posters are to be displayed at the 4-H Field Day on March 8th. Posters will be kept by 4-H office to be put on display during the 2020 Tri-County Fair.

Poster Scorecard:

Effective Title – explains what the poster is about	5 points
Suitable Subject – timely and age appropriate	5 points
Attracts Interest – gets viewers to look	10 points
Holds Interest – gets viewers to study	5 points
Conveys Message – accomplishes purpose	10 points
General Appearance – simple, balance, orderly	5 points
Workmanship – neat and well-constructed	10 points

Questions: contact Melissa or Callie at the 4-H office at 760-873-7854, Callie by email at cjpeek@ucanr.edu .

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Inquiries regarding ANR's equal employment opportunity policies may be directed to Linda Marie Manton, Affirmative Action Contact, University of California, Davis, Agriculture and Natural Resources, 2801 Second Street, Davis, CA 95618, (530) 752-0495.



Inyo & Mono Counties 4-H Field Day: March 8, 2020

Entry Form: Presentations

Due: Thursday, March 5, 2020 to the 4-H Office

* 207 W. South Street, Bishop * fax: 760-873-7314 * email: cjpeek@ucanr.edu *

Individual Or Team

Name (s):

Club Age (s) (as of January 1)

Name of Presentation

Presentation Category

1. Presentation Type:

- Interpretive Reading Educational Display Talk Science/Engineering
- Demonstration Persuasive Prepared Speech Informative Speech
- Illustrated Talk Cultural Arts Share the 4-H Fun Skit
- Impromptu Speech (Open to intermediate or senior age division)

Other Information

- Will an animal be used in your presentation? Circle one: Yes or No. If yes please contact 4-H office for approval.
- Do you have any special needs for the presentation? _____
- Will you need a projector for PowerPoint? Circle one: Yes or No
- Name of siblings also giving presentations: _____ Schedule same room Different rooms

Inyo Mono Counties Field Day Poster Contest: March 8, 2020

Entry Form: Poster Contest

Due: Thursday, March 5, 2020 to the 4-H Office

* 207 W. South Street, Bishop * fax 760-873-7314 * email: cjpeek@ucanr.edu *



Name (s):

Club Age (s) (as of January 1)

Title of Poster:

4-H RoadRunner Newsletter

This is the Inyo & Mono County 4-H newsletter, sending you information on upcoming events, due dates, and event results. Specific club and project information can be included.

We encourage clubs, and members to submit articles and pictures. This newsletter comes out quarterly. Please get your information to the 4-H office via email: cjpeek@ucanr.edu



<http://www.facebook.com/InyoMono4H>

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University of California
Agriculture and Natural Resources

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COOPERATIVE EXTENSION
U.S. DEPARTMENT OF AGRICULTURE
UNIVERSITY OF CALIFORNIA
207 W. SOUTH STREET
BISHOP, CA 93514
Return Service Requested



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Application for Alcoholic Beverage License - Red Fir Road LLC

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

An application to the State of California Department of Alcoholic Beverage Control for Alcoholic Beverage License by Red Fir Road LLC doing business as Country Liquor located at 94 Laurel Mountain Rd., Mammoth Lakes, CA., 93546.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> Applicaton</p>

History

Time	Who	Approval
2/13/2020 5:01 PM	County Administrative Office	Yes
2/12/2020 6:18 PM	County Counsel	Yes
2/13/2020 12:33 PM	Finance	Yes

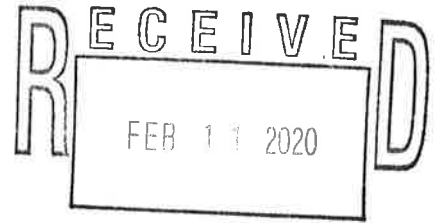
Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
 ABC 211 (6/99)

State of California
AMENDED

TO: Department of Alcoholic Beverage Control
 4800 STOCKDALE HWY
 STE 213
 BAKERSFIELD, CA 93309
 (661) 395-2731

File Number: **612463**
 Receipt Number: **2621211**
 Geographical Code: **2600**
 Copies Mailed Date: **November 1, 2019**
 Issued Date:

DISTRICT SERVING LOCATION: **BAKERSFIELD**
 First Owner: **RED FIR ROAD LLC**
 Name of Business: **COUNTRY LIQUOR**
 Location of Business: **94 LAUREL MOUNTAIN RD
 MAMMOTH LAKES, CA 93546**
 County: **MONO**
 Is Premises inside city limits? **No**
 Mailing Address:(If different from premises address) **PO BOX 8175
 MAMMOTH LAKES, CA 93546-8175**
 Type of license(s): **21**
 Transferor's license/name: **521759 / RED FIR ROAD LLC**



Census Tract: **0002.00**
 Dropping Partner: Yes ___ No

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
21 - Off-Sale General	PRM	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	FEDERAL FINGERPRINTS	NA	1	11/21/19	\$24.00
Application Fee	PREMISES TO PREMISES TRF	NA	0	11/01/19	\$780.00
Application Fee	<u>STOCK TRANSFER</u>	NA	1	01/15/20	\$800.00
Application Fee	STATE FINGERPRINTS	NA	1	11/21/19	\$39.00
Total					\$1,643.00

Have you ever been convicted of a felony? **No**
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of MONO Date: November 1, 2019

Applicant Name(s)

RED FIR ROAD LLC



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT First 5 Mono County Home Visiting
Flyer

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

First 5 Mono County flyer discussing its Home Visiting Program, "Welcome Baby & Healthy Families."

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[FLyer](#)

History

Time	Who	Approval
2/14/2020 12:51 PM	County Administrative Office	Yes
2/14/2020 2:13 PM	County Counsel	Yes
2/14/2020 1:37 PM	Finance	Yes



Home Visiting

for Mono County families with children ages 0-5



Learn about your child's development and what to expect in the infant, toddler, and preschool years.

A FREE Parents as Teachers Affiliate Program. With funding support from Mono County and Mono County Department of Social Services

Contact First 5 to sign up!

www.monokids.org/home-visiting-sub/

Ph 760-924-7626 (English)

Ph 760-914-2556 (Spanish)

Fax 760-269-8529

365 Sierra Park Rd. Bldg M

What is Home Visiting?

- ♥ Our Home Visiting Program, *Welcome Baby & Healthy Families*, offers early childhood parent education and family support for parents in Mono County with children ages 0 to 5.
- ♥ A series of free visits (at home or another location) with a Parent Educator. Visits focus on learning activities with their child, family well-being and development centered parenting.
- ♥ First 5 Mono Home Visiting is a Parents as Teachers Affiliate. Parent Educators use the research and evidence based *Parents as Teachers* program and are certified *Parenting Counts Instructors* and *Lactation Educators*.
- ♥ Families receive *Parents as Teachers* research and evidence based handouts at every visit.
- ♥ Participate in developmental screenings using the *Ages & Stages Questionnaire*
- ♥ Learn activities to stimulate your child's motor, intellectual, and social-emotional development
- ♥ Community Resources and Referrals



For pregnant women, families, and babies ages 0-24 months or to 36 months for families in Cal WORKS.

For families facing stressors or a parenting challenge from 24 months to school entry.

You will receive...

- ♥ Monthly or twice a month visits, depending on how many stressors your family is experiencing. After 24 months (or 36 months for families enrolled in Cal WORKS) visits will vary from 3-24 a year based on need
- ♥ Help with questions and concerns
- ♥ Post-partum depression education and support

- ♥ Child Development Information

Support with...

- ♥ Breastfeeding
- ♥ Coping with Stress
- ♥ Addressing challenges such as sleeping in a bed, toilet learning, biting, hitting, and discipline.
- ♥ Getting your child to sleep in a bed, toilet learning, discipline, biting, or hitting
- ♥ Parenting children with atypical development



First 5 also offers weekly Peapod Playgroups for parents and children ages 0-5. For dates and times, see our website, www.monokids.org.



Visitas a Domicilio

Para las familias del Mono County con niños de edades de 0-5



Aprenda sobre el desarrollo de su hijo y lo que puede esperar en los años de infante, niño pequeño, y preescolares.

Un programa gratuito para padres como maestros (Parents as Teachers) afiliados con apoyo financiero del condado de Mono y el departamento de servicios sociales del condado de Mono

¡Contacte a First 5 para inscribirse!
www.monokids.org/home-visiting-sub/

Ph 760-924-7626 (Inglés)
Ph 760-914-2556 (Español)

Fax 760-269-8529
365 Sierra Park Rd. Bldg M

¿De qué se tratan las visitas a domicilio?

- ♥ Nuestros programas de visitas a domicilio, “**Welcome Baby & Healthy Families**” (Bienvenido Bebé y Familias Saludables) ofrecen educación sobre la niñez temprana y apoyo para los padres y las familias en Mono County con niños de edades entre 0 a 5 años.
- ♥ Una serie de visitas gratuitas (en el hogar u otro lugar) con un Educador de padres. Las visitas se centran en actividades de aprendizaje con sus hijos, el bienestar familiar y la crianza centrada en el desarrollo.
- ♥ First 5 Home Visiting es un afiliado de padres como maestros. Padres como Maestros (Parents as Teachers), el cual se basa en la investigación y evidencia, además, son *Instructores del Programa la Crianza Cuenta (Parenting Counts)* y *Educadores de Lactancia*.
- ♥ Las familias reciben folletos informativos de *Padres como Maestros* en cada visita.
- ♥ Revisiones sobre el desarrollo del niño usando el *Cuestionario de Edades y Etapas (Ages & Stages Questionnaire)*.
- ♥ Actividades para estimular el desarrollo motor, intelectual, y socio-emocional de su niño(a)
- ♥ Recursos comunitarios y recomendaciones a servicios y programas



Para mujeres embarazadas, familias y bebés de 0-24 meses o hasta 36 meses para familias en Cal WORKS.

Para familias que enfrentan estresores o un desafío de crianza desde 24 meses hasta el ingreso a la escuela.

Usted recibirá...

- ♥ Visitas mensuales o dos veces al mes, dependiendo de cuántos factores estresantes esté experimentando su familia. Después de 24 meses (o 36 meses para las familias inscritas en Cal WORKS) las visitas variarán de 3 a 24 al año según la necesidad
- ♥ Ayuda con preguntas e inquietudes
- ♥ Educación y apoyo para la depresión posparto
- ♥ Información sobre desarrollo infantil

Apoyo con ...

- ♥ Lactancia materna
- ♥ Lidiando con el estrés
- ♥ Abordar desafíos como dormir en una cama, aprender a usar el baño, morder, golpear y disciplinar.
- ♥ Hacer que su hijo duerma en la cama, aprender a usar el baño, disciplinar, morder o golpear
- ♥ Crianza de niños con desarrollo atípico

First 5 también ofrece Peapod Playgroups (grupos de juego) semanales para padres y niños de 0 Para fechas y horario, vea nuestro sitio web, www.monokids.org.





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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Board of Supervisors

TIME REQUIRED 20 minutes (10 minute presentation,
10 minute discussion)

**PERSONS
APPEARING
BEFORE THE
BOARD**

Michael Anderson, Community
Change, Housing Trust Fund Division
Director

SUBJECT Housing Trust Funds Presentation

AGENDA DESCRIPTION:

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

Discussion of housing trust funds as a strategy for addressing affordable housing needs.

RECOMMENDED ACTION:

None; informational only.

FISCAL IMPACT:

None.

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> Presentation</p>

History

Time	Who	Approval
2/13/2020 5:17 PM	County Administrative Office	Yes
2/11/2020 11:00 AM	County Counsel	Yes
2/13/2020 12:30 PM	Finance	Yes



Housing Trust Funds:

A Proven Local Solution for
Increasing Access to Home

Mono County Board of Supervisors

February 18, 2020





Housing Trust Fund Project
Building Power for Housing Justice

COMMUNITY
Power from the ground up **CHANGE**



We work with state and local initiatives to create, expand & protect housing trust funds



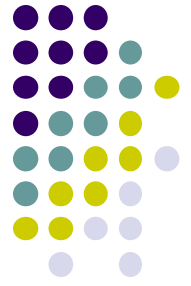
how states &
 localities
 Affordable Housing
 Trust Funds...
 pay for
 affordable
 housing



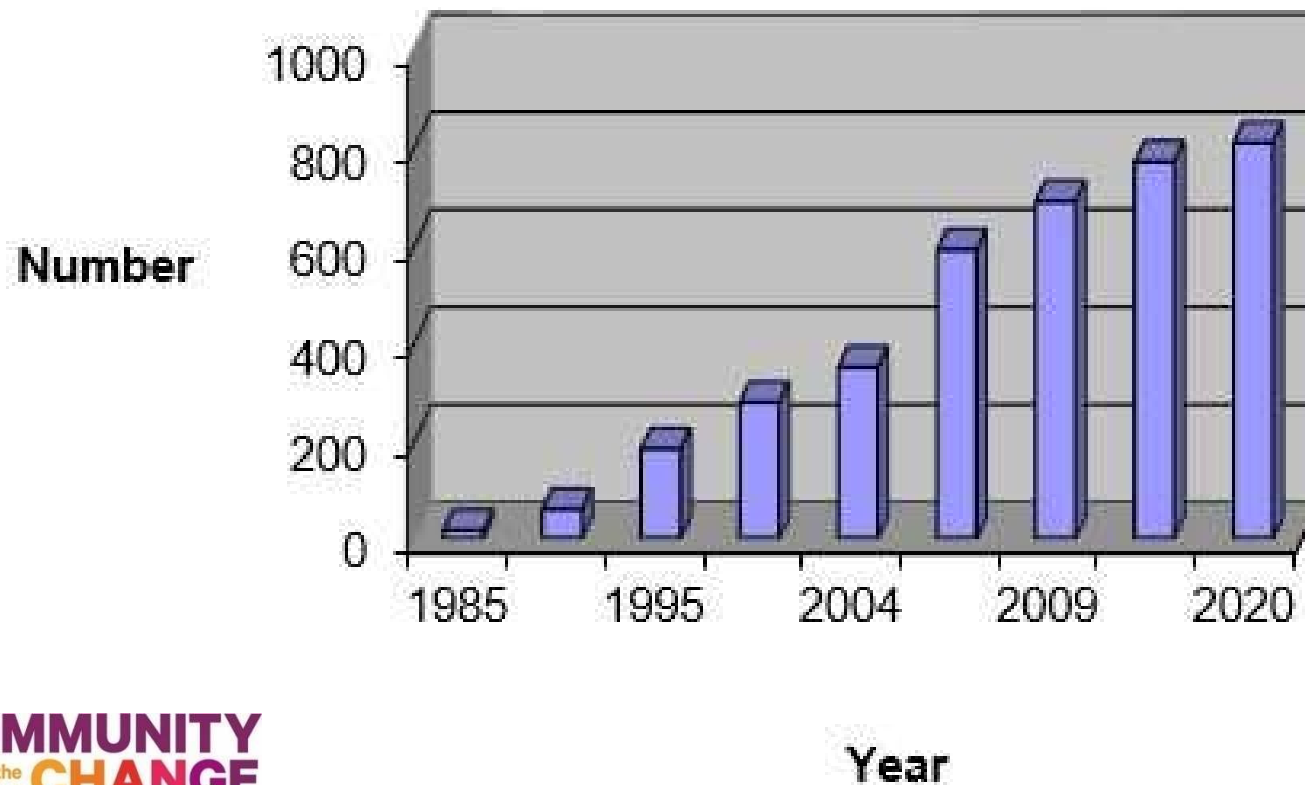
COMMUNITY
 Power from the
 ground up **CHANGE**



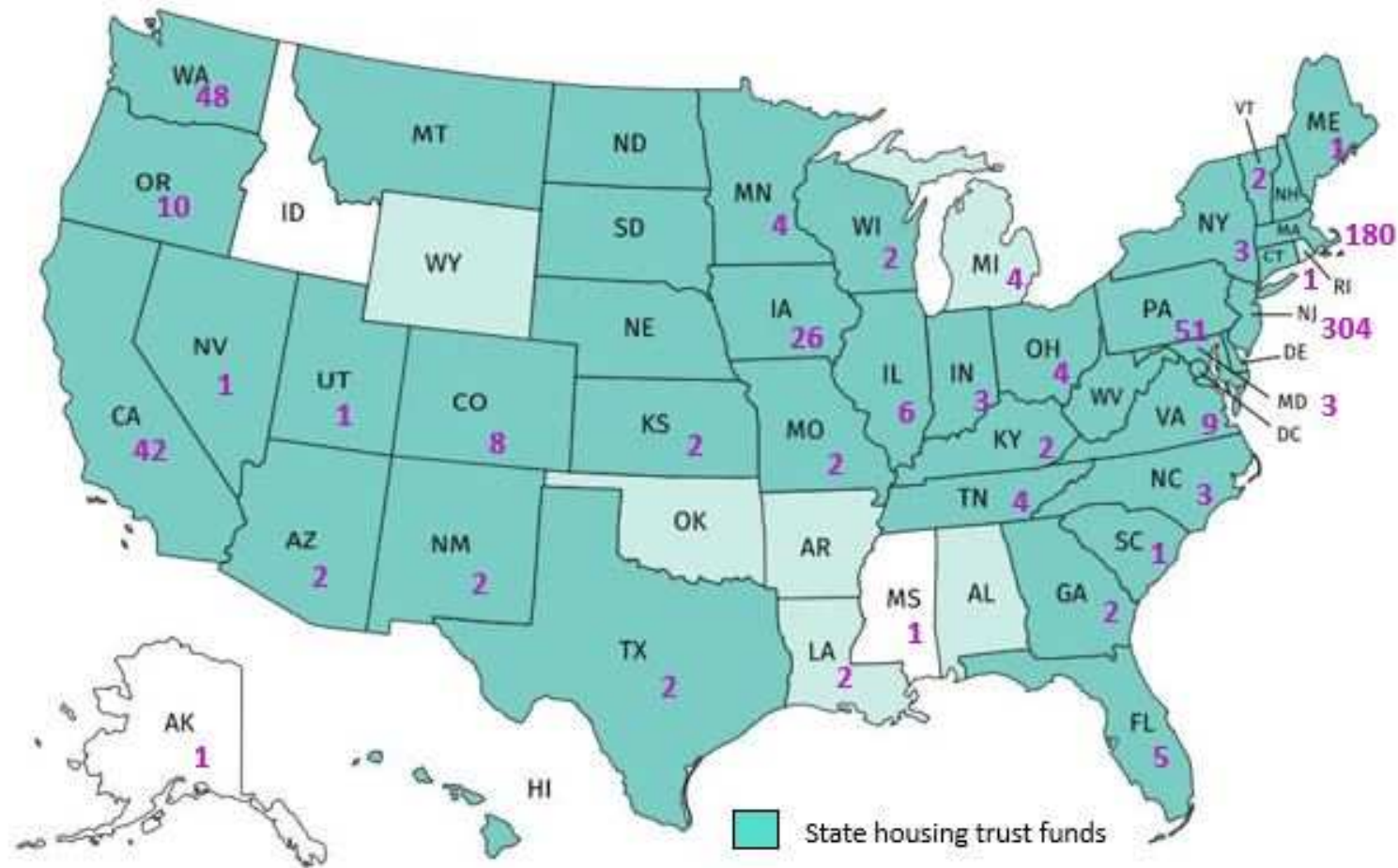
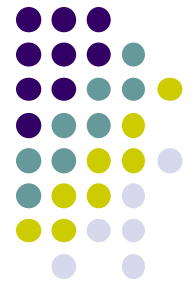
Today...there are more than 800 housing trust funds



Growth of Housing Trust Funds



State & Local Housing Trust Funds



State housing trust funds
 State housing trust fund with no funding
745 Number of local housing trust funds

Community Change
 Housing Trust Fund Project
www.housingtrustfundproject.org



Housing Trust Fund Advances in 2019



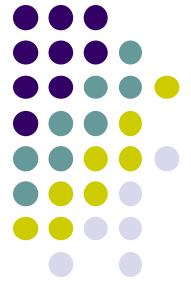
Leader from Hillsborough HOPE testifies for County housing trust fund.

6 new housing trust funds:

- Hillsborough Co, FL
- Topeka, KS
- St. Louis Co, MO
- Washoe Co/Reno, NV
- Cincinnati, OH
- Memphis, TN



Housing Trust Funds Provide Local Housing Solutions

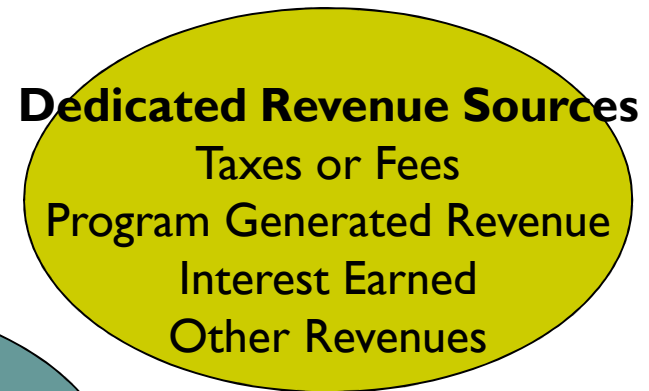
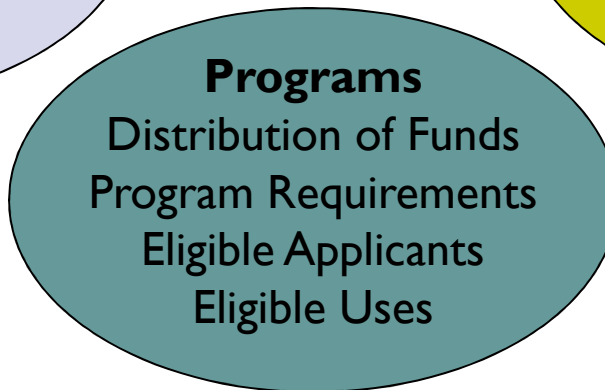


How Housing Trust Funds Work



Legislation or Ordinance →

Establishes the Housing Trust Fund



Why *Dedicate* Public Revenues to Affordable Housing



1 Having sufficient housing to match local incomes is fundamental to the health of every community.

1 The private market cannot respond to homes that require subsidies.

1 Developing affordable housing requires long-term planning and investment.



1 Affordable housing cannot be dependent on budget surpluses.



Cities and Counties Commit Dozens of Revenue Sources



*document recording
fee*

property tax

*inclusionary zoning
in-lieu fees*

*tax increment
revenues*

*real estate transfer
tax*

*impact fee on new
commercial
construction*

hotel/motel taxes

*Short-term rental
(Air BnB)*

*sale of gov't owned
land*

bond revenues

conversion fees

COMMUNITY *conversion fees*
Power from the
ground up **CHANGE** *ing permit fees*



demolition fees or taxes

parking garage proceeds

restaurant tax

sales tax

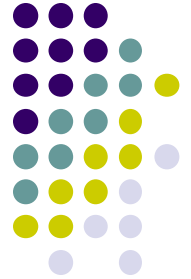
court settlements

casino revenues

land bank revenues



HTF's *Leverage* Other Funds



A Mixed-Use, Mixed-Income, LEED ND Platinum, Transit Oriented Development in North Philadelphia

An example from Philadelphia

- § **Phila. Housing Trust Fund: \$1,500,000**
- § **HOME funds: \$4,000,000**
- § **FHLB-Pittsburgh AHP: \$520,423**
- § **LIHTC Equity: \$10,937,922**
- § **NMTC Equity: \$7,993,714**
- § **RACP: \$5,500,000**
- § **PA DCED: \$500,000**
- § **Energy Works: \$3,000,000**
- § **Bank Loan: \$9,010,000**
- § **Deferred Developer Fee: \$2,765,161**
- § **Misc. Sources: \$1,546,286**
- § **Total development costs = \$47,273,506**

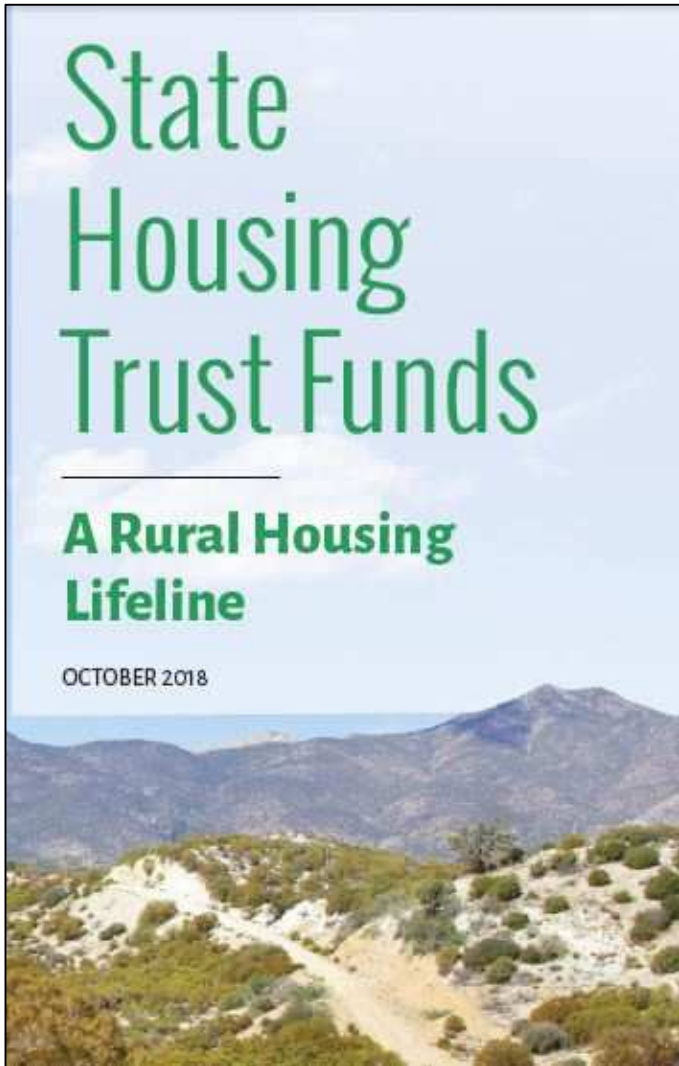
Average leverage – 2016 survey of housing trust funds:

State housing trust funds \$1.00 : \$7.00

City housing trust funds \$1.00 : \$6.00

County housing trust funds \$1.00 : \$8.50



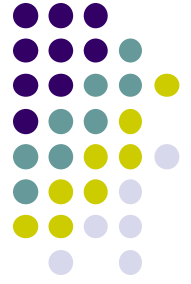


*Report on results of
2018 survey of state
housing trust funds*

*Includes specific
examples of HTF funded
programs from eight
states that advance
homeownership, rental
housing and homeless
prevention*



Housing Trust Fund Trends



Advocates in Bellingham., WA passed revenue measure with 66% voter support

- Multiple revenue sources
- Regional, multi-jurisdictional HTFs
- Winning at the ballot



Steps for Exploring a Local Housing Trust Fund



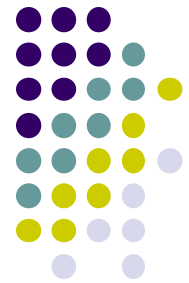
- Identify priority needs for local funding
- What is my jurisdiction able to enact?
- Does my state have enabling legislation?
- What/who in community can marshal the political will?



