



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.

Teleconference Only - No Physical Location

Regular Meeting September 1, 2020

TELECONFERENCE INFORMATION

As authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, the meeting will be held via teleconferencing with members of the Board attending from separate remote locations. This altered format is in observance of recommendations by local officials that precautions be taken, including social distancing, to address the threat of COVID-19.

Important Notice to the Public Regarding COVID-19

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID-19 virus, please note the following:

1. Joining via Zoom

There is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/98652852922>

Or visit <https://www.zoom.us/> click on "Join A Meeting" and use the Zoom Meeting ID 986 5285 2922.

To provide public comment (at appropriate times) during the meeting, press the "**Raise Hand**" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Webinar ID 986 5285 2922.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand.

2. Viewing the Live Stream

If you are unable to join the Zoom Webinar of the Board meeting you may still view the live stream of the meeting by visiting http://monocounty.granicus.com/MediaPlayer.php?publish_id=8c4d8d56-9aa6-4b8a-ace3-1fbaaecbf14a

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).

ON THE WEB: You can view the upcoming agenda at <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

UNLESS OTHERWISE SPECIFIED BY TIME, ITEMS SCHEDULED FOR EITHER THE MORNING OR AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCE OF

INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

9:00 AM Call meeting to Order

Pledge of Allegiance

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Please refer to the Teleconference Information section to determine how to make public comment for this meeting.

2. RECOGNITIONS

A. Recognition of Raymond Gaffney

Departments: Social Services

10 minutes (5 minutes presentation, 5 minutes discussion)

(Kathy Peterson and Michelle Raust) - Recognition of Raymond Gaffney, Social Worker IV, for completing a Master of Social Work degree through the Title IVE Program.

Recommended Action: Employee recognition, no action

Fiscal Impact: 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. Monthly Treasury Transaction Report

Departments: Finance

Treasury Transaction Report for the month ending 7/31/2020.

Recommended Action: Approve the Treasury Transaction Report for the month ending 7/31/2020.

Fiscal Impact: None.

B. Proposed Ordinance Prohibiting Owner-Occupied Short-Term Rentals in Swall Meadows

Departments: Community Development - Planning

Proposed ordinance prohibiting owner-occupied short-term rentals in Swall Meadows.

Recommended Action: Adopt proposed ordinance.

Fiscal Impact: None.

C. Third Amendment to Civic Center Furniture Purchase, Moving, and Assembly Agreement

Departments: County Administrative Office, IT Department

Proposed Third Amendment to the agreement with Reno Business Interiors, Inc. and Office Environments, Inc. for the purchase of new Civic Center furniture and sneeze guards and related moving and assembly services.

Recommended Action: (1) Approve the Agreement and Third Amendment to Agreement for the Purchase of Furniture and Related Services between the Count of Mono, Reno Business Interiors, Inc., and Office Environments, Inc. ("Third Amendment"); (2) Authorize the County Administrative Office to execute the Third Amendment on behalf of the Board of Supervisors; and (3) Provide any desired direction to staff.

Fiscal Impact: The Third Amendment will increase the contract limit of the agreement from \$907,163.15 to \$974,005.32, resulting in an increase of \$66,842.17. The increased amount will be paid from Fund 179 and available CARES Act funds. In consultation with the Finance Director, the Third Amendment will not have a fiscal impact on the Fiscal Year 2020 Budget.

D. Second Amendment to Contract for Indigent Defense Services

Departments: County Counsel

Proposed second amendment contract with Liebersbach, Mohun & Reed for the Provision of Indigent Defense Services pertaining to a change in the name of the firm and its ownership structure.

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

Fiscal Impact: None.

E. Help America Vote Act (HAVA) Grant COVID Funding

Departments: Elections

The U.S. Elections Assistance Commission, through the State of California, is offering HAVA federal reimbursement funding to comply with the requirements of

HAVA Section 101 for additional costs associated with the national emergency related to the coronavirus. These funds must be expended by December 31, 2020.

Recommended Action: Approve, and authorize the Mono County Clerk-Recorder-Registrar of Voters to sign, Agreement #20G26126 with the California Secretary of State for receipt of up to \$26,627.00 to be spent “to prevent, prepare for, and respond to coronavirus, domestically or internationally, for the 2020 Federal election cycle”.

Fiscal Impact: Up to \$26,627.00 in grant funded reimbursement.

6. CORRESPONDENCE RECEIVED

Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

A. Application for Alcoholic Beverage License - Sportsmen's Bar and Grill, LLC

An application to the State of California Department of Alcoholic Beverage Control for Alcoholic Beverage License by Sportsmen's Bar and Grill, LLC doing business as Sportsmen's Bar and Grill located at 271 Main St., Bridgeport, CA 93517.

B. Mono Basin Historical Society Thank You Letter

Letter of thanks from the Mono Basin Historical Society to the Board for last year's Historical Society Support Grant.

C. Letters re: Mono County New Jail Project

Letters from Bridgeport residents to the Board regarding the proposed plan to build a new County Jail in Bridgeport.

D. Letter re: DeChambeau Ranch and Ponds and Wilson Creek

A letter from Hillary Hansen Jones to the Board regarding DeChambeau Ranch and Ponds and Wilson Creek.

E. Federal Energy Regulatory Commission Letter re: Plan and Schedule for the 2019 Eastern Operations Dam Safety Inspection Follow-up Items

A letter from Frank L. Blackett, P.E., Federal Energy Regulatory Commission Regional Engineer, to James A. Buerkle, Southern California Edison Company Director of Generation, regarding a plan and schedule for the 2019 Eastern Operations dams listed in the Enclosure.

F. Office of Head Start Response to Letter from Board Supporting Inyo Mono

Advocates for Community Action (IMACA) Appeal of Denial for Head Start Grant

A letter from Dr. Deborah Bergeron, Director of the Office of Head Start, to Chair Corless in response to the letter sent on August 17, 2020 from the Board of Supervisors supporting Inyo Mono Advocates for Community Action's appeal of the denial for the Head Start Grant.

G. Notice of Availability of a Draft Supplemental Environmental Impact Report for the Casa Diablo IV Project

The Great Basin Unified Air Pollution Control District (District) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and is seeking public and agency comments on a 2020 Draft Supplemental Environmental Impact Report (SEIR) for the Casa Diablo IV Geothermal Power Plant Project (Project) during a 45-day public review period between August 27, 2020 and October 12, 2020.

7. REGULAR AGENDA - MORNING

A. 2019 Annual Crop & Livestock Report

Departments: Agricultural Commissioner

20 minutes

(Nathan D. Reade, Agricultural Commissioner) - Presentation by Nathan Reade regarding 2019 Annual Crop and Livestock Report for Mono County.

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

Fiscal Impact: None.

B. Census 2020 Update

Departments: CAO

10 minutes

(Robert C. Lawton) - Pursuant to Article I of the United State Constitution, the decennial Census of the United States is fundamental to apportioning legislative representation at the local, state and federal levels. In addition, information from the Census forms the basis for distribution of state and federal funding for highways, education, roads and social programs.

Census Director Steven Dillingham announced from Washington on July 30 that Census counting efforts would end on September 30 - a month earlier than previously scheduled. Closing the Census on September 30 would include termination of all online, telephone and mail efforts to reach and count the American population.

California's statewide self-response rate is 67%. Among California Counties, response rates range from a high of 77% in San Mateo County, to a low of 21% in Mono County.

Recommended Action: The County Administrative Officer recommends that the Board 1) Receive briefings from staff and stakeholders on the importance to Mono County of an accurate Census count and status of Census activities in Mono County; 2) Discuss possible approaches to raising Mono County's response rate; and 3) Advise staff as necessary regarding support for improving Mono County's current response rate.

Fiscal Impact: None noted with respect to this Item. More generally, California would lose an estimated \$1,000 in federal funding each year for the next 10 years for each resident uncounted in the 2020 Census.

C. COVID-19 (Coronavirus) Update

Departments: CAO

Item will start at approximately 10:30 AM

(Robert C. Lawton) - Update on Countywide response and planning related to the COVID-19 pandemic, including reports from the Emergency Operations Center (EOC), Unified Command (UC), and the various branches of the EOC, including Community Support and Economic Recovery, Joint Information Center (JIC), and Public Health. Specific topics include, but are not limited to: Discussion of recent State-announced changes to COVID-19 response and re-opening plans.

Recommended Action: None, informational only.

Fiscal Impact: None.

D. Coronavirus Aid, Relief, and Economic Security (CARES) Act Proposed Expenditure Plan

Departments: Finance, CAO

1 hour (30 minutes presentation, 30 minutes discussion)

(Janet Dutcher) - The CARES Act was passed by Congress and signed into law on March 27, 2020. \$150 billion in aid to state and local governments was distributed from the Coronavirus Relief Fund (CRF) created by the CARES ACT, including \$9.5 billion allocated to the State of California. As part of the State's Adopted Budget, \$1.3 billion of this balance was allocated to California counties, including \$1,373,000 to Mono County, to reduce the financial impacts of the COVID-19 pandemic. Today's agenda item will include a presentation describing the spending restrictions (and opportunities) and the recommended expenditure plan developed by staff. Period of eligibility began March 1 and extends to December 30, 2020.

Recommended Action: Receive presentation. Approve or amend staff recommendations for spending the County's CARES Act proceeds. Authorize the County Administrative Officer to shift funds between spending categories if

one area has unspent funds.

Fiscal Impact: Leverages federal financial assistance of \$1,373,000 to pay expenditures deemed necessary as a result of the public health emergency, which is included in the County's recommended budget for FY 2020-21, scheduled for adoption consideration on September 8, 2020.

8. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Please refer to the Teleconference Information section to determine how to make public comment for this meeting.

9. CLOSED SESSION

A. Closed Session - Public Employee Evaluation

PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS. Government Code section 54957. Title: (1) County Administrative Officer; (2) County Counsel.

B. Closed Session - Labor Negotiations

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Bob Lawton, Stacey Simon, Dave Butters, Janet Dutcher, and Anne Frievalt. 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.

THE AFTERNOON SESSION WILL RECONVENE NO EARLIER THAN 1:00 P.M.

10. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Please refer to the Teleconference Information section to determine how to make public comment for this meeting.

11. REGULAR AGENDA - AFTERNOON

A. Public Hearing - Specific Plan Amendment to the June Lake Highlands' Specific Plan, with Tract Map modifications

Departments: Community Development - Planning

Public Hearing: 1:00 PM (45 minutes)

(Michael Draper) - Public hearing regarding proposed resolution adopting June Lake Highlands Specific Plan Amendment #2 and modification of Tract Map #34-24 and #34-26, allowing up to 27 properties to apply for a Vacation Home Rental Permit, consistent with General Plan Chapter 26 standards and regulations, on a

first-come first-served basis. Vacation Home Rental Permits are specific to the owner of the property and do not transfer with the sale of property.

Recommended Action:

1. Open the public hearing for Specific Plan Amendment #2 and tract map modifications, receive public testimony, and make any desired changes.
2. Find that the project qualifies as a CEQA Exemption under CEQA Section 15301(a).
3. Adopt Resolution R20-__ (Attachment #1) Adopting June Lake Highlands Specific Plan Amendment #2 and Modification of Tract Map #34-24 and #34-26, with any desired modifications and making all required findings.

Fiscal Impact: The County may receive additional Transient Occupancy Tax revenue as a result of this project.

B. Community Support Grant Program for Fiscal Year 2020-21 - Budget Workshop

Departments: CAO, Finance

30 minutes

(Robert C. Lawton, County Administrative Office; Janet Dutcher, Finance Director) - Final Budget Workshop for Fiscal Year 2020-21 to discuss the County Administrator's Recommended Budget for the Community Support Grant Program.

Recommended Action: Staff recommends that the Board: 1) discuss the County Administrator's Recommended Budget for the Economic Development Department's Community Support Grant Program(Budget Unit 109-19-190); and 2) provide any desired direction to staff.

Fiscal Impact: None noted at this time. The fiscal impact of Board direction to staff pursuant to this Agenda Item would materialize in the Budget presented for Public Hearing on September 8.

12. BOARD MEMBER REPORTS

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

ADJOURN



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Social Services

TIME REQUIRED 10 minutes (5 minutes presentation, 5 minutes discussion) **PERSONS APPEARING BEFORE THE BOARD** Kathy Peterson and Michelle Raust

SUBJECT Recognition of Raymond Gaffney

AGENDA DESCRIPTION:

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

Recognition of Raymond Gaffney, Social Worker IV, for completing a Master of Social Work degree through the Title IVE Program.

RECOMMENDED ACTION:

Employee recognition, no action

FISCAL IMPACT:

None.

CONTACT NAME: Kathy Peterson

PHONE/EMAIL: 7609241763 / kpeterson@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/11/2020 3:46 PM	County Counsel	Yes
8/12/2020 1:36 PM	Finance	Yes



Office of the ... DEPARTMENT OF SOCIAL SERVICES

C O U N T Y O F M O N O

P. O. Box 2969 • Mammoth Lakes • California 93546

KATHRYN PETERSON, MPH
Director

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To: Mono County Board of Supervisors
From: Kathryn Peterson, Social Services Director and Michelle Raust, Program Manager
Date: September 1, 2020
Re: Recognition of Raymond Gaffney, Social Worker IV, for completing a Master of Social Work degree through the Title IVE Program

Recommended Action:

Employee recognition, no action

Fiscal Impact:

None.

Discussion:

Ray Gaffney, Mono County Social Worker IV, graduated this past June with a Master of Social Work (MSW) degree from the Title IV-E Pathway Program at CSU San Bernardino. This program is intended to address the social worker educational needs of employees working in county child welfare agencies in remote, rural, and/or not in proximity to a university that has a BSW/MSW program. The University supports the student via tuition assistance, travel reimbursement, in-field supervision, and web-based, virtual course work.

In exchange, the County hosts the internship component of the graduate program and on-site supervision to integrate the academic and professional experience. Ray's Master's thesis was a study on the unique challenges rural communities face delivering social interventions.

Upon graduation, the graduate works in a county child welfare services agency (or other qualifying agency) for a period of two years to "pay back" the financial assistance received.

The Pathway Program has been very successful in "growing our own" workforce. Ray's achievements and commitment to Mono County are proof of this. Ray was born and raised in Bridgeport. He earned his undergraduate degree in psychology from UC Santa Cruz. Before returning to live and work in Mono County, Ray worked for the ABRITE Organization serving children with autism and their families.

Ray's efforts contribute significantly on a daily basis to several of Mono County's 2019 – 2024 Strategic Plan goals, specifically, "Enhancing the Quality of Life for County" residents and "Improving the Public Safety and Health" of our community (namely through his work with at-risk children, disabled adults, and seniors). During Ray's nearly four years of employment with Mono County, he has worked with some of our highest-risk youth and elders and has been a key part in creating healthier, safer long-term outcomes.

Congratulations, Ray!



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Finance

TIME REQUIRED

SUBJECT Monthly Treasury Transaction Report

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Treasury Transaction Report for the month ending 7/31/2020.

RECOMMENDED ACTION:

Approve the Treasury Transaction Report for the month ending 7/31/2020.

FISCAL IMPACT:

None.