- Draft proposal for HTF



COMMUNITY Power from the ground up CHANGE

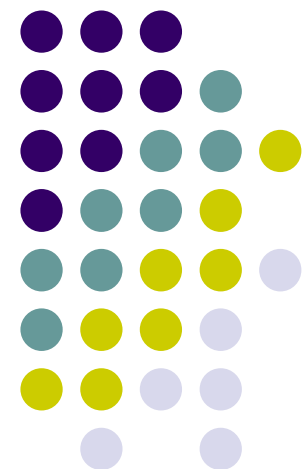


Questions about Housing Trust Funds?

Go to: www.housingtrustfundproject.org

Or email Michael Anderson

manderson@communitychange.org





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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Finance

TIME REQUIRED PUBLIC HEARING: 9:30 AM (30 minutes)

PERSONS APPEARING BEFORE THE BOARD Megan Mahaffey

SUBJECT Community Development Block Grant 2020 Notice of Funding Availability(NOFA)

AGENDA DESCRIPTION:

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

The Community Development Block Grant 2020 Notice of Funding Availability (NOFA) has been released for \$60 million. This is a public hearing required as part of the grant application process. Mono County is eligible to apply for up to six activities during this funding cycle for up to \$9.5 million.

RECOMMENDED ACTION:

Conduct a public hearing to gauge public interest in Mono County submitting a grant application for the 2020 NOFA.

FISCAL IMPACT:

None at this time.

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"/> CDBG Presentation
<input type="checkbox"/> Public Hearing Notice

History

Time

Who

Approval

2/13/2020 5:10 PM	County Administrative Office	Yes
2/11/2020 12:11 PM	County Counsel	Yes
2/11/2020 4:48 PM	Finance	Yes



DEPARTMENT OF FINANCE AUDITOR-CONTROLLER COUNTY OF MONO

Vacant
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: February 18, 2020

To: Honorable Board of Supervisors

From: Megan Mahaffey - Mono County

Re: Mono County Community Development Block Grant (CDBG) application development

Recommended Action: Consider the development of an application for grant funds through the Community Development Block Grant Program. Provide any desired direction to staff.

Fiscal Impact: None at this time.

Strategic Plan: A CDBG grant application moves Mono County towards the Strategic focus area of enhancing quality of life for residents.

Background: The Community Development Block Grant (CDBG) is a federal program allocated through the California Department of Housing and Community Development, Department of Housing and Urban Development (HUD). The CDBG program is available to all non-entitlement jurisdictions. A non-entitled jurisdiction is a County with fewer than 200,000 residents or unincorporated areas and cities with fewer than 50,000 residents. Mono County has a history of successful CDBG Applications. In previous years, CDBG funds have been used for projects including technical assistance, the June Lake Community Center, Courthouse and County park rehabilitation, Sierra East Mobile Home Park water purification, and the First Time Homebuyer program.

The 2020 NOFA is the result of a two-year redesign process in response to material findings in Program operations as discovered by HUD and complaints from CDBG stakeholders. The goal of this redesign process is to align the state CDBG Program in California with the federal regulations that govern the Program, increase local capacity to plan for and operate the Program, improve Program communication and operations, ensure activities are implemented and funds expended by grant recipients in a timely manner, and address material findings in Program operations as discovered by HUD.

The Notice of Funding Availability (NOFA) for 2019 and 2020 funds was released on January 21, 2020, with a rolling application acceptance starting February 14, 2020. This year's NOFA is for approximately \$60 million. Mono County can apply for up to six activities for the 2020 NOFA. Jurisdictions are encouraged to partner with districts, agencies, nonprofit service providers, and

other community organizations whenever appropriate to prepare and submit applications for CDBG funding. All grant applications must meet the national objective of benefiting low to moderate income (LMI) persons. A household is considered LMI if the income is 80% or less of the Area Median Income (AMI). The HUD 2019 Area Median income for Mono is \$81,200 making the 80% limit \$44,750 for a single individual and \$63,900 for a family of four.

Discussion:

This is a Public Hearing to allow for citizen participation in this year’s CDBG potential project list. Mono County can submit one application per Activity and up to six (6) applications during this 2020 NOFA cycle.

Eligible Activities

Eligible activities for the CDBG 2020 NOFA include:

- A. Housing Assistance
 - 1. Single Family (1-4 units) Homebuyer Assistance
 - 2. Single Family (1-4 units) Housing Rehabilitation
 - 3. Multifamily (5 or more units) Housing Acquisition
 - 4. Multifamily (5 or more units) Housing Rehabilitation
 - 5. Infrastructure in Support of Housing
- B. Public Facilities and Public Infrastructure
 - 1. Acquisition
 - 2. Rehabilitation
 - 3. Construction
- C. Public Services
 - 1. Senior and Youth Services
 - 2. Health, Nutrition, and Homeless Services
 - 3. Job Training
 - 4. Other eligible public services
- D. Planning and Technical Assistance
- E. Economic Development
 - 1. Business Assistance
 - 2. Microenterprise Assistance
 - 3. Infrastructure in Support of Businesses

Funding Limits

The six applications must fall within the funding limits for the CDBG activities. The maximum total grant award for all activities for ***Community Development Activities*** is \$3.5 million per jurisdiction. The below limits are new grant awards limits per Activity.

- 1. Housing Activities
 - a. Single-Family Housing Rehabilitation Program, 1-4 units - up to \$1 million
 - b. Homeownership Assistance Program - up to \$1 million
 - c. Housing Project: Multifamily Rental (5 or more units), Rehabilitation with or without acquisition - up to \$3.5 million

- d. Housing Project: Acquisition of Real Property for Multifamily housing projects - up to \$3.5 million
 - e. Public Improvements in Support of Housing: New Construction - up to \$3.5 million
2. Non Housing Community Development Activities
- a. Public Improvements (other than In Support of Housing or Businesses) - up to \$3.5 million
 - b. Public Facility - up to \$3.5 million
 - c. Project Predevelopment (limited to 2 grant awards this NOFA) - up to \$500,000
 - d. Public Services - up to \$500,000
 - e. Planning & Technical Assistance - up to \$250,000

The maximum total grant award limit for **Economic Development Activities** is \$6 million, including all activities except Economic Development Over the Counter (ED OTC), Colonia, and Native American set-asides. ED OTC is a stand-alone application subject to the ED OTC limits noted below. The below limits are new grant awards limits per Activity.

- 1. Competitive applications
 - a. Business Assistance - up to \$750,000
 - b. Micro-Enterprise Assistance - up to \$500,000
- 2. OTC applications
 - a. Public Infrastructure In-Support of Businesses - up to \$6 million
 - b. Commercial/Industrial Building Acquisition, Construction, Rehabilitation, or other improvements - up to \$6 million

2020 NOFA Deadlines

Both Competitive and Over-the-Counter (OTC) applications open beginning February 14, 2020. Deadlines for this NOFA Cycle are as follows and applicants will be notified of awards within 90 days of application submittal.

Housing and Community Development Projects and Programs

Housing and Community Development Competitive Program	Application Due Date: April 15, 2020, 5:00 p.m. PST
Multi-family Housing, Housing Infrastructure, and Community Development OTC Project	Application Period Closing Date: September 30, 2020, 5:00 p.m. PST

Economic Development (ED) Projects and Programs – Round 1

ED Competitive Program	First Round Due Date: April 15, 2020, 5:00 p.m. PST
------------------------	---

In the event that the ED Competitive funds are not fully awarded in the first deadline, the Department will use a rolling second deadline:

Economic Development (ED) Projects and Programs – Round 2 (Pending availability of funds)

ED Competitive Program – Round 2	Second Round Due Date: May 15, 2020, 5:00 p.m. PST
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2020 NOFA Recommended application

Community Development Activities - BOS direction on application

1. Public Services – Child Care Program Subrecipient Mono First 5 = \$500,000
2. Homeownership Assistance Program – First Time Homebuyer Program MLH Subrecipient = \$1 million
3. Planning & Technical Assistance – Planning Assistance for public services districts such as fire, water, and sewer to evaluate capacity needs and potential system upgrades that would allow for development = \$250,000



CDBG 2020 NOFA

Potential application

Eligible Activities

Community Development Activities

- Housing Assistance
- Public Facilities and Public Infrastructure
- Public Service
- Planning and technical Assistance

OTC=OVER THE COUNTER

Economic Development Activities

- Business Assistance
- Micro-Enterprise Assistance
- Public Infrastructure In-Support of Businesses (OTC)
- Commercial/Industrial Building Acquisition, Construction, Rehabilitation, or other improvements (OTC)

Community Development Activities

Funding limit = 3.5 million

- Single-Family Housing Rehabilitation Program, 1-4 units - up to \$1 million
- Homeownership Assistance Program - up to \$1 million
- Housing Project: Multifamily Rental (5 or more units), Rehabilitation with or without acquisition - up to \$3.5 million
- Housing Project: Acquisition of Real Property for Multifamily housing projects - up to \$3.5 million
- Public Improvements in Support of Housing: New Construction - up to \$3.5 million
- Public Improvements (other than In Support of Housing or Businesses) - up to \$3.5 million
- Public Facility - up to \$3.5 million
- Project Predevelopment (limited to 2 grant awards this NOFA) - up to \$500,000
- Public Services - up to \$500,000
- Planning & Technical Assistance - up to \$250,000

Economic Development Activities

Funding limit = \$6 million

Competitive applications

- Business Assistance - up to \$750,000
- Micro-Enterprise Assistance - up to \$500,000

OTC applications

- Public Infrastructure In-Support of Businesses - up to \$6 million
- Commercial/Industrial Building Acquisition, Construction, Rehabilitation, or other improvements - up to \$6 million

2020 NOFA Mono County Application

Staff Recommendation

Funding limit = \$3.5 million

Community Development Activities - BOS direction on application

1. Public Services – Child Care Program Subrecipient Mono First 5 = \$500,000
2. Homeownership Assistance Program – First Time Homebuyer Program MLH Subrecipient = \$1 million
3. Planning & Technical Assistance – Mono County Community Development - Planning Assistance for public services districts such as fire, water, and sewer to evaluate capacity needs and potential system upgrades that would allow for development = \$250,000

Both Competitive and Over-the-Counter (OTC) applications open beginning February 14, 2020.

Housing and Community Development Projects and Programs

Housing and Community Development Competitive Program	Application Due Date: April 15, 2020, 5:00 p.m. PST
Multi-family Housing, Housing Infrastructure, and Community Development OTC Project	Application Period Closing Date: September 30, 2020, 5:00 p.m. PST

Economic Development (ED) Projects and Programs – Round 1

ED Competitive Program	First Round Due Date: April 15, 2020, 5:00 p.m. PST
------------------------	---

In the event that the ED Competitive funds are not fully awarded in the first deadline, the Department will use a rolling second deadline:

**Economic Development (ED) Projects and Programs – Round 2
(Pending availability of funds)**

ED Competitive Program – Round 2	Second Round Due Date: May 15, 2020, 5:00 p.m. PST
----------------------------------	--

Mono County
Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

Date: February 4, 2020
To: The Sheet
From: CD Ritter
Re: Legal Notice **two February issues (Feb. 8 and 15)**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Board of Supervisors will conduct a public hearing at **9:30 am** on **Feb. 18, 2020**, at Minaret Village Mall Suite Z, 437 Old Mammoth Rd., Mammoth Lakes, CA to consider the following: **MONO COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT 2020 NOFA**. This is an opportunity for interested parties to weigh in on the development of applications for funds in Mono County through the Community Development Block Grant (CDBG) application. Mono County is eligible for up to 9.5 million. Prior Mono County CDBG grant applications have included technical assistance for housing and economic development, the First-Time Homebuyer program, and facility improvements including the June Lake Community Center and Crowley park. For additional information, availability of a Public Information File, or to submit comments, contact Megan Mahaffey, mmahaffey@mono.ca.gov or 760-924-1836

###



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Finance

TIME REQUIRED 15 minutes

PERSONS APPEARING BEFORE THE BOARD Particia Robertson, Megan Mahaffey

SUBJECT Mono County Revolving Loan Fund (RLF) Update

AGENDA DESCRIPTION:

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

Mammoth Lakes Housing has utilized the Mono County Revolving Loan Fund for a total of five purchases of deed restricted properties from September 26, 2017 to December 31, 2019. The RLF was used to purchase two properties in December of 2019.

RECOMMENDED ACTION:

Receive update from Mammoth Lakes Housing on use of Mono County Revolving Loan Fund (RLF) as per Resolution 17-86.

FISCAL IMPACT:

None.

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
RLF Financial Information

History

Time	Who	Approval
2/13/2020 5:22 PM	County Administrative Office	Yes

2/11/2020 11:02 AM

County Counsel

Yes

2/5/2020 4:54 PM

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*

*Vacant
Assistant Finance Director
Auditor-Controller*

February 21, 2020

To: Mono County Board of Supervisors

From: Patricia Robertson – 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 for two loans in the last quarter. The first loan was in the amount of \$196,000 and the second was in the amount of \$191,200. Both loans are at an interest rate of 2.29% and closed on properties in December.

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 has utilized the Mono County Revolving Loan Fund for a total of five purchases of deed restricted properties from September 26, 2017 to December 31, 2019.

Discussion: Two loans were issued in December 2019. Both of the loans were used to purchase 3 bedroom, 2 bath units at Meridian Court, which is a complex in Mammoth Lakes that does not allow for long-term rentals. Both units have a one-car garage, and one surface parking space. The first closed on November 22, 2019 located at 550 Mono Street Unit B202. MLH is in the process of updating the unit with new carpet, and other minor repairs. It is anticipated that repairs should be complete within 30-45 days, and the unit listed for sale. Once the repairs are complete, the unit will be sold to an income-eligible household earning below 80% of the Area Median Income (\$63,900 for a household of 4). The second loan was used to close escrow on December 18, 2019 on a home located at 550 Mono Street Unit H101. This unit was occupied by long-term tenants who were unable to secure alternative housing during the holiday season. A short-term lease was entered with the tenants through May 2020. Once the tenants vacate the unit, repairs will be made, and the unit will be sold to an income-eligible household earning below 120% of the Area Median Income (\$97,450 for a household of 4).

Upon transfer to the new owners, resale restriction agreements will be recorded. These agreements preserve 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.

Attachment:

1. Financial Information

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
\$ 110,330	6/1/2018	\$ 191,200	\$ 301,530	Loan repaid after 94 days
\$ 301,530	6/30/2018	\$ 719	\$ 302,249	Interest
\$ 302,249	6/30/2018	\$ (2,249)	\$ 300,000	transfer interest to GF
\$ 300,000	11/21/2019	\$ (196,000)	\$ 104,000	Loan issued for home
\$ 300,000	12/17/2019	\$ (104,000)	\$ (0)	Loan issued for home

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	-	- 93 days
550 Mono Street, Unit B202	196,000	196,000	40 days to 12/31/2019
550 Mono Street, Unit H101	104,000	104,000	14 days to 12/31/2019
	<u>\$ 731,220</u>	<u>\$ 300,000</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: 53

Loans issued to date: 5



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Board of Supervisors

TIME REQUIRED 30 minutes (10 minute presentation, 20 minute discussion) **PERSONS APPEARING BEFORE THE BOARD** Stacey Simon

SUBJECT Comment Letter - Density Bonus Regulations within the Town of Mammoth Lakes

AGENDA DESCRIPTION:

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

Letter to the Town of Mammoth Lakes providing input into proposed amendment to Town zoning regulations to expand the availability of density bonuses for qualified affordable housing projects within the Town.

RECOMMENDED ACTION:

Consider and potentially approve letter as drafted or as revised by the Board. Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Stacey Simon

PHONE/EMAIL: x1704 / ssimon@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Density Bonus Program Policy
Track changes - code
BOS Letter to Town Council

History

Time	Who	Approval
2/13/2020 5:08 PM	County Administrative Office	Yes

2/13/2020 5:19 PM

County Counsel

Yes

2/13/2020 1:37 PM

Finance

Yes



Mammoth Lakes Workforce Housing Town Density Bonus Program Policy

1. Purpose and Scope

The purpose of this policy is to establish procedures for the implementation of the Town Density Bonus Program in accordance with Municipal Code Chapter 17.138. The policy shall be adopted by Town Council resolution and shall only be changed or modified by a subsequent resolution adopted by the Town Council.

2. Definitions

Affordability Level Category. The categories used in the Eligibility Points Schedule for the Town Density Bonus. These categories establish the occupancy requirements and the affordability levels for the Deed Restrictions and shall be defined as follows:

- a) **Low-Income Household.** A Qualified Household occupied by a Qualified Resident as his or her Principal Place of Residence and whose annual household income does not exceed 80 percent of the Area Median Income (AMI) for Mono County, adjusted for household size, as published and periodically updated by the California Department of Housing and Community Development (HCD) pursuant to Sections 50079.5 and 50052.5 of the California Health and Safety Code.¹
- b) **Moderate-Income Household.** A Qualified Household occupied by a Qualified Resident as his or her Principal Place of Residence and whose annual household income does not exceed 120 percent of the Area Median Income (AMI) for Mono County, adjusted for household size, as published and periodically updated by the California Department of Housing and Community Development (HCD) pursuant to Sections 50079.5 and 50052.5 of the California Health and Safety Code.¹
- c) **Middle-Income Household.** A Qualified Household occupied by a Qualified Resident as his or her Principal Place of Residence and whose annual household income does not exceed 150 percent of the Area Median Income (AMI) for Mono County, adjusted for household size, as published and periodically updated by the California Department of Housing and Community Development (HCD) pursuant to Sections 50079.5 and 50052.5 of the California Health and Safety Code.¹
- d) **Occupancy-Restricted Household.** A Qualified Household occupied by a Qualified Resident as his or her Principal Place of Residence.

Base Density Units. The number of units that are equal to the maximum allowable density under the applicable zone.

Deed Restriction. A recorded contract entered into between the Town, or its designee, and the owner or purchaser of real property identifying the conditions of occupancy and resale.

Density Bonus Units. Those units that exceed the maximum allowable density under the applicable zone.

¹ The income limits are posted by HCD here: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

Developer. The owner of real Property that is the subject of the project and any successor(s) in interest to Developer, as the fee title owner of the Property.

Eligibility Points Schedule for the Town Density Bonus. The schedule establishing the percentage of Base Density Units that are required to be Deed Restricted to a specific Affordability Level Category to qualify for the necessary amount of Eligibility Points for the desired density bonus.

Eligibility Points. The number of points, calculated pursuant to the formula in Municipal Code Section 17.138.040.A, required to be earned by an applicant for a Workforce Housing project to establish eligibility for a Town Density Bonus. Eligibility Points are earned through the provision of Workforce Housing Units at an affordability level consistent with those specified in the Affordability Level Categories.

Principal Place of Residence. The dwelling in which one's habitation is fixed and to which a person, whenever he or she is absent, has a present intention of returning after an absence therefrom. In determining what is a principal place of residence, the Town and Developer may consider, without limitation: location of business pursuits; employment and income sources; residence for tax purposes; residence of parents, spouse, and children, if any; location of personal property; motor vehicle registration; and voter registration.

Property. The real property that is the subject of the project.

Qualified Household. One (1) Qualified Resident or group of persons that contains at least one (1) Qualified Resident (who must sign the Unit lease as a tenant). A Qualified Household may have occupants that are not Qualified Residents (and who may also sign the Unit lease as tenants) as long as at least one (1) occupant who has signed the lease is a Qualified Resident.

Qualified Resident. A person that is any of the following:

- a) A natural person who works an average of 30 hours or more per week at a business located within the boundaries of Mono or Inyo County that holds a valid and current business license, or pays sales taxes, or is otherwise generally recognized as a legitimate business, or has a bona fide job offer from a business located within the boundaries of Mono or Inyo County. For example if a person worked 60 hours per week for one half of the year at such a business within the boundaries of Mono or Inyo County, and worked elsewhere for the other half of the year, such person would constitute a Qualified Resident.
- b) A natural person who at the time of application for a Unit lives within the boundaries of Mono or Inyo County.

Town Density Bonus Program Policy. The policy adopted by Town Council resolution implementing the Town Density Bonus Program.

Town Density Bonus. A density increase for eligible multi-family residential projects over the otherwise maximum allowable residential density under the applicable zone and designation of the Land Use Element in accordance with the provisions of Chapter 17.138 (Town Density Bonus Program).

Unit. Each of the residential units constructed within a project on the Property.

Workforce Housing Agreement. A legally binding agreement between a Developer and the Town to ensure the continued protection of the workforce housing units required by Chapter 17.138 persists and the units are maintained in accordance with Chapter 17.138.

Workforce Housing Ownership Unit. A Unit within a Property that will be occupied by an owner who is a Qualified Resident.

Workforce Housing Rental Unit. A unit within a Property that will be occupied by a tenant who is a Qualified Resident.

Workforce Housing. Housing that is restricted for rent or purchase by individuals and households working in the community of Mammoth Lakes. Workforce Housing is Affordable Housing for workers.

3. Review Period

The Town Density Bonus Program shall be reviewed one (1) year from the date of adoption of the Ordinance establishing Municipal Code Chapter 17.138 (Town Density Bonus Program). The review shall be completed by the Town Council and shall consider the impacts of the program and examine the cumulative impacts on the Town’s housing supply.

4. Determination of Bonus

Projects will earn points through the provision of deed restricted workforce housing units and the amount of points required for the desired density bonus is based on the size of the density bonus requested. The larger the density bonus request (up to a maximum of twice the allowed density), the more workforce housing that a project must provide to receive the bonus.

See Attachment 1 for a comprehensive view of the Town Density Bonus calculation process.

A) Determination of Base Site Density and Maximum Site Density

- i. To determinate the base site density, multiply the gross lot area for the Property by the underlying base density for the zone in which the Property is located.
 - a. Pursuant to Municipal Code Section 17.138.030.C.3, base site density calculations that result in a fraction or decimal shall be rounded up if the fraction or decimal exceeds 66 percent of a unit and shall be rounded down if the fraction or decimal is 66 percent or less.
 - b. Base site density shall be rounded either up or down based on the size of the fraction or decimal prior to the determination of the maximum number of density units that a project is eligible for.
- ii. To determine the maximum site density allowed, multiply the rounded base site density established in the prior step by 2, thereby establishing the double-density maximum.

Base Density Calculation Example:	
Example Project: A multi-family project located on a 0.33-acre parcel in the RMF-1 zone, which has a base density of 12 units/acre.	
Base Site Density:	0.33 acres x 12 units/acre = 3.96 units which rounds up to 4 units <i>(rounds up since the decimal exceeds 0.66)</i>
Maximum Site Density:	4 units x 2 = 8 units

B) Eligibility Point Required

The number of Eligibility Points required, up to a maximum of 100, for the desired density bonus is calculated according to the following formula. If the Eligibility Points calculation results in a number that is not a factor of five, the number of points required shall be rounded up to the next multiple of five.

$$\frac{\text{Bonus Requested}}{\text{Bonus Increment}} \times 100 = \text{Points Required}$$

(rounded up to the next multiple of five if the calculation results in a number that is not a factor of five)

Bonus Requested: The amount of residential density requested for the project above the maximum base site density (i.e., the maximum base site density subtracted from the total number of units requested).

Bonus Increment: The difference between the maximum density with the bonus allowed and the maximum base site density (i.e., the maximum base site density subtracted from the maximum site density with the bonus).

Town Density Bonus Project Example:	
The multi-family project located on a 0.33-acre parcel in the RMF-1 zone proposes to build 6 units, which exceeds the maximum base density of 12 units/acre (<i>4 units/acre is an equivalent density on a 0.33 acres site</i>) by 2 units. To grant the density bonus of 2 units, the project would need to generate 50 points (see calculations below).	
Project:	6-unit multi-family development
Site Density:	12 units/acre; up to 24 units/acre w/ a double-density bonus (<i>4 units/acre is an equivalent density for a 0.33 acre site</i>)
Bonus Requested:	(Units Requested less “Base” Site Density) = 6 – 4 = 2
Bonus Increment:	(“Maximum” Site Density less “Base” Site Density) = 8 – 4 = 4
Eligibility Points Required:	(Bonus Requested ÷ Bonus Increment) x 100 = (2 ÷ 4) x 100 = 50 Points (<i>rounded up to the next multiple of five if the calculation results in a number that is not a factor of five</i>)

C) Application of Eligibility Points

All of the Eligibility Point requirements shall be fulfilled by deed restricting to workforce housing a percentage of the base density units that is proportional to the density bonus requested. Proportionality shall be determined by the percentages in Table 1 - Eligibility Points Schedule for the Town Density Bonus, as they may be adjusted from time to time by the Town Council. The percentages required for each Affordability Level Category column correspond to the Eligibility Points row in Table 1 - Eligibility Points Schedule for the Town Density Bonus.

Project proponents have the option to select which affordability level the units are restricted to; however, the percentage of units required to be deed restricted shall increase as the affordability level decreases.

Pursuant to Municipal Code Section 17.138.030.C.4, if the calculation for the required number of base density units that need to be restricted to qualify for the desired density bonus results in a fractional number, the required number of deed restricted units shall be rounded up to the next higher whole number.

Town Density Bonus Project Example:	
The Developer of the example project could earn the 50 Eligibility Points needed for the two (2) additional units by deed restricting the applicable percentage of base density units for any one affordability level (Refer to Table 1 for the required percentages).	
To earn 50 Eligibility Points, refer to “50 Points” row in Table 1 and then to the corresponding Affordability Level Category and then multiply the specified percentage by the Base Site Density to determine the required number of units to be restricted:	
Low-Income Household:	30% x 4 units = 1.2 units which rounds up to 2 units
Moderate-Income Household:	40% x 4 units = 1.6 units which rounds up to 2 units
Middle-Income Household:	50% x 4 units = 2 units
Occupancy-Restricted Household:	60% x 4 units = 2.4 units which rounds up to 3 units

TABLE 1: ELIGIBILITY POINTS SCHEDULE FOR THE TOWN DENSITY BONUS

Points Awarded		AFFORDABILITY LEVEL CATEGORY			
		Low-Income (41% - 80%)	Moderate-Income (81% - 120%)	Middle-Income (121% - 150%)	Occupancy Restricted (No Income Limits)
ELIGIBILITY POINTS	5	7.5%	17.5%	27.5%	37.5%
	10	10.0%	20.0%	30.0%	40.0%
	15	12.5%	22.5%	32.5%	42.5%
	20	15.0%	25.0%	35.0%	45.0%
	25	17.5%	27.5%	37.5%	47.5%
	30	20.0%	30.0%	40.0%	50.0%
	35	22.5%	32.5%	42.5%	52.5%
	40	25.0%	35.0%	45.0%	55.0%
	45	27.5%	37.5%	47.5%	57.5%
	50	30.0%	40.0%	50.0%	60.0%
	55	32.5%	42.5%	52.5%	62.5%
	60	35.0%	45.0%	55.0%	65.0%
	65	37.5%	47.5%	57.5%	67.5%
	70	40.0%	50.0%	50.0%	70.0%
	75	42.5%	52.5%	62.5%	72.5%
	80	45.0%	55.0%	65.0%	75.0%
	85	47.5%	57.5%	67.5%	77.5%
	90	50.0%	60.0%	70.0%	80.0%
	95	52.5%	62.5%	72.5%	82.5%
	100	55.0%	65.0%	75.0%	85.0%

5. Granting of the Density Bonus

For a project to be granted a Town Density Bonus in accordance with the Town Density Bonus Program, the Developer shall enter into a Workforce Housing Agreement that is consistent with the terms outlined in Municipal Code Section 17.138.090. The Agreement shall include, amongst the other required contents, the required number of units to be restricted, the affordability level to which the units will be restricted to, and the term for which the units will be restricted. The Agreement shall be recorded against the Property prior to the recordation of the final map or issuance of the building permit for the designated Units.

[INSERT CALCULATION PROCESS SHEET]

GENERAL PLAN AMENDMENTS

(shown below in and underline for added text)

General Plan Policy L.2.D.

Encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State density bonus program, that is flexible and adaptive and allows multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. Projects will be eligible to receive proportionately greater density bonuses, up to a maximum of twice the base density, in exchange for deed restricting a greater percentage of the base density units. Density bonuses granted pursuant to this policy are mutually exclusive of density bonuses granted pursuant to the State Density Bonus Program (i.e., a developer can elect to utilize either the Town density bonus or the State density bonus, but not both).

Action L.2.D.1: Amend the Zoning Code to implement the Town density bonus program and adopt a Town Density Bonus Program policy by Town Council resolution.

General Plan Policy H.1.C.

Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law and/or the Town density bonus programs. Projects that have applied for and received State, Town, or other housing-related density bonuses shall not be permitted to subsequently move or transfer qualifying units off-site.

ZONING CODE AMENDMENTS

17.136.050 – On-Site Provision of Units

- D. Calculation of Project Density. On-site housing units provided pursuant to this Section shall not count towards the calculation of total project density (i.e., rooms per acre or units per acre) if all of the following conditions apply:
1. The project fully satisfies its housing mitigation requirements on-site by providing on-site housing units consistent with the target AMI established by Council resolution;
 2. The project is located in the Downtown, Old Mammoth Road, Mixed Lodging/Residential, or Residential Multi-Family 2 zones, or in an area subject to a specific plan or master plan that permits such an exclusion;
 3. The applicable Floor Area Ratio (FAR) limit is not exceeded;
 4. The project has not applied for or received a State or Town housing density bonus pursuant to Chapter 17.138 or Chapter 17.140; and
 5. Findings can be made in conjunction with project approval that the total project density or intensity, considering all uses, would meet all applicable design and development standards of the Municipal Code, would not result in significant and unavoidable environmental impacts, and would be compatible with surrounding uses.

In all other cases, total project density, inclusive of provided on-site housing units, shall not exceed the maximum density for the zone in which the project is located, except as permitted by the provisions of Chapter 17.138 (Town Density Bonus Program) or Chapter 17.140 (Affordable Housing Density Bonuses and Incentives - State Density Bonus Program).

Chapter 17.138 – Town Density Bonus Program [NEW CHAPTER]

17.138.010 - Purpose of Chapter

- A. Increase the supply of housing available to the workforce and encourage the development of units that are restricted to a range of affordability levels for persons working and living in the region;
- B. Promote the Town's goal to add to, and preserve, the existing stock of workforce housing units within the town; and
- C. Maintain the physical condition and deed restriction of units produced through the provisions of this Chapter over time.

17.138.020 - Applicability

- A. **Project Types.** The following types of development projects shall be eligible for the Town Density Bonus Program:
 1. New multi-family residential projects that are located within a zoning district that allows Multi-Family Residential uses and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed (e.g., apartments, condominiums, etc.).
 2. Rehabilitation or additions to existing multi-family residential structures that are located within a zoning district that allows Multi-Family Residential uses and results in a net

increase to the number of available residential units. Rehabilitation and addition projects shall be subject to the following:

- a. Any existing deed restricted units that are demolished as part of the project rehabilitation or addition shall be replaced with an equivalent deed restricted unit and the replacement unit shall remain subject to the existing deed restriction.
 - b. An existing apartment complex that is proposed to be converted to condominiums as part of a project pursuant to this Chapter shall comply with Section 17.52.110 (Condominium Conversions).
- B. **State Density Bonus Not Available.** If a developer chooses to request density bonuses pursuant to the provisions of this Chapter, density bonuses granted pursuant to the State Density Bonus requirements described in Chapter 17.140 are not available.
- C. **Housing Mitigation Requirements.** Multi-family residential projects that receive a density bonus pursuant to this Chapter shall be required to mitigate their housing impacts for the non-deed restricted units in a manner consistent with the housing mitigation options identified in Chapter 17.136 (Housing), unless the units are otherwise exempt pursuant to Section 17.136.100.

17.138.030 – Administration and General Requirements

- A. **Administrative Responsibility.** The requirements and procedures of this Chapter shall be administered by the Department. The Council shall, by resolution, adopt a Town Density Bonus Program policy that: (1) establishes the percentages used in the “Eligibility Points Schedule for the Town Density Bonus”; (2) establishes the affordability levels and the eligibility requirements for each affordability level used in the “Eligibility Points Schedule for the Town Density Bonus;” (3) establishes the time frame for the periodic review of the Town Density Bonus Program required by Section 17.138.030.B; and (4) establishes the ownership unit and rental unit occupancy restrictions for the workforce housing units. The policy may be changed or modified only by resolution of the Council.
- B. **Periodic Review.** The Town Density Bonus Program shall be subject to periodic review by the Council to consider the impacts of the program and examine the cumulative impacts on the Town’s housing supply.
- C. **Calculations.** The following apply to the calculations used in the Town Density Bonus Program:
1. **Unit Types.** When used in this Chapter, “Base Density Units” are the number of units that are equal to the maximum allowable density under the applicable zone and “Density Bonus Units” are those units that exceed the maximum allowable density under the applicable zone.
 2. **Parcel Size.** The parcel size used in the calculation of the base density shall be verified by staff by a review of a record of survey or review of the recorded deed.
 3. **Base Density Calculation.** When the base density calculations result in a fraction or decimal (acreage multiplied by allowed density does not result in a whole number) and the fraction or decimal exceeds 66 percent of a unit, it shall be rounded up to the next higher whole number. When the fraction or decimal is 66 percent or less, it shall be rounded down to the next lower whole number. The base density shall be rounded either up or down based on the calculations described above prior to the determination of the maximum number of density bonus units that a project is eligible for.

4. **Deed Restricted Units Calculation.** If the calculation for the required number of base density units that need to be restricted to qualify for the desired density bonus results in a fractional number, the required number of deed restricted units shall be rounded up to the next higher whole number.

D. Permit Requirements

1. A request for a density bonus, as described in this Chapter, shall require use permit approval in compliance with Chapter 17.68 (Use Permits). The use permit requirement does not apply to multi-family residential projects that meet all of the eligibility criteria for the Streamlined Ministerial Approval Process authorized by Government Code Section 65913.4 and are instead subject to the Streamlined Multi-Family Review Process established by the Department in compliance with Government Code Section 65913.4.
2. All multi-family residential projects of three units or more, inclusive of the base density units and the density bonus units, are subject to the design review requirements specified in Chapter 17.88 (Design Review).
3. All multi-family residential projects are subject to the development and operational standards for multi-family residential projects specified in Section 17.52.210 (Multi-Family Residential Projects).
4. The granting of a density bonus and incentives or concessions pursuant to this Chapter shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, Zoning Code amendment, or other discretionary approval.

E. Application Requirements

1. **Application Filing.** The applicant shall file with the Department the use permit application for a density bonus and other incentives or concessions in compliance with this Chapter either before, or concurrent with, other required discretionary project approvals (i.e., tentative map, design review, variance, etc.).
2. **Application Contents.** An application shall include all of the following information in addition to the standard use permit requirements:
 - a. A detailed development plan and description of the proposed project, including, but not limited to, information on the number, type, size, tenure, number of bedrooms, and proposed deed restriction level for each and every unit within the development.
 - b. The type of density bonus incentive or concession requested, of those listed in Section 17.138.050.A, and an explanation as to why the incentive or concession is the minimum departure from the requirements of the Zoning Code necessary to make the project feasible.
 - c. If more than one incentive or concession is requested in compliance with Section 17.138.050.B, the type of additional incentive or concession requested, of those listed in Section 17.138.050.A, together with a statement as to why the project is eligible for the additional incentives or concessions. Eligibility for the additional incentive or concession may be shown by establishing that the project will either: (1) provide a greater number of deed restricted units than otherwise required; (2) provide a greater or longer term

deed restriction than otherwise required; or (3) meet other applicable Housing Element goals or policies.

- d. Any alternative incentive or concession being requested in compliance with Section 17.138.050.C, together with a statement as to why the alternative incentive or concession is necessary. The request shall demonstrate that due to the particular characteristics of the project site, the alternative incentive or concession is necessary to make the project feasible;
 - e. A snow storage management plan if requesting a reduction in the required snow storage areas in compliance with Section 17.138.050.D;
 - f. Evidence of the parcel size to allow for the determination of the base density; and
 - g. Any other information deemed necessary by the Director to allow a complete evaluation of the application.
- F. **Livability Standards.** Units built under the Town’s Density Bonus Program shall meet the minimum Amenity and Design Standards, as adopted by Council resolution, as it may be amended from time to time.
- G. **Transient Rentals Prohibited.** Transient rentals (i.e., rental of a unit for a term of 30 days or less) shall be prohibited for all units within a project that receives a density bonus pursuant to this Chapter. This prohibition is inclusive of the base density units and the density bonus units.

17.138.040 - Town Density Bonus

The amount of a residential density bonus a project is eligible for shall be determined in accordance with this Section. The foundation of the Town Density Bonus Program is that projects will earn points through the provision of deed restricted workforce housing units and the amount of points required for the desired density bonus is based on the size of the density bonus requested. The larger the density bonus request (up to a maximum of twice the allowed density), the more workforce housing that a project must provide to receive the bonus.

- A. **Determination of Bonuses.** Projects identified as eligible project types in Section 17.138.020.A shall be eligible for a residential density bonus, up to a maximum of twice the allowed density, in accordance with the following procedures.
- 1. **Eligibility Points Required.** The number of Eligibility Points required, up to a maximum of 100, for the desired density bonus is calculated according to the following formula. If the Eligibility Points calculation results in a number that is not a factor of five, the number of points required shall be rounded up to the next multiple of five.

$$\frac{\textit{Bonus Requested}}{\textit{Bonus Increment}} \times 100 = \textit{Points Required}$$

(rounded up to the next multiple of five if the calculation results in a number that is not a factor of five)

For example, a project with a base site density of 4 units that wants to build a 6-unit project would be required to generate 50 points to obtain the 2-unit density bonus.

$$\frac{(6 - 4)}{(8 - 4)} \times 100 = 50 \text{ Points}$$

Variables used in the Eligibility Points calculation:

- a. Bonus Requested: The amount of residential density requested for the project above the maximum base site density (i.e., the maximum base site density subtracted from the total number of units requested).
 - b. Bonus Increment: The difference between the maximum density with the bonus allowed and the maximum base site density (i.e., the maximum base site density subtracted from the maximum site density with the bonus).
2. **Application of the Eligibility Points.** All of the Eligibility Point requirements shall be fulfilled by deed restricting to workforce housing a percentage of the base density units that is proportional to the density bonus requested. The required percentages that correspond to the Eligibility Points for each affordability level shall be established in the “Eligibility Points Schedule for the Town Density Bonus” adopted by Council resolution in the Town Density Bonus Program policy.

Project proponents have the option to select which affordability level the units are restricted to; however, the percentage of units required to be deed restricted shall increase as the affordability level decreases.

For example, to generate the 50 points required for the desired density bonus from the above example, the project would be required to deed restrict the percentage of base density units specified in one of the Affordability Level columns to the right of the “50” Eligibility Points Awarded row in the “Eligibility Points Schedule for the Town Density Bonus” adopted by Council resolution in the Town Density Bonus Program policy.

- B. **Income Level Categories.** The affordability level categories used in the “Eligibility Points Schedule for the Town Density Bonus” shall be established by Council resolution and be periodically reviewed and updated. The affordability level categories can range from “Low Income Households” (i.e., households earning 80% or below of the AMI) to “Occupant Restricted Households” (i.e., required to be their principal place of residence and be employed in either Mono or Inyo County, or be retired). Additional affordability levels that are in between “Low Income Households” and “Occupant Restricted Households” may be established by the Council. The eligibility requirements for each affordability level shall be established by Council resolution in the Town Density Bonus Program policy, as it may be amended from time to time.

17.138.050 - Incentives and Concessions

- A. **Allowed Incentives and Concessions.** Multi-family residential projects that receive a density bonus pursuant to this Chapter shall be eligible to receive one of the following incentives or concessions:
1. An increase in the allowable lot coverage;
 2. Up to a 20% reduction in setbacks;
 3. Up to a 25% reduction of the required number of guest-parking spaces;
 4. Up to a 10% increase in the maximum permitted structure height;

5. A reduction or elimination of one of the multi-family residential development and operational standards specified in Section 17.52.210 (Multi-Family Residential Projects); or
 6. Approval of mixed-use zoning not otherwise allowed by this Zoning Code in conjunction with the housing development if non-residential land uses will reduce the cost of the housing development, and the non-residential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located.
- B. **Additional Incentives or Concessions.** The review authority may grant two or more incentives or concessions under this Subsection if the applicant demonstrates that the project will either: (1) provide a greater number of deed restricted units than otherwise required; (2) provide a greater or longer term deed restriction than otherwise required; or (3) meet other applicable Housing Element goals or policies.
- C. **Alternative Incentives or Concessions.** An applicant eligible for an incentive or concession under this Subsection may submit a request for an incentive or concession different than those specified above if the incentive or concession will result in identifiable, financially sufficient, and actual cost reductions, subject to review and approval by the review authority.
- D. **Snow storage.** Multi-family residential projects that receive a density bonus pursuant to this Chapter shall be eligible for a reduction of the required snow storage areas if the property owner commits to haul on-site snow from the property to an approved off-site snow storage area in accordance with Section 17.36.110.B.3.a, as it may be amended from time to time, provided that the interim snow storage areas do not interfere with any the required parking areas. The burden of the costs for the hauling of on-site snow to an off-site location shall not be passed onto the deed restricted units. The allowance for snow hauling shall not be considered to be an incentive or concession for the purposes of this Subsection.

17.138.060 - Findings and Conditions of Approval

- A. **Required Findings.** In addition to the use permit findings required by Section 17.68.050, a use permit for a project receiving a Town density bonus pursuant to this Chapter shall be approved only if all of the following additional findings can be made:
1. The proposed project will generate a sufficient number of Eligibility Points required for the bonus amount requested.
 2. The proposed project is compatible with the surrounding neighborhood with regards to building scale, form, materials, and street orientation.
 3. The incentive or concession is required in order to make the project feasible and the incentive or concession requested is the minimum departure from the requirements of this Zoning Code necessary to make the housing project feasible.
- B. **Required Conditions of Approval.** In addition to any other required conditions of approval, all of the following conditions shall apply to all use permits that are granted for a project receiving a Town density bonus pursuant to this Chapter:
1. Before a certificate of occupancy is issued for a project, the applicant shall certify to the Director that the Eligibility Points upon which the project's residential density bonus was based have been achieved. To satisfy this condition, evidence shall be provided that a Workforce Housing Agreement that is consistent with Section 17.138.090 has been

recorded against the property and that the required number of deed restrictions at the agreed upon affordability level have been recorded against the property. The Town shall be named as a party in the Workforce Housing Agreement and all subsequent deed restrictions.

2. Before a certificate of occupancy is issued for a project, the applicant shall provide evidence to the Town that transient rentals are prohibited for all units within the development. Evidence shall consist of a deed and/or use restriction prohibiting transient rentals that has been recorded against all units within the development.
3. The total number of deed restricted units required for the density bonus shall not be reduced or otherwise eliminated without the approval of the review authority. To grant such approval, the review authority must find that there is a corresponding reduction in density.

17.138.070 – Ownership Unit Occupancy and Long-Term Restrictions

Each workforce housing ownership unit that qualified the project for a density bonus and other incentives and/or concessions pursuant to this Chapter shall comply with all of the requirements of this Section.

A. Ownership Unit Occupancy Requirements.

1. **Eligibility Requirements.** Except as provided in Section 17.138.070.A.1.c, a workforce housing ownership unit shall be sold, and to the extent required by Subsection C, resold, only to a household certified by the Town, or its designee, as meeting the eligibility requirements designated by the terms of the project approval, and which also comply with all of the following requirements:
 - a. The purchaser shall be a Qualified Household, as that term is defined in the Town Density Bonus Program policy.
 - b. The purchaser shall be a Qualified Resident, as that term is defined in the Town Density Bonus Program policy and shall occupy the unit as his or her principal place of residence and may not rent the unit in its entirety to another party, except as provided in Section 17.138.080.A.1.c.
 - c. In the event that the purchaser no longer resides in the unit as their principal place of residence or the unit is owned as an investment property for rental purposes, the workforce housing ownership unit shall then be considered to be a workforce housing rental unit and be subject to the requirements specified in Section 17.138.080. Transition from an ownership unit to a rental unit shall require prior approval from the Town, or its designee.
2. **Buyer Certification and Selection.** Workforce housing units shall be sold, and to the extent required by Subsection C, resold, only to households certified by the Town, or its designee, as satisfying the eligibility requirements specified in Section 17.138.070.A.1, above, and in compliance with all of the following requirements:
 - a. Initial buyers eligible to purchase workforce housing units shall be selected by the Developer, as that term is defined in the Town Density Bonus Program policy, in compliance with a marketing plan approved, in advance, by the Town, or its designee. Developer shall use commercially reasonable efforts to market the units to Qualified Residents, as that term is defined by the Town

Density Bonus Program policy. Prior to initial marketing of the units, Developer shall provide the Town copies of its marketing and outreach plan which the Town shall approve or disapprove within thirty (30) days of receipt. Subsequent buyers shall be verified by the Town, or its designee, that they are in compliance with the approved marketing plan and the Town Density Bonus Program policy.

b. The marketing plan shall identify and detail the process to be used for the marketing and sale of the workforce housing units to Qualified Households, as that term is defined in the Town Density Bonus Program policy.

3. **Preferences.** Preferences in the sale of workforce housing units shall be given first to persons currently employed in either Mono or Inyo County that meet the Qualified Resident criteria specified in the Town Density Bonus Program policy, and then to current Mono or Inyo County residents, to the extent allowed by law.