CONTACT NAME: Gerald Frank

PHONE/EMAIL: 7609325483 / gfrank@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Treasury Transaction Report for the month ending 7/31/2020

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/21/2020 9:48 AM	County Counsel	Yes
8/12/2020 1:37 PM	Finance	Yes



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Buy Transactions									
Buy	7/14/2020	3136G4YL1	1,000,000.00	FNMA 0.625 7/14/2025-22	100.00	1,000,000.00	0.00	0.63	1,000,000.00
Buy	7/21/2020	3130A5R35	755,000.00	FHLB 2.875 6/13/2025	111.56	842,255.35	2,291.22	0.48	844,546.57
Buy	7/22/2020	33847E3W5	249,000.00	Flagstar Bank FSB 0.6 7/22/2025	100.00	249,000.00	0.00	0.60	249,000.00
Buy	7/22/2020	3134GV5V6	1,000,000.00	FHLMC 0.6 7/22/2025-22	100.00	1,000,000.00	0.00	0.60	1,000,000.00
Buy	7/24/2020	3136G4YE7	1,000,000.00	FNMA 0.7 7/24/2025-22	100.00	1,000,000.00	0.00	0.70	1,000,000.00
Buy	7/31/2020	24773RBW4	249,000.00	Delta National Bank and Trust 0.55 7/21/2025	100.00	249,000.00	0.00	0.55	249,000.00
Subtotal			4,253,000.00			4,340,255.35	2,291.22		4,342,546.57
Deposit	7/1/2020	LAIF6000Q	24,000,000.00	Local Agency Investment Fund LGIP	100.00	24,000,000.00	0.00	0.00	24,000,000.00
Deposit	7/6/2020	OAKVALLEY0670	3.91	Oak Valley Bank Cash	100.00	3.91	0.00	0.00	3.91
Deposit	7/15/2020	LAIF6000Q	175,605.85	Local Agency Investment Fund LGIP	100.00	175,605.85	0.00	0.00	175,605.85
Deposit	7/29/2020	LAIF6000Q	14,296.68	Local Agency Investment Fund LGIP	100.00	14,296.68	0.00	0.00	14,296.68
Deposit	7/31/2020	OAKVALLEY0670	2,100.87	Oak Valley Bank Cash	100.00	2,100.87	0.00	0.00	2,100.87
Deposit	7/31/2020	OAKVALLEY0670	51,947,860.76	Oak Valley Bank Cash	100.00	51,947,860.76	0.00	0.00	51,947,860.76
Subtotal			76,139,868.07			76,139,868.07	0.00		76,139,868.07
Total Buy Transactions			80,392,868.07			80,480,123.42	2,291.22		80,482,414.64
Sell Transactions									
Called	7/21/2020	3130AHWB5	1,000,000.00	FHLB 2 1/21/2025-20	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Subtotal			1,000,000.00			1,000,000.00	0.00		1,000,000.00
Matured	7/17/2020	59161YAA4	249,000.00	Metro Credit Union 2.95 7/17/2020	0.00	249,000.00	0.00	0.00	249,000.00
Subtotal			249,000.00			249,000.00	0.00		249,000.00
Sell	7/15/2020	LOANHCCSD	9,748.83	Hilton Creek Community Service District 3.3 7/15/2	0.00	9,748.83	0.00	0.00	9,748.83
Subtotal			9,748.83			9,748.83	0.00		9,748.83
Withdraw	7/1/2020	FIT	1,500,000.00	Funds in Transit Cash	0.00	1,500,000.00	0.00	0.00	1,500,000.00
Withdraw	7/9/2020	LAIF6000Q	2,000,000.00	Local Agency Investment Fund LGIP	0.00	2,000,000.00	0.00	0.00	2,000,000.00
Withdraw	7/17/2020	LAIF6000Q	3,000,000.00	Local Agency Investment Fund LGIP	0.00	3,000,000.00	0.00	0.00	3,000,000.00
Withdraw	7/22/2020	LAIF6000Q	2,000,000.00	Local Agency Investment Fund LGIP	0.00	2,000,000.00	0.00	0.00	2,000,000.00



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Withdraw	7/28/2020	LAIF6000Q	5,000,000.00	Local Agency Investment Fund LGIP	0.00	5,000,000.00	0.00	0.00	5,000,000.00
Withdraw	7/30/2020	LAIF6000Q	1,000,000.00	Local Agency Investment Fund LGIP	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Withdraw	7/31/2020	OAKVALLEY0670	49,893,185.23	Oak Valley Bank Cash	0.00	49,893,185.23	0.00	0.00	49,893,185.23
Subtotal			64,393,185.23			64,393,185.23	0.00		64,393,185.23
Total Sell Transactions			65,651,934.06			65,651,934.06	0.00		65,651,934.06
Interest/Dividends									
Interest	7/1/2020	84485EAE7	0.00	Southwest Financial Federal CU 3.15 2/26/2021		0.00	644.67	0.00	644.67
Interest	7/1/2020	586840NA4	0.00	Menlo Park City School Dist 1.928 7/1/2024		0.00	4,820.00	0.00	4,820.00
Interest	7/1/2020	299547AQ2	0.00	Evansville Teachers Federal Credit Union 2.6 6/12/		0.00	532.11	0.00	532.11
Interest	7/1/2020	369674AX4	0.00	GE Credit Union 3 8/31/2020		0.00	613.97	0.00	613.97
Interest	7/1/2020	538036HP2	0.00	Live Oak Banking Company 1.85 1/20/2025		0.00	378.62	0.00	378.62
Interest	7/1/2020	76124YAB2	0.00	Resource One Credit Union 1.9 11/27/2024		0.00	382.60	0.00	382.60
Interest	7/1/2020	91435LAB3	0.00	University of Iowa Community Credit Union 3 4/28/2		0.00	604.11	0.00	604.11
Interest	7/1/2020	33651FAD1	0.00	First Source Federal Credit Union 1.95 3/26/2021		0.00	399.08	0.00	399.08
Interest	7/1/2020	499724AD4	0.00	Knox TVA Employee Credit Union 3.25 8/30/2023		0.00	654.45	0.00	654.45
Interest	7/1/2020	052392AA5	0.00	Austin Telco FCU 1.8 2/28/2025		0.00	368.38	0.00	368.38
Interest	7/2/2020	15118RUR6	0.00	Celtic Bank 1.35 4/2/2025		0.00	276.29	0.00	276.29
Interest	7/3/2020	9497486Z5	0.00	WELLS FARGO BK NA SIOUXFALLS SD 1.6 8/3/2021		0.00	322.19	0.00	322.19
Interest	7/5/2020	31926GAL4	0.00	First Bank of Greenwich 3 11/8/2020		0.00	606.58	0.00	606.58
Interest	7/5/2020	32117BCX4	0.00	First National Bank Dama 2.8 5/5/2023		0.00	573.04	0.00	573.04
Interest	7/5/2020	981571CE0	0.00	Worlds Foremost Bk Sidney NE 1.75 5/5/2021		0.00	287.67	0.00	287.67
Interest	7/7/2020	90983WBT7	0.00	United Community Bank 1.65 2/7/2025		0.00	337.68	0.00	337.68
Interest	7/8/2020	89236TFS9	0.00	Toyota Motor Credit 3.35 1/5/2024		0.00	8,375.00	0.00	8,375.00
Interest	7/8/2020	29367SJQ8	0.00	Enterprise Bank & Trust 1.8 11/8/2024		0.00	368.38	0.00	368.38
Interest	7/8/2020	89579NCB7	0.00	Triad Bank/Frontenac MO 1.8 11/8/2024		0.00	368.38	0.00	368.38



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	7/9/2020	59452WAE8	0.00	Michigan Legacy Credit Union 3.45 11/9/2023		0.00	706.07	0.00	706.07
Interest	7/10/2020	25460FCF1	0.00	Direct Federal Credit Union 3.5 9/11/2023		0.00	716.30	0.00	716.30
Interest	7/10/2020	59013JZP7	0.00	Merrick Bank 2.05 8/10/2022		0.00	412.81	0.00	412.81
Interest	7/11/2020	910160AR1	0.00	United Credit Union 1.9 1/11/2021		0.00	388.85	0.00	388.85
Interest	7/11/2020	20033APV2	0.00	COMENITY CAP BK SALT LAKE CITY UTAH 1.6 4/12/2021		0.00	322.19	0.00	322.19
Interest	7/11/2020	61747MF63	0.00	Morgan Stanley Bank 2.65 1/11/2023		0.00	3,237.36	0.00	3,237.36
Interest	7/12/2020	501798LJ9	0.00	LCA Bank Corporation 2.3 1/12/2022		0.00	2,809.78	0.00	2,809.78
Interest	7/12/2020	856487AM5	0.00	State Bank of Reeseville 2.6 4/12/2024		0.00	532.11	0.00	532.11
Interest	7/13/2020	66736ABP3	0.00	Northwest Bank 2.95 2/13/2024		0.00	603.74	0.00	603.74
Interest	7/13/2020	31938QQ98	0.00	FIRST BUSINESS BK MADISON WIS 1.9 1/13/2021		0.00	2,321.12	0.00	2,321.12
Interest	7/13/2020	69417ACG2	0.00	Pacific Crest Savings Bank 2.85 3/13/2024		0.00	583.27	0.00	583.27
Interest	7/13/2020	15721UDA4	0.00	CF Bank 2 8/13/2024		0.00	409.32	0.00	409.32
Interest	7/13/2020	3137EADB2	0.00	FHLMC 2.375 1/13/2022		0.00	11,875.00	0.00	11,875.00
Interest	7/14/2020	32114VBT3	0.00	First National Bank of Michigan 1.65 2/14/2025		0.00	337.68	0.00	337.68
Interest	7/14/2020	17801GBX6	0.00	City National Bank of Metropolis 1.65 2/14/2025		0.00	337.68	0.00	337.68
Interest	7/14/2020	45581EAR2	0.00	Industrial and Commercial Bank of China USA, NA 2.		0.00	533.63	0.00	533.63
Interest	7/15/2020	LOANHCCSD	0.00	Hilton Creek Community Service District 3.3 7/15/2		0.00	1,173.21	0.00	1,173.21
Interest	7/15/2020	20143PDV9	0.00	Commercial Bank Harrogate 3.4 11/15/2023		0.00	695.84	0.00	695.84
Interest	7/15/2020	55266CQE9	0.00	MB FINANCIAL BANK, NATIONAL ASSN 1.8 1/15/2021		0.00	362.47	0.00	362.47
Interest	7/15/2020	478160CJ1	0.00	Johnson & Johnson 2.625 1/15/2025-17		0.00	6,562.50	0.00	6,562.50
Interest	7/15/2020	061785DY4	0.00	Bank of Deerfield 2.85 2/15/2024		0.00	583.27	0.00	583.27
Interest	7/15/2020	30257JAM7	0.00	FNB Bank Inc/Romney 3 1/16/2024		0.00	613.97	0.00	613.97
Interest	7/15/2020	62384RAF3	0.00	Mountain America Federal Credit Union 3 3/27/2023		0.00	604.11	0.00	604.11
Interest	7/16/2020	740367HP5	0.00	Preferred Bank LA Calif 2 8/16/2024		0.00	409.32	0.00	409.32
Interest	7/16/2020	33640VCF3	0.00	First Service Bank 3.3 5/16/2023		0.00	675.37	0.00	675.37



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	7/16/2020	42971GAA9	0.00	High Plains Bank 3 1/16/2024		0.00	3,664.93	0.00	3,664.93
Interest	7/17/2020	855736DA9	0.00	STATE BK & TR CO DEFIANCE OHIO 1.6 2/17/2021		0.00	322.19	0.00	322.19
Interest	7/17/2020	219240BY3	0.00	Cornerstone Community Bank 2.6 5/17/2024		0.00	532.11	0.00	532.11
Interest	7/17/2020	3133EH7F4	0.00	FFCB 2.35 1/17/2023		0.00	11,750.00	0.00	11,750.00
Interest	7/17/2020	59161YAA4	0.00	Metro Credit Union 2.95 7/17/2020		0.00	583.62	0.00	583.62
Interest	7/17/2020	50116CBE8	0.00	KS Statebank Manhattan KS 2.1 5/17/2022		0.00	422.88	0.00	422.88
Interest	7/18/2020	457731AK3	0.00	Inspire Federal Credit Union 1.15 3/18/2025		0.00	235.36	0.00	235.36
Interest	7/18/2020	00257TBJ4	0.00	Abacus Federal Savings Bank 1.75 10/18/2024		0.00	358.15	0.00	358.15
Interest	7/18/2020	42228LAC5	0.00	Healthcare Systems Federal Credit Union 3.2 1/18/2		0.00	3,909.26	0.00	3,909.26
Interest	7/18/2020	22766ABN4	0.00	Crossfirst Bank 2.05 8/18/2022		0.00	412.81	0.00	412.81
Interest	7/18/2020	48836LAF9	0.00	Kemba Financial Credit Union 1.75 10/18/2024		0.00	358.15	0.00	358.15
Interest	7/19/2020	909557HX1	0.00	United Bankers Bank 3 9/21/2020		0.00	613.97	0.00	613.97
Interest	7/19/2020	560507AJ4	0.00	Maine Savings Federal Credit Union 3.3 5/19/2023		0.00	675.37	0.00	675.37
Interest	7/19/2020	310567AB8	0.00	Farmers State Bank 2.35 9/19/2022		0.00	473.22	0.00	473.22
Interest	7/19/2020	3135G0T94	0.00	FNMA 2.375 1/19/2023		0.00	11,875.00	0.00	11,875.00
Interest	7/20/2020	50625LAK9	0.00	Lafayette Federal Credit Union 3.5 11/20/2023		0.00	716.30	0.00	716.30
Interest	7/20/2020	32112UCW9	0.00	First National Bank of McGregor 2.85 2/21/2024		0.00	583.27	0.00	583.27
Interest	7/21/2020	49254FAC0	0.00	Keesler Federal Credit Union 3.1 12/21/2020		0.00	634.44	0.00	634.44
Interest	7/21/2020	3130AHWB5	0.00	FHLB 2 1/21/2025-20		0.00	10,000.00	0.00	10,000.00
Interest	7/22/2020	061803AH5	0.00	Bank of Delight 2.85 2/22/2024		0.00	583.27	0.00	583.27
Interest	7/22/2020	90352RAC9	0.00	USAlliance Federal Credit Union 3 8/20/2021		0.00	604.11	0.00	604.11
Interest	7/22/2020	92535LCC6	0.00	Verus Bank of Commerce 2.8 2/22/2024		0.00	573.04	0.00	573.04
Interest	7/23/2020	938828BJ8	0.00	Washington Federal Bank 2.05 8/23/2024		0.00	419.55	0.00	419.55
Interest	7/23/2020	33766LAJ7	0.00	Firstier Bank 1.95 8/23/2024		0.00	399.08	0.00	399.08
Interest	7/24/2020	90331HNV1	0.00	US Bank NA 3.4 7/24/2023-23		0.00	8,500.00	0.00	8,500.00



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	7/24/2020	03753XBD1	0.00	Apex Bank 3.1 8/24/2023		0.00	624.25	0.00	624.25
Interest	7/24/2020	90348JEV8	0.00	UBS Bank USA 3.45 10/24/2023		0.00	706.07	0.00	706.07
Interest	7/24/2020	20726ABD9	0.00	Congressional Bank 2.1 7/24/2024		0.00	2,586.39	0.00	2,586.39
Interest	7/25/2020	063907AA7	0.00	Bank of Botetourt 1.75 10/25/2024		0.00	358.15	0.00	358.15
Interest	7/25/2020	22230PBY5	0.00	Country Bank New York 3 1/25/2024		0.00	613.97	0.00	613.97
Interest	7/25/2020	330459BY3	0.00	FNB BANK INC 2 2/25/2022		0.00	402.74	0.00	402.74
Interest	7/26/2020	32065TAZ4	0.00	First Kentucky Bank Inc 2.55 4/26/2024		0.00	521.88	0.00	521.88
Interest	7/26/2020	05465DAE8	0.00	AXOS Bank 1.65 3/26/2025		0.00	337.68	0.00	337.68
Interest	7/26/2020	56065GAG3	0.00	Mainstreet Bank 2.6 4/26/2024		0.00	532.11	0.00	532.11
Interest	7/26/2020	3133EJM48	0.00	FFCB 3.17 1/26/2024		0.00	15,850.00	0.00	15,850.00
Interest	7/27/2020	39115UBE2	0.00	Great Plains Bank 2.8 2/27/2024		0.00	573.04	0.00	573.04
Interest	7/27/2020	32063KAV4	0.00	First Jackson Bank 1.05 3/27/2025		0.00	214.89	0.00	214.89
Interest	7/27/2020	79772FAF3	0.00	San Francisco FCU 1.1 3/27/2025		0.00	225.12	0.00	225.12
Interest	7/28/2020	080515CH0	0.00	Belmont Savings Bank 2.7 2/28/2023		0.00	543.70	0.00	543.70
Interest	7/28/2020	59828PCA6	0.00	Midwest Bank of West IL 3.3 8/29/2022		0.00	675.37	0.00	675.37
Interest	7/29/2020	72247PAC0	0.00	Pine Bluff Cotton Belt FCU 2.8 8/31/2020		0.00	563.84	0.00	563.84
Interest	7/29/2020	01748DAX4	0.00	ALLEGIANCE BK TEX HOUSTON 2.15 9/29/2022		0.00	432.95	0.00	432.95
Interest	7/31/2020	710571DS6	0.00	Peoples Bank Newton NC 2 7/31/2024		0.00	422.96	0.00	422.96
Interest	7/31/2020	694231AC5	0.00	Pacific Enterprise Bank 1.15 3/31/2025		0.00	235.36	0.00	235.36
Interest	7/31/2020	17286TAC9	0.00	Citadel Federal Credit Union 3 10/30/2020		0.00	613.97	0.00	613.97
Interest	7/31/2020	29278TCP3	0.00	Enerbank USA 3.2 8/30/2023		0.00	644.38	0.00	644.38
Interest	7/31/2020	67054NAM5	0.00	Numerica Credit Union 3.4 10/31/2023		0.00	719.03	0.00	719.03
Interest	7/31/2020	084670BF4	0.00	Berkshire Hathaway Inc 3.4 1/31/2022		0.00	8,500.00	0.00	8,500.00
Interest	7/31/2020	06426KAM0	0.00	Bank of New England 3.2 7/31/2023		0.00	671.30	0.00	671.30
Interest	7/31/2020	812541AA8	0.00	Seasons Federal Credit Union 3 10/30/2020		0.00	613.97	0.00	613.97
Interest	7/31/2020	98138MAB6	0.00	Workers Credit Union 2.55 5/31/2022		0.00	513.49	0.00	513.49
Interest	7/31/2020	OAKVALLEY0670	0.00	Oak Valley Bank Cash		0.00	2,100.87	0.00	2,100.87
Subtotal			0.00			0.00	158,717.73		158,717.73



Mono County Transaction Summary by Action Investment Portfolio

Begin Date: 6/30/2020, End Date: 7/31/2020

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Total Interest/Dividends			0.00			0.00	158,717.73		158,717.73



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Community Development - Planning

TIME REQUIRED

SUBJECT Proposed Ordinance Prohibiting
Owner-Occupied Short-Term Rentals
in Swall Meadows

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed ordinance prohibiting owner-occupied short-term rentals in Swall Meadows.

RECOMMENDED ACTION:

Adopt proposed ordinance.

FISCAL IMPACT:

None.

CONTACT NAME: Kelly Karl

PHONE/EMAIL: 760-924-1809 / kkarl@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Proposed Ordinance Prohibiting STRs in Swall Meadows

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/19/2020 2:20 PM	County Counsel	Yes
8/26/2020 10:38 AM	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

September 1, 2020

To: Honorable Mono County Board of Supervisors

From: Kelly Karl, Associate Planner

Re: Proposed Ordinance Prohibiting Owner-Occupied Short-Term Rentals in Swall Meadows

RECOMMENDATION

Adopt proposed ordinance No. ORD20-___, prohibiting owner-occupied short-term rentals in Swall Meadows.

FISCAL IMPACT

None.

BACKGROUND

At the May 21, 2020, meeting, the Planning Commission approved Use Permit 20-001/Barter for an owner-occupied short-term rental (STR) use at 320 Mountain View Drive in Swall Meadows. On May 29, 2020, Amy Motroni and Peter Peterson filed an appeal of the Planning Commission's action, and the Board of Supervisors held a duly noticed appeal hearing on July 21, 2020. The Board tentatively granted Appeal 20-001/Motroni & Peterson, thereby denying Use Permit 20-001/Barter (a proposal for the first owner-occupied short-term rental (STR) in Swall Meadows) and reversing the Planning Commission's May 21, 2020, action. The Board also directed staff to return with an ordinance prohibiting owner-occupied STRs in Swall Meadows and to begin processing a General Plan Amendment to modify the Wheeler Crest Area Plan policies to prohibit both owner-occupied and not owner-occupied STRs.

The Board of Supervisors granted Appeal 20-001/Motroni & Peterson and conducted the first reading of proposed ordinance prohibiting owner-occupied short-term rentals in Swall Meadows. The proposed ordinance is presented today for final adoption.

DISCUSSION

Pursuant to Government Code section 25123, the ordinance will become effective within 30 days from the date of the final passage and shall remain in effect, unless earlier terminated, until December 31, 2021.

This staff report has been reviewed by the Community Development Director.

ATTACHMENTS:

Ordinance ORD 20-___ Prohibiting Owner-Occupied STRs in Swall Meadows



ORDINANCE NO. ORD20-__

**AN ORDINANCE OF THE MONO COUNTY BOARD OF SUPERVISORS
PROHIBITING OWNER-OCCUPIED SHORT-TERM RENTALS
IN THE SWALL MEADOWS COMMUNITY**

WHEREAS, General Plan Amendment 12-04 was adopted in August 2012 establishing a tool to allow for the transient rental of single-family homes within compatible residential neighborhoods that support such use to increase tourism opportunities and provide additional economic support to homeowners; and

WHEREAS, General Plan Amendments 17-01B, 18-01, and 19-01 further refined transient and short-term rental regulations and area plan policies; and

WHEREAS, General Plan Amendment 19-01 was adopted in February 2019 modifying Chapter 25, Short-Term Rentals, of the Mono County General Plan (Chapter 25) and establishing short-term rental policies for unincorporated Mono County communities, including policies applicable to the Wheeler Crest Area Plan; and

WHEREAS, the Estate Residential (ER) land use designation permits both owner-occupied and not-owner occupied short-term rentals subject to use permit, Chapter 25, and Mono County Code Chapter 5.65; and Chapter 25 permits both types of short-term rentals in ER designations subject to use permit and area plan policies; and Wheeler Crest Area Plan Action 24.A.3.f. prohibits not-owner occupied short-term rentals only, which therefore exclusively leaves owner-occupied short-term rentals eligible to apply for use permit approval; and

WHEREAS, at a duly-noticed public hearing held on July 21, 2020, the Board of Supervisors received a significant number of both oral and written comments, including a petition opposing the establishment of owner-occupied short-term rentals in Swall Meadows signed by approximately 40% of property owners, who expressed concerns about the negative impacts of short-term rentals on the public welfare and community character of Swall Meadows; and

WHEREAS, the Board determined that owner-occupied short-term rentals would be detrimental to the public welfare, interruptive of the community character and injurious to property in the area due to community opposition and incompatibility of short-term rentals with the community character of Swall Meadows; and

WHEREAS, in order to preserve the public welfare and community character of Swall Meadows, the Board of Supervisors desires to prohibit owner-occupied rentals in Swall Meadows until such time as the language of the Wheeler Crest Area Plan can be updated to include a prohibition of owner-occupied short-term rentals;

1 **NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF**
2 **MONO ORDAINS** that:

3 **SECTION ONE:** For the reasons set forth above, and hereby adopted, the establishment
4 of owner-occupied short-term rentals is incompatible with the community character of the Swall
5 Meadows and would be detrimental to the public welfare, interruptive of the community
6 character and injurious to property in the area.

7 **SECTION TWO:** During the prohibition on the establishment of owner-occupied short-
8 term rentals created by this ordinance, staff shall process a General Plan Amendment to add
9 language prohibiting owner-occupied short-term rentals to the text of the Wheeler Crest Area
10 Plan.

11 **SECTION THREE:** If any section, subsection, sentence, clause, or phrase of this
12 ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of
13 competent jurisdiction, such a decision shall not affect the validity of the remaining portions of
14 this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance,
15 and each and every section, subsection, sentence, clause, or phrase not declared invalid or
16 unconstitutional without regard to whether any portion of this ordinance would be subsequently
17 declared invalid or unconstitutional.

18 **SECTION FOUR:** This ordinance shall become effective within 30 days from the date
19 of final passage pursuant to Government Code section 25123 and shall remain in effect, unless
20 earlier terminated, until December 31, 2021. The Clerk of the Board of Supervisors shall post
21 this ordinance and also publish it or a summary thereof in the manner prescribed by Government
22 Code section 25124 no later than 15 days after the date of its adoption.

23 **PASSED, APPROVED** and **ADOPTED** this 1st day of September 2020, by the
24 following vote, to wit:

25 **AYES:**

26 **NOES:**

27 **ABSENT:**

28 **ABSTAIN:**

29 _____
30 Stacy Corless, Chair
31 Mono County Board of Supervisors

32 **ATTEST:**

APPROVED AS TO FORM:

Clerk of the Board

County Counsel



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: County Administrative Office, IT Department

TIME REQUIRED

SUBJECT Third Amendment to Civic Center
Furniture Purchase, Moving, and
Assembly Agreement

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed Third Amendment to the agreement with Reno Business Interiors, Inc. and Office Environments, Inc. for the purchase of new Civic Center furniture and sneeze guards and related moving and assembly services.

RECOMMENDED ACTION:

(1) Approve the Agreement and Third Amendment to Agreement for the Purchase of Furniture and Related Services between the Count of Mono, Reno Business Interiors, Inc., and Office Environments, Inc. ("Third Amendment"); (2) Authorize the County Administrative Office to execute the Third Amendment on behalf of the Board of Supervisors; and (3) Provide any desired direction to staff.

FISCAL IMPACT:

The Third Amendment will increase the contract limit of the agreement from \$907,163.15 to \$974,005.32, resulting in an increase of \$66,842.17. The increased amount will be paid from Fund 179 and available CARES Act funds. In consultation with the Finance Director, the Third Amendment will not have a fiscal impact on the Fiscal Year 2020 Budget.

CONTACT NAME: Dave Wilbrecht, Nate Greenberg

PHONE/EMAIL: (360) 746-9853, (760) 924-1819 / dwilbrecht@mono.ca.gov, ngreenberg@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[Staff Report](#)

[Third Amendment](#)

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/21/2020 9:51 AM	County Counsel	Yes
8/26/2020 1:59 PM	Finance	Yes



COUNTY OF MONO

P.O. BOX 696, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5410 • FAX (760) 932-5411

Robert C. Lawton
County Administrative Officer

To: Honorable Board of Supervisors
From: Dave Wilbrecht, County Administrative Office
Nate Greenberg, Information Technology Director
Date: September 1, 2020
Re: Third Amendment to Agreement with Reno Business Interiors, Inc. and Office Environments, Inc. for the Purchase of Civic Center Furniture and Related Services

Recommended Actions

- (1) Approve the Agreement and Third Amendment to Agreement for the Purchase of Furniture and Related Services between the Count of Mono, Reno Business Interiors, Inc., and Office Environments, Inc. (“Third Amendment”);
- (2) Authorize the County Administrative Office to execute the Third Amendment on behalf of the Board of Supervisors; and
- (3) Provide any desired direction to staff.

Fiscal Impact

The Third Amendment will increase the contract limit of the agreement from \$907,163.15 to \$974,005.32, resulting in an increase of \$66,842.17. The increased amount will be paid from Fund 179 and available CARES Act funds. In consultation with the Finance Director, the Third Amendment will not have a fiscal impact on the Fiscal Year 2020 Budget.

Discussion

Original Agreement. In March 2020, the Board of Supervisors approved the original agreement between Mono County and Reno Business Interiors, Inc. (“RBI”) and funding for the purchase of office furnishings for the new Civic Center in Mammoth Lakes and the move of office furnishings from the offices located in the Sierra Center Mall (“SCM”) and Minaret Mall (“MM”). That agreement provided a “Not to Exceed” limit of \$900,000 for the purchase of furniture and services related to the office moves and the assembly of furniture.

First Amendment. On or about April 29, 2020, the Board of Supervisors approved a first amendment to the original agreement making Office Environments, Inc. (“Office Environments”), the assembly and moving company, a party to the original agreement. This amendment was necessary to accommodate RBI’s and Office Environments’ request that they each be paid directly by the County.

Second Amendment. On or about May 5, 2020, the Board of Supervisors approved a second amendment to replace the \$900,000 “Not to Exceed” limit of the original agreement with

a “Contract Limit” of \$907,163.15. This new increased Contract Limit was necessary to account for the payment of state income taxes on the furniture assembly and moving services to be performed by Office Environments, which was inadvertently overlooked when calculating the total cost of the assembly and moving services for purposes of the original agreement.

Third Amendment. A significant amount of the increase set forth in the Third Amendment is directly related to impacts from COVID-19. This past spring as the pandemic emerged, the pressure was on for the County to move from the SCM by May 31, 2020. County-owned furnishings were analyzed for suitability, condition, and utilization and then either reused, repurposed, or disposed of. County staff were required to purge, sort, and prepare workstations, offices, files, and libraries, to move to the new civic center under the hard deadline with steep penalties for failure to vacate the SCM.

The IT Department, RBI, and Office Interiors, with support from the Public Works Department, coordinated the move and purchase, delivery and assembly of thousands of pieces of furniture, equipment, cabling, monitors, along with county-owned equipment and furnishings. New furnishings ordered early arrived late due to mandatory production plant closures or delivery services unable to transport due to various out-of-state mandatory closure or restricted business travel due to COVID-19. Consequently, Office Environments needed to both maintain the office move schedule to vacate the SCM before May 31, and to return to Mammoth Lakes several times to accommodate the delayed delivery schedules that resulted from the impacts of COVID-19. The additional moving and furniture assembly services performed by Office Environments amounted to \$46,569.12 in additional costs.

Further, in March, when the original agreement was approved by the Board of Supervisors, the need for sneeze guards for safety protection of employees and customers was unknown. That changed as COVID-19 continued and additional “return to work” precautions were formed and implemented at the new Civic Center. The cost of sneeze guards amounted to \$14,267.26. Finally, the increased Contract Limit set forth in this Third Amendment includes additional furniture purchases for the County Administrative Office and District Attorney’s Office totaling \$6,005.79. Accordingly, this Third Amendment sets forth a new Contract Limit of \$974,005.32 to cover the cost of additional moving and furniture assembly services performed by Office Environments and the purchase of sneeze guards and furniture for the County Administrative and District Attorney’s Offices. A more detailed cost breakdown is provided in Table 1 below.

TABLE 1	
Expenses and Costs Included in Third Amendment	
Second Amendment – Contract Limit	\$907,163.15
Additional Moving/Furniture Assembly Services (Office Environments)	\$46,569.12
Additional Furniture for CAO and DA Offices (RBI)	\$6,005.79
Sneeze Guards (RBI)	\$14,267.26
TOTAL	\$974,005.32

Mono County Board of Supervisors

RE: Third Amendment to Agreement with Reno Business Interiors, Inc. and Office Environments, Inc. for the Purchase of Civic Center Furniture and Related Services

September 1, 2020

Page 3 of 3

Conclusion

This Third Amendment will be the last amendment to the original agreement with RBI and Office Environments for the purchase of new Civic Center furniture and sneeze guards and the for performance of moving and furniture assembly services. Upon approval of the Third Amendment, the final invoices for Office Environments will be paid. The County will continue to have an on-going relationship with RBI who will be providing warranty services on behalf of the County for the new products that were assembled in the Civic Center.

If you have any questions regarding the Third Amendment or the matters discussed in this staff report, please contact Dave Wilbrecht at (360) 746-9853 or dwilbrecht@mono.ca.gov or Nate Greenberg at (760) 924-1819 or ngreenberg@mono.ca.gov.

Sincerely,

Dave Wilbrecht
County Administrative Office

**AGREEMENT AND THIRD AMENDMENT TO AGREEMENT FOR THE
PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE
COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE
ENVIRONMENTS, INC.**

This AGREEMENT AND THIRD AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE ENVIRONMENTS, INC. (this "Third Amendment") is made and entered into by and between the County of Mono, a political subdivision of the State of California (the "County"); Reno Business Interiors, Inc., a Nevada corporation of Reno, Nevada ("RBI"); and Office Environments, Inc., a California corporation of Santa Ana, California ("Office Environments"), for the purpose of amending the AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO AND RENO BUSINESS INTERIORS, INC. [Mono County Contract No. 20-000108] ("Original Agreement") as amended by the AGREEMENT AND FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO AND RENO BUSINESS INTERIORS, INC., FOR THE PURPOSE OF ADDING OFFICE ENVIRONMENTS, INC. AS A PARTY AND MAKING RELATED CHANGES ("First Amendment") and the AGREEMENT AND SECOND AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE ENVIRONMENTS, INC. ("Second Amendment").