B. **Ownership Units – Sales Price Restrictions.** Workforce housing ownership units that are restricted to a specific affordability level in the terms of the project approval shall be offered at sales prices that are considered affordable to the specified affordability level, as those affordability levels are defined in the Town Density Bonus Program policy. The Town, or its designee, shall establish the maximum sales prices for each of these income categories based upon the income limits that the California Department of Housing and Community Development (HCD) issues annually for Mono County.

C. **Workforce Housing Agreement Required.**

1. The Town shall record a Workforce Housing Agreement consistent with the terms in Section 17.138.090 with the Qualified Resident, as that term is defined in the Town Density Bonus Program policy, concurrently with the recording of each grant deed transferring title to a workforce housing unit subject to this Section to a Qualified Household, as that term is defined in the Town Density Bonus Program policy. The Workforce Housing Agreement shall provide the Town, for the term specified in Subparagraph D.5, below, with a first right to purchase the unit upon resale.

2. The Workforce Housing Agreement shall permit the Town to assign its rights to purchase the units under that Agreement to a Qualified Household, as that term is defined in the Town Density Bonus Program policy, to purchase the unit.

3. In all cases where the Town exercises its rights to purchase the units, the units shall be conveyed to, or purchased by, a Qualified Household, as that term is defined in the Town Density Bonus Program policy, in compliance with the designation of the unit in the project approvals and as determined by the Town in compliance with the Town Density Bonus Program policy.

4. The Workforce Housing Agreement for each unit shall reserve the unit for purchase by the Town or its assignee and for resale only to Qualified Households, as that term is defined by Town Density Bonus Program policy and the project approvals, for a minimum of 55 years, or for a longer period if required by the project approvals. A new term shall commence on the recording date of each new Workforce Housing Agreement recorded concurrently with a grant deed transferring title of the designated unit to a Qualified Household, as that term is defined in the Town Density Bonus Program policy.

- D. **Administrative Fees.** The Town, or its designee, may collect an administrative fee, as the Town may establish from time to time, at close of escrow of the sale and resale of each workforce housing ownership unit, to recover the costs of its obligations under this Section.

17.138.080 – Rental Unit Occupancy and Long-Term Restrictions

Each workforce housing rental unit that qualified the project for a density bonus and other incentives and/or concessions pursuant to this Chapter shall comply with all of the requirements of this Section.

A. Rental Unit – Occupancy Requirements.

1. **Eligibility Requirements.** A workforce housing rental unit shall be rented only to a household certified by the Town, or its designee, as meeting the eligibility requirements designated by the terms of the project approval, and which also comply with all of the following requirements:
 - a. The unit shall be rented by a Qualified Household, as that term is defined in the Town Density Bonus Program policy.
 - b. At least one (1) occupant of the unit shall be a Qualified Resident, as that term is defined in the Town Density Bonus Program policy, and shall occupy the unit as his or her principal place of residence.
 - c. If the workforce housing rental unit is restricted to a specific affordability level in the terms of the project approvals, the annual household income, adjusted for household size, shall be required to be equal to or less than the income limits established in the Town Density Bonus Program policy for the applicable affordability level.
2. **Tenant Certification and Selection.** Workforce housing rental units shall be rented only to households certified by the Town, or its designee, as satisfying the eligibility requirements specified in Section 17.138.080.A.1, above. Developer, as that term is defined in the Town Density Bonus Program policy, shall use commercially reasonable efforts to market the units to Qualified Residents, as that term is defined in the Town Density Bonus Program policy. Prior to initial marketing of the units, Developer shall provide the Town copies of its marketing and outreach plan which the Town shall approve or disapprove within thirty (30) days of receipt. The marketing plan shall identify and detail the process to be used for the marketing of the workforce housing rental units to Qualified Residents, as that term is defined in the Town Density Bonus Program policy.
3. **Preferences.** Preference in the rental of workforce housing units shall be given first to persons currently employed in either Mono or Inyo County that meet the Qualified Resident criteria specified in the Town Density Bonus Program policy, and then to current Mono or Inyo County residents, to the extent allowed by law.

- B. **Workforce Housing Rental Unit Restrictions.** Each workforce housing rental unit that is restricted to a specific affordability level in the terms of the project approval shall be offered at a rent level that is considered affordable to the specified affordability level as defined in the Town Density Bonus Program policy. The maximum rental rates shall be established annually by the Town, or its designee, based upon the income limits that the California Department of Housing and Community Development (HCD) issues annually for Mono County. A utility allowance will be deducted from the maximum affordable rent so that the monthly housing

costs (rent plus tenant-paid utilities) do not exceed thirty percent of the area median income for the specified affordability level, as established by HCD, adjusted for assumed household size.

- C. **Term of Rental Restrictions.** Each required workforce housing unit shall be reserved for Qualified Households, as that term is defined in the Town Density Bonus Program policy, for a minimum of 55 years, or for a longer period if required by the project approvals. The rental restriction term shall commence on the date of issuance of the certificate of occupancy for the workforce housing unit.
- D. **Rental Unit Monitoring.** The Town, or its designee, shall monitor the rental of workforce housing units for compliance with the Workforce Housing Agreement and the provisions of this Chapter. On an annual basis, the Town, or its designee, may collect a monitoring fee, as the Town may establish from time to time, for the monitoring of each rental unit subject to the Workforce Housing Agreement, to recover the costs of its obligations under this Section.

17.138.090 – Workforce Housing Agreement

- A. **Agreement Required.** The obligations assumed by an applicant or property owner in exchange for the density bonus in compliance with this Chapter shall be secured by a recorded Workforce Housing Agreement executed by the property owner and the Town, and recorded before the recordation of a final map or issuance of the first building permit for the designated dwelling units, whichever occurs first. The agreement shall be in a form approved by the Department and Town Attorney and shall be consistent with any construction or mortgage financing assistance program, mortgage insurance program, rental subsidy program, or other similar grant program requirements or terms. The agreement shall be binding on all future owners, developers, and/or successors-in-interest for the specified term.
- B. **Agreement Contents.** A Workforce Housing Agreement shall contain provisions that implement all requirements of this Chapter, as applicable to the specific project. The agreement shall also include the following provisions, and/or any additional requirements required by the review authority.
 - 1. **Occupancy Standards.** The agreement shall include provisions that specify:
 - a. If restricted to a specific affordability level, the income eligibility criteria for defining housing unit affordability;
 - b. If restricted to a specific affordability level, the actual affordable sales prices or rents for affordable units, as determined by the Town, or its designee, in accordance with this Chapter. The agreement shall also provide that the Town may from time to time revise the sales prices and rent limits in response to changes in income limits, monthly housing costs, and the real estate market. Monthly housing costs for workforce housing ownership units shall include mortgage payments, property taxes, homeowners insurance and, as applicable, homeowner’s association dues and primate mortgage insurance. Monthly housing costs for workforce housing rental units shall include the rent plus any tenant-paid utilities;
 - c. Criteria for the certification and selection of buyers or renters, as applicable.
 - 2. **Sale, Resale, and Rental Restrictions.** The agreement shall include provisions that specify:

- a. A guarantee of sale or rent to Qualified Households, as that term is defined by the Town Density Bonus Program policy, and continued availability of all units designated as workforce housing units for a minimum of 55 years, or for a longer term if required by the project approvals.
 - b. For units that will be workforce housing ownership units, a provision restricting the sale of the workforce housing ownership unit to Qualified Households, as that term is defined by the Town Density Bonus Program policy.
 - c. For units that will be purchased as investment properties for rental purposes, a provision restricting the rental of the unit to Qualified Households, as that term is defined by the Town Density Bonus Program policy; and
 - d. A provision that the sale of a dwelling designated as a Workforce Housing Unit shall include an assignable Workforce Housing Agreement granting the Town, or its designee, the first right of refusal to purchase the unit at the time of subsequent sale as specified in the Town Density Bonus Program policy.
3. **Fees.** The agreement shall include a provision that the Town, or its designee, receive all applicable fees as may be established by Resolution of the Council from time to time, including, but not limited to, monitoring fees for rental units and administrative fees at sale and resale of ownership units subject to this Chapter.
 4. **Enforcement and Recovery of Costs.** The agreement shall include a provision that provides for enforcement of the agreement by the Town and that entitles the Town to recover reasonable attorney's fees (including Town Attorney fees), investigation and litigation expenses, and any related staff costs associated with enforcing the Agreement.

Chapter 17.140 – Affordable Housing Density Bonuses and Incentives - State Density Bonus Program

17.140.010 – Purpose of Chapter

As required by State law, this chapter offers density bonuses and incentives or concessions for the development of housing that is affordable to the types of households and qualifying residents identified in Section 17.140.020 (Eligibility for Bonus, Incentives, or Concessions), below. This Chapter is intended to implement the requirements of Government Code Section 65915 et seq., or as may be amended, and the Housing Element of the General Plan. The bonuses for affordable housing in this Chapter are distinguished from, and are mutually exclusive of, other density bonuses available to projects that provide workforce housing pursuant to the Town density bonus program described in Chapter 17.138. Developers may apply for a density bonus and other incentives, if eligible, pursuant to either Chapter 17.138 or this Chapter, but not both.

Chapter 17.148 – Definitions

Affordable Housing Concession or Incentive. A development incentive or concession that shall be provided to a qualifying development in accordance with Chapter 17.138 or Chapter 17.140 and State Housing Density Bonus law (Government Code 65915 et. seq.).

Affordable Housing Density Bonus – State Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable zone and designation of the Land Use Element of the General Plan as of the date of the application by the applicant to the Town, as allowed under Government Code 65915 or Article IV (Affordable and Workforce Housing).

Town Density Bonus. A density increase for eligible multi-family residential projects over the otherwise maximum allowable residential density under the applicable zone and designation of the Land Use Element in accordance with the provisions of Chapter 17.138 (Town Density Bonus Program).



Jennifer Kreitz ~ 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

February 18, 2020

Re: Revisions to the Town Density Program including General Plan Amendment 19-002 and Zoning code Amendment 19-002

Dear Mammoth Lakes Town Council:

On behalf of the Mono County Board of Supervisors, please accept this letter of support for updating and amending the Town Density Bonus Program. Ensuring an adequate number of homes affordable to the workforce of Mono County is a top priority of our Board. We commend you for your attention to this policy in an effort to enhance its viability and utilization.

Moving away from the State Density Bonus policy requirement of a base density of five units to a base density of three as in the proposed amended local density bonus policy will allow smaller infill sites to add density necessary to make the development of affordable housing feasible. Additionally, the allowance of some percentage of the units to be market rate further extends the development feasibility, one of the top barriers to the production of affordable housing.

Mammoth Lakes is largely dependent on the nightly bed tax (Transient Occupancy Tax or TOT) for its general fund, yet many of our mutual constituent have sited the conversation of existing housing stock to nightly rental as a source of the growing scarcity of long-term rental housing. We support the proposed policy's prohibition of nightly rental in exchanged for additional density as reasonable and appropriate.

Mono County is proud to share in the effort of deed restriction preservation within the Town via the County's Revolving Loan Fund (RLF). It is our expressed interest that this effort is continued with this new amended policy for regular and ongoing monitoring of all housing created as a result of its implementation.

Lastly, while local control is generally a shared value between the Town and the County, we cautiously advise you of the historic pit-falls of use-permit requirements for affordable housing production. Perhaps some compromise on when a use-permit is required within this amended policy should be entertained in an effort to more expeditiously reach the goals of affordable housing.

In conclusion, we thank you for your consideration of our comments as you amend the Town's local density bonus policy. The Mono County Board and staff look forward to working with you and Town staff on addressing the affordable housing needs of our constituents now and in the future.

In community,

Stacy Corless, Chairperson
Mono County Board of Supervisors



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Community Development

TIME REQUIRED 5 Minutes

PERSONS APPEARING BEFORE THE BOARD Wendy Sugimura

SUBJECT Cannabis Operation Permits 19-005 and 19-006 - Colitas Farms

AGENDA DESCRIPTION:

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

Written decision and findings regarding Cannabis Operation Permits 19-005 and 19-006 (Colitas Farms cultivation and manufacturing permits).

RECOMMENDED ACTION:

Affirm February 4, 2020, denial of permits 19-005 and 19-006 and approve and adopt written decision and findings as drafted or as modified by the Board.

FISCAL IMPACT:

None.

CONTACT NAME: Stacey Simon

PHONE/EMAIL: x1704 / ssimon@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Written Decision and Findings

History

Time	Who	Approval
2/6/2020 11:03 AM	County Administrative Office	Yes
2/13/2020 2:22 PM	County Counsel	Yes

2/6/2020 11:55 AM

Finance

Yes

County Counsel
Stacey Simon

Assistant County Counsels
Christian E. Milovich
Anne L. Frievalt

Deputy County Counsel
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 Lucas

To: Board of Supervisors

From: Office of the Mono County Counsel

Date: February 18, 2020

Re: Board's written decision and findings denying the applications for Cannabis Operation Permits 19-005 (cultivation) and 19-006 (manufacturing)/Colitas Farms.

Recommended Action: Affirm the February 4, 2020, denial of permits 19-005 and 19-006 and approve and adopt written decision and findings as drafted or as modified by the Board.

Fiscal Impact: None.

Discussion: On February 4, 2020, the Mono County Board of Supervisors ("Board") held a duly noticed public meeting to review the proposed project ("Project") for which the above-referenced discretionary cannabis operation permits were sought.

During the meeting, the Board heard and received a staff presentation which included a written staff report, maps of the subject property and surrounding community, and a review conducted pursuant to 14 CCR §15183 (CEQA Guidelines). The Board also received a petition signed by 153 individuals, the majority of whom reside in the Antelope Valley, in opposition to the Project and a petition signed by 22 individuals in support of the Project; 14 letters in opposition to and 11 letters in support of the Project; oral comments from 25 members of the community; and a presentation and response to comments by the Project applicants.

After considering such testimony, information and evidence, the Board determined to deny the Project and directed staff to draft a written decision and findings, which decision and findings are presented today for approval and adoption.

Thank you.

Attachments:

1. Decision and Findings



1
2
3
4
5 **BOARD OF SUPERVISORS OF THE COUNTY OF MONO**
6 **WRITTEN DECISION AND FINDINGS ON CANNABIS**
7 **OPERATION PERMITS 19-005 & 19-006/COLITAS FARMS**
8 **CANNABIS CULTIVATION & MANUFACTURING**

9 On February 4, 2020, the Mono County Board of Supervisors (“Board”) held a duly noticed
10 public meeting to review the proposed project (“Project”) for which the above-referenced discretionary
11 cannabis operation permits were sought. During the meeting, the Board heard and received a staff
12 presentation which included a written staff report, maps of the subject property and surrounding
13 community, and a review conducted pursuant to 14 CCR §15183 (CEQA Guidelines). The Board also
14 received a petition signed by 153 individuals, the majority of whom reside in the Antelope Valley, in
15 opposition to the Project and a petition signed by 22 individuals in support of the Project; 14 letters in
16 opposition to and 11 letters in support of the Project; oral comments from 25 members of the
17 community; and a presentation and response to comments by the Project applicants. After considering
18 such testimony, information and evidence, the Board determined to deny the Project and directed staff
19 to draft a written decision and findings for its review and approval at a subsequent meeting.
20

21
22 Consistent with the foregoing, this document constitutes the Board’s written decision and
23 findings denying the applications for Cannabis Operation Permits 19-005 (cultivation) and 19-006
24 (manufacturing)/Colitas Farms.

25 **I. PROJECT DESCRIPTION**
26
27
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1 The Project would consist of the commercial cultivation and manufacturing of cannabis at 324
2 North River Lane (APN 002-460-015) in the community of Walker, Mono County.

3
4 The Project would include the following facilities:

- 5 • Four greenhouses (no artificial lighting):
 - 6 - Two 10,000-square foot (sf) greenhouses for mature plants (pipe frame structure
7 with a durable polycarbonate cover)
 - 8 - One 30'x50' (1,500 sf) greenhouse for immature plant nursery cultivation
 - 9 - One 30'x50' (1,500 sf) greenhouse for diffused light clone cultivation
- 10 • Two 12'x60' (720 sf) sheds for oil extraction, drying and processing
- 11 • One 800 sf compost area
- 12 • Three 10'x5' (150 sf) waste storage containers
- 13 • Two 8'x40' (320 sf) cannabis storage containers
- 14 • One barn (totaling 2,592 sf) with upstairs apartment (appx 1,000 sf)
- 15 • One 13'x52' (693 sf) accessory dwelling unit with adjacent parking area
- 16 • Two diesel generators for backup and emergency supply
- 17 • Four 2,500-gallon water tanks
- 18 • Three 10,000-gallon water tanks for fire suppression
- 19 • Two propane tanks (250 gal and 1,000 gal)
- 20 • One well house (10'x10', or 100 sf)

21 The Project would involve up to four full-time employees initially employed on the property
22 five days a week. During harvest there would be up to an additional six employees with a maximum of
23 10 at any one time. Harvest would occur four times per year and span two weeks each harvest. Hours
24 of operation would be dawn to dusk. An apartment barn (approximately 1,000 sf of living space with a
25 total sf of 2,592) would be located onsite for employee housing. A manufactured home (693 sf) for
26 additional employee housing would also eventually be placed on-site. Employee vehicles would be
27 accommodated by an on-site parking area with ten spaces. Parking for the non-residential employees
28

1 would be located near the front gate next to the lavender grow area in the southeast corner of the
2 property and there would also be four separate areas throughout the property designated for loading.

3
4 In the event of utility failure or power shut-off, two backup diesel generators would be used –
5 each generator emits 66 decibels at a distance of 22 feet.

6 Due to the Project’s proximity to sensitive receptors such as residences, several methods of
7 odor mitigation were presented. All four greenhouses would use a nonaqueous odor control system
8 (high-pressure mister/fogger). Misting fans would treat exhaust vapors being released from greenhouse
9 vents. Charcoal filtration would be used on the oil extraction, drying, and processing buildings. A
10 misting system would be employed on the covered outdoor compost area.

11
12 The Project proposed visual screening through the use of vegetation, consisting of 48,120 sf of
13 lavender plants, Leyland Cypress and Sambuca Black Lace trees.

14 Potential products generated from the operation would include finished high-grade THC
15 cannabis flower, finished high-grade CBD cannabis flower for oils, THC oils, CDB oils, and CBD and
16 THC edibles. A licensed distributor would pick up and transport the finished product. Deliveries and
17 shipping of products would occur twice per week via a delivery van.

18
19 The total combined (surface and ground) water usage for the cannabis, trees and lavender would
20 be about 4.6 acre-feet per year for an estimated 1.8 acres of crops.

21
22 **II. REQUIRED DISCRETIONARY APPROVALS**

23 Two discretionary permits must be granted by Mono County before a commercial cannabis
24 business is authorized. First, a use permit must be issued by the Mono County Planning Commission
25 pursuant to Mono County General Plan Chapter 13. Thereafter, an applicant must obtain an operation
26 permit from the Mono County Board of Supervisors pursuant to Mono County Code (MCC) Chapter
27

1 5.60. A separate operation permit is required for each type of commercial cannabis activity proposed
2 – in this instance one for cultivation and another for manufacturing.

3 In order to approve an operation permit for the commercial cultivation and/or manufacturing of
4 cannabis, the Board must make all six of the following operation permit findings, as contained in MCC
5 Chapter 5.60.080(C):
6

7 1. The commercial cannabis activity, as proposed, will comply with the requirements of state
8 law and regulation, the Mono County General Plan, the Mono County Code and this chapter.

9 2. The property has all necessary land use entitlements as required by the Mono County
10 General Plan or is legally exempt from such requirements.

11 3. The applicant has demonstrated to the satisfaction of the approval authority that the
12 operation, its owners and the applicant have the ability to comply with state law and regulation, the
13 Mono County General Plan, the Mono County Code and this chapter.
14

15 4. No applicant or owner has been convicted of a felony or a drug related misdemeanor
16 reclassified under Section 1170.18 of the California Penal Code (Proposition 47) within the past ten
17 years, unless the approval authority determines that such conviction is not substantially related to the
18 qualifications, functions or duties of the person or activity and/or there is adequate evidence of
19 rehabilitation of the person. A conviction within the meaning of this section means a plea or verdict of
20 guilty or a conviction following a plea of nolo contendere.
21

22 5. The approval authority determines that issuance of the permit is in the best interests of the
23 community, the county, and its citizens and visitors, based on the following:
24

25 1. The experience and qualifications of the applicant and any persons involved in the
26 management of the proposed cannabis business;
27

- 1 2. Whether there are specific and articulable positive or negative impacts on the surrounding
- 2 community or adjacent properties from the proposed cannabis business;
- 3
- 4 3. The adequacy and feasibility of business, operations, security, waste management, odor
- 5 control, and other plans or measures submitted by the applicant;
- 6
- 7 4. Whether granting the permit will result in an undesirable overconcentration of the cannabis
- 8 industry in a limited number of persons or in a limited geographic area within the county;
- 9
- 10 5. Environmental impacts/benefits of the cannabis business such as waste handling, recycling,
- 11 water treatment and supply, use of renewable energy or other resources, etc.; and
- 12
- 13 6. Economic impacts to the community and the county such as the number and quality of jobs
- 14 created and/or other economic contributions made by the proposed operation.

14 **III. PROJECT SITE AND SURROUNDING LAND USES**

15 The Project site is located at 324 North River Lane in the rural, unincorporated community of
16 Walker (which, according to the 2010 Census, had a population of 721) and has a Land Use
17 Designation (LUD) of Agriculture (AG). The Project site is bordered to the south by a residential
18 neighborhood consisting primarily of one-acre parcels, all of which are designated Estate Residential
19 (ER) and developed with single-family homes, or are undeveloped. To the east, west and north are
20 additional AG parcels of at least 18 acres in size which are primarily used for residential purposes.
21 There are approximately 400 properties within one mile of the Project site, a majority of which are for
22 residential uses.
23
24

25 North River Lane is a private, narrow, dead-end road approximately one mile in length that
26 does not meet the County Roadway Standards. The road is partially paved and partially unpaved and is
27
28

1 not maintained by the County. To access the Project, one must travel approximately 1,650 feet down
2 North River Lane from Eastside Lane. There are currently six private driveways serving four residential
3 homes along that stretch of road prior to the Project entrance, and an additional six undeveloped
4 residential lots. The entirety of North River Lane has a total of 36 parcels, with 29 driveways serving
5 24 residences. Under California law, all property owners along North River Lane share mutual
6 reciprocal easements to use the road to access their properties, and they are collectively responsible for
7 the maintenance, upkeep and repair of the road.¹ There are currently no commercial uses on, or
8 accessible through, North River Lane.
9

10 **IV. DETERMINATION AND FINDINGS**

11 **A. The Board cannot make the Findings Required for Issuance of an Operation** 12 **Permit.**

13
14 In order to approve the two required operation permits for the project, the Board must find that
15 “issuance of the permit is in the best interests of the community, the county, and its citizens and
16 visitors.” (MCC section 5.60.080(C)(5)(2).) The Board cannot make this required finding for the
17 following reasons.
18

19 *a. There would be adverse, negative impacts to traffic and the private road on which* 20 *multiple residential homeowners currently rely to access their properties.*

21 North River Lane is a narrow, private, dead-end, partially paved road unmaintained by the
22 County. It currently services only private residences. In order to reach the Project’s driveway, one must
23 travel approximately 1,650 feet down North River Lane from Eastside Lane, passing six residential
24

25
26 ¹ See California Civil Code § 845; and see *Biagini v. Beckham* (2008) 163 Cal.App.4th 1000, 1014:
27 “[W]hen one lays out a tract of land into lots and streets and sells the lots by reference to a map which
28 exhibits the lots and streets as they lie with relation to each other, the purchasers of such lots have a

1 driveways. (CEQA §15183 Environmental Analysis, hereinafter “CEQA Analysis”, at p. 20.) The
2 adjacent property owners collectively own the road and are personally liable and responsible for its
3 maintenance. (See footnote 1; and see, e.g., *Garcia v. Paramount Citrus Association* (2008) 164
4 Cal.App.4th 1448, in which a plaintiff injured at the intersection of a public and private road brings
5 claim for damages against owner of private roadway.)
6

7 Public comment provided to the Board at its February 4th meeting and in comment letters
8 indicated that such maintenance can be significant in terms of time and resources. One homeowner
9 along North River Lane explained to the Board that “N. River Lane is a non-County maintained road
10 that is narrow and mostly one lane road from my property (at the top of River Lane) to the very end of
11 the road. The narrowness of this road makes it necessary to pull off to the side from time to time to let
12 a neighbor pass as the road generally doesn’t support two cars going in opposite directions.” (January
13 16, 2020, Letter from Nancy Boardman to the Board of Supervisors, hereinafter “Boardman Letter”.)
14 Another North River Lane resident explained that “North River Lane is a private easement road
15 through the private properties on the lane and is a 20-foot-wide (at most), unpaved, unmaintained, non-
16 county road.” (January 14, 2020 Letter from Kerry E. Roeser, sic, hereinafter the “Roeser Letter”.) A
17 third resident explained that “North River Lane is a one lane private road not suitable for commercial
18 traffic.” (Letter from Mike Elam, hereinafter “Elam Letter”.)
19
20
21

22 In terms of trip generation, the commercial nature of the Project, which includes two operations
23 (cultivation and manufacturing), places heavier demands on the road than a residential use and
24 increases the need for continued maintenance, which ultimately places a greater burden on the
25 neighboring residents to pay for costly repairs and upkeep. As stated in the Boardman Letter:
26

27 private easement in the streets opposite their respective lots, for ingress and egress and for any use
28 property to a private way.”