RECITALS

A. Hereinafter, County, RBI, and Office Environments may be referred to individually as a "Party" and collectively as the "Parties".

B. On or about March 13, 2020, the County and RBI entered into the Original Agreement for the purchase of certain furniture and for the performance of certain moving and furniture assembly services related to the furnishing of the Mono County Civic Center in Mammoth Lakes, California ("Civic Center").

C. The Original Agreement did not include Office Environments as a contracting party, but it envisioned RBI making payment to a contractor or consultant to be selected to perform the moving and furniture assembly services related to furnishing the Civic Center. After execution of the Original Agreement, RBI selected Office Environments to perform the moving and furniture assembly services.

D. California law requires the County to withhold state income taxes from monies paid to non-California entities performing work and services within California.

However, California law does not require the County to withhold state income taxes from monies paid to California entities performing work or services within California.

E. None of the services to be performed and performed by RBI will be or have been performed in California. Therefore, California law does not require the County to withhold taxes from payments made to RBI pursuant to the Original Agreement and all amendments thereto. However, all of the furniture assembly services to be performed by Office Environments pursuant to the Original Agreement and all amendments thereto will be or have been performed in California. Therefore, in order to comply with California law, RBI would have been required to withhold state income taxes from payment it would have made to Office Environments for the performance of furniture assembly services. In order to avoid the administrative burden of withholding state income taxes from payments made to Office Environments, RBI and Office Environments requested that the County make payments directly to RBI and Office Environments for the purchase of furniture and performance of related services.

F. Accordingly, on or about April 29, 2020, the Parties entered into the First Amendment to make Office Environments a party to the Original Agreement and to provide that the County make payment directly to RBI and Office Environments for the purchase of furniture and performance of services pursuant to the Original Agreement. The Mono County Administrative Officer's execution of the First Amendment was ratified by the Mono County Board of Supervisors at its regular meeting on May 12, 2020.

G. Following execution of the First Amendment, it was discovered that the cost estimate used to prepare the Original Agreement, including but not limited to the total "Not to Exceed" limit thereof, did not account for and include the tax to be paid on the furniture assembly services to be performed by Office Environments. The amount of that tax is \$9,508.09, which is \$7,163.15 more than the Not to Exceed limit included in the Original Agreement.

H. Accordingly, on or about May 13, 2020, the Parties entered into the Second Amendment to amend the Original Agreement and the First Amendment to replace all of the "not to exceed" limits of the Original Agreement, as amended by the First Amendment, with a total contract limit of \$907,163.15 ("Contract Limit") to be paid to RBI and Office Environments for the purchase of furniture and the performance of moving and furniture assembly services related to the furnishing of the Civic Center pursuant to the terms and conditions of Exhibit C attached to the Second Amendment.

I. Following execution of the Second Amendment, County requested additional purchases of furniture and incurred additional unforeseen costs for furniture assembly services directly related to impacts to County staff resources and furniture delivery schedules due to the public health emergency created by COVID-19. The amount of those additional purchases and additional moving and furniture assembly

services is \$66,842.17 more than the Contract Limit specified in the Second Amendment, specifically \$20,273.05 for additional furniture purchases and \$46,569.12 for additional furniture assembly services.

J. In light of the foregoing, the Parties wish to enter into this Third Amendment to amend the Original Agreement, as amended by the First Amendment and Second Amendment, to replace all expenditure limits thereof with a revised contract limit and specific amounts to be paid to each RBI and Office Environments for the purchase of additional furniture, sneeze guards, and additional furniture assembly services.

NOW THEREFORE, in consideration of the mutual promises, covenants, terms and conditions hereinafter contained, intending to be legally bound hereby, and with reference to the above Recitals, the Parties agree as follows:

1. The Original Agreement, the First Amendment, and Second Amendment are incorporated into this Third Amendment as if fully set forth herein.

2. The "Contract Limit" of the Original Agreement, as amended by the Second Amendment, is deleted in its entirety and replaced with a "Contract Limit" of \$974,005.32.

3. Exhibit B of the First Amendment and Exhibit C of the Second Amendment are deleted in their entirety and replaced with Exhibit D attached hereto and incorporated herein by this reference.

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

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

IN WITNESS of the foregoing, the Parties have executed this Third Amendment through their duly authorized representatives as of the last date provided below.

[CONTINUED ON NEXT PAGE]

COUNTY OF MONO:

APPROVED AS TO FORM:

By: _____
Robert C. Lawton
County Administrative Officer

Mono County Counsel's Office

Date: _____

APPROVED BY RISK MANAGEMENT

Mono County Risk Management

RENO BUSINESS INTERIORS, INC.:

By: _____
Stephanie Van Woert

Date: _____

OFFICE ENVIRONMENTS, INC.:

By: _____
Judy Angell

Date: _____

EXHIBIT D

AGREEMENT AND THIRD AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE ENVIRONMENTS, INC.

Pursuant to the terms and conditions of the AGREEMENT AND THIRD AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE ENVIRONMENTS, INC. (the "Third Amendment"), the County of Mono ("County") shall make the following payments to Reno Business Interiors, Inc. ("RBI") and Office Environments, Inc. ("Office Environments") subject to the terms and conditions of the AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO AND RENO BUSINESS INTERIORS, INC. [Mono County Contract No. 20-000108] ("Original Agreement"), as amended by the AGREEMENT AND FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO AND RENO BUSINESS INTERIORS, INC., FOR THE PURPOSE OF ADDING OFFICE ENVIRONMENTS, INC. AS A PARTY AND MAKING RELATED CHANGES ("First Amendment") and the AGREEMENT AND SECOND AMENDMENT TO AGREEMENT FOR THE PURCHASE OF FURNITURE AND RELATED SERVICES BETWEEN THE COUNTY OF MONO, RENO BUSINESS INTERIORS, INC., AND OFFICE ENVIRONMENTS, INC. ("Second Amendment"):

1. Payments to Reno Business Interiors, Inc. The County shall make the following payments directly to RBI within 30 days of the County receiving from RBI an itemized statement(s) or invoice(s) from RBI for the following expenses:

1.1 Seven Hundred Forty-Five Thousand Four Hundred Forty-Three and 11/100 Dollars (\$745,443.11) for the purchase (inclusive of all tax) and delivery of new furniture and sneeze guards for the Mono County Civic Center ("Civic Center"); and

1.2 Twenty-Three Thousand Eight Hundred and NO/100 Dollars (\$23,800.00) for the performance of space planning, design, and project management services related to furnishing the Civic Center.

2. Payments to Office Environments, Inc. The County shall make the following payments directly to Office Environments, according to the times and schedules provided in this Section 2, for the following expenses:

2.1 Upon the County receiving a statement or invoice from Office Environments, a deposit in the amount Seventy-Four Thousand Three Hundred Forty-Five and NO/100 Dollars (\$74,345.00) for the performance of the services otherwise described in this Section 2 (the "Deposit") to be paid on or before May 11, 2020;

2.2 Within 30 days of the County receiving an itemized statement(s) or invoice(s) from Office Environments, Thirteen Thousand and NO/100 Dollars (\$13,000.00) for the performance of moving services related to furnishing the Civic Center; and

2.3 Within 30 days of the County receiving an itemized statement(s) or invoice(s) from Office Environments, One Hundred Seventeen Thousand Four Hundred Seventeen and 21/100 Dollars (\$117,417.21) (inclusive of all tax) for the performance of furniture assembly services related to the furnishing of the Civic Center.



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: County Counsel

TIME REQUIRED

SUBJECT Second Amendment to Contract for
Indigent Defense Services

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Proposed second amendment contract with Liebersbach, Mohun & Reed for the Provision of Indigent Defense Services pertaining to a change in the name of the firm and its ownership structure.

RECOMMENDED ACTION:

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

FISCAL IMPACT:

None.

CONTACT NAME: Stacey Simon

PHONE/EMAIL: 760-648-3270 / ssimon@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Second Amendment

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/25/2020 1:14 PM	County Counsel	Yes

8/26/2020 10:40 AM

Finance

Yes

County Counsel
Stacey Simon

Assistant County Counsels
Christian 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: Stacey Simon

Date: September 1, 2020

Re: Second Amendment to Agreement with Liebersbach, Carney & Reed and
Jeremy Ibrahim for the Provision of Contract Public Defender Services

Recommended Action

Approve and authorize Board Chair to sign Second Amendment to Agreement Among the County of Mono, the Law Firm of Liebersbach, Carney and Reed and Jeremy Ibrahim.

Fiscal Impact

None, the contract amount is unchanged.

Discussion

The law firm of Liebersbach Carney & Reed (the "Firm") is currently under contract to provide public defender services to Mono County. The Firm has informed the County that it will be undergoing a change in organization effective September 1, 2020, with a new partnership structure. The proposed amendment would revise the existing agreement to reflect the new structure and associated name change from Liebersbach Carney & Reed to Liebersbach & Ibrahim.

If you have any questions on this matter prior to your meeting, please call me at 760-648-3270.

**SECOND AMENDMENT TO CONTRACT AMONG COUNTY OF MONO,
THE LAW FIRM OF LIEBERSBACH, CARNEY & REED AND ATTORNEY JEREMY
IBRAHIM FOR THE PROVISION OF INDIGENT DEFENSE SERVICES**

This Second Amendment to the Contract Among County of Mono, the Law Firm of Liebersbach, Carney & Reed and Attorney Jeremy Ibrahim for the Provision of Indigent Defense Services (the CONTRACT) is executed by and between the County of Mono (the COUNTY), the law firm of Liebersbach, Carney and Reed and Jeremy Ibrahim (the CONTRACTOR) and shall be effective as of September 1, 2020.

RECITALS

- A. The COUNTY has a constitutionally mandated responsibility to provide indigent defense services, and in that capacity, contracted with the CONTRACTOR on November 6, 2018 to provide those services.
- B. On January 7, 2020, COUNTY and CONTRACTOR amended the CONTRACT in order to add Lauren Schweizer as an attorney authorized to provide services under the CONTRACT (the "First Amendment").
- C. The parties now wish to further amend the CONTRACT to recognize a change in the ownership structure of CONTRACTOR.

NOW, THEREFORE, the COUNTY and the CONTRACTOR, hereby agree to amend the CONTRACT as follows:

- 1. The title of the CONTRACT shall be amended to read as follows:

**CONTRACT AMONG THE COUNTY OF MONO, THE LAW FIRM OF LIEBERSBACH
& IBRAHIM AND ATTORNEYS JEREMY IBRAHIM AND LAUREN SCHWIEZER
FOR THE PROVISION OF INDIGENT DEFENSE SERVICES.**

- 2. The first paragraph on page 1 of the CONTRACT shall be amended to read as follows:

The County of Mono, a political subdivision of the State of California, referred to as "the COUNTY," the law firm of LIEBERSBACH & IBRAHIM, a professional corporation, Jeremy Ibrahim and Lauren Schweizer, collectively, referred to hereafter as "the CONTRACTOR," agree to the provisions of indigent defense services as outlined below for the period September 1, 2020 through October 31, 2021. The COUNTY and the CONTRACTOR are sometimes referred to herein collectively as "the parties."

- 3. **ARTICLE XVIII. NOTICES** is amended to read as follows:

Whenever this CONTRACT provides for notice to be provided by one party to another, such notice shall be in writing and addressed as follows:

If to CONTRACTOR:

Liebersbach & Ibrahim
Attn: Jeremy Ibrahim

PO Box 3337
Mammoth Lakes, CA 93546
ibrahim@mammothlaw.com

If to COUNTY:

County Administrative Officer
PO Box 696
Bridgeport, CA 93517
rlawton@mono.ca.gov

With a copy to:

Mono County Counsel
PO Box 2415
Mammoth Lakes, CA 93546
ssimon@mono.ca.gov

3. The Recitals are incorporated into and made a part of the terms of this Second Amendment.

Except as modified herein or in the First Amendment, the CONTRACT remains unmodified and in full force and effect. This Second Amendment represents the final expression of the agreement among the parties relating to the subject matter herein. In the event of any conflict between the terms of this Second Amendment and the terms of the CONTRACT or First Amendment, the terms of this Second Amendment shall control.

EXECUTION

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS THROUGH THEIR AUTHORIZED REPRESENTATIVES THIS _____ DAY OF _____, 2020.

COUNTY OF MONO

CONTRACTOR

By: _____
Robert Lawton, County Administrative Officer

By: _____
Jeremy Ibrahim

Dated: _____

Dated: _____

APPROVED AS TO FORM

County Counsel



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Elections

TIME REQUIRED

SUBJECT Help America Vote Act (HAVA) Grant
COVID Funding

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

The U.S. Elections Assistance Commission, through the State of California, is offering HAVA federal reimbursement funding to comply with the requirements of HAVA Section 101 for additional costs associated with the national emergency related to the coronavirus. These funds must be expended by December 31, 2020.

RECOMMENDED ACTION:

Approve, and authorize the Mono County Clerk-Recorder-Registrar of Voters to sign, Agreement #20G26126 with the California Secretary of State for receipt of up to \$26,627.00 to be spent "to prevent, prepare for, and respond to coronavirus, domestically or internationally, for the 2020 Federal election cycle".

FISCAL IMPACT:

Up to \$26,627.00 in grant funded reimbursement.

CONTACT NAME: Shannon Kendall

PHONE/EMAIL: 760-932-5533 / skendall@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Agreement

History

Time

Who

Approval

8/27/2020 5:16 PM	County Administrative Office	Yes
8/21/2020 9:47 AM	County Counsel	Yes
8/26/2020 2:01 PM	Finance	Yes



COUNTY OF MONO

P.O. Box 237, Bridgeport, California 93517 Phone: 760-932-5530 Fax: 760-932-5531

Shannon Kendall
County Clerk ✦Recorder ✦Registrar
Clerk of the Board of Supervisors

Scheereen Dedman
Assistant County Clerk ✦Recorder ✦Registrar
Assistant Clerk of the Board of Supervisors

TO: Honorable Board of Supervisors

FROM: Shannon Kendall, Clerk-Recorder-Registrar

DATE: September 1, 2020

Recommendation

Approve, and authorize the Mono County Clerk-Recorder-Registrar of Voters to sign Agreement #20G26126 with the California Secretary of State for receipt of up to \$26,627.00 to be spent "to prevent, prepare for, and respond to coronavirus, domestically or internationally, for the 2020 Federal election cycle".

Discussion

The U.S. Elections Assistance Commission, through the State of California, is offering HAVA federal reimbursement funding to comply with the requirements of HAVA Section 101 for additional costs associated with the national emergency related to the coronavirus. These funds must be expended by December 31, 2020.

Fiscal Impact

Up to \$26,627.00 in grant funded reimbursement.

STATE OF CALIFORNIA – DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 03/2019)

AGREEMENT NUMBER

20G26126

PURCHASING AUTHORITY NUMBER (if applicable)

SOS-0880

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

Secretary of State

CONTRACTOR NAME

Mono County

2. The term of this Agreement is:

START DATE

August 15, 2020, or upon approval by Dept. of General Services, if required, whichever is later

THROUGH END DATE

December 31, 2020

3. The maximum amount of this Agreement is:

\$ 26,627.00**Twenty-six thousand six hundred twenty-seven dollars and zero cents**

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made part of the Agreement.

EXHIBITS	TITLE	PAGES
Exhibit – A	Scope of Work	5
Exhibit – B	Budget Detail and Payment Provisions	3
Exhibit – C*	General Terms and Conditions	GTC 04/2017
Exhibit – D	Special Terms and Conditions (Attached hereto as part of this Agreement)	3
Exhibit – E	Additional Provisions	2
Exhibit – F	County Resolution	
Exhibit – G	Contractor HAVA Activity Report	1

Items shown with an asterisk (), are hereby incorporated by reference and made part of this agreement as if attached hereto.**These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>***IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.****CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

Mono County

CONTRACTOR BUSINESS ADDRESS

P.O. Box 237

CITY

Bridgeport

STATE

CA

ZIP

93517

PRINTED NAME OF PERSON SIGNING

Shannon Kenda11

TITLE

CONTRACTOR AUTHORIZED SIGNATURE

DATE SIGNED

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME

Secretary of State

CONTRACTING AGENCY ADDRESS

1500 11th Street

CITY

Sacramento

STATE

CA

ZIP

95814

PRINTED NAME OF PERSON SIGNING

TITLE

CONTRACTING AGENCY AUTHORIZED SIGNATURE

DATE SIGNED

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL

EXEMPTION (If Applicable)

SCM Vol. 1, 4.04.A.2

**EXHIBIT A
(Standard Agreement)****SCOPE OF WORK****A. PURPOSE OF AGREEMENT**

The purpose of this Agreement is to provide the County of **Mono** (County) with federal reimbursement funds (HAVA funds), CFDA Number 90.404, administered by the U.S. Election Administration Commission (EAC) to comply with the requirements of HAVA Section 101 for additional costs associated with the national emergency related to coronavirus. The funds are to be spent “to prevent, prepare for, and respond to coronavirus, domestically or internationally, for the 2020 Federal election cycle,” subject to the provisions of this Agreement and requirements of state and federal law, regulation and procedures. The provisions of this Agreement are to be interpreted to further this purpose.

B. CONTACTS

The program representatives during the term of Agreement will be:

For County: Shannon Kendall (760) 932-5537

For State: Kathy Chaney (916) 695-1657

C. FUNDING ALLOCATIONS

A total of **\$26,627.00** is allocated to Mono County. The amount of **\$22,506.00** can be used to conduct the November 2020 election in the face of the COVID-19 pandemic as set forth below in (E)(1 – 7), which can include increased costs related to all aspects of voting by mail, equipment needs for processing increased vote-by-mail ballots and meeting the in-person voting requirements, permanent and temporary staffing, additional security, specialized training of staff and election workers, cleaning and disinfection, personal protective equipment, and polling locations and election facilities. The amount of **\$4,121.00** can be used for outreach and communication as set forth in (E)(8) below.

D. CONDITION FOR RECEIVING FUNDS

The County may seek reimbursement for the activities identified below, provided that the County timely submits the:

1. Monthly Cost Report;
2. Monthly Implementation Report; and
3. Any supplemental survey or request for information.

E. USE OF FUNDS

The funds are to be spent to prevent, prepare for, and respond to the COVID-19 pandemic for the 2020 Federal election cycle. In accordance with EAC guidance, the funds can be used for election related costs incurred after March 28, 2020, in

EXHIBIT A
(Standard Agreement)

conducting election activities in the face of the coronavirus pandemic. Such costs include, but are not limited to, increased vote-by-mail, expanded early voting, improving the safety of voting in-person, and staff and election worker salaries and benefits.

Allowable costs are for those costs that are in addition to normal election costs and do not supplant funds already allocated under state or local budget authority to cover the costs. Allowable costs do not include costs that are currently paid with state or local election jurisdiction funds, as part of the normal conduct of elections.

The costs identified below are presumed to be allowable, as indicated, however, the identified costs are not meant to be exhaustive. To the extent a cost is not identified below, but is incurred in conducting the November 2020 election in the face of the COVID-19 pandemic, the County shall submit documentation with the request for reimbursement that establishes the cost was COVID-19 related.

Allowable costs include:

1. Vote-by-Mail

Increased costs related to all aspects of voting by mail are allowable to the extent that they represent expenditures incurred as a result of the pandemic. The funds can be used to cover the costs of the increase in vote-by-mail ballots needed due to the pandemic that are not already covered by state or local funds. Allowable uses under this section include:

- a. Additional printing costs;
- b. Additional mailing and postage costs;
- c. Additional envelope costs; and
- d. Ballot tracking costs.

2. Equipment

Increased costs related to equipment needs for processing increased vote by-mail ballots and meeting the in-person voting requirements are allowable. Allowable costs under this section include:

- a. Automated sorters;
- b. Ballot scanners;
- c. Automated openers;
- d. Signature verification systems;
- e. Acquisition of additional voting equipment, including high speed or central count tabulators;
- f. Electronic pollbooks;
- g. Ballot on demand systems;
- h. Drop boxes;
- i. ADA equipment and peripherals;
- j. Additional laptops and mobile IT equipment; and
- k. Software licenses.

EXHIBIT A
(Standard Agreement)

3. Staffing

Staffing costs, including permanent and temporary staffing, are allowable. This includes salaries and benefits associated with the portion of work as a result of the pandemic. Allowable costs under this section include:

- a. Staff time associated with planning, training, and response;
- b. Temporary elections office staffing;
- c. Overtime salary and benefit costs for elections staff and workers; and
- d. Additional staff or election worker time needed for processing; tabulation, signature verification, voter hotlines, etc.

4. Security

Additional security costs incurred due to the pandemic are allowable. These costs may be related to physical security and/or cybersecurity. Allowable costs under this section include:

- a. Costs associated with election offices working remotely while planning and conducting the election due to the pandemic are allowable such as securing systems that enable remote access, ensuring Virtual Private Network and other remote access systems are fully patched, enhancing system monitoring to receive early detection and alerts on abnormal activity, implementing multi-factor authentication, ensuring all machines have properly configured firewalls as well as anti-malware and intrusion prevention installed;
- b. Installation and security for drop-boxes; and
- c. Security cameras or systems for additional election facilities.

5. Training

Increased costs related to specialized training of staff and election workers due to coronavirus are allowable. Allowable costs under this section include:

- a. Training election workers and staff on proper cleaning processes;
- b. Training election workers and staff on proper voting location set up and configuration;
- c. Training election workers and staff on how to determine, set and maintain proper physical distancing;
- d. Training election workers and staff on proper usage and disposal of personal protective equipment; and
- e. Training of poll workers on sanitization procedures for in-person voting and voting equipment.

6. Supplies

Increased costs associated with cleaning and disinfection of election offices, polling location areas and associated voting equipment are allowable. Similarly, costs associated with providing clean and safe election offices and polling locations for voters and election workers is allowable. Examples of allowable costs include:

**EXHIBIT A
(Standard Agreement)**

- a. Cleaning supplies for polling locations;
- b. Protective masks, gloves and face shields for staff and poll workers;
- c. Hand sanitizer and dispensers;
- d. Electronic wipes;
- e. Pre- and post-election deep cleaning of polling places;
- f. Barrier supplies and construction; and
- g. Table covers/protectors.

7. Facilities

Unanticipated costs for polling locations and election facilities are allowable costs. Allowable costs include:

- a. Leasing of new polling places when existing sites must be closed;
- b. Leasing of additional election facilities to facilitate physical distancing for election workers;
- c. Additional costs or fees charged by existing sites due to coronavirus;
- d. Costs associated with moving a location from one site to another; and
- e. Additional costs associated with delivery, set up and configuration of polling locations due to coronavirus.

8. Outreach and Communication

Costs related to voter education and outreach are allowable. The outreach and communication information must be on voting procedure changes, rights or technology. Items intended to “get out the vote” or merely encourage voting are not allowable.

The Secretary of State will be conducting statewide outreach and communication, including all media markets and social media.

The County may seek reimbursement for outreach and communication costs for a variety of mediums including, but not limited to direct mail, public transportation advertising, and social media. Allowable communications and outreach costs include:

- a. Providing information about in-person voting locations, ballot return locations, and coronavirus precautions being implemented in the County during the voting process.
- b. Providing information on language preference, assistance, and how to request in-language vote-by-mail materials, specifically targeted to section 203 and section 14201 language communities.
- c. Providing information on the availability and use of remote accessible vote-by-mail (RAVBM).
- d. Targeting historically hard to reach communities such as seniors, college students, and native American tribes, to ensure those communities are aware of safety procedures at in-person voting locations, that they will receive a vote-by-mail ballot, how to verify their voter information and update their registration ahead of the

**EXHIBIT A
(Standard Agreement)**

election, security of vote-by-mail ballots, how to track their ballot, that in-language vote-by-mail materials are available, and how to request a RAVBM ballot.

- e. Seeking to prioritize reaching voters with language access and disability needs.
- f. Including outreach to ethnic media for both paid and earned media opportunities. Counties should consider ad-buys via local in-language newspapers, as well as via in-language radio stations to directly target communities.
- g. Targeting voters in their region where they will vote by placing ads on billboards and bus-shelters and conducting social media ad-buys.

Television ad buys will be generally not be reimbursable. However, if the County proposes to use the funds under this section for a television ad buy, the County shall seek prior written pre-approval from the Secretary of State.

F. EXPIRATION

Requests for reimbursement for any of the above qualifying costs shall be submitted to the Secretary of State on or before November 20, 2020. These funds expire December 31, 2020.

If you have any questions about this grant, please feel free to contact Kathy Chaney (KC) at (916) 695-1657 or kchaney@sos.ca.gov.

**EXHIBIT B
(Standard Agreement)**

BUDGET DETAIL AND PAYMENT PROVISIONS

1. Invoicing and Payment

- A. For services satisfactorily rendered, and upon receipt and approval of the invoices submitted with supporting documentation, the State agrees to compensate the Contractor for actual expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Agreement.
- B. Invoices shall include the Agreement Number and shall be submitted not more frequently than monthly in arrears to:

Office of Secretary of State
Attention: Accounts Payable
P.O. Box 944260
Sacramento, CA 94244-2600
Email: accountspayable@sos.ca.gov

2. Budget Contingency Clause

- A. It is mutually agreed that if the Budget Act, or a HAVA Spending Plan or Spending Plan amendment, of the current year and/or subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement and Contractor shall not be obligated to perform any provisions of this Agreement.
- B. If funding for any fiscal year is reduced or deleted by the Budget Act, or by a HAVA Spending Plan or Spending Plan amendment, for purposes of this program, the State shall have the option to either cancel the Agreement with no liability occurring to the State, or offer an agreement amendment to Contractor to reflect the reduced amount.

3. Federal Funds

- A. It is mutually understood between the parties that this contract may have been written for the mutual benefit of both parties before ascertaining the availability of congressional appropriation of funds, to avoid program and fiscal delays that would occur if the contract were executed after that determination was made.
- B. This contract is valid and enforceable only if the United State Government for the fiscal years 2020/21 for the purpose of this program makes sufficient funds available to the state. In addition, this contract is subject to any additional restrictions, limitations, or conditions enacted by the Congress or to any statute enacted by the Congress that may affect the provisions, terms, or funding of this contract in any manner.
- C. The parties mutually agree that if the Congress does not appropriate sufficient funds for the program, this contract shall be amended to reflect any reduction in funds.
- D. The department has the option to **invalidate** the contract under the 30-day cancellation clause or to amend the contract to reflect any reduction in funds.

**EXHIBIT B
(Standard Agreement)**

4. Prompt Payment Clause

Payment will be made in accordance with, and within the time specified in Government Code Chapter 4.5, commencing with Section 927.

5. Maximum Amount of HAVA Funds to be Provided to County Under this Program

County shall not receive, pursuant to Agreement, more than **\$26,627.00**.

6. Failure to Properly Claim Maximum Amount of HAVA Funds

Notwithstanding any provision of Agreement, County shall be entitled to receive only those amounts for fully supported and appropriate claims which are properly submitted, pursuant to the provisions of Agreement and all applicable state and federal laws, regulations, and procedures.

7. Basis of Claims

Subject to the provisions related to the applicability of OMB Circular A-87, all claims for HAVA funds under this program must be based on invoices submitted by County. All invoices or agreements that are the subject of any claims must relate directly to expenditures authorized pursuant to Exhibit A – SOW, Paragraph E – USE OF FUNDS.

8. Processing of Claims

The Secretary of State shall establish the criteria and processes for submitting claims under this program. Such criteria shall include requirements that all claims:

- (1) Contain a face sheet that summarizes each expenditure made by the categories set forth in Exhibit A – SOW, Paragraph E – USE OF FUNDS;
- (2) Include the total amount of the claim;
- (3) Include the agreement number on the face sheet;
- (4) Identify whether additional claims are expected to be submitted;
- (5) Include the hourly charge of any contractor for which a claim is made for their time;
- (6) Include the hourly wage or monthly salary of any employee for which a claim is made for their salaries;
- (7) Include signed Contractor HAVA Activity Reports, please see sample which is Exhibit G, for each employee and contractor's employee for whom reimbursement for time is being claimed. (Vendors who receive payment from HAVA funds are required to submit timesheets for any work paid for as time and materials); and
- (8) Include a copy of the contract with the contractor if the contractor's invoice does not describe the activities undertaken in such a manner that the State can determine whether the activities comply with the provisions of this Agreement.

**EXHIBIT B
(Standard Agreement)**

9. Application of OMB Circular A-87

OMB Circular A-87 ("Cost Principles for State, Local and Indian Tribal Governments"), incorporated herein by reference, to the extent applicable, shall govern with respect to all aspects of this program. The provisions of OMB Circular A-87 may be found at <http://www.whitehouse.gov/omb/circulars>.

10. Retroactive Payments

Counties may claim reimbursement for expenses and activities permissible under the terms of this Agreement that occur after March 28, 2020 and before November 20, 2020.

11. Payments of Claims

Payments made by the State with respect to any claim shall be sent directly by the State Controller's office to the County.

12. Deadline for Submitting Claims

Requests for reimbursement shall be submitted to the Secretary of State on or before November 20, 2020. These funds expire December 31, 2020.

13. Multiple Claims

County can submit multiple claims for HAVA funds authorized above, within the aggregate limit established for County.

14. Documentation to be Submitted

Each claim shall include a cover page that identifies the activity or service in Exhibit A – SOW and the dollar amount associated with each activity or service for which funds are being sought. Each claim shall also include originals or true copies of all invoices, agreements, or other documentation that support the claim, including all documentation required by OMB Circular A-87. The provisions of OMB Circular A-87 may be found at <http://www.whitehouse.gov/omb/circulars>.

15. Order of Processing

Claims shall be processed by the Secretary of State in order of receipt.

16. Work Outside of The Scope of Work

Contractors are not permitted to perform work, or be paid for work, outside the documented scope of work. Changes to the scope of work must be approved before work is undertaken, and payment is made for any activities outside of the scope of work

EXHIBIT C
(Standard Agreement)

GENERAL TERMS AND CONDITIONS
(GTC 04/2017)

PLEASE NOTE: This page will not be included with the final agreement. The General Terms and Conditions (GTC 04/2017) will be included in the Agreement by reference to Internet site: <https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/Standard-Contract-Language>

EXHIBIT D
(Standard Agreement)

SPECIAL TERMS AND CONDITIONS

A. AUDITING

1. Receipt of HAVA funds by a county indicates agreement to establish a dedicated HAVA account for these funds. Therefore, any payment received by County pursuant to this program shall be deposited in a separate, segregated account and any payment made by County related to this program shall be paid from that account whether or not the County has paid the vendors for services rendered before submitting invoices to the State.
2. Any recipient of federal funds to meet the Help America Vote Act requirements agrees to be audited pursuant to federal and state law. Accordingly, all documents and electronic files must be produced upon request by the auditors. CFDA Number for this contract is 90.404. The audit may include a review of all books, papers, accounts, documents, or other records of County as they relate to any HAVA funds. County shall also provide access to all employees having knowledge of the HAVA funds program to assist the auditor. County shall provide a copy of any document, paper, or electronic record requested by the auditor;
3. OMB Circular A-133 ("Audits of States, Local Governments, and Non-Profit Organizations"), and OMB Circular A-87, incorporated herein by reference, shall govern with respect to all aspects of this program. The provisions of these circulars may be found at <http://www.whitehouse.gov/omb/circulars>;
4. County shall maintain records in a manner that:
 - a. Accurately reflects fiscal transactions with necessary controls and safeguards;
 - b. Provides complete audit trails, based whenever possible on original documents (purchase orders, receipts, progress payments, invoices, timesheets, cancelled warrants, warrant numbers, etc.);
 - c. Provides accounting data so the costs can readily be determined throughout Agreement period.
5. Records shall be maintained for three years after expiration of Agreement and for at least one year following any audit or final disposition of any disputed audit finding;
6. If the final disposition of any disputed audit finding is determined to be a disallowed cost that the Secretary of State has paid the County, the County shall return to the Secretary of State an amount equal to the disallowance.
7. County shall permit periodic site visits by the Secretary of State or the Secretary of State's designee or designees to determine if any HAVA funds are being used or have been used in compliance with Agreement and all applicable laws;
8. Upon request, county shall report to the Secretary of State at least once every 90 (ninety) days until all funds received have been expended, on the status of HAVA funds received, in a manner determined by the Secretary of State.