1 “increased traffic and the transportation of equipment up and down [North] River Lane will
2 undoubtedly breakdown the road and raise the noise and dust level effecting the quality of my life, my
3 property and that of others.”
4

5 The impact of the increased travel is year-round, as the Project proposes a minimum of four
6 employees working five days a week and up to 10 employees during harvest and full buildout; it is
7 anticipated that between the four greenhouses (housing plants in different stages) there will be four
8 harvests per year, each spanning two weeks. (CEQA Analysis at p. 4.) During non-harvest times,
9 employee traffic could be about 60 round trips per month and during harvest seasons, employee traffic
10 could increase to as much as 45 round trips per week for four two-week periods. (CEQA Analysis at p.
11 19.) The Project area is accessed from Hwy 395 to Eastside Lane and then to North River Lane and
12 would increase traffic on all three access roads. (CEQA Analysis at p. 20.) As stated in the Roeser
13 letter: “... the associated [project] traffic is not compatible with the private road and the road safety of
14 its residents.” The Elam letter specifically cites “non-local traffic” as a negative impact of the project.
15 While the applicants expressed commitment to maintaining the road in its current state, they did not
16 propose any specific mitigation measures to help offset the impact to the private road. (CEQA
17 Analysis, p. 20.)
18
19

20 For the foregoing reasons and other reasons stated in the record, the Board concludes that the
21 Project would result in negative impacts to the residential properties and owners who also take access
22 from North River Road.
23

24 ***b. The Project is inconsistent with existing residential character and uses in the vicinity.***
25

26 There are currently no other commercial uses on North River Lane and components of the
27 processing facilities are less than 300 feet from the nearest residences to the south, separated only by a
28

1 narrow private road. (*See Boardman Letter and Roeser Letter.*) The nearest residence is 321 feet from
2 the closest proposed mature plant greenhouse and 277 feet from the immature plant nursery. (Staff
3 PowerPoint Presentation, slide 22.) Compost areas are 474-490 feet from the nearest residence. (Staff
4 PowerPoint Presentation, slide 22.) Because there are no other existing commercial uses on North
5 River Lane, the commercial nature of the Project is discordant with the actual uses of contiguous
6 residential properties and disruptive to the neighborhood's residential character.
7

8 Many members of the public, including several residents of North River Lane described the
9 rural character of the community and surroundings and objected to the addition of large, industrial-like
10 buildings into their residential neighborhood. While the Board notes that the Project may not be
11 characterized as 'industrial' by all standards, it finds that the unsightly piecemeal greenhouse
12 construction and commercial nature of the use is nevertheless incongruous with the neighborhood
13 character. During public comment, CJ Haramis explained, "...it's two 10,000 sf grow facilities and a
14 bunch of ancillary buildings, these are large obtrusive buildings out of character with our homes...[the
15 Project includes] [11] roof structures of varying sizes and uses for a commercial product that is
16 produced and processed, to me this would mean it is a large industrial compound of buildings." Stated
17 another way by a different resident, "In the rural beauty of the Antelope Valley, I don't think anyone
18 would choose to live near an ... industrial complex . . . I moved to the valley to enjoy the natural
19 beauty and quiet atmosphere that Walker provides." (Letter from Alison Young, North River Lane
20 resident). "The imposed visual blight of the two large commercial 10,000 square foot ...buildings
21 (with 24 hour a day fans) approximately 22 feet high potentially permitted on a narrow private road
22 adjacent to other residences is completely incompatible and nonconforming to the area." (Roeser
23 Letter.) "I can't even imagine looking out my front windows and seeing two 22 ft high, 10,000 square
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1 foot buildings, we live just across the road at the far end of their property.” (Letter from Jan McKnight,
2 North River Lane Resident, hereinafter “McKnight Letter”.) “I consider this proposal to be non-
3 conforming and an imposition on the peaceful, safe, quiet neighborhood we know.” (Elam Letter.)
4 “The visual [impact] caused by the out of character and extremely large ... buildings that will be right
5 on the street and directly across from our residential neighborhood. ... This project will not maintain
6 the existing rural and agricultural character that is so important to the residents of our county.” (Letter
7 from CJ Haramis, North River Lane Resident, hereinafter “Haramis Letter”.) “I’ve been on North
8 River Road, I’ve lived on Eastside Lane, I know the community pretty well, I think I know a little bit
9 about community character...I’ve been on that road many times ... it’s a one way, dead-end road and I
10 would never have imagined that the community character would include something to this extent when
11 it comes to a business operation...” (Board comment by Supervisor Peters.)
12
13

14 Indeed, the Mono County General Plan states that “Residents in the Antelope Valley are
15 interested in preserving the existing rural character of the communities and the Valley as a whole.”
16 (Objective 4B; Antelope Valley Area Plan Policies.) The Board notes that the issue is not the enterprise
17 itself, but rather that the Project is not suitable in its proposed location and finds that it would be an
18 intrusion to the neighborhood because the neighborhood does not contain any other similar commercial
19 businesses. The nature of a commercial cannabis operation stands in stark contrast to the character of
20 the North River Lane neighborhood and surrounding areas. “I’m not opposed to the growing of
21 marijuana, but I am opposed to the location...it might be necessary to examine whether there are
22 significant effects peculiar to the project or its site and I think most people are objecting to the site –
23 which is right smack dab in the middle of our town.” (Public Testimony by Donna Patton). “My
24 objections ... are based on location and not the cannabis industry... there are good locations and bad
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1 locations, this is a bad location plain and simple.” (Public Testimony by CJ Haramis.) Indeed, there is
2 some question whether the analysis under CEQA Guidelines section 15183 was adequate in
3 considering the peculiarities of the proposed Project. However, the Board need not determine whether
4 the environmental review was adequate, since it has denied the Project.
5

6 *c. The Project negatively impacts public health, safety and general welfare.*

7 The proximity of the Project to adjacent residential properties creates impacts that, while might
8 otherwise be inconsequential if the Project was located elsewhere, negatively affect public health,
9 safety and general welfare. These include concerns about potential odor, noise from constantly running
10 fans, decline in property values and security and enforcement issues.
11

12 Numerous letters and comments raised the concern about odor impacts to the nearby properties.
13 The nearest project component (the immature plant nursery) is located 277 feet from the nearest
14 residence. Other components are located slightly farther away from residential: 321 for the two mature
15 plant greenhouses, and 474-490 feet for the compost areas. According to an article from the Los
16 Angeles Magazine that was submitted by the applicant during the public meeting, “Researchers at
17 Byers [Scientific] were able to develop a customized version of their waterless vapor-phase system that
18 specifically addressed the needs of marijuana farms. ... The waterless vapor-phase system releases a
19 mist of an odor-neutralizing vapor into the air, working sort of like a high-tech, industrial-grade spritz
20 of Febreze. In this case, the vapor binds specifically with the fragrance compounds found in cannabis
21 terpenes. When it’s running, it’s pretty effective at hiding the scent of even a large marijuana
22 operation.” However, the proposed system is not a Byers Scientific odor capture system, and no
23 specific evidence is offered regarding the effectiveness of the proposed NCM Environmental Solutions
24 System. According to an article from The New York Times (NYT), “Of the more than 730 complaints
25
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1 Sonoma County has received about cannabis this year, around 65 percent are related to odor, according
2 to Tim Ricard, the county’s cannabis program manager.” The NYT article reports “‘You have a smell
3 issue that sometimes can’t be completely mitigated,’ said Dennis Hunter, a co-founder of CannaCraft, a
4 large marijuana business based in Santa Rosa in Sonoma County.” Therefore, the potential for odor
5 impact due to the untested nature of the odor mitigation system combined with the known impacts of
6 cannabis odor from other jurisdictions, which may not be entirely mitigable, is a negative impact to the
7 residential character of the community. Indeed, during public comment, the applicant stated that the
8 odor abatement system, which involves a misting mechanism, does not mask the odor, but rather the
9 mist binds with the molecule that makes the cannabis smell, making the molecule heavier and bringing
10 it down to the ground. No assurance was made that the odor would be completely mitigated. “Having
11 this operation in such close proximity to homes is a mistake, the surrounding homes will smell the
12 strong odor constantly ...” (Public Testimony by CJ Haramis.)

15 Neighbors and community members identified noise from constantly running fans, which are
16 not generally a component of typical agricultural operations in the Antelope Valley such as row crops
17 and cattle ranching, to be a negative impact to the residential character of the community. “We would
18 also have to live with the noise of Fans, Heaters and Air Conditioners running around the clock, 7 days
19 a week! I am home most of the time due to health issues and I can't even think about it, we moved here
20 for the peace and quiet and serenity of living on the River.” (McKnight Letter.) “... buildings (with 24
21 hour a day fans) adjacent to other residences is completely incompatible ... to the area.” (Roeser
22 Letter.) “There are environmental, economic and social impacts associated with this proposal as
23 follows: *Sound-* fans and other 24hr equipment.” (Elam Letter.) “My concern of how ... exhaust fans
24 and other industrial sounds relating to this project will disturb the peace and quiet and rural atmosphere
25 of our community as well as other surrounding properties throughout the Walker Valley.” (Boardman
26
27
28

1 Letter.) "...most people in this town like the town the way it is, it's fishing, wildlife, camping
2 recreation, we're happy with how it is here, it's slow place, it's a sleepy town it's quiet, it's very low
3 crime." (Public Testimony by Kristine Kerkhoff.)
4

5 Several residents expressed concern over decreased property values due to the implementation
6 of the Project and the adverse impacts it would have on the quiet, quaint nature of the community.
7 Discussing property values during public comment, CJ Haramis, explained "...homes within a half
8 mile of a marijuana business often have lower property values... and ... neighborhoods with grow
9 houses are the least desirable ..." Kelly Turner, real estate agent and nearby property owner explained
10 during public comment that in areas affected by undesirable activities "[property] is only worth what
11 somebody is going to pay." Another real estate agent and resident of North River Lane stated: "As a
12 licensed California real estate broker, I have the professional background to advise that this will have a
13 negative impact on property values." (Young Letter.)
14

15 Many residents also conveyed unease about neighborhood safety and security, referencing
16 crime that is often associated with commercial cannabis operations and cannabis cultivation in
17 particular. During public comment, longtime resident, Roger Donahue, explained how the issue of
18 security is underscored when placed in the context of the narrow, dead-end, partially paved road that
19 has a river flowing along the south side of the road and canals running along the north – a geographical
20 layout that can easily turn into a trap for emergency vehicles or intruders. Also during public
21 comment, resident Jacqueline Yates expressed concern over increased crime associated with cannabis
22 operations further emphasizing that the Project is in the wrong location. The Board notes that while
23 criminal activity associated with cannabis operations in this community has heretofore been untested, it
24 finds that the rural, unincorporated community of Walker is isolated, and sits approximately 45 miles
25
26
27
28

1 away from the nearest law enforcement headquarters and such facts, when applied here, affirm the
2 reasonableness of the collective concerns raised and inflict negative impacts to public health, safety and
3 general welfare. (See Elam Letter; Roeser Letter; Haramis Letter; Letter from Alison Young, North
4 River Lane Resident hereinafter “Young Letter”; January 1, 2020 Petition Against the Proposed Colitas
5 Farms Marijuana Growing Project.)
6

7 Altogether there is substantial evidence that the Project would impose immense negative
8 impacts to the immediate neighborhood and surrounding community. The Mono County Code
9 obligates the Board to consider impacts on neighboring properties and community interests in
10 evaluating applications for cannabis operation permits and authorizes it to exercise its discretion when
11 determining whether such a permit should be approved.
12

13 For all of the foregoing reasons, the Board of Supervisors finds that issuance of the permits is
14 *not* in the best interests of the community, the county, and its citizens and visitors and hereby denies
15 the applications for Cannabis Operation Permits 19-005 (cultivation) and 19-006
16 (manufacturing)/Colitas Farms.
17

18
19 **APPROVED** and **ADOPTED** this 18th day of February, 2020, by the following vote, to wit:

20 **AYES:**

21 **NOES:**

22 **ABSENT:**

23 **ABSTAIN:**

24 _____
25 Stacy Corless, Chair
26 Mono County Board of Supervisors

27 **ATTEST:**

28 **APPROVED AS TO FORM:**

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Clerk of the Board

County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: CDD

TIME REQUIRED 5 minutes

PERSONS APPEARING BEFORE THE BOARD Wendy Sugimura

SUBJECT Authority to Hire Planning Analyst at Step B - Community Development

AGENDA DESCRIPTION:

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

Based on qualifications, consider hiring a Community Development Department Planning Analyst I at the B step.

RECOMMENDED ACTION:

Authorize the hiring of Community Development Department Planning Analyst I at Range 66, Step B.

FISCAL IMPACT:

None. This position is underfilling a Planning Analyst II position that has been vacant for three months and is fully funded in the FY 19-20 budget.

CONTACT NAME: Wendy Sugimura

PHONE/EMAIL: 760-924-1814 / wsugimura@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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History

Time	Who	Approval
2/13/2020 5:02 PM	County Administrative Office	Yes
2/11/2020 11:01 AM	County Counsel	Yes
2/13/2020 1:33 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

February 18, 2020

To: The Honorable Board of Supervisors

From: Wendy Sugimura, Director

RE: New Hire for Community Development Planning Analyst I at the B Step

RECOMMENDED ACTION:

Authorize the hiring of a Planning Analyst I in the Community Development Department at Step B.

FISCAL IMPACT:

None. This position is underfilling a Planning Analyst II position that has been vacant for three months and is fully funded in the FY 19-20 budget.

DISCUSSION:

This position was vacated in November 2018 when the Analyst at the time resigned due to a family situation. The recruitment was initially flown in early November with an open filing date in professional planning publications as well as government and local outlets, and a total of 10 applications were eventually received.

The selected candidate has extensive experience in environmental and land use management and policy through her work for various non-profit agencies to engage with and influence projects and policy development at the local, state and national level. Her past experience includes serving as a manager, supervisor, and executive director, and she is therefore familiar with managing and evaluating large, complex projects; shepherding multi-disciplinary project teams; engaging in public policy discussions and the approval process; and working independently.

The candidate brings environmental and land use management and policy experience as well as managerial skills, and she has the skill set to quickly gain the administrative, processing, and regulatory knowledge to successfully execute work from the agency side with a fairly high level of independence, which justifies hiring her at Step B.



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Human Resources/CAO

TIME REQUIRED 5 minutes

PERSONS APPEARING BEFORE THE BOARD Dave Butters

SUBJECT Employment Agreement - Lawton / Assistant CAO

AGENDA DESCRIPTION:

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

Proposed resolution approving a contract with Robert Lawton as Assistant County Administrative Officer, and prescribing the compensation, appointment and conditions of said employment.

RECOMMENDED ACTION:

Announce Fiscal Impact. Approve Resolution #R20-___, Approving a contract with Robert Lawton as Assistant County Administrative Officer, 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:

The cost for this position for the remainder of FY 2019-2020 (February 24, 2020 through June 30, 2020) is approximately \$84,466 of which \$52,369 is salary, and \$32,097 is the cost of the benefits and was included in the approved budget. The cost for an entire fiscal year would be approximately \$239,838 of which \$142,500 is salary and \$87,338 is the cost of benefits.

CONTACT NAME: Dave Butters

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

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[Staff Report](#)

[Resolution](#)

[Employment Agreement](#)

History

Time	Who	Approval
2/13/2020 5:11 PM	County Administrative Office	Yes
2/12/2020 6:20 PM	County Counsel	Yes
2/13/2020 1:37 PM	Finance	Yes



County of Mono

County Administrative Office

Steve Barwick
County Administrative Officer

Dave Butters
Human Resources Director

To: Honorable Board of Supervisors

From: Dave Butters, Director of Human Resources

Date: February 18, 2020

Subject: Employment Agreement for Robert Lawton as Assistant County Administrator

Recommendation:

Approve the Employment Agreement for Robert Lawton as Assistant County Administrator for a term of 3 years. Announce fiscal impact.

Background:

We began recruiting for the open position of Assistant County Administrative Officer in December 2019. We contracted with the well know recruitment firm, Prothman, to conduct a nationwide search for qualified candidates. A pool of candidates was identified and through a competitive selection process, Robert Lawton was the successful candidate.

Robert has 19 years' experience in county government with 9 of those years in California. Robert has a very diverse background and a breadth of relevant knowledge. We received outstanding references from past employers and look forward to Robert's contributions to Mono County.

Fiscal Impact:

The cost for this position for the remainder of FY 2019-2020 (February 24, 2020 through June 30, 2020) is approximately \$84,466 of which \$52,369 is salary, and \$32,097 is the cost of the benefits and was included in the approved budget.

The cost for an entire fiscal year would be approximately \$239,838 of which \$142,500 is salary and \$87,338 is the cost of benefits.



RESOLUTION NO. R20-__

**A RESOLUTION OF THE MONO COUNTY
BOARD OF SUPERVISORS APPROVING AN EMPLOYMENT AGREEMENT WITH
ROBERT LAWTON AND PRESCRIBING THE COMPENSATION, APPOINTMENT
AND CONDITIONS OF SAID EMPLOYMENT**

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 Employment Agreement of Robert Lawton, a copy of which is attached hereto as an exhibit and incorporated herein by this reference as though fully set forth, is hereby approved and the compensation, appointment, and other terms and conditions of employment set forth in that Agreement are hereby prescribed and shall govern the employment of Mr. Lawton. The Chair of the Board of Supervisors shall execute said Agreement on behalf of the County.

PASSED and ADOPTED this 18th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stacy Corless, Chair
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Clerk of the Board

County Counsel

EMPLOYMENT AGREEMENT OF ROBERT C. LAWTON

This Agreement is entered into this 18TH day of February, 2020, by and between Robert C. Lawton and the County of Mono.

I. RECITALS

The County wishes to employ Robert C. Lawton as Assistant County Administrative Officer in accordance with the terms and conditions set forth in this Agreement. Mr. Lawton wishes to accept continued employment with the County on said terms and conditions.

II. AGREEMENT

1. The term of this Agreement shall be February 24, 2020 until February 23, 2023, unless earlier terminated by either party in accordance with this Agreement. This Agreement shall automatically terminate in the event the County implements new agreements for its "at-will" employees and executes such new agreement as to Mr. Lawton. The County shall notify Mr. Lawton in writing no later than August 23, 2022 whether it intends to negotiate a renewal of this Agreement. In the event the County fails to provide such notice, Mr. Lawton shall notify the County in writing of its breach of this provision of the Agreement and County shall be allowed 30 days from the receipt of that notice to cure the breach. If the County cures the breach and notifies Mr. Lawton that it does not intend to negotiate a renewal of the Agreement, then this Agreement shall terminate six months after said notification and no additional compensation or damages shall be owing to Mr. Lawton as a result of the cured breach. If the County does not cure the breach, then the Agreement shall automatically renew for another three years on the same terms in effect at the time of renewal.
2. Commencing February 24, 2020, Mr. Lawton shall be employed by Mono County as Assistant County Administrative Officer, serving at the will and pleasure of the County Administrative Officer in accordance with the terms and conditions of this Agreement. Mr. Lawton accepts such employment. The County Administrative Officer shall be deemed the "appointing authority" for all purposes with respect to Mr. Lawton's employment.
3. Commencing February 24, 2020, Mr. Lawton's salary shall be \$11,875 per month. Mr. Lawton understands that he is responsible for paying the employee's share of any retirement contributions owed to the Public Employees Retirement System (PERS) with respect to his employment for the County, and also any employee share of the "normal cost" of his retirement benefits that may be mandated by

the Public Employees Pension Reform Act of 2013 (PEPRA).

Should a wage increase be granted under the MOU with Local 39, applicable to Mono County Public Employees (MCPE), it is agreed that this contract will be reopened for discussion and potential re-negotiation with respect to Mr. Lawton's salary. During such negotiations the County shall consider and discuss the issue of increased compensation with Mr. Lawton in good faith, but the County's decision whether or not to grant such additional compensation shall be final and non-appealable.

4. Mr. Lawton shall earn and accrue vacation and sick leave in accordance with the County's Management Benefits Policy and in accordance with any applicable County Code provisions not in conflict with said Policy. Also pursuant to said Policy, in recognition of the fact that his employment will be exempt from the payment of overtime or compensatory time-off under the Fair Labor Standards Act, he shall be entitled to 80 hours of merit leave (aka administrative leave) during each year of service under this Agreement. Mr. Lawton understands that said merit leave does not accrue from one calendar year to the next; rather, it must be used by December 31st of each calendar year in which it is provided, or it is lost.
5. To the extent deemed appropriate by the County Administrative Officer, the County shall pay the professional dues, subscriptions, and other educational expenses necessary for Mr. Lawton's full participation in applicable professional associations, for his continued professional growth and for the good of the County.
6. To the extent not inconsistent with the foregoing or any other provision of this Agreement, Mr. Lawton shall be entitled to the same general benefits provided by the County to other management-level employees, as described more fully in the County's Management Benefits Policy. Such benefits include but are not limited to CalPERS retirement benefits, CalPERS medical insurance, County dental and vision coverage, and life insurance. Pursuant to the California Public Employees' Pension Reform Act of 2013, the CalPERS retirement formula applicable to Mr. Lawton's County employment will be "2% at 62." Any and all references in this Agreement to the County's Management Benefits Policy shall mean the "Policy Regarding Benefits of Management-level Officers and Employees," amended most recently by Resolution R14-54 of the Mono County Board of Supervisors and as the same may be further amended from time to time and unilaterally implemented by the County.
7. Mr. Lawton understands and agrees that his receipt of compensation or benefits of any kind under this Agreement or under any applicable County Code provision

or policy – including but not limited to salary, insurance coverage, and paid holidays or leaves – is expressly contingent on his actual and regular rendering of full-time personal services to the County or, in the event of any absence, upon his proper use of any accrued leave. Should Mr. Lawton cease rendering such services during this Agreement and be absent from work without any accrued leave to cover said absence, then he shall cease earning or receiving any additional compensation or benefits until such time as he returns to work and resumes rendering personal services; provided, however, that the County shall provide any compensation or benefits mandated by state or federal law. Furthermore, should Mr. Lawton’s regular schedule ever be reduced to less than full-time employment, on a temporary or permanent basis, then all compensation and benefits provided by this Agreement or any applicable County policies shall be reduced on a pro-rata basis, except for those benefits that the County does not generally pro-rate for its other part-time employees.

8. Consistent with the “at will” nature of Mr. Lawton’s employment, the County Administrative Officer may terminate Mr. Lawton’s employment at any time during this Agreement, without cause. In that event, this Agreement shall automatically terminate concurrently with the effective date of the termination. Mr. Lawton understands and acknowledges that as an “at will” employee, he will not have permanent status nor will his employment be governed by the County Personnel System (Mono County Personnel Rules) except to the extent that System is ever modified to apply expressly to at-will employees. Among other things, he will have no property interest in his employment, no right to be terminated or disciplined only for just cause, and no right to appeal, challenge, or otherwise be heard regarding any such termination or other disciplinary action the County Administrative Officer may, in his or her discretion, take during Mr. Lawton’s employment.
9. In the event of a termination without cause occurring after the first twelve (12) months of Mr. Lawton’s employment, Mr. Lawton shall receive as severance pay a lump sum equal to six months’ salary or, to the extent that fewer than six full calendar months remain (as of that effective date) before this Agreement would have expired, Mr. Lawton 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. Lawton shall receive severance pay equal to six months’ salary in the event that termination occurs after the County has notified Mr. Lawton 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.

10. Notwithstanding the foregoing, Mr. Lawton shall not be entitled to any severance pay in the event that the County Administrative Officer has grounds to discipline him on or about the time he gives his notice of termination. For purposes of this provision, grounds for discipline include but are not limited to those specified in the Mono County Personnel Rules, as the same may be amended from time to time. Mr. Lawton shall also not be entitled to any severance pay in the event that he becomes unable to perform the essential functions of his position (with or without reasonable accommodations) and his employment is duly terminated for such non-disciplinary reasons.
11. Mr. Lawton may resign his employment with the County at any time. His resignation shall be deemed effective when tendered, and this agreement shall automatically terminate on that same date, unless otherwise mutually agreed to in writing by the parties. Mr. Lawton shall not be entitled to any severance pay or additional compensation of any kind after the effective date of such resignation.
12. This Agreement constitutes the entire agreement of the parties with respect to the employment of Mr. Lawton.
13. The parties agree that the Board of Supervisors' approval of this Agreement on behalf of the County is a legislative act and that through this agreement, the Board of Supervisors is carrying out its responsibility and authority under Section 25300 of the Government Code to set the terms and conditions of County employment. It is not the parties' intent to alter in any way the fundamental statutory (non-contractual) nature of Mr. Lawton's employment with the County nor to give rise to any future contractual remedies for breach of this Agreement or of an implied covenant of good faith and fair dealing. Rather, the parties intend that Mr. Lawton's sole remedy in response to any failure by the County to comply with this Agreement shall be traditional mandamus.
14. Mr. Lawton acknowledges that this Agreement is executed voluntarily by him, without duress or undue influence on the part or on behalf of the County. Mr. Lawton further acknowledges that he has participated in the negotiation and preparation of this Agreement and has had the opportunity to be represented by counsel with respect to such negotiation and preparation or does hereby knowingly waive his right to do so, and that he is fully aware of the contents of this Agreement and of its legal effect. Thus, any ambiguities in this Agreement shall not be resolved in favor of or against either party.

/////

/////

III. EXECUTION:

This Agreement is executed by the parties this 18th day of February, 2020.

EMPLOYEE

THE COUNTY OF MONO

Robert C. Lawton

By: Stacy Corless, 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 February 18, 2020

Departments: Finance, CAO

TIME REQUIRED 10 minutes

PERSONS APPEARING BEFORE THE BOARD Janet Dutcher

SUBJECT FY 2020-21 Budget Update

AGENDA DESCRIPTION:

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

CAO and Finance will update the Board about the FY 2020-21 budget development process.

RECOMMENDED ACTION:

Receive information and provide direction to staff, if desired.

FISCAL IMPACT:

None

CONTACT NAME: Janet Dutcher

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

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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Staff report

History

Time	Who	Approval
2/13/2020 5:13 PM	County Administrative Office	Yes
2/14/2020 9:06 AM	County Counsel	Yes
2/14/2020 9:59 AM	Finance	Yes



DEPARTMENT OF FINANCE

AUDITOR-CONTROLLER

COUNTY OF MONO

Vacant
Assistant Finance Director
Auditor-Controller

Janet Dutcher, CPA, CGFM, MPA
Director of Finance

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

Date: February 18, 2020

To: Honorable Board of Supervisors

From: Janet Dutcher, Finance Director
Steve Barwick, County Administrative Officer

Subject: FY 2020-2019 Budget Update

Action Requested: Receive information and provide direction to staff if desired.

Discussion:

On February 4, staff discussed next year's budget calendar with your Board. The schedule includes six opportunities for updating you and the public about our budget process. This is the first budget update.

Listed below are critical milestones from the calendar. The goal is adoption of all ongoing and one-time spending needs in July. This means conservatively estimating the General Fund (GF) carryover balance available for spending to minimize the risk of budgeting greater needs than we have resources.

Calendar for Mono County Budget

Month	Event	Participants	Comments	FY 2020-21
February	Internal rates GF discretionary revenues Non-discretionary spending			
March	Base Budget			
March 30 – April 17	Departments budget development Submit proposals			
March 27 – May 15	Budget meetings			
June 15, 18	Budget Workshop			
July 21	Public hearing Budget Adoption			

MONO COUNTY BUDGET CALENDAR				
BUDGET ACTIVITY	DEPARTMENTS	COMMITTEES	COMMENTS	FY 2020-21
CAD and Finance develop budget calendar. Proposed calendar presented to the Board. Dates for key milestones are set.	CAD FINANCE BOARD MEMBERS		Send detailed calendar to DR, present commented calendar to the BOB. Also set timeline JCS adoption, JCS comment.	Feb 4 BOB mtg.
Strategic workshops, one with DR and the other with Board & County leaders to update strategic plan for FY 2020-21 strategic objectives and funding priorities.	CAD/Hein Greenberg FINANCE SPT/HEIN BOARD MEMBERS			March
Capital Improvement Projects workshop		BOARD MEMBERS PROJECT REVIEW COMMITTEE		March
Finance Department: Schedule of assumptions and economic factors GF revenue projections (departments are responsible for non-GF revenues) Schedule of salary and benefit accounts. Resource allocation Cost plan allocation Internal rates for various department charges including water and sewer; IT charges and health reform, copper pool Set up Department proposals in Budget Builder		FINANCE SPT AND SERVICE DEPARTMENTS HEIN/HEIN RESOURCES		Feb 6 to 18
CAD and Finance update Board about budget development	BOARD MEMBERS C/D FINANCE		Present rate development results	Feb 18 mtg.
CAD and Finance finalize beginning assumptions for developing FY 2020-21 base budget revenue estimates. Not cost allocated to GF budget units. Import base budget into budget builder	CAD FINANCE			By March 20

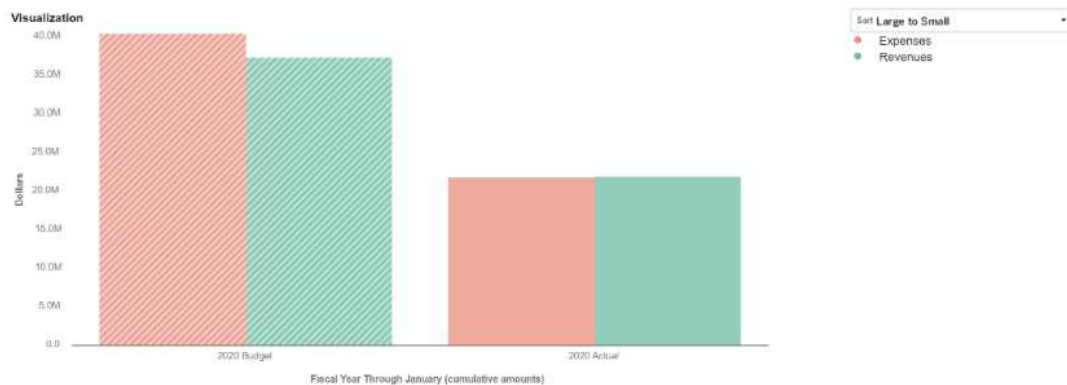
We are in an early but critical stage of next year’s budget cycle. As the first month of the budget process concludes, we are discussing budget policy and strategizing the best pathway forward towards achieving a structurally balanced budget.

Budget Philosophy

- **Budgets are about making funding decisions that affect future activities**
 - Optimize budgets to drive performance
 - Embed evidence of public value in proposals
 - Stop making incremental changes to budgets to maintain the status quo
 - Start making funding decisions based on priority needs and program effectiveness

We recognize the challenge before us when expenditures exceed our resources, yet significant progress was made in the FY 2019-20 budget cycle when the GF deficit was reduced from \$6.3 million to \$3 million. We believe this is good momentum and we are modeling how we might continue this progress towards reducing the GF deficit to \$0.

2020 Mid Year Budget - with Variance



Expand All	2020 Budget	2020 Actual	2019-20 Variance	2019-20 Variance
▶ Expenses	\$ 40,409,465	\$ 21,850,956	18,558,509	45.93%
▶ Revenues	37,409,466	21,943,867	-15,465,579	-41.34%
▶ Taxes	25,089,800	16,509,484	-8,480,116	-33.81%
▶ Intergovernmental	4,551,437	2,702,275	-1,849,162	-40.63%
▶ Charges for Services	4,541,394	1,792,326	-2,749,068	-60.53%
▶ Transfers In	676,834	305,655	-371,179	-54.85%
▶ Fines, Forfeitures & Penalties	630,209	270,349	-359,860	-57.10%
▶ Interest & Rents	291,092	147,747	-143,345	-49.24%
▶ Licenses, Permits & Franchises	312,400	85,330	-227,070	-72.69%
▶ Miscellaneous Revenues	14,500	130,720	116,220	801.52%
Revenues Less Expenses	\$ -2,999,999	\$ 92,931	3,092,930	103.10%

Data filtered by Types, GENERAL FUND, No Project and reported on February 13, 2020. Created with OpenGov

Using the OpenGov Budget Builder application, we continue to use a solution of strategically formulating a base budget from which Departments propose their budgets. We intend this budget year's strategic base budget to move the County's GF spending closer to our goal of falling within the projected available current resources and eliminating the reliance on carryover. In terms of balancing the budget, it is organizationally easier to expand the pie chart as resources become available than it is to shrink proposed overall spending we cannot afford.

Budget Guidelines

- **Goal: Structurally balanced budget in the General Fund and a responsibly balanced budget in the non-General Fund**
- **Challenge:** Expenditures > Revenues
- **Solution:**
 - a) Base budget as a starting point
 - b) Propose against the base budget - justifying funding increases above the base amount
 - c) Provide data to support augmentation request

FY 2020 Amended Budget - General Fund

Visualization

Department	Amount	Percentage
Information Technology	\$2,205,358	5.8%
County Administrative Officer	\$2,052,338	5.5%
Community Development	\$2,094,429	5.7%
District Attorney	\$2,037,537	5.6%
More (8 grouped)	\$7,291,458	19.8%
Sherriff	\$16,021,480	24.9%
Finance	\$6,346,412	15.3%
Emergency Medical Services	\$4,391,913	10.9%
Public Works	\$3,748,664	8.3%

Data shared by Departments, GENFUND, FUND, No Project, Expenses and Reported on February 15, 2020. Created with OpenGov

Goal: Structurally balanced budget in the General Fund and a responsibly balanced budget in the non-General Fund

Challenge: Expenditures > Revenues

Solution:

- a) Base budget as a starting point
- b) Propose against the base budget - justifying funding increases above the base amount
- c) Provide data to support augmentation request

CAO and Finance are currently planning changes to the detailed instructions and information for departments to guide the formulation of their budget proposals. These will be available for distribution on March 30.

Department training and budget kick-off is planned for April 1, with all department heads and fiscal staff expected to attend.

Finance is currently working on:

- Estimating salary and benefits. We are using the Workforce develop application connected and interlinked with OpenGov budget builder. The application calculates salaries and benefit cost amounts using modeling, positions and incumbents. The goal is continuous achievement of a higher level of precision in the budget for this significant expense category, along with greater automation and transparency. Factors we consider in our simulation include:
 - Known and anticipated COLAs
 - Next year's PERS contribution rates for current service costs
 - Next year's allocation of PERS unfunded accrued liability payment
 - Scheduled pension obligation bond debt service payments
 - Level of funding for retiree other post-employment benefits
 - Anticipated increase in health care premiums

- Vacant positions on the allocation list which are not currently funded in the budget
- Insurance expense allocation to Departments
- A87 charges
- Internal service charges including motor pool, copier and IT
- Forecasting of GF discretionary revenues

CAO and Finance continue to strategize about our approach towards budget balancing and setting expectations so departments can formulate budget requests more closely aligned with our objective of structurally balancing the General Fund operating budget.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

Departments: Administration

TIME REQUIRED 15 minutes

PERSONS APPEARING BEFORE THE BOARD Steve Barwick

SUBJECT Mono County 2020 Legislative Platform

AGENDA DESCRIPTION:

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

Presentation by County Administrative Officer, Steve Barwick, regarding follow up on the Legislative Platform.

RECOMMENDED ACTION:

Review and discuss changes to document made during February 11, 2020 Board of Supervisors meeting. Finalize and approve document for printing and posting to the County website

FISCAL IMPACT:

None.

CONTACT NAME: Steve Barwick

PHONE/EMAIL: 7609325414 / sbarwick@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
[Revised Platform](#)

History

Time	Who	Approval
2/14/2020 12:47 PM	County Administrative Office	Yes
2/14/2020 9:18 AM	County Counsel	Yes
2/14/2020 10:02 AM	Finance	Yes



Mono County

2020 State and Federal Legislative Platform

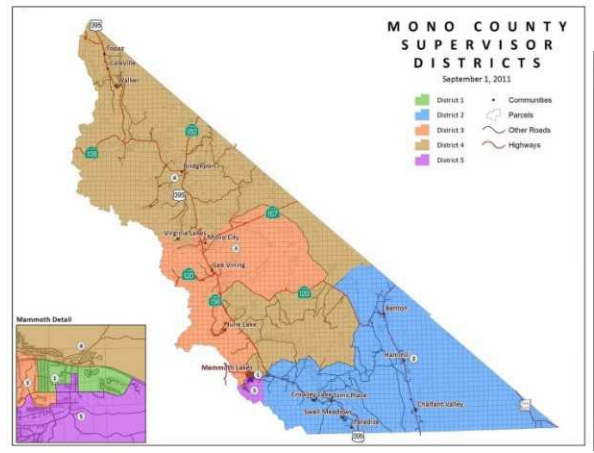
Reviewed and adopted by the Mono County Board of Supervisors

February 18, 2020

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Table of Contents

	Page No.
Introduction	4
General Guidelines.....	6
State Priorities.....	9
County Revenue Sources	9
Regulation Relief/Reform	9
Natural Resources, Public Lands & Agriculture.....	10
Public Safety & Criminal Justice	12
Transportation & Infrastructure	13
Administrative & Fiscal Services	14
Health and Human Services	15
Economic Development.....	21
Federal Priorities.....	22
Funding/Program Preservation.....	22
Natural Resources, Public Lands & Agriculture.....	23
Public Safety & Criminal Justice	26
Transportation & Infrastructure	27
Health and Human Services	28
County Attractions.....	31
Elected Officials.....	34

Introduction

Mono County, California, is a rural county situated between the crest of the Sierra Nevada and the California/Nevada border. Accessed by US Highway 395 which weaves its way north-south and is a state-designated Scenic Byway from its southern boundary all the way to Topaz Lake in the north, Mono County is 108 miles in length, and has an average width of only 38 miles. With dramatic mountain boundaries that rise in elevation to over 13,000 feet, the county's diverse landscape includes forests of Jeffrey and Lodgepole pine, juniper and aspen groves, hundreds of lakes, alpine meadows, streams and rivers, and sage-covered high desert. The county has a land area of 3,030 square miles, or just over 2 million acres, 94% of which is publicly owned. Much of the land is contained in the Inyo and Humboldt-Toiyabe National Forests, as well as the John Muir and Ansel Adams Wilderness areas. As a result, Mono County offers vast scenic and recreational resources, and has unsurpassed access to wilderness and outdoor recreation and adventure.



Mono County Tourism/Mono Lake Tufas

The county is home to, and named after, Mono Lake, which is a large high-desert saline lake with intriguing limestone tufa formations and is a vital habitat for millions of migratory and nesting birds. Mono Lake is just one of the reasons that Mono County draws landscape photographers year-round.

Another highlight is the historic gold rush town of Bodie, which during its heyday in the late 1800s, was home to as many as 10,000 people, and is now maintained as a State Historic Park with about 200 buildings still standing as they were left, preserved in a state of “arrested decay” for visitors to enjoy. Other natural wonders that attract people to Mono County include Devils Postpile National Monument, one of the world's finest examples of columnar basalt and the headwaters of the Owens and Middle Fork San Joaquin Rivers; two of the state's most important watersheds. Yosemite National Park's eastern entrance at Tioga Pass is only 12 miles from Lee Vining and Mono Lake.



Mono County Tourism/Bodie State Historic Park

Mono County has several small towns and charming villages, each with its own scenic beauty, year-round recreational opportunities, natural and historical attractions, and unique characteristics. The County seat is proudly located in Bridgeport, where the original 1881 courthouse is the second oldest in the state to be in continuous use. The only incorporated town in the county is Mammoth Lakes, which is located at the base of world-renowned Mammoth Mountain Ski Area, with a summit of 11,053 feet, over 3500 skiable acres, 28 lifts, and an average of 400 inches of snowfall annually. For example, January 2017 recorded historic amounts of snow, with 20.5 feet accumulating in Mammoth during that month alone. Approximately 8,100 people reside in the Mammoth Lakes area year-round, and during the peak winter season, the population swells to over 35,000 when visitors from around the state, country, and world come to ski, snowboard, and take part in many other winter activities. The sister resort, June Mountain, just 20 miles north of Mammoth, offers uncrowded, wide-open slopes and a more peaceful, family-friendly alternative to busier ski areas.



Mono County Tourism/Bridgeport Courthouse

Summer, however, is when Mono County really shines. The region offers countless miles of alpine hiking, superb trout fishing at dozens of well-stocked lakes, streams and rivers, kayaking, cycling, horseback riding, golfing, and endless warm-weather adventures. Photographers flock to the county in September and October when it is almost impossible to take a bad photo of the fall color that lights up the Eastern Sierra landscape. *Sunset Magazine* named Mono County one of the “Top 5 places to Hike” in autumn and *TravelAndLeisure.com* listed Mono County as one of “America’s Best Fall Color Drives.”



Mono County Tourism/Silver Lake

A wide variety of lodging, restaurants, and shops are available throughout the county, and commercial air service to Mammoth Yosemite Airport, just a 10-minute drive from the Town of Mammoth Lakes, is accessible non-stop and year-round from Los Angeles, and seasonally from many other airports. Air services are offered through United Airlines and JSX.

State and Federal General Guidelines

The Mono County Board of Supervisors supports the general guidelines set forth below. County staff will apply these guidelines in evaluating State and Federal legislation, as well as executive and regulatory actions. It is the Board's objective to implement these guidelines.

To support the County's service to the community, the County should:

- Support legislative and budget efforts that protect and/or enhance local government revenues, maximize the County's access to state and federal funding sources, and/or increase local funding flexibility;
- Oppose any effort to balance the State budget through the taking of local government resources;
- Support legislation that protects the County's quality of life and diverse natural resources, while preserving the essence and historic values of the County;
- Support legislation that provides tax and funding formulas for the equitable distribution of state and federal monies while opposing attempts to decrease, restrict, or eliminate County revenue sources;
- Support legislation and budget action which provides additional and continued funding for local road infrastructure, including complete street features;
- Oppose legislative and administrative actions which would create federal unfunded mandates and/or preempt local decision-making authority;
- Support legislation that realigns governmental services in such a manner as to improve the delivery of services and make government more accountable to the people;
- Support the promotion of tourism, recreation, sustainable fisheries, filming, and a diversified local economy in the Eastern Sierra to achieve strong economic growth and prosperity;
- Continue to support legislation that honors our veterans for their service to our country;
- Support efforts that further the strategic directions outlined in the County's Strategic Plan; and

- Engage on any proposals to repeal or additionally alter the Affordable Care Act (ACA), which provides Mono County citizens the ability to obtain affordable health care.
- Support efforts to combat climate change.
- Support legislation that seeks to address the insufficient quantity and quality of homes affordable to our residents.
- Support legislation that addresses the burgeoning substance use disorder crisis and increases access to Medication Assisted Treatment.

State Priorities

1. **Protect County revenue sources** – Many County programs are at risk due to the instability of State funding. The Board of Supervisors supports efforts to sustain funding, enabling the continuation of critical programs for Mono County’s constituents.

2. **Encourage regulation relief/reform** – Mono County applauds California’s efforts to protect the environment. The Board supports efforts to achieve responsible regulation relief in the following areas:
 - a. **Provide regulatory relief for solid waste operations** –
 - i. Continue to provide regulatory relief to rural jurisdictions from statewide solid waste and recycling mandates when recycling infrastructure does not yet exist and causes significant transportation costs and emissions.
 - ii. Provide funding for the siting and development of recycling infrastructure, and/or develop policies within state agencies and businesses such as Caltrans, Los Angeles Department of Water and Power and Southern California Edison for the local re-use of materials (glass cullet, wood chips) when generated in rural areas.

 - b. **Support CARB compliance legislation** – Support legislation regarding California Air Resources Board (CARB) compliance to assist rural counties with the costs associated with State mandated compliance.

 - c. **Encourage communication between air districts especially as it relates to smoke management**

 - d. **Support environmental processing legislation** – Support legislation that streamlines environmental processing, including the application of certain urban exemptions under the California Environmental Quality Act (CEQA) to rural communities.

 - e. **Support regulation of short-term rental online platforms** – Online short-term rental platforms are unregulated, leaving accountability and compliance issues to local jurisdictions. Mono County urges the legislature to support regulation of short-term rentals to ensure an even playing field with traditional commercial lodging, require accountability, provide for tax collection, and support compliance at the state and local levels.

 - f. **Ensure adequate oversight of state requirements for commercial cannabis activities** and encourage development of hemp regulations – Mono County is concerned about the state’s allocation of resources for monitoring and inspection of commercial cannabis permits to ensure compliance with state

requirements, particularly in rural areas like Mono

County. Where oversight is delegated to local agencies, such as the Agricultural Commissioner, adequate funding should also be provided. Where oversight is retained by the state, state agency staff should have adequate on-the-ground presence to ensure accountability and compliance without increasing the burden on local jurisdiction staff. In addition, the state has issued emergency regulations for hemp cultivation but has not yet proposed a regulatory plan for final regulations or federal government review. As with cannabis, state regulations are critical for local governments to craft local regulations that create a comprehensive set of rules that protect public health and safety while providing for the industry. Without those state regulations, local jurisdictions are acting in a vacuum that may increase challenges due to uncoordinated or inconsistent requirements and approval processes.

- g. Continue to provide and increase funding for local jurisdictions to meet affordable housing goals** – In an effort to address affordable housing needs throughout the state, new housing laws are passed every year. Some carry new mandates that place a regulatory burden on local jurisdictions, and some simply require funding to implement. We encourage the State to continue providing new funding streams, such as SB 2 and the Regional Early Action Planning (REAP) grants program, as well as technical assistance programs, to assist local jurisdictions with meeting new mandates and working toward statewide and local housing goals.

3. Natural Resources, Public Lands and Agriculture

- a. Support sustainable funding for State parks** – Continue to support measures to sustain our State parks, roads that access these parks, and recreation programs for the continued enjoyment of visitors and residents. Closure or underfunding of these parks would result in a significant negative economic impact on our County as tourism and recreation are our most important economic drivers.
- b. Protect our communities from wildfire and promote forest health** – Support a balanced approach to fuels management that increases funding and capacity for community protection and, also, considers air quality and other health related issues within the Great Basin Unified Air Pollution Control District.
- c. Support legislation regarding programs and policies that promote the creation of both state and local disaster prevention, response, and recovery planning policy.**
- d. Support continued and enhanced state funding for non-native, invasive plant management programs** – After years of no state funding allocation, weed

management area groups throughout the state will have funding opportunities in the coming budget year. These programs are critical to the protection of our local and statewide environment, and have proven positive effects on natural fire regimes, species diversity, watershed health, and many other concerns. State funding for these programs should be maintained and enhanced if possible.