EXHIBIT D
(Standard Agreement)

B. GENERAL PROVISIONS

1. The program is conditioned on State receiving reimbursement from the federal government pursuant to HAVA, for federal fiscal year 2020.
2. HAVA funds can only be used for the purposes for which the HAVA funds are made;
3. No portion of any HAVA funds shall be used for partisan political purposes. All contractors providing services are required to sign an agreement, please see Exhibit E Item 1, to abide by the Secretary of States' policy to refrain from engaging in political activities that call into question the impartiality of the Secretary of State's Office. County is to submit agreement signed by each employee of contractor's firm who worked for County pursuant to this Agreement with the County's first invoice.
4. The provisions of the federal *Hatch Act* shall apply to employees working for state and local entities receiving HAVA funds. The *Hatch Act* may be reviewed at http://www.osc.gov/documents/hatchact/ha_sta.pdf;
5. Any interest earned by County on money received pursuant to this Agreement must be reported in writing to the Secretary of State within 30 days of expiration of this Agreement. All interest must be used by the County for the purposes of implementing activities allowable under this Agreement;
6. Failure by any eligible County to execute a contract within 90 days of the date on which this contract is made available shall constitute an express desire to forego its use of the County's proportionate share of these funds, which may result in reallocation of that County's proportionate share of funds to other counties for the purposes provided under this contract.
7. Funds not claimed by County within 90 days of the end date of this contract, or any funds claimed by a county that are not approved for county use by the Secretary of State within 180 days of the end date of this contract, shall be reallocated to the Counties based on need and may only be used to meet Section 101 of HAVA;
8. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel Agreement with no liability occurring to the State, or offer an Agreement amendment to County to reflect any reduced amount;
9. Agreement is subject to any restrictions, limitations or conditions enacted or promulgated by the United States Government, or any agency thereof, that may affect the provisions, terms or funding of Agreement in any manner;
10. Pursuant to federal policy, Agreement may be terminated by the State with 30-day written notice to County;
11. County warrants by execution of Agreement, that no person or selling agency has been employed or retained to solicit or secure this contract upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by County for the purpose of securing business. For breach or violation of this warranty, the State shall, in addition to other remedies provided by law, have the right to annul this contract without liability, paying only for the value of the work actually performed, or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee;

**EXHIBIT D
(Standard Agreement)**

12. Nothing contained in Agreement or otherwise, shall create any contractual relation between the State and any subcontractor or vendor, and no subcontractor shall relieve County of its responsibilities and obligations hereunder. County agrees to be as fully responsible to State for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by County. County's obligation to pay its subcontractors is an independent obligation from the State's obligation to make payments to County. As a result, State shall have no obligation to pay or to enforce the payment of any moneys to any subcontractor or vendor of County;
13. Pursuant to federal law, by signing this agreement or execution of this purchase order the Contractor certifies under the penalty of perjury that the contracting entity is not excluded or ineligible from federal assistance programs and thereby is not on the federal government's list of suspended or debarred entities.

Pursuant to federal law, as a component of the procurement process, the Contractor must review the federal government's list of debarred and suspended vendors and ensure no contract award is provided to a vendor on this list. This list may be viewed at www.epls.gov

14. Upon request, county agrees to provide the Secretary of State with a summary report on its activities under this agreement following each election for which funds are expended that includes: the method used to determine the need for funding an eligible activity, including the reliance on an advisory committee or advisory groups, surveys or any other methodology used to assess the need for the eligible activity; the activity performed and funded; the amount of funding expended; the category or categories of need being met; and any performance metric or assessment of the quality of the activity, including unsolicited public comment, advisory committee or advisory group comment, public comment solicited through surveys and on-site assessments conducted by the County, its agents or others.

EXHIBIT E
(Standard Agreement)

ADDITIONAL PROVISIONS

1. Secretary of State Policy Regarding Political Activity in the Workplace

SECRETARY OF STATE POLICY REGARDING POLITICAL ACTIVITY IN THE WORKPLACE

The Secretary of State is the state's chief elections officer. It is, therefore, imperative that staff in the Secretary of State's Office, and those who contract with the Secretary of State's Office, refrain from engaging in any political activity that might call into question the office's impartiality with respect to handling election issues. Accordingly, the policy of the Secretary of State's Office with respect to political activity in the workplace, a copy of which will be given to every employee in the Secretary of State's office and incorporated as an attachment to contracts with the Secretary of State's Office, is as follows:

1. No employee of or contractor with the Secretary of State's Office shall engage in political campaign-related activities on state-compensated or federal-compensated time, except as required by official duties, such as answering inquiries from the public. In those cases where the contractor with the Secretary of State's Office is a county, the term "contractor" shall apply only to county elections office employees, county employees redirected to work temporarily for the county elections office, or any person, firm, company or business that provides reimbursable election-related services to a county elections office in furtherance of a contract. This prohibition shall not apply while an employee is on approved vacation or approved annual leave. This prohibition shall not apply to activities engaged in during the personal time of an employee.
2. No employee of or contractor with the Secretary of State's Office shall use any state property in connection with political campaign activities. It is strictly prohibited to schedule political campaign-related meetings or to conduct political campaign-related meetings in state office space, even if after normal working hours.
3. No employee of or contractor with the Secretary of State's Office shall use his or her official status with the Secretary of State's Office to influence political campaign-related activities or to confer support for or indicate opposition to a candidate or measure at any level of government.
4. No employee of or contractor with the Secretary of State's Office may be involved with political campaign-related telephone calls, letters, meetings or other political campaign-related activities on state-compensated or federal-compensated time. Requests by employees to switch to alternative work schedules, such as 4-10-40 or 9-8-80 work weeks, or to take vacation in order to accommodate political campaign-related activities or to attend political campaign functions, will be judged in the same manner and on the same basis as any other requests of this nature (i.e., existing needs of the office and discretion of the division chiefs).
5. The receipt or delivery of political campaign contributions or photocopies thereof on state property is strictly prohibited, as is the use of office time or state resources (e.g., intra-office mail or fax machines) to solicit or transmit political campaign contributions.
6. No employee of or contractor with the Secretary of State's Office may authorize any person to use his or her affiliation with the Secretary of State's Office in an attempt to suggest that the employee's or contractor's support or opposition to a nomination or an election for office or a ballot measure is of an "official," as distinguished from private, character.
7. No employee of or contractor with the Secretary of State's Office may display political campaign-related buttons, posters, or similar materials in areas visible to individuals who are in public areas of the Secretary of State's Office; nor may an employee of or contractor with the Secretary of State's Office display political campaign-related posters or other materials on windows facing out of the state office building.

EXHIBIT E
(Standard Agreement)

8. No employee of or contractor with the Secretary of State's Office may use official authority or influence for the purpose of interfering with or attempting to affect the results of an election or a nomination for any public office.
9. No employee of or contractor with the Secretary of State's Office may directly or indirectly coerce or solicit contributions from subordinates in support of or in opposition to an election or nomination for office or a ballot measure.
10. An employee who is paid either partially or fully with federal funds, including the Help America Vote Act of 2002 (HAVA), is subject to the provisions of the federal Hatch Act, and is, therefore, prohibited from being a candidate for public office in a partisan election, as defined in the federal Hatch Act. However, any employee who is to be paid either partially or fully with funds pursuant to HAVA, shall first be consulted about the proposed funding and be informed about the prohibitions of the federal Hatch Act. The employee, whenever possible, shall be given the opportunity to engage in employment that does not involve HAVA funding.
11. Provisions limiting participation in political campaign-related activities as provided for in this policy statement shall be included in every contract with the Secretary of State's Office.

If you have questions concerning these restrictions, please refer them to the Secretary of State Office contact person listed on the contract in Exhibit A - SOW.

Exhibit G

STATE OF CALIFORNIA - SECRETARY OF STATE

CONTRACTOR HAVA ACTIVITY REPORT

NAME														Division														Days/Hours		Month/Year								
																												5/40										
Class/Title:							Contract Number:																					TIMEBASE EMPLOYEES: FULL <input type="checkbox"/> PART <input type="checkbox"/>										
ACTIVITY HOURS														PROGRAM TIME REPORTING																								
	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	ACTIVITY CODE	PC	ORG	REG. HOURS	
1																																			COVID-19			0.0
2																																					0.0	
3																																					0.0	
4																																					0.0	
5																																					0.0	
6																																					0.0	
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23																																					0.0	
24																																					0.0	
																				MONTHLY TOTAL	0.0																	
SIGNATURE OF CONTRACTOR														DATE																								



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT

Application for Alcoholic Beverage
License - Sportsmen's Bar and Grill,
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 Sportsmen's Bar and Grill, LLC doing business as Sportsmen's Bar and Grill located at 271 Main St., Bridgeport, CA 93517.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Application](#)

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/21/2020 9:46 AM	County Counsel	Yes
8/24/2020 3:50 PM	Finance	Yes

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

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

File Number: 618620
Receipt Number: 2645998
Geographical Code: 2600
Copies Mailed Date: August 11, 2020
Issued Date:

RECEIVED

DISTRICT SERVING LOCATION: BAKERSFIELD

First Owner: SPORTSMEN'S BAR & GRILL, LLC
Name of Business: SPORTSMEN'S BAR AND GRILL LLC
Location of Business: MAIN ST S/S
BRIDGEPORT, CA 93517

AUG 14 2020

OFFICE OF THE CLERK

County: MONO

Is Premises inside city limits? No Census Tract: 0001.02

Mailing Address:(If different from premises address) PO BOX 496 BRIDGEPORT, CA 93517

Type of license(s): 47 Dropping Partner: Yes ___ No X

Transferor's license/name: 24109 / COURTNEY, BEVERLEY J

Table with columns: License Type, Transaction Type, Master, Secondary LT And Count, License Type, Transaction Description, Fee Code, Dup, Date, Fee. Includes rows for Application Fees and Annual Fee, totaling \$2,329.00.

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: August 11, 2020

Applicant Name(s)

SPORTSMEN'S BAR & GRILL, LLC

Notarized Sign OFF Forth coming



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT Mono Basin Historical Society Thank
You Letter

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Letter of thanks from the Mono Basin Historical Society to the Board for last year's Historical Society Support Grant.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Letter

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/21/2020 9:48 AM	County Counsel	Yes
8/26/2020 10:42 AM	Finance	Yes



(760) 647-6461 Mono Basin Historical Society curator@monobasinhistory.org
PO Box 39, Lee Vining, CA 93541 www.monobasinhistory.org

August 17, 2020

Mono County Board of Supervisors
c/o Clerk of the Board
Shannon Kendall
PO Box 715
Bridgeport, CA 93517

Dear Mono County Board of Supervisors

For the Mono Basin Historical Society (MBHS), I want to thank you for the Historical Society Support Grant we received, again, for the last fiscal year. We just received the \$1835 check as reimbursement for purchases made under our agreement. While that amount may sometimes seem insignificant within the County's larger concerns, and while the support amount has understandably diminished over the years, it still provides important support to our small community non-profit organization. We rely on membership dues (about 170 members presently), some donations, and some sales of books and other items at the museum. But this summer the museum was only able to open for 4 weeks before shutting down, again, due to the Covid-19 protocols. No walk-in visitors, no in-person sales, and no annual fundraisers like the Ghosts of the Sagebrush Tour (which usually generates between \$3000 and \$4000). Our savings account, which slowly accumulates through many years to fund larger projects, has been depleted due to a shed building purchased last winter which, when installed, will add artifact storage and administrative space outside of the Old Schoolhouse Museum.

We, MBHS, will survive all of this, but this year, especially, we sincerely appreciate your support, and look forward to applying for a 2020-2021 grant.

Thanks very much.

David Carle
President, Mono Basin Historical Society
760 747-6461
www.monobasinhistory.org



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT Letters re: Mono County New Jail Project

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Letters from Bridgeport residents to the Board regarding the proposed plan to build a new County Jail in Bridgeport.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Donna Simensen Letter
Sherry Sorensen Letter

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/27/2020 4:58 PM	County Counsel	Yes
8/28/2020 8:37 AM	Finance	Yes

From: Donna Simensen <picturethisdl@gmail.com>

Sent: Monday, August 17, 2020 2:03 PM

To: Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>;
Bob Gardner <bgardner@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>

Subject: Jail

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear supervisors,

These are people in our town of Bridgeport that deeply care about this town and have a real concern about this jails location. I know that some of you don't see what all the fuss is about building a jail in a neighborhood with residence if they don't complain, but here is the issue, we are not only residence but we also moved here for a more meaningful life, and it is absurd to put a jail in our neighborhood, really! And right in the path of a elementary school! We are residence, Business owners, librarian, lawyer, young and old, new residence, old residents, and we are all big supporters of our town who feel like there is another option that can work, but this jail location is, and was not ever considerate of the people that really love where they live!

November 11, 2018

Dear Mono County Board of Supervisors,

Please know as community members and taxpayers of Mono County and the town of Bridgeport, we would like our voices heard on one of the most important decisions facing us at this time; the construction of a new Mono County Jail.

We understand and agree the existing jail no longer serves the needs of the county employees or the prisoners. As our town has grown, the current location is not an ideal place for the jail and we now have an opportunity to make informed decisions as we move forward with the construction of a new County Jail.

Our town of Bridgeport thrives due to the dedicated community members, county employees and the tourism industry. Families remain in Bridgeport, homeowners purchase homes in Bridgeport and tens of thousands of tourist visit Bridgeport and Twin Lakes in part due to the "hometown" feeling Bridgeport offers. Part of the "hometown" feeling includes the safety and security of the visitors, residents and their families and other homeowners, all of which generates money for Mono County.

When the jail was originally constructed, it made sense to have it close to the courthouse. As the town has grown and homes have been built, it is no longer ideal to have a jail near residents, schools and churches. People make up a town, and we the people of Bridgeport would like to support a new County Jail and all the benefits it will bring to the county employees, prisoners and the positive economic impact it will have for the residents of Bridgeport in terms of jobs.

We urge you to consider other options for the new County Jail location. We would like to be a part of the process as you move forward choosing the new location; a location that will not be near community members, that will not be on the only road to one of the Eastern Sierra's most pristine havens and that will take into consideration the future of the Bridgeport residents and the long-standing business owners of our wonderful town.

Thank you for your consideration.

Print Name *Paul Hemming*

Signature *Paul Hemming*

Print Name *Benny Romero*

Signature

Jose Lopez

Print Name

Jose Lopez

Signature

Jim Liedt

Print Name

[Signature]

Signature

Kevin Perez

Print Name

[Signature]

Signature

EDWARD NDAN

Print Name

[Signature]

Signature

MATTHEW WETTER

Print Name

[Signature]

Signature

Ingrid Wetter

Print Name

Ingrid [Signature]

Signature

Bruce BURNS

Bruce

Jose Lopez

Print Name

Jose Lopez

Signature

Jim Liedt

Print Name

[Signature]

Signature

Kevin Perez

[Signature]

William Osborn

Print Name

[Signature]

Signature

John MIGLIORIE

Print Name

[Signature]

Signature

John Olinger

Print Name

John Olinger

Signature

TINA Olinger

Print Name

Tina Olinger

Signature

Jeff Simensen

Print Name

Jeff Simensen

Signature

Donna Simensen

Print Name

Donna Simensen

Signature

MARK MANDA

Print Name

Mark Manda

Signature

SHERRY SOREUSEN

Print Name

Sherry Soreusen

Signature

Michele Merchant

Print Name

Michele Merchant

Signature

EUGENE MAHON

Print Name

Eugene Mahon

Signature

Abigail Bridges

Print Name

Abigail Bridges

Signature

Maree Elana Arenas

Print Name

Maree Elana Arenas

Signature

Kent G. Stoddard

Print Name

Kent G. Stoddard

Signature

THOMAS KOONS

Print Name

Thomas Koons

Signature

Didget Koons

Print Name

Didget Koons

Signature

From: Sherry L Sorensen <sherry_bp@earthlink.net>

Sent: Sunday, August 23, 2020 8:06 PM

To: John Peters <jpeters@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Stacy Corless <scorless@mono.ca.gov>

Subject: Mono County New Jail Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mono County, CA, Board of Supervisors

From: Sherry Sorensen, Bridgeport Resident for 31 years

08/20/2020

I wish to express my extreme frustration, anger, and sadness with the proposed plan to build a new County Jail in Bridgeport, at the location on Twin Lakes Rd.