- e. **Ensure full funding of Department of Fish and Wildlife Hatchery and Inland Fisheries Program (AB 7- 2006)** – In 2006, AB 7 dedicated by law one third of all sport fishing license fees to be used for adequate stocking of Department of Fish and Wildlife Hatcheries. Beyond the funding dedication, AB 7 dictated the size of fish to be stocked. Recent California Department of Fish and Wildlife (CDFW) actions, as well as state budget actions, have reduced the size of the stocking fish and not fully directed the fee funding to this program. Mono County supports the original intent including all funding being directed to the hatchery program, fish size, and reproducing diploid fish countywide as described in the original legislation.
- f. **Support budget appropriations to modernize and maintain the hatchery system.**
- g. **Support a fishing season in the Eastern Sierra that provides economic opportunity while maintaining the balance of environmental health and sustainable fisheries and requires California Department of Fish and Wildlife (CDFW) to notify local government of proposed fishing regulation changes.**
- h. **Support sustainable fishing** – Support the funding of efforts to enhance the fish population in Mono County including sustainable fishing, ongoing fish stocking, education for proper catch and release practices, protection of spawning waterways, and support of the California Department of Fish and Wildlife (CDFW) stocking of diploid trout in allowable waters.
- i. **Support bio-energy action plan development** – Encourage the various state agencies involved to continue evolving this field of work to produce and permit cleaner, more affordable technology based on sustainable and healthy forestry principles in a manner that benefits rural Sierra economies. Mono County has encouraged state agencies, such as the Sierra Nevada Conservancy (SNC) and California Energy Commission (CEC) to provide funding for project scoping and planning.
- j. **Support legislation that promotes, protects, or facilitates the sustainability of our local agriculture** – Mono County agriculture is an important local economic driver. It provides jobs and contributes to the open-space landscape that draws visitors. ~~Reinstate Williamson Act subventions and continue to develop~~

alternative funding measures, such as the Strategic Growth Council's Sustainable Agricultural Lands Conservation Program.

- k. **Support development of domestic recycling markets and streamline process for recycling infrastructure development.** – Domestic recycling markets are needed to address the changes in international trade policies which have disrupted California's solid waste and recycling industry by restricting foreign imports of recyclable materials and requiring reduced contamination levels in recycling streams. In order to meet California's ambitious recycling mandates, investment in and development of domestic markets has become necessary.
- l. **Support legislation that allows for alternative organic programs for rural areas and exempts them from the SB 1383 requirements until such time that an economically feasible infrastructure is in place.** – Rural jurisdictions are disproportionately burdened under mandates of SB 1383/Short Lived Climate Pollutants. With no developed infrastructure, no economy of scale and great hauling distances to existing infrastructure, this remains a major challenge for rural areas.
- m. **Support legislation and funding that eases the burden of implementing the Sustainable Groundwater Management Act, including creating necessary infrastructure in rural, sparsely populated areas** – The Sustainable Groundwater Management Act provides for local agencies to develop groundwater sustainability plans and, pursuant to those plans, sustainably manage groundwater resources. The funding mechanism for these activities provided in the law is for local agencies to impose fees on water users. Areas subject to the Act in Mono County are sparsely populated and primarily in agricultural production. Accordingly, very few individuals (less than a dozen) would have to bear the significant burden of funding compliance with the Act. This raises real concerns regarding the future of Mono County's agricultural operations.
- n. **Continued engagement in Bi-State Sage Grouse conservation efforts** – Mono County appreciates the State's increased role in sage-grouse conservation efforts and addressing the threat posed by the Los Angeles Department of Water and Power's (LADWP's) management of water in Long Valley, a key habitat area for the South Mono Population Management Unit. The California Department of Fish and Wildlife is a significant player in this conservation effort. Ultimately, continuation of the collaborative multi-party partnership, strengthened by cooperative engagement by LADWP, would be the ideal outcome to warrant a new decision not to list the species under the federal Endangered Species Act. If listed, the result could be an additional regulatory burden with devastating impacts to our agricultural and recreational activity-based economy.

4. Public Safety and Criminal Justice

- a. **Advocate to prevent adverse local impacts from cannabis and hemp legislation** – Advocate for local control, taxation and funding for addressing the environmental, land use, and public safety impacts of the cultivation of cannabis and hemp.
- b. **Ensure State realignment & cost-shifts** – Continue to ensure successful implementation of the broad array of programs transferred to county jurisdiction under the 2011 Public Safety Realignment, including appropriate distribution of AB 109 funding. Support state policy changes that will allow for greater administrative and program flexibility for county programs associated with this shift of responsibility.
- c. **Support of rural fire districts** – The population of Mono County is highly rural and dependent upon voluntary associations that provide basic emergency services. These volunteer fire districts provide services to residents and tourists, and they are often the first responders to accidents. Support relief for rural fire districts.
- d. **Advocate for Community Paramedicine** – Advocate for the State Emergency Medical Services Agency (EMSA) to expand the current number of EMS Programs participating in the Community Paramedicine Demonstration Project.
- e. **Advocate for legislation to extend the age for juvenile services from 18 through the age of 20** – Neuroscience supports that brain development continues until the age of 23.
- f. **Support legislation that provides financial support to probation** – Provide financial support to probation to include more evidence-based services and incentives for both adults and youth.

5. Transportation and Infrastructure

- a. **Support action for transportation funding** – Support the multiple transportation funding sources that provide for improved transportation systems and multimodal networks, including SB 1 as enacted and delivery of projects that rehabilitate and improve local roads and related infrastructure.

- b. **Support State highway access** – Mono County supports budget policy and legislation to fund rehabilitation of the Bodie Road (Highway 270) that provides access to Bodie State Park and to facilitate early Sierra Pass openings (including Highways 120 and 108).

- c. **Support complete streets and walkable community principles** – Mono County is a strong supporter and advocate of the complete streets and walkable community principles in the 2040 California Transportation Plan. This focus is a transportation paradigm and culture shift that will impact projects from initiation to completion and maintenance. Recently, local jurisdictions have been increasingly tasked with the funding and maintenance of complete street features on state facilities such as state highways. These responsibilities lie with the state, and a corresponding shift in the functioning and funding of Caltrans is needed to ensure success.

- d. **Support broadband deployment and communications systems improvements** – Leverage existing work efforts focused on broadband infrastructure investments and deployment projects to further increase access to Gigabit broadband throughout the County. Advocate and work to improve communication systems including:
 - i. Plain Old Telephone Systems (POTS) system reliability;
 - ii. Reliable 911 service, the NextGen 911 transformation (including the leveraging of broadband for improving 911), 211 service, and public notification and warning services;
 - iii. Cellular-based communication systems and networks including those designed for commercial and public safety use (such as FirstNet);
 - iv. Policies, programs, and funding opportunities for other public safety communication platforms, including but not limited to Land Mobile Radio;
 - v. Appropriate and effective definitions of ‘broadband’ which recognize the importance of technology and dependence on the internet for public safety and economic development;
 - vi. Legislation and associated programs that provide funding for broadband infrastructure projects and adoption/education efforts.

- e. **Investor-Owned Utility Wildfire Mitigation and Public Safety Power Shutoff (PSPS) policy** – In coordination with local allied agencies and community organizations, advocate for policies and practices which ensure public safety while recognizing and addressing the unique challenges of PSPS events in a tourism-driven rural environment. Encourage utilities’ investment in infrastructure hardening, grid modernization, and situational awareness tools.

6. Administrative and Fiscal Services

a. **Support Clerk/Recorder Services and Elections Administration improvements –**

Support resources for improving county record keeping services and election administration, and monitor legislation that may impact the following:

- i. Recording fees and process, and recorded documents;
- ii. Vital statistic fees and process;
- iii. Public records;
- iv. Unfunded mandates;
- v. Vote-by-mail, voter registration, election management systems, elections process, and election equipment;
- vi. Funding for records preservation (such as Board of Supervisors historic records);
- vii. Funding for modernization of elections equipment;

b. **Support Vote-by-mail legislation –** Support legislation to authorize vote-by-mail ballot elections for rural counties.

c. **Support leveraging SB2 Recording fees to return to Mono County for housing.**

d. **Support the full funding of all Payment In Lieu of Taxes (PILT) –** Support legislation and budget efforts that provide for payment of past due balances and continue to maximize the PILT revenue to counties and maintain full funding of PILT without restrictions beyond the current authorization.

e. **Oppose legislation that would limit and/or impose significant procedural or substantive barriers to counties' ability to contract for services.**

7. Health and Human Services

a. **Ensure State and Federal Healthcare Reform has equitable funding formulas for rural counties –** Affordable Care Act (ACA) implementation began in 2014, and it is vital that local government funding streams reflect equitable distribution formulas to service our rural constituents. Securing adequate funding to sustain health care reform measures is important to Mono County. Key issues include Medi-Cal expansion and funding for these mandates and continuation of 1991 realignment allocation/amounts.

b. **Support legislation that provides funding to support the Local Primacy Agency (LPA) program that ensures safe drinking water to Mono County residents.**

c. **Support funding opportunities for environmental health regulation –** Support funding opportunities including fees for State mandates related to

environmental health regulation of food establishments, sewage disposal facilities, water systems, well construction, swimming pools, and recreational health facilities, occupied housing, underground storage tank facilities, solid waste facilities, land use development, rabies and vector control, and the management of hazardous waste/materials.

- d. **Support legislation that provides funding for the Local Primacy Agency (LPA) program that ensures safe drinking water to residents.** The LPA program provides local oversight of small public water systems (SPWS) in Mono County. This program is implemented by the Environmental Health Division of the Public Health Department. Currently, program costs are offset by annual permit fees collected from the SPWS and by Public Health Realignment. The revenues do not cover the costs of this program. AB 402, introduced last legislative cycle but continued to this year, proposes a new method of financial support of LPA programs statewide whereby an LPA would be able to bill the state for costs associated with implementing their LPA program. AB 402 is expected to be voted upon by the State legislature this legislative cycle.
- e. **Support funding opportunities for Mono County's CUPA Program** – The California Unified Program Agency (CUPA) is implemented by the Environmental Health Division of the Public Health Department. Funding for this program is provided through environmental health fees and Public Health Realignment. In the past, the CUPA was provide grant funding through Cal EPA to offset costs incurred in implementing the program. This grant funding was subsequently discontinued last year. Negotiations are ongoing to reinstitute this funding program.
- f. **Support legislation for public health programs** – Support legislation and programing, and advocate for upstream approaches to health and preventative public health programs including Maternal, Child, and Adolescent Health (MCAH), Oral Health, Tobacco Education, Women, Infants and Children (WIC), Emergency Preparedness, Communicable Disease, HIV/STDs, and Immunizations.
- g. **Support revenue opportunities and increased flexibility with State allocations for local public health departments** – With rising costs of business, the Mono County Health Department's expenditures are now greater than its revenues. With a decline of Public Health Realignment funds since 2007, these dollars no longer cover the cost of fulfilling mandates, backfilling State grants, and addressing local health priorities. Opportunities include increasing revenues through State allocations and advocating for a broader, less restrictive scope of work which can be tailored to a community's unique health needs.

- h. **Support public health fiscal sustainability in rural counties in the form of relaxed programmatic FTE requirements and indirect cost rate caps** – Health programs are continually evolving and new opportunities to improve community wellness are on the rise. Rural counties face unique recruitment and retention challenges and much of the prospective funding comes with strict FTE requirements and/or caps on what can be reimbursed in indirect costs. Funding allocations usually do not provide enough resources to hire new staff and the majority of existing staff manage or support multiple public health programs. Additionally, funding allocations do not cover the true cost of the program, especially overhead costs, leading to difficult decisions about implementing programs that have been recognized as a need in our rural communities.
- i. **Support legislation for health providers** – Support legislation and advocate for increasing the number of dental and medical providers in rural counties. , especially those who accept Medi-Cal and Denti-Cal insurance.
- j. **Advocate for a level of funding that enables counties to properly administer the Medi-Cal program on the state’s behalf.**
- k. **Support improvements to Medi-Cal** – Support the streamlining of the Medi-Cal administration and improve access to health coverage for uninsured families.
- l. **Support legislation that would increase the number of volunteer Emergency Medical Technicians** – current licensing requirements are onerous and deter volunteer first responders from seeking EMT licenses.
- m. **Provide a State funding stream for county spending on Public Administrator/Public Guardian/Public Conservator (PA/PG/PC) programs** – County Public Administrator, Public Guardian and Public Conservator (PA|PG|PC) programs provide critical safety net services to the most vulnerable adult Californians. The PG/PC provides protective services to individuals with diminished capacity to make decisions due to cognitive impairments and severe mental illness. The PA function handles the disposition of deceased estates. Working collaboratively with local medical, mental health, social services, and justice providers, PA|PG|PC programs petition the Courts to be appointed the legal decision maker with regard to healthcare, psychiatric care, and/or financial management for clients who are unable to make decisions for themselves. County PA|PG|PCs are the only major county safety net programs that receive no direct State or Federal funding. Significant legislative changes to PA|PG|PC services, such as the Omnibus Conservator Act of 2006, and amendments to California Penal Code 1370 regarding criminal defendants who are found to be incompetent to stand trial and deemed unrestorable, have profoundly impacted programs through significant increases in referrals and case complexity. County PA|PG|PC programs on average are short staffed by 20% or more according to a

2018 study by CAPAPGPC and this impacts their ability to provide high quality services, find housing for conservatees, and stabilize treatment. Last year, the coalition requested augmenting spending on PA|PG|PC programs by \$68 million GF annually or by 35% statewide which would significantly improve the lives of impaired Californians. (Co-sponsored by CBHDA with the California State Association of Counties, California Association of Public Administrators, Public Guardians and Public Conservators, and Service Employees International Union – California)

- n. **Support legislation that increases services and supports Child Welfare –**
 - i. Support legislation that increases services and resources for caregivers of children and former foster youth who are victims of or at risk of abuse, neglect, or exploitation.
 - ii. Support legislation that increases and supports appropriate short and long-term placements, services, and resource options for children and former foster youth who are victims of or at risk of abuse, neglect, or exploitation.

- o. **Support county implementation of the Continuum of Care Reform –** Support adequate funding for county implementation of the Continuum of Care Reform including the recruitment, retention, and support of resource families so that they may provide stable, loving homes for children in the foster care system.

- p. **Support legislation that increases Adult and Disability Services –**
 - i. Support legislation that promotes the financial sustainability of the In-Home Supportive Services Program through programmatic changes and appropriate cost sharing mechanisms between the State and counties.
 - ii. Support efforts to increase resources and services available to adults who are unable to live independently or victims of or at-risk of abuse or neglect and the individuals who provide them with care. Support legislative and budgetary efforts to reduce fragmentation within the long-term care delivery system and adequately fund a system of care for seniors in California. A coordinated support system would better utilize state resources and provide a greater benefit to those receiving services.

- q. **Support efforts to develop permanent supportive housing and affordable housing –**
 - i. Support State laws that support affordable housing and broaden the opportunities and reduce barriers for local government, and non-profit housing entities and instrumentalities of government to increase homeownership and the creation of rental housing. This includes repealing of California State Constitution Article XXXIV. In addition, support increased financing, subsidy options, and tax incentives to

- support development of new, affordable housing units in rural communities such as Mono County.
 - ii. Support efforts to streamline funding, construction processes and land use regulations, which expedite the development of low and moderate income housing units and allow local governments to adequately plan to meet the housing needs of all economic segments of the community.
 - iii. Support measures that enable seniors and the adult disabled population to obtain affordable housing and live independently.
 - iv. Support additional funding for the Older Californians Act and other programs that assist older adults and caregivers.
- r. **Support measures that enhance the overall quality, affordability, capacity, accessibility, and safety of child care and development programs. Specifically, support legislation and budget action that would –**
 - i. Ensure continuity of child care for children and families.
 - ii. Preserve, protect and increase funding for subsidized and other government-funded child care.
 - iii. Reduce state regulatory barriers and increase opportunities for child care capacity expansion.
 - iv. Ensure that Community Care Licensing is adequately funded by the State, to provide reliable and meaningful services.
- s. **Support measures that seek to prevent Adverse Childhood Experiences (ACEs), address the impacts of trauma, and build resilience.**
- t. **Support legislation that will develop or enhance programs and services to combat the negative impact that human trafficking and commercial sexual exploitation of children has on victims and support efforts to provide additional tools, resources, and funding to help counties address this growing problem.**
- u. **Support full funding to ensure that state mandates are cost-neutral to the County and pursue revisions to streamline the process for local government.**
- v. **State Realignment & Cost-Shifts –** Oppose proposals to restructure, realign, or otherwise shift the cost of programs to local government, without commensurate compensation.
- w. **Support legislation, funding opportunities, and multidisciplinary efforts to provide harm reduction and substance use disorder services in Mono County.**
- x. **Support Peer Support Certification (SB 803) –** Unlike 48 states, the Centers for Medicare and Medicaid Services and the Department of Veterans’ Affairs (DVA), California fails to value or maximize the benefits of providers with lived

experience in the state's Medicaid program, Medi-Cal, because California does not certify peer support specialists nor recognize these professionals as Medi-Cal billable providers. In addition, unlike most states and the DVA, California does not include peer support services as a Medi-Cal mental health benefit. Demand for peer services is growing, but there is no statewide scope of practice, training

standards, supervision standards, or certification in California. SB 803 (Beall) establishes a statewide certification program for peer support specialists and provides the structure needed to maximize the federal match for peer services under Medi-Cal. The program defines the range of responsibilities and practice guidelines for peer support specialists, specifies required training and continuing education requirements, determines clinical supervision requirements, and establishes a code of ethics and processes for revocation of certification. (Cosponsored by CBHDA with Los Angeles County, The Steinberg Institute, and the California Association of Mental Health Peer Run Organizations (CAMHPRO))

- y. **Support legislation effort that would encourage Integrated School Behavioral Health Services** – The Integrated School-Based Behavioral Health Services Partnership Program (Partnership Program) encourages local educational agencies (LEAs) and county behavioral health agencies to collaborate on providing on-campus services for students at the earliest onset of a behavioral health condition. In the schools participating in the Partnership Programs, county behavioral health agency trained professionals will serve any student appropriately referred by school personnel, including Medi-Cal beneficiaries, privately-insured and uninsured students and provide brief initial intervention services intended to prevent a behavioral health condition from worsening. The county behavioral health professionals will ensure privately-insured students access a private plan provider, if available. If the private plan cannot provide an appropriate provider within state mandated timely access timeframes, the county behavioral health agency will initiate services as appropriate and consistent with professionally recognized standards of practice. The Partnership Program will include annual reporting requirements to help the state evaluate the impact of these intervention services on the health and well-being of students.
- z. **Strengthen the Mental Health Services Act (MHSA)** – Support legislation proposals to review the MHSA, recognizing the importance and significant contribution this critical funding source has made to persons with mental illness. The MHSA review provides the opportunity to reflect on 15 years of MHSA implementation and find areas for improvement while preserving core MHSA services, including the crisis continuum, prevention/early intervention, and full-service partnerships. Improvements should seek to eliminate restrictive mandatory funding distributions for each component of the MHSA and ensure MHSA funds can be used for individuals with primary substance use disorder diagnoses, as well as support the protection of MHSA's current ratios and funding for small, rural counties. A review should also identify a process for the

development of statewide performance and outcome measures to be reported annually to the state, the legislature and the public.

- aa. **Enhance Board and Care rates to prevent further loss of critical housing for SMI clients and build out housing options** – There is a critical lack of housing in California, particularly for its most vulnerable low-income adults most at-risk of homelessness: older adults, persons with disabilities, and persons with serious mental illness (SMI). With the rapidly growing aging population and continually rising housing costs, the homeless population is expected to grow, and a larger number of the homeless population are expected to be disabled and elderly. Even more alarming, California has lost hundreds of board and care homes in recent years that are specifically set up to serve these very populations. Los Angeles County has lost about 1200 beds since January 2016. The reimbursement rates provided by SSI/SSP are inadequate at \$35/ day and counties do not have the capacity to patch facilities at the demand needed. CBHDA proposes enhancing board and care rates through \$500 million one-time General Fund (GF), reforming punitive regulations/ enforcement of facilities by CDSS, and exploring federal waiver opportunities to fund board and cares. (Co-sponsored by CBHDA with the Steinberg Institute)
- i. **Status:** Board and Care funding is a component of the \$750 million Flexible Funding Pool Proposed in the Governor’s January budget, however, CBHDA will request a state lawmaker sponsor the full \$500 million budget request via the legislature for consideration as part of the budget.
- bb. **Pursue Funding for Pretrial Mental Health Diversion (AB 1810)** – There is an overrepresentation of individuals with SMI in the criminal justice system. All too often, individuals with SMI in crisis are inappropriately routed by law enforcement into jails and ultimately prison, instead of receiving treatment in the community. Once incarcerated, individuals living with a mental illness tend to stay longer in jail and upon release are at a higher risk of returning to incarceration than those without a mental illness. A significant number of individuals experiencing homelessness with behavioral health conditions can cycle in and out of the criminal justice system. California passed in 2018 AB 1810 which establishes pre-trial MH diversion in CA for individuals with SMI and who could be experiencing homelessness. Funding AB 1810 with \$250 million one-time GF would help alleviate strains on justice systems and break the cycle of individuals experiencing homelessness with SMI from cycling in and out of the justice system. (Co-sponsored by CBHDA with the Steinberg Institute)

8. Economic Development

- a. **Support new and current business development** – Support legislation and programs that support economic development efforts that augment and promote business retention and expansion, as well as create an environment conducive to new business attraction.
- b. **Support of commercial filming** – Support bills and initiatives to attract and retain film production in the state as increased filming statewide will result in commercial opportunities for commercial filming projects in Mono County.
- c. **Support sustainable tourism and recreation economy** – Support legislation that strengthens the tourism and recreation economy, including the formation of a State Office of Outdoor Recreation.

Federal Priorities

1. **Support Funding/Program Preservation** – Support legislative, regulatory, and budget efforts that protect and/or enhance local government revenues, maximize the County’s access to federal funding sources, and/or increase local funding flexibility. Oppose legislative and administrative actions that would create federal unfunded mandates and/or preempt local decision-making authority. Strongly encourage Congress and the President to commit to negotiate successfully so as to avoid any future Federal Government shutdowns.
 - a. **Support Sustainable Funding for Secure Rural Schools** – Support legislation that creates a sustainable revenue stream for Secure Rural Schools, such as the Forest Management for Rural Sustainability Act.
 - b. **Support the full funding of all Payment in Lieu of Taxes (PILT)** – Support legislation and budget efforts that continue to maximize the PILT revenue to counties and continue full funding of PILT without restrictions beyond the current authorization.
 - c. **Support full federal funding for the United States Department of Agriculture (USDA) Rural Development (RD) Programs** – Support funding for community development programs and affordable housing such as the Section 502 Direct Loan Program and the necessary program staff to implement these programs.
 - d. **Support full and expanded federal funding for Housing and Economic Development programs** – Support the highest possible funding level for key federal housing and economic development programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program, and the creation of a minimum four percent Low Income Housing Tax Credit floor.
 - e. **Support continued rural broadband deployment and communications improvements through local, State, and Federal policy advocacy, infrastructure projects, and grant programs** – Having appropriate policy at the local, State, and Federal levels is imperative to ensure adequate communications connectivity, which is a critical part of public safety and economic development. Because Mono County has dedicated resources to improve access to high-quality broadband in our communities and as a result of the completion of the Digital 395 project, roughly 90% of our households have access to Gigabit internet. Unfortunately, several Mono County communities and residents still face

barriers to connectivity as there is inadequate infrastructure to support basic Plain Old Telephone Service (POTS) telephone service, including cellular phone service, let-alone high-speed Internet. In order to improve the landscape, the County should advocate for:

- i. Policies, regulations, and enforcement around providers delivering basic POTS services to all locations desiring this service;
- ii. Appropriate and effective definitions of 'broadband' which recognize the importance of technology and dependence on the internet for public safety and economic development;
- iii. Legislation and associated programs that provide funding for broadband infrastructure projects and adoption/education efforts; Programs and efforts that move to improve the accuracy of metrics used to represent the current state of broadband in Mono County

f. **Support legislation that promotes, protects, or facilitates the sustainability of our local agriculture** – Mono County agriculture is an important local economic driver, provides jobs, puts food on the table and contributes to the open-space landscape that draws visitors.

g. **Support Economic Development resources** –

- i. Support legislation and federal programs that provide access to small business capital for local business development through the Small Business Administration, Small Business Development Corporation and other government loan and financial programs.
- ii. Support legislation and federal programs that promote locally-based business retention and expansion, as well as create an environment conducive to new business attraction.
- iii. Support initiatives to attract commercial filming opportunities to the region: in particular, budgetary allocations that increase capacity for processing special use permits on the Inyo and Humboldt Toiyabe National Forests.
- iv. Support bills, initiatives, and programs that strengthen the tourism and recreation economy, with a focus on sustainable practices.

2. **Natural Resources, Public Lands, and Agriculture** – Support legislation that promotes agriculture and that protects the County's quality of life, its diverse natural resources, and preserves the essence and history of the County, along with legislation that provides adequate funding for stewardship of our public lands.

a. **Support sustainable funding for federal public lands** – Support measures to sustain our federal lands. Closure or underfunding of these lands managed by the US Forest Service, Bureau of Land Management and National Park Service

would result in a significant negative impact to our county as tourism and recreation are our economic drivers.

- b. **Support outdoor recreation economy and public lands** – Support the enacted 2016 Outdoor Recreation and Jobs Act and the effort to measure the outdoor recreation economy’s contribution to the US Gross Domestic Product. Once the federal government fully understands the economic benefits of outdoor recreation, land management agencies and local governments will have necessary data to measure the impact of the recreation economy and the key role that sustainable recreation needs to play in the management decisions of public lands agencies.
- c. **Support special designations** – Support special use designations for public lands such as National Scenic Areas, Wild & Scenic Rivers, Wilderness, National Monuments, National Conservation Areas, when demonstrated conservation values and public support warrant such designations.
- d. **Oppose public lands disposal** – Oppose the large-scale sale, transfer or "disposal" of public lands except for strategic, widely supported transfers or exchanges for management and boundary adjustments with demonstrated public benefit, for example community expansion in support of affordable housing.
- e. **Support wildfire funding and fuels reduction** – Support immediate enactment of legislation to change the method of funding wildfire suppression on National Forests by providing access to funding outside of the statutory discretionary limits for emergency purposes and for investment in additional resources for forest management/fuels reduction to mitigate wild fire risk to communities and increase forest health.
- f. **Support public land infrastructure** – Support increased funding for public land management agencies to address deferred maintenance of infrastructure in forests, national parks and reserves that rural counties depend on for tourism and recreation-based economies.
- g. **Support regulatory relief for Mill City Cabin Tract funding** – Support administrative and legislative solutions for funding and/or regulatory relief for the cleanup of contaminated soils at the Mill City recreation residence tract on the Inyo National Forest in Mammoth Lakes.
- h. **Support land management directives** – Support Mono County’s tourism and recreation economy by ensuring funding, programs, and management directives for federal land agencies (including the Land & Water Conservation Fund) that

facilitate the planning, building, and maintenance of infrastructure for sustainable recreation, travel, and commercial film permitting on public lands.

- i. **Support sustainable fishing** – Support the funding of efforts to enhance the fish population in Mono County including sustainable fishing, ongoing fish stocking, education for proper catch and release practices, protection of spawning waterways, and support of the California Department of Fish and Wildlife stocking of diploid trout in allowable waters.
- j. **Support the control of invasive species** – Support control and mitigation for the spread of invasive species to protect, conserve, and restore public and private lands.
- k. **Support biomass project development** – Support legislation that encourages the US Forest Service (USFS) and Bureau of Land Management (BLM) to continue actively promoting and assisting with biomass project development.
- l. **Support alternative energy** –
 - i. Support local efforts to develop renewable, distributed energy sources including but not limited to environmentally and appropriately scaled biomass, solar, and wind, while ensuring projects and their supporting infrastructure (i.e. transmission lines, pipes lines, towers, service roads) does not degrade the County’s quality of life, natural or visual resources, water or essence and history.
 - ii. Continue to support geothermal power production that is environmentally sustainable and doesn’t negatively affect local domestic water supplies.
- m. **Support Devils Postpile National Monument legislative requests** – Support legislation to authorize a boundary adjustment request, and to designate a portion of the Middle Fork San Joaquin River as Wild & Scenic, as described in Devils Postpile National Monuments 2015 Management Plan.
- n. **Support endangered species conservation** – Support a balanced approach to the implementation of endangered species regulation with impacts to the rural economy and communities of Mono County. Mono County is fortunate to have a rich natural heritage that should be conserved, and it supports the need to protect and recover imperiled species. These conservation measures should be specifically tailored to the threats and circumstances in the Eastern Sierra and Mono County, and must be weighed and balanced against impacts to the fragile tourism and recreation-based rural economy and local communities. Every effort must be made to protect private property rights and avoid detrimental impacts to county residents.

- o. **Support Red Fox conservation** – In particular, the current proposed listing of the Sierra Nevada Red Fox should be carefully evaluated to ensure conditions specific to the Eastern Sierra/Mono County have been taken into account.

- p. **Support sage grouse conservation** – Mono County appreciates the strong support of the multi-party, collaborative Bi-State conservation effort, including several federal agencies such as the U.S. Fish and Wildlife Service, Bureau of Land Management, U.S. Forest Service (Inyo National Forest and Humboldt-Toiyabe National Forest), and U.S. Geologic Survey. The coalition includes technical and scientific support, legislative and policy support, and funding to ensure conservation commitments made during the 2015 listing withdrawal are met and honored by federal agencies. Ultimately, continuation of the collaborative partnership requires the federal agencies to remain stalwart in their commitments with the flexibility to address new issues, such as the threat posed by the Los Angeles Department of Water and Power's (LADWP's) dewatering of Long Valley, and adequate budgets to support a positive conservation outcome such that a new decision can be made not to list the species under the federal Endangered Species Act. If the bird is listed, the result could be an additional regulatory burden with devastating impacts to our agricultural and recreational activity-based economy.

- q. Support legislation to avoid landfilling of waste originating on Federal Land - develop policies and programs that successfully re-use, recycle and transform resources that originate on USFS, BLM, and DOD lands. Support policies that reduce the impacts of Federally-generated waste on local jurisdictions' waste management systems, and/or support policies that enhance local systems to effectively manage Federally-generated waste.

3. Public Safety and Criminal Justice

- a. **Support full funding of Byrne Justice Assistance Grants** – Support the preservation of funding levels for existing safety programs such as the Byrne Justice Grant (Byrne/JAG) Program and oppose efforts to reduce or divert funding away from these programs.

- b. **Support continued funding of FEMA's Assistance to Firefighters Grant (AFG) program** – Support continued funding to enhance the safety of the public and firefighters with respect to fire-related hazards by providing direct financial assistance to eligible fire departments, nonaffiliated Emergency Medical Services organizations, and State Fire Training Academies. This funding is for critically needed resources to equip and train emergency personnel to recognized standards, enhance operations efficiencies, foster interoperability, and support community resilience.

- c. **Support legislation that resolves the conflict federal statutes have with legalization of recreational cannabis use in California** – ideally, this includes removing cannabis as a schedule 1 drug and providing cannabis businesses with access to business banking services by changing federal banking access laws. Barring a legislative solution by Congress, the County supports reinstatement of the concepts stated in the past Justice Department memorandums allowing for commercial cannabis activities to operate free and clear of federal enforcement interference so long as the County has a robust regulatory framework in place.
- d. **Urge common-sense gun safety legislation**
- e. **Support sustainable Federal Aviation Administration (FAA) funding for airport safety related projects on public and private property on or near our airports.**

4. Transportation and Infrastructure

- a. **Ensure that federal transportation formulas support rural road infrastructure** – Mono County relies on the network of state highways and locally maintained roads to link residents to essential services. Transportation funding formulas should provide funding protections or guarantees for California’s rural transportation system and reflect that rural counties lack viable means to fund larger projects that provide statewide benefit. We must advocate for formulas that distribute federal funds to support local transportation priorities.
- b. **Support efforts to protect the Highway Trust Fund** and support programs that provide funding for local roads, bridges, and transit initiatives including pedestrian and bicycle systems, and other multi-modal transportation programs.
- c. **Support federal highway access** – Mono County supports budget policy and legislation that funds infrastructure such as roads on federal land with access to popular destinations including national parks and monuments.
- d. **Support Yosemite Area Regional Transportation and Eastern Sierra Transit Authority funding** – Support efforts to seek sustainable funding for regional public transportation to Yosemite National Park, other National Parks in our region, and other public lands destinations throughout the Eastern Sierra.
- e. **Support the resurgence of the Scenic Byway program** – Mono County completed a Scenic Byway Corridor Plan through a federal grant, then shelved the plan because the Scenic Byway program was not funded. The program has been re-established, and continuity of funding is needed for jurisdictions to dust

off inactive plans, program their implementation into the work flow again, and being making an impact.

5. Health and Human Services

- a. **Support Cost-Neutral Federal Mandates** – Support full funding to ensure that federal mandates are cost-neutral to the County and pursue revisions to streamline the process for local government.
- b. **Oppose legislation to repeal the Affordable Care Act (ACA)** – Work to preserve and expand the number of citizens currently receiving health insurance. Oppose efforts to reduce benefits and block grants or other actions that would shift the current federal/state cost and responsibility to the states and counties.
- c. **Ensure that Affordable Care Act (ACA) funding is maintained for local governments** – Support the Prevention and Public Health Fund of the ACA, the nation’s first dedicated mandatory funding stream for public health and prevention activities, which supports Mono County health care services to underserved residents.
- d. **Oppose funding reductions for Medicaid** – Oppose efforts to reduce or block grant federal funding for Medicaid administration or benefits, including efforts to place a per-capita cap on funding or limiting the ability of states to leverage funds through assessments on providers.
- e. **Oppose federal efforts mandating states to require work as a condition for receiving Medicaid benefits.**
- f. **Oppose other eligibility changes, including but not limited to elimination of retroactive benefits or grace periods for eligibility pending verifications.**
- g. **Oppose turning Medicaid over to States** – Oppose efforts to turn Medicaid (Medi-Cal in California) over to the states with less federal funding.
- h. **Support full funding of programs that provide health insurance to children.**
- i. **Support funding of Veterans benefits** – Support provision and funding for current benefits and health care programs for Veterans.
- j. **Support Women’s Rights to Health** – Health care is key to women’s well-being and economic stability. Support provisions that make sure new health care law works for women.

- k. **Support Child Welfare –**
 - i. Support amendments to the Family First Prevention Services Act to better align the FFPSA with California’s Continuum of Care Reform initiatives and prevention services provided in the state.
 - ii. Support efforts to reform child welfare financing, including expanding the types of prevention activities eligible for the IV-E foster care financial match.
 - iii. Support a provision allowing for “skyping” with non-minor youth in the extended foster care program when the youth is attending college or living in another state or out of country as an alternative to monthly, in-person visits.
 - iv. Support increased federal funding for services and income support needed by parents seeking to reunify with their children in foster care.
 - v. Support increased federal financial support for programs that assist foster youth in the transition to self-sufficiency, including post-emancipation assistance such as secondary education, job training, and access to health care.
 - vi. Support retaining the entitlement nature of the Title IV-E Foster Care and Adoption Assistance programs and eliminate outdated rules that base the child's eligibility for funds on parental income and circumstances.
 - vii. Support legislation that would provide tax credits to companies that hire current or former foster youth.
 - viii. Support increased federal funding to respond to the service needs of youth who are victims of commercial sexual exploitation.

- l. **Support legislation that will develop or enhance programs and services to combat the negative impact that human trafficking and commercial sexual exploitation of children has on victims and support efforts to provide additional tools, resources, and funding to help counties address this growing problem.**

- m. **Support measures that enhance the overall quality, affordability, capacity, accessibility, and safety of child care and development programs. Specifically, support legislation and budget action that would –**
 - i. Ensure continuity of child care for children and families.
 - ii. Preserve, protect and increase funding for subsidized and other government-funded child care.

- n. **Oppose Immigration Reform –** Oppose immigration reform efforts that would eliminate a pathway to full and equal citizenship, that would restrict the rights of immigrants or break up families, or that would focus on a mass deportation of undocumented immigrants.

- o. Oppose Legal Immigrant Benefit Changes –**
 - i. Oppose the Administration’s regulatory efforts to include non-cash benefits in the definition of ‘public charge’.
 - ii. Oppose federal efforts to further restrict legal immigrants’ access to federal benefits.

- p. Temporary Assistance for Needy Families (TANF) Reauthorization –**
 - i. Support increased federal support for TANF/CalWORKS subsidized employment programs.
 - ii. Support more flexible work participation requirement measures to give credit for client engagement and for work activities not meeting the current thresholds.
 - iii. Support the ability of states to provide and receive federal support for vocational education and career technical training for longer than 12 months.
 - iv. Support new federal measures demonstrating success in meeting outcomes rather than processes that would align with the CalWORKs Outcomes and Accountability Review (CalOAR) process underway in the state.
 - v. Support federal efforts aligning with the goals and vision of the CalWORKs 2.0 Strategic Initiative to better meet the needs of individual families and support families in a more holistic way.

- q. Supplemental Nutrition Assistance Program (SNAP)**
 - i. Oppose proposed rules to limit eligibility, reduce benefits and/or limit state and county flexibility in administering the Supplemental Nutrition Assistance Program (SNAP/CalFresh).
 - ii. Oppose efforts to block grant or otherwise limit the federal contribution to SNAP/CalFresh.
 - iii. Oppose federal mandates to require states to increase SNAP/CalFresh work requirements.
 - iv. Support extending Able Bodied Adults Without Dependents work requirement waivers for as many counties and sub-county regions as possible.
 - v. Support further collaboration with the federal government and national partners to increase outreach and enrollment for SNAP/CalFresh, especially in underserved populations such as students, former foster youth, non-English-speaking populations and seniors.
 - vi. Support provisions to further streamline and simplify federal requirements for SNAP/CalFresh recipients to enhance enrollment and retention.
 - vii. Support additional flexibility for states to align SNAP/CalFresh eligibility and processes with state TANF/CalWORKS programs.
 - viii. Support efforts to improve timeliness of data provided by the Food and Nutrition Services (FNS) to states for use in administering

SNAP/CalFresh.

- r. **Support the Older Americans Act (OAA)** – Support the Older Americans Act (OAA) and increased federal funding for the OAA programs. The Act established a national network of Area Agencies on Aging (AAA) which oversee a variety of social services for seniors, including nutrition, elder abuse prevention, legal services and advocacy, and caregiver resources. The OAA is not adequately funded and does not reflect the need for senior services or the population growth of people over age 60. With the limited state funding to support California’s AAA programs, it is critical that the federal funding expand to support senior services.

- s. **Support Adult and Disability Services** –
 - i. Support full appropriations of \$100 million authorized under the Elder Justice Act to support state and county adult protective services programs.
 - ii. Oppose the termination of the Social Services Block Grant, which in California is used primarily to augment county and state funded in-home supportive services for elderly and disabled persons, and to coordinate services to children with disabilities.
 - iii. Support the Older Americans Act OAA reauthorization and increased federal funding for the OAA programs.

- t. **Support Homelessness Legislation** – Support federal homelessness legislation funding an array of services to individuals and families at risk of or who are experiencing homelessness.



TOP ATTRACTIONS

YOSEMITE NATIONAL PARK Drive California's highest pass to Yosemite's east entrance—just 12 miles from Lee Vining—for ten-story waterfalls, iconic granite domes, rock climbing, hiking, and more (pass closed in winter). www.NPS.gov/yose • 209-372-0200 • Bus service: www.Yarts.com

MONO LAKE This ancient inland sea with its unique limestone formations and alkaline waters is home to hundreds of bird species! Learn more at: *Mono Basin Scenic Area Visitor Center* 760-647-3044 • *Mono Lake Committee* www.MonoLake.org • 760-647-6595

DEVILS POSTPILE NATIONAL MONUMENT Located near Mammoth Lakes, Devils Postpile is one of the world's finest examples of columnar basalt formations. www.NPS.gov/dpo • 760-924-5500



BODIE STATE HISTORIC PARK With about 200 buildings still standing—thanks to ongoing preservation efforts—keep an eye out for spirits roaming the once-wild streets of this genuine gold-mining ghost town. www.Parks.CA.gov • 760-647-6445 www.BodieFoundation.org

WHAT LIES BEYOND?

When the things right in front of us turn invisible and the everyday loses its magic, you know it's time to go beyond.

Beyond the traffic, the deadlines and the incessant chatter of so-called civilization.

A journey to Mono County will take you to a California you didn't even imagine existed. A land of lava and ice, sparkling clear waters, miles of hiking trails and dozens of secret fishing holes.

Discover rock formations from another world at Mono Lake and Gold Rush history at Bodie ghost town. You'll also find genuine local hospitality, like a welcome from another era.

It takes a bit of traveling to get here, but that's the way we like it. Because once you're out here, you'll start to see again.

Welcome to Mono County: California's Great Beyond.

TOWNS & COMMUNITIES

BENTON HOT SPRINGS Soak in hot tubs fed by natural hot springs at the Historic Benton Inn. Once a bustling Wells Fargo stagecoach station, Old Benton offers a self-guided tour of numerous original buildings, historic sites and the cemetery.

BRIDGEPORT Gateway to Bodie ghost town and home of the county seat, Bridgeport's iconic courthouse has been in use since 1880. The California state-record brown trout, at 26 lbs 8 oz, was caught in Bridgeport's Twin Lakes.

CONVICT LAKE / MCGEE CREEK Dramatically situated under towering Mt. Morrison, Convict Lake is loved by anglers, hikers, and...wedding parties! Catch wildflowers or fall colors at McGee Creek Canyon—hiking or on horseback.

CROWLEY LAKE Fishing season opener's home base, this expansive lake offers world-class trout fishing.

JUNE LAKE Tucked away at the base of 10,909-ft. Carson Peak, June Lake is a scenic mountain hideaway. Famous for trout fishing and brilliant fall colors, the June Lake Loop is a snowy retreat in winter. June Mountain Ski Area offers free lift tickets every day, all winter long for kids age 12 and under.

LEE VINING Overlooking dramatic Mono Lake, Lee Vining is the gateway town to Yosemite National Park—just 12 breathtaking miles up Tioga Pass Road/SR 120.

MAMMOTH LAKES Mammoth Mountain Ski Area consistently ranks as one of the top winter sports destinations in North America. In the town of Mammoth Lakes, you'll find quaint shops, gourmet restaurants and accommodations from cozy cabins to four-star luxury hotels.

ROCK CREEK / TOM'S PLACE With beautiful Little Lakes Valley hiking trail, fall colors and winter "Adventure Dining" at Rock Creek Lodge—complete with snowmobile taxi—Rock Creek Canyon is magical all four seasons.

TOPAZ At the northern tip of the county, Topaz Lake boasts a nine month fishing season, a big cash derby and a Nevada casino.

WALKER AND COLEVILLE Ranch towns in the northern part of Mono County, Walker and Coleville host California's only ATV/UTV Jamboree every September!

VISITOR AMENITIES

LODGING With more than 140 hotels, motels, bed & breakfast inns, cabins and campgrounds, Mono County has a diverse lodging base—from deluxe spa hotels to rustic cottages and scenic RV parks.

DINING There are more than 100 restaurants, cafés, pubs and bakeries to choose from throughout Mono County, with options ranging from traditional comfort food to delicious ethnic cuisine and fine dining.

SHOPPING If you're looking for Macy's, you won't find it in Mono County! However, with over 125 stores to browse through, you'll find intriguing shops, art galleries, Native American crafts, fishing and sports gear, and unique souvenirs in every community.

MUSEUMS The Mono County Museum in Bridgeport, Mono Basin History Museum and Upside-Down House, Hayden Cabin in Mammoth Lakes and Benton Historical Society all bring the region's rich history to life with unique exhibits.

VISITOR INFORMATION Mammoth Lakes Welcome Center, Mono Basin Scenic Area Visitor Center and Mono Lake Committee Information Center in Lee Vining, as well as the Bridgeport Ranger Station provide maps, guide books, permits, and visitor info.

TOP MONO COUNTY ACTIVITIES

SUMMER

Hiking, Backpacking & Rock Climbing
Fishing & Camping
Mountain Biking & Road Cycling
Kayaking & Canoeing
Horseback Riding
ATVs & Off-Highway Vehicles

WINTER

Skiing & Snowboarding
Cross Country Skiing
Snowshoeing & Ice Skating
Snowmobiling
Dog-Sledding
Sledding & Tubing

2020 EVENTS HIGHLIGHTS

Fishing Season Opener	Mono County	Apr 25
Mammoth Lakes Film Festival	Mammoth Lakes	May 20-24
Mono Basin Bird Chautauqua	Lee Vining	Jun 19-21
How Big Is Big Fishing Derby	Walker / Coleville	Jul 1-31
Old-Fashioned 4th of July	Bridgeport	Jul 2-5
Mammoth Festival of Beers & Bluesapalooza	Mammoth Lakes	Aug 1-2
Friends of Bodie Day	Bodie	Aug 7-8
Founders' Day Celebrations	Bridgeport	Sep 4-7
Eastern Sierra ATV/UTV Jamboree	Walker / Coleville	Sep 8-12
Ambush at the Lake Fishing Derby	Corvick Lake	Oct 1 – Nov 15
Leaves in the Loop	June Lake	Oct 16-18
Benton Hot Springs Victorian Christmas Dinner	Old Benton	Dec 12



GETTING TO MONO COUNTY

FLY! Daily air service to Mammoth Yosemite Airport (MMH) is available on United Airlines from Los Angeles year-round and San Francisco and Denver in the winter. JSX flies to MMH from Burbank and Orange County, winter only.

Reno/Tahoe International Airport is just 1.5 hours drive from Northern Mono County.

DRIVE! Mono County is situated along beautiful Scenic Byway US 395—a few hours' drive from Los Angeles, San Francisco and Las Vegas.

DRIVING DISTANCES AND TIMES

Reno	2.5 hours	140 miles / 225 km
San Francisco	5.5 hours	250 miles / 402 km
Los Angeles	5.5 hours	330 miles / 531 km
Sacramento	4 hours	220 miles / 354 km
Las Vegas	5.5 hours	340 miles / 547 km
Yosemite Valley	2 hours	75 miles / 121 km

*All mileages and times are from Lee Vining, CA. *East-west mountain passes (Highways 120 East/Tioga Pass, 108/Sonora Pass and 89/Monitor Pass are closed in winter due to snow and usually open before Memorial Day.*

For more info and a FREE Visitor Guide, visit www.MonoCounty.org | 800-845-7922



Elected State Representatives:

Assembly Member Frank Bigelow 5 th Assembly District State Capitol, Suite #4158 Sacramento, CA 94249 Capitol Office Phone: (916) 319-2005 District Office Phone: (559) 673-0501 Fax: (916) 319-2105 Website: https://ad05.asmtc	Senator Andreas Borgeas 8 th Senate District State Capitol, Room 3082 Sacramento, CA 95814-4900 Capitol Office Phone: (916) 651-4008 District Office Phone: (559) 253-7122 Fax: (916) 651-4908 Website: http://borgeas.cssrc.us/
Governor Gavin Newsom State Capitol, Suite 1173 Sacramento, CA 95814 Phone: (916) 445-2841 Fax: (916) 558-3160 Website: http://gov.ca.gov/	

Elected Congressional Representatives:

Senator Kamala Harris United States Senate 112 Hart Senate Office Building Washington, D.C. 20510 Phone: (202) 224-3553 Fax: (202) 224-0454 Website: http://www.harris.senate.gov/	Senator Dianne Feinstein United States Senate 331 Hart Senate Office Building Washington, D.C. 20510 Phone: (202) 224-3841 Fax: (202) 228-3954 Website: http://www.feinstein.senate.gov/
Congressman Paul Cook 8 th Congressional District 1027 Longworth House Office Building Washington, DC 20515 Phone: (202) 225-5861 Fax: (909) 797-4997 Website: http://cook.house.gov/	



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Closed Session - Human Resources

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Steve Barwick, Stacey Simon, Dave Butters, Janet Dutcher, and Anne Larsen. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39 - majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO). Unrepresented employees: All.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p>No Attachments Available</p>
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History

Time

Who

Approval



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

TIME REQUIRED

SUBJECT Closed Session - Public Employment

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section 54957. Title: County Administrative Officer.

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



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

REGULAR AGENDA REQUEST

Print

MEETING DATE February 18, 2020

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: two.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p>No Attachments Available</p>
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History

Time	Who	Approval
2/13/2020 5:06 PM	County Administrative Office	Yes
2/12/2020 12:34 PM	County Counsel	Yes
2/11/2020 4:51 PM	Finance	Yes