I feel that no one involved in decision making on the project has been the least bit concerned that this location is surrounded by private residences and an elementary school on the north and west sides, some JUST ACROSS THE STREET. These homes have been here for 40 to 60+ years, and were built and purchased when there was not the slightest glimmer of thinking they would be living next door to a jail! My home is the closest, **across the street** at 184 Twin Lakes Rd. I bought this property in 2000, BECAUSE it was at the end of the developed properties at the end/edge of town, with open pasture to the west, south, and east just a block down. I wanted and loved the open spaces and views, the relative quiet, and no development except the little rural medical clinic on the County property across the street, and the paramedic housing toward the back of the property, all quiet and with limited lighting at night. Night sky viewing was wonderful! It was a quiet neighborhood. There was no Bridgeport Barns and Terrace, no new PUD well and 2 big ugly buildings, no Digital 395 Node building, no Twin Lakes Annex, no Rodeo Arena. To my dismay, all those activities and development came along through the next 20 years, while I worked hard and put a lot of money into my house to improve it to last and make it a comfortable and safe refuge. I grew a small forest where there was nothing. I made a yard with lawn and flowerbeds, again from nothing. I remodeled the entire inside of the house. I was planning to stay!

When it is finished, the planned jail project has the main driveway right directly across from my driveway and house. There will be greatly increased traffic turning in and coming out of there, a public safety and traffic control concern. There will be criminals and law enforcement, deliveries, visitors, employees, etc. coming and going at all hours. This is my worst nightmare come true, to live right in the middle of all this activity. The air will be polluted with exhaust, dirt and dust stirred up, and the noise and lights will be greatly increased. I am a single woman and I will be 70 years old by the time this project even begins. I have asthma. I feel my personal health and safety is in jeopardy.

This is all after completion of the jail, if I live through construction, which is predicted to be for 5 years! Construction of such a large facility brings lots of people (from out of town), lots of heavy equipment of many kinds with extremely annoying loud noise (backup beepers), and I have no hearing loss! It brings pollution of air we all living around the site will be breathing, from dust, asbestos, who knows what else? And the County seems to be fine with allowing work up to 7 days a week, and from early morning to late evening. I have been experiencing all this from other projects using that parking lot across the street as a construction yard for many of the years I have lived here. I never expected that! I know what is in store, and thinking of 5 years, or even 2, of this activity on such a large scale, makes me want to sit down and cry. My lifestyle and quality of life will be ruined completely. I spend a lot of my time outside in my yard; I have worked hard to

make it a refuge from all of that. If I try to sell and move away, which I DO NOT want to do, I feel this will lower my property sale value substantially. Who would want to live so close to the jail?

Once it is completed, criminals are being released onto the street, right at my doorstep. Those who have been incarcerated will have views from their exercise yards that other residents of this town have paid dearly to have from their homes, of the pastures and the Sierra. The jail will block those views. Also from their exercise yard(s) they will be able to see into my back yard (my private space) and those of many others to the north, watch the children in the schoolyard, watch who walks on Twin Lakes Road (me and many others). When they are released, they can wander up and down the street, look into windows, see who is home or not. Where do they go, and what do they do? I do not feel like that will make for a safe neighborhood any longer. All nearby residents' safety is at risk.

It is the wrong place for a jail!

It is an eyesore that ruins the view for visitors heading out Twin Lakes Rd. It does not fit the character of Bridgeport as a rural small town with open space all around, magnificent views of valley and mountains, that invites and caters to visitors. It will negatively impact public safety, particularly mine! Where do most of the inmates come from? Not Bridgeport! BUILD THE JAIL SOMEWHERE ELSE, not surrounded by residential homes, and preferably not in Bridgeport where it can be seen from all roads into and out of town. If a new jail HAS to be built, put it somewhere more fitting - or just don't build it.

My last point is a question. How can the state of California have \$25 million to spare to give a grant for this project, and Mono County come up with \$700,000, of my taxpayer \$\$, right now in the midst of this crisis that 2020 has become?? There is COVID and all the extreme costs associated with just getting through the pandemic, there is unprecedented wildfire activity and loss, there is economic disaster. There are better ways to use that large amount of money, in my opinion.

How about affordable housing, for people really in need? Instead of coddling convicted criminals...

Thank you for your consideration of my letter.

Sherry Sorensen
Bridgeport, CA 93517



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT

Letter re: DeChambeau Ranch and
Ponds and Wilson Creek

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

A letter from Hillary Hansen Jones to the Board regarding DeChambeau Ranch and Ponds and Wilson Creek.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

[Letter](#)

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/26/2020 9:53 AM	County Counsel	Yes
8/26/2020 9:42 AM	Finance	Yes

From: Hillary Hansen <hillaryhansen@yahoo.com>

Sent: Monday, August 24, 2020 10:56 AM

To: Stacey Simon <ssimon@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>

Cc: Patty.Kouyoumdjian@waterboards.ca.gov; Stacey Simon <ssimon@mono.ca.gov>; Jason Canger <jcanger@mono.ca.gov>; Robert Lawton <rlawton@mono.ca.gov>; Shannon Kendall <skendall@mono.ca.gov>

Subject: Official Correspondence to the Mono County Board of Supervisors regarding DeChambeau Ranch and Ponds and Wilson Creek

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Board,

Once again, I write you with an update on the mismanagement of the north Mono Basin resources, and a plea to do something to stop it.

Following this email, are 2 additional emails with photos showing the former state of the Wilson Creek and DeChambeau Ranch and Ponds prior to this disaster, and another email showing the devastation taking place since this was originally brought to the Board's attention in the Spring of 2019.

In the past few weeks, the situation has grown far worse. Wilson Creek has dropped to levels I have not seen in my lifetime. Contrary to recent claims made by the Forest Service, the DeChambeau Ponds are not in a state of recovery. The ponds that suddenly dried out this past May, (when the "Settlement Parties" implemented their management plan) are still completely dry. Throughout the month of August, we have now documented a loss of water in every single pond. As the pictures in the following emails show, the two ponds that for most of the summer had retained some water, are now dropping rapidly as well. It appears very likely that all six of the ponds that are supposed to be maintained for critical wetland habitat, are going to be eliminated by this fall. It is obvious that these impacts correspond with the dramatic dropping of the water level in Wilson Creek, and the implementation of the "Settlement Parties" management plan that was presented to the Board in January 2020.

In the middle of this habitat destruction, on August 11th, I discovered and photographed a large amount of water flooding a dirt road in between several of the ponds. It was not clear to me why this was happening, but it was clear that the flowing water was connected to the ponds system, as this was a significant amount of water in one area, and this was before the recent rainstorms. Photo attached. Whether or not this was some sort of botched attempt to fix the situation at the ponds was not apparent, but what was clear was that this was a tremendous waste of water flooding a road adjacent to the dry and dying ponds. This is further evidence of the incompetence and negligence of the "Settlement Parties". Though I recognize that the ponds themselves are the responsibility of only the USFS, I believe the Mono Lake Committee is equally culpable for the current mismanagement we are seeing. In part because, as the USFS themselves stated to the Board in July, the MLC is working directly with them on the management of the DeChambeau system.



As I mentioned above, Wilson Creek has now dropped to alarmingly low levels. It appears imminent that Wilson Creek might dry out far above the USFS diversion point in the coming weeks and months. I have noted in the past few weeks that the County does not appear to be currently irrigating on Conway Ranch, and the return ditch leading to Mill Creek has been off for about a month. This shows that the current level in Wilson Creek is not due to upstream diversions. I anticipate further environmental damage will occur, not only to lower Wilson Creek and the ponds, but to upper Wilson Creek on County land as well. I have enclosed in the following emails, recent pictures taken of the extremely low flow level currently in Wilson Creek on Conway Ranch. Much discussion over the years has focused on Wilson Creek's self-sustaining brown trout fishery, especially in the Conway Ranch area. Has anyone inquired or studied the effects that such low flows are having on Wilson's fishery? Certainly, agencies like CalTrout and the CDFW must be interested and concerned by the threat to this fishery caused by these actions?

It has been said by County staff and other agencies, that there is simply "not enough water" to sustain the whole system. There is historical proof that, *if the system is properly managed*, resource damage such as we are witnessing can and has been avoided even in times of severe drought. Between 2012 and 2016, this region experienced an extreme period of drought. In late summer of 2015, the fourth year of a four-year drought, both Mill and Wilson Creek were still running all the way to Mono Lake, and the DeChambeau Ponds were full. I believe that flow records available to the County would show this, and I encourage the Board to look them up. Included in the following 2 emails are photos of DeChambeau Ponds and Wilson Creek from 2015-2018, and the same photos from 2019-2020.

One key aspect to this situation that has made management of both Mill and Wilson possible, is the presence of the Lundy reservoir. In 2015, despite the drought, the reservoir was kept much fuller than it appears to be kept today. With a reservoir of stored water, the resources can be sustained even when the natural flow is very low. This has been the story over the past century that the Lundy powerhouse has operated. The problem was that, for many decades, more water was often flowing into Wilson Creek than was necessary, and Mill Creek was drying out at the bottom.

In recent decades, and during the recent drought years, Mill Creek has been kept from drying out. Meanwhile, Wilson and the ponds were maintained as well. It is only in the last two years, when the "Settlement Parties" began to implement their new plan, that these problems began. The Board will recall that myself and others warned that damage would occur when this first began with the fish kill in May 2019. Now over a year later, a true disaster is unfolding, and much habitat has been lost, on every stretch of Wilson Creek and at DeChambeau Ranch and Ponds.

Others and I have repeatedly brought this information, and stressed to the Board, to the public, and to the agencies involved, that we do not disagree with more water being returned to Mill Creek in the return ditch than has historically been done, but it is completely unacceptable that this destruction we see happening is taking place, especially when it can easily be mitigated. It is time for someone other than the out of control and unaccountable "Settlement Parties" to put a stop to this situation.

Though myself and many others disagree with the "Settlement Parties" apparent interpretation of the water rights, and feel there are many aspects for debate within them, the larger point here is that it should not be acceptable to any of those involved in this issue to see damage to established habitat because the water rights "are what they are". This is the logic that the Mono Lake Committee fought against when they helped save Mono Lake, and it is the logic that the County themselves recently fought against in the Long Valley. Since the water rights are pre-1914, and can therefore be negotiated without appealing to the State Water Resources Control Board, then in that case the water management should be able to be worked out amongst the water rights holders to strike a true balance among the resources. If a binding and long-lasting agreement could be worked out amongst the water rights holders, in which a type of minimum flow was imposed on Wilson Creek to protect its resources, then perhaps that could be a viable solution. I would be willing to help participate in such a solution, but only if the other stakeholders were willing to have an open and honest conversation. Up until now, the "Settlement Parties" have been unwilling to come to the table for anything other than to misinform the Board and the public, and to provide false promises based on inaccurate data.

The real authority in this situation is the California State Water Resources Control Board (SWRCB), and the County should see no reason not to appeal to them. This is a very complex water and resources controversy that has not been able to be resolved locally up to this time. Major environmental damage is now taking place. The SWRCB was the solution to saving Mono Lake (despite the LADWP water rights involved being pre-1914), and as a water rights holder as well as a governing body, the County has every justification in requesting the SWRCB's intervention. We strongly encourage that they do so, and would be happy to provide any information or other assistance in the process.

More immediately, we insist that something be done to halt the process of destruction currently taking place. This issue must be put back on the County agenda as soon as possible. The so-called "Settlement Parties", which are a group of entities who are in reality beholden to no one but themselves, and who are only composed of two of the five water rights holders, have sufficiently proven themselves incompetent and unable to appropriately manage this system, even if they had the authority to do so, which they absolutely do not. This rogue group should no longer be allowed to control this water, nor the flow of information regarding these management decisions they have kept shrouded in secrecy.

Since LADWP and their water rights are a factor in this, they should be approached directly and asked what their thoughts are about this situation. To our knowledge, the County has never gone directly to LADWP and expressed their concerns about this resource damage, nor has the County verified with LADWP that they want their water moved, despite the environmental consequences. The Forest Service, in their July letter to the Board, attempted to claim LADWP was in the recent past somehow requesting a water right be fulfilled *below* the USFS's diversion point on Wilson Creek, despite LADWP being a senior water rights holder. In a letter from LADWP to the USFS from 2008 that I am attaching to this letter, it is made clear that LADWP in the past has requested the USFS fulfill their obligations to resources on lower Wilson Creek by not completely drying out lower Wilson Creek in the process of their operations. As is made clear in this letter, this was an appeal for the maintenance of natural resources, and not a fulfillment of water rights.

The "Settlement Parties" are attempting to accomplish their own agenda on these creek systems, despite not only environmental law, but wishes of the vast majority of the people of the Mono Basin and Mono County. We ask that the appropriate avenues be taken to solve this complex environmental water issue. I again request that this issue be put on the agenda so it can be openly discussed, and some kind of decision can be made. The Board owes the public an answer; will you take action in this situation, and if so what will that action be? If not, the public deserves to know that as well.

In conclusion, I quote this passage from Order 98-05 from the SWRCB in 1998, of which the Board is hopefully already aware, the issue of water allocation and habitat concerns between Mill and Wilson Creeks have already been reviewed by the SWRCB once before, in the context of waterfowl restoration on Mono Lake:

"The record indicates that the other benefits which rewatering Mill Creek would provide for waterfowl habitat are relatively minor. (See, e.g., T 1823:18-1825:73.) The present level of flow in Wilson Creek serves a wide variety of resources including fish, wildlife, recreation, irrigation, and scenic values which have not been adequately addressed or considered by the proponents of restoring Mill Creek. In contrast to the rewatering of small distributaries in the Rush Creek bottomlands discussed in Section 6.4.2, the proposal to rewater Mill Creek at the expense of present flows in Wilson Creek has a potential for significant adverse environmental impacts."

The full SWRCB Order 98-05 is available here: <http://www.monobasinresearch.org/images/legal/wro98-05.htm>

Respectfully,

Hillary Hansen Jones
Mono Lake

Department of Water and Power



the City of Los Angeles

ANTONIO R. VILLARAIGOSA
Mayor

Commission
NICK PATSAOURAS, *President*
EDITH RAMIREZ, *Vice-President*
LEE KANON ALPERT
WALLY KNOX
FORESCEE HOGAN-ROWLES
BARBARA E. MOSCHOS, *Secretary*

H. DAVID NAHAJ
Chief Executive Officer and General Manager

April 29, 2008

Mr. Jim Upchurch
Forest Supervisor
Inyo National Forest
351 Pacu Lane, Suite 200
Bishop, CA 93514

Dear Mr. Upchurch:

Subject: Wilson Drainage Diversion to DeChambeau Ranch

In September 2007, the Los Angeles Department of Water and Power sent a letter to Ms. Marlene Finley, of your staff, inquiring how the U.S. Forest Service (USFS) determines how much water to divert to DeChambeau Ranch in relation to the need to sustain fishery resources in lower Wilson Creek and wetland resources at the Wilson Creek Delta. To date no response has been received. The USFS, as a low priority water right holder, seems to be unilaterally determining that the needs of the DeChambeau Ranch complex outweigh the water needs of the lower Wilson Fishery, Mono Lake, and Wilson Creek waterfowl habitat at the Wilson Creek Delta. Our interest is in understanding how you determine diversion allocations and ask that you recognize important resource needs below your diversion point that you must keep in mind.

LADWP is under orders from the State Water Resources Control Board to undertake specific measures that will facilitate the restoration of Mono Lake to 6391 feet above mean sea level (amsl), among other requirements. In addition to the strict limits on the amount of water that LADWP can export from the Mono Basin, LADWP is required to implement a waterfowl habitat restoration plan for the areas around Mono Lake until 10 years after it reaches the target level of 6391 feet amsl. The Wilson Drainage Delta is one of the most valuable waterfowl habitats at Mono Lake. As such, LADWP has a strong interest in ensuring that there is a sufficient flow of water in the Wilson Drainage to sustain the delta.

Water and Power Conservation . . . a way of life

□ Bishop, California mailing address: 300 Mandich Street • Bishop, CA 93514-3449 • Telephone: (760) 872-1104 • Fax (760) 873-0266
111 North Hope Street, Los Angeles, California • □ Mailing address: Box 51111 • Los Angeles, CA 90051-0100
Telephone: (213) 367-4211 • Cable address: DEWAPOLA



Mr. Jim Upchurch
Page 2
April 29, 2008

As shown on the enclosed spreadsheet, for several months the majority of the water from the Wilson Drainage has been diverted to the DeChambeau Ranch, leaving the Wilson Drainage dry at its delta. The current USFS operation of the diversion facility at the Wilson Drainage is not allowing adequate flow beyond the diversion to maintain aquatic life in good health as required by the California Department of Fish and Game Code 1602. LADWP requests a meeting with USFS personnel responsible for water deliveries to discuss water rights and fishery issues, and find a means to address all resource issues.

If you have any questions regarding this matter, please contact Mr. Brian Tillemans, of my staff, at (760) 873-0214.

Sincerely,

ORIGINAL SIGNED BY
GENE L. COUFAL

Gene L. Coufal
Manager
Aqueduct Section

Enclosure

- c: Mr. Steve Parmenter
California Department of Fish and Game – Bishop Office
- Mr. Steve Herrera
State Water Resources Control Board
- Mr. Greg Brown
State Water Resources Control Board
- Mr. Geoff McQuilkin
Mono Lake Committee
- Mr. Brian Tillemans

From: Hillary Hansen <hillaryhansen@yahoo.com>

Sent: Monday, August 24, 2020 10:59 AM

To: Stacey Simon <ssimon@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>

Cc: Patty.Kouyoumdjian@waterboards.ca.gov; Stacey Simon <ssimon@mono.ca.gov>; Jason Canger <jcanger@mono.ca.gov>; Robert Lawton <rlawton@mono.ca.gov>; Shannon Kendall <skendall@mono.ca.gov>

Subject: Email 2 of 3: 2015-2018 Photos of DeChambeau and Wilson Creek

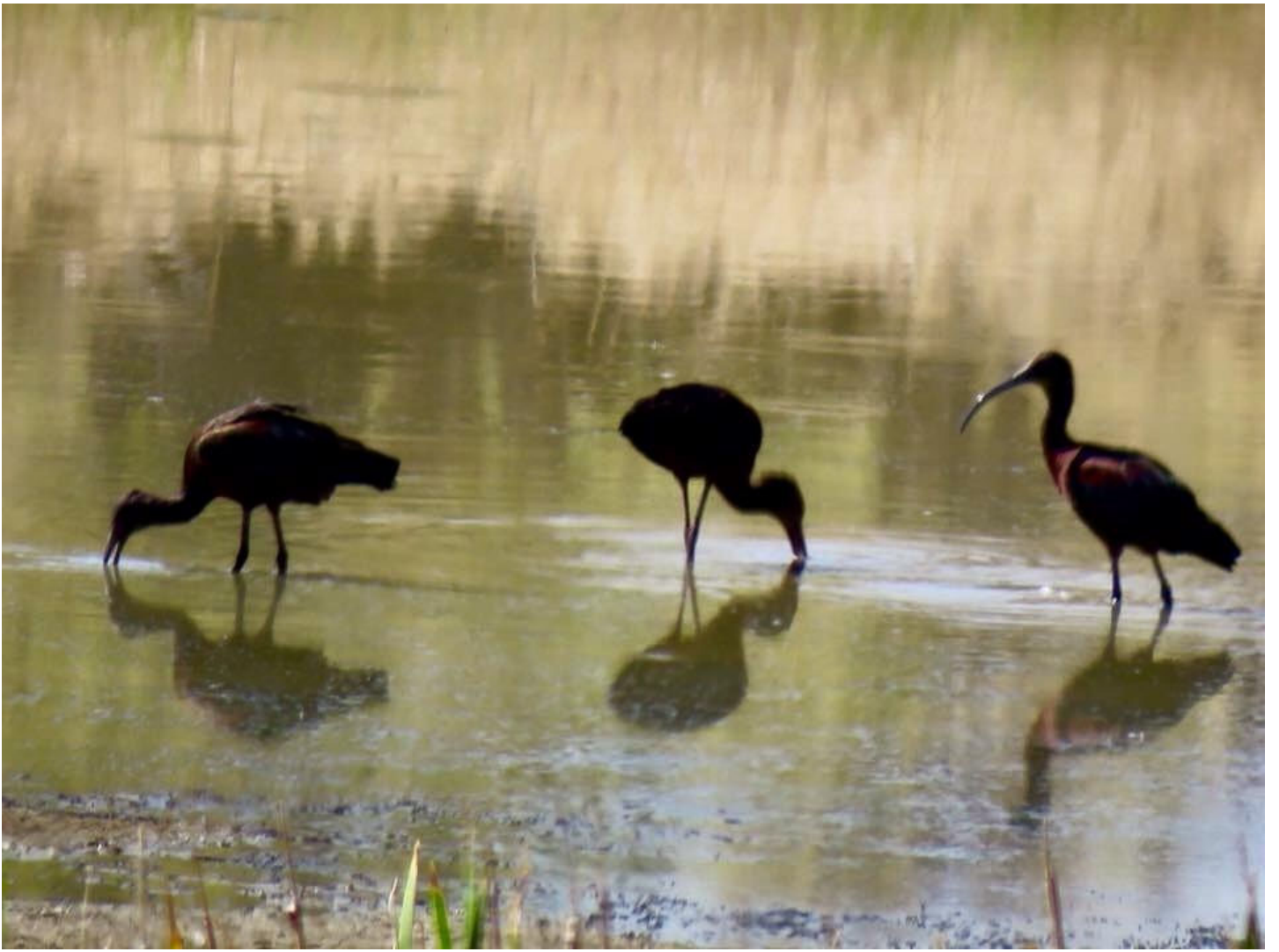
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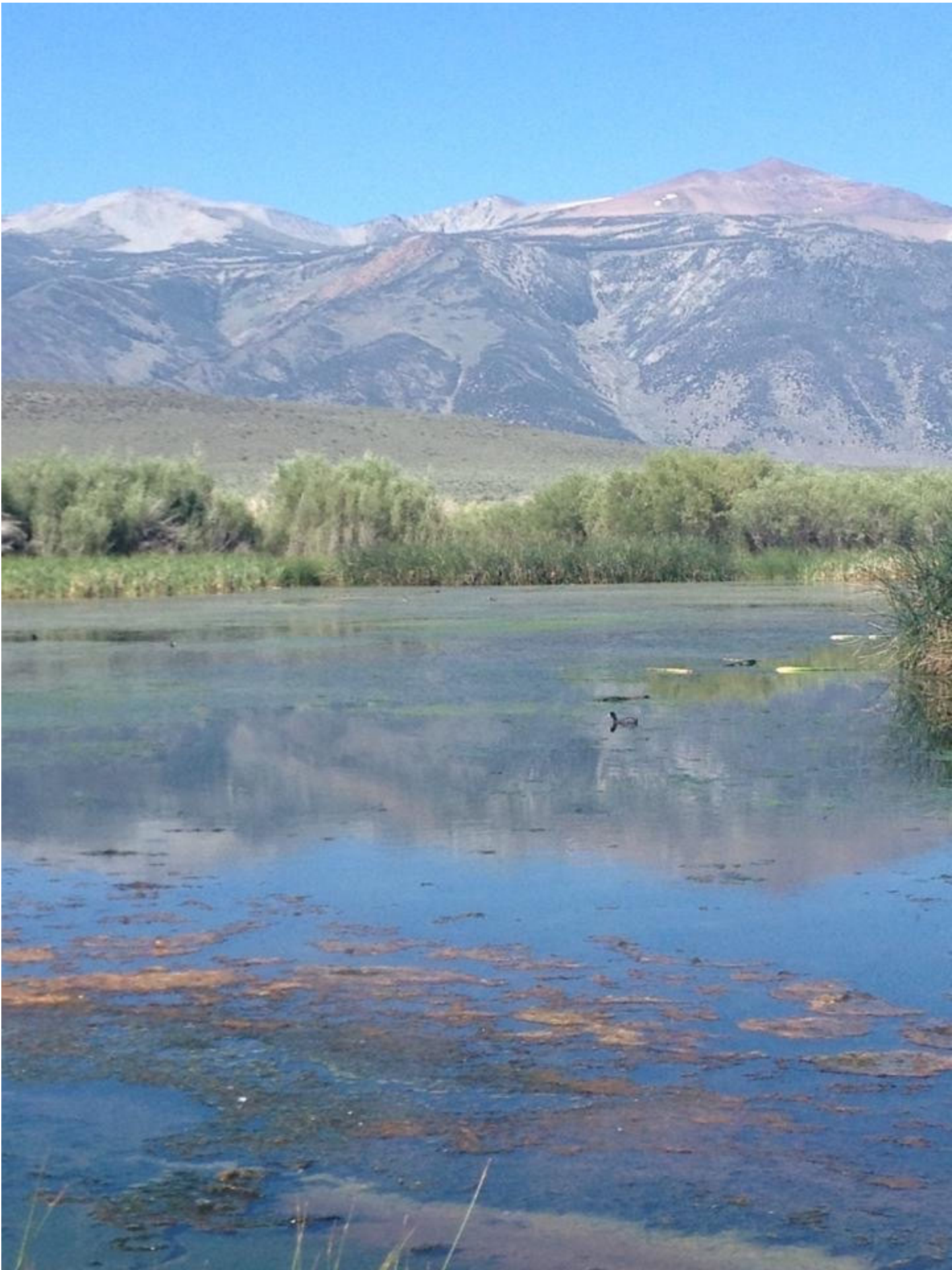












From: Hillary Hansen <hillaryhansen@yahoo.com>

Sent: Monday, August 24, 2020 11:06 AM

To: Stacey Simon <ssimon@mono.ca.gov>; John Peters <jpeters@mono.ca.gov>; Jennifer Kreitz <jkreitz@mono.ca.gov>; Fred Stump <fstump@mono.ca.gov>; Bob Gardner <bgardner@mono.ca.gov>

Cc: Patty.Kouyoumdjian@waterboards.ca.gov; Stacey Simon <ssimon@mono.ca.gov>; Jason Canger <jcanger@mono.ca.gov>; Robert Lawton <rlawton@mono.ca.gov>; Shannon Kendall <skendall@mono.ca.gov>

Subject: Email 3 of 3: 2019-2020 Photos of DeChambeau and Wilson Creek

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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT

Federal Energy Regulatory
Commission Letter re: Plan and
Schedule for the 2019 Eastern
Operations Dam Safety Inspection
Follow-up Items

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

A letter from Frank L. Blackett, P.E., Federal Energy Regulatory Commission Regional Engineer, to James A. Buerkle, Southern California Edison Company Director of Generation, regarding a plan and schedule for the 2019 Eastern Operations dams listed in the Enclosure.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/26/2020 9:33 AM	County Counsel	Yes
8/26/2020 9:42 AM	Finance	Yes

RECEIVED

AUG 25 2020

FEDERAL ENERGY REGULATORY COMMISSION
Office of Energy Projects
Division of Dam Safety and Inspections – San Francisco Regional Office
100 First Street, Suite 2300
San Francisco, CA 94105-3084
(415) 369-3300 Office – (415) 369-3322 Facsimile

OFFICE OF THE CLERK

August 18, 2020

In reply refer to:
Project Nos. 1388, 1389, 1390,
1394 - CA

Mr. James A. Buerkle
Director of Generation
Southern California Edison Company (SCE)
1515 Walnut Grove Ave
Rosemead, CA 91770-3710

Re: Plan and Schedule for the 2019 Eastern Operations Dam Safety Inspection Follow-up
Items

Dear Mr. Buerkle:

This is in response to a letter dated February 19, 2020 from Mr. Wayne Allen that submitted a plan and schedule for the 2019 inspection follow-up items for the Eastern Operations dams listed in the Enclosure. The plan and schedule to address the inspection follow-up action items resulting from the 2019 D2SI dam safety inspection by the dates outlined in SCE's letter is acceptable.

We appreciate your continued efforts in this aspect of the Commission's dam safety program. If you have any questions, please contact Mr. Chris Wang at (415) 369-3366.

Sincerely,



Frank L. Blackett, P.E.
Regional Engineer

Enclosure

Enclosure

SCE Eastern Operations Dams Inspected During FY19 Dam Safety Inspection

Project No.	Dam, Canal, or Conduit Name
1388	Saddlebag Lake
1388	Tioga Lake Main
1388	Tioga Lake Auxiliary
1388	Rhinedollar
1389	Rush Meadows
1389	Gem Lake
1389	Agnew Lake
1390	Lundy Lake
1394	Hillside
1394	Sabrina
1394	Bishop Creek Intake No. 2
1394	Green Creek Diversion
1394	Birch Creek West Diversion



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT Office of Head Start Response to Letter from Board Supporting Inyo Mono Advocates for Community Action (IMACA) Appeal of Denial for Head Start Grant

PERSONS APPEARING BEFORE THE BOARD

AGENDA DESCRIPTION:

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

A letter from Dr. Deborah Bergeron, Director of the Office of Head Start, to Chair Corless in response to the letter sent on August 17, 2020 from the Board of Supervisors supporting Inyo Mono Advocates for Community Action's appeal of the denial for the Head Start Grant.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Correspondence

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/27/2020 5:00 PM	County Counsel	Yes
8/28/2020 8:37 AM	Finance	Yes



ADMINISTRATION FOR
CHILDREN & FAMILIES

Office of Head Start | 330 C St., SW, 4th Floor, Washington DC 20201 | eclkc.ohs.acf.hhs.gov

August 27, 2020

Honorable Stacy Corless, Chairperson
Mono County Board of Supervisors
P.O. Box 715
Bridgeport, CA 93517

Dear Honorable Corless:

The Office of Head Start (OHS) received your letter dated August 17, 2020 expressing your concerns with the OHS' decision to re-compete funds originally allocated for the Inyo and Mono Counties service area.

In February 2019, Inyo Mono Advocates for Community Action (IMACA) was informed of the determination by OHS that the agency was ineligible for automatic renewal of the Head Start grant award. IMACA was designated for competition based on the grantee meeting one of the OHS' Designation Renewal System criteria due to the grantee falling within the ranking of the lowest 10 percent nationwide of the Classroom Assessment Scoring System (CLASS) in the Classroom Organization domain.

The OHS posted an open and competitive Funding Opportunity Announcement for Inyo and Mono Counties last year. Unfortunately, there were no fundable applicants for that competition. On April 1, 2020, the OHS Central Office and Regional Office staff held a teleconference with IMACA to inform them of the results of the DRS competition, which resulted in the loss of the Head Start grant award funding to the agency. The OHS has Funding Opportunity Announcements currently open. In particular, the Early Head Start Expansion and Early Head Start-Child Care Partnership competition is open to a variety of eligible organizations, with funding available in Region IX that includes California. Any eligible organization in California is able to apply for funding through that opportunity. We appreciate your inquiry and support to ensuring quality services to children and families.

Sincerely,

Dr. Deborah Bergeron
Director
Office of Head Start

cc: Cynthia Yao, Regional Program Manager



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT

Notice of Availability of a Draft
Supplemental Environmental Impact
Report for the Casa Diablo IV Project

**PERSONS
APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

The Great Basin Unified Air Pollution Control District (District) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and is seeking public and agency comments on a 2020 Draft Supplemental Environmental Impact Report (SEIR) for the Casa Diablo IV Geothermal Power Plant Project (Project) during a 45-day public review period between August 27, 2020 and October 12, 2020.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME: Queenie Barnard

PHONE/EMAIL: 760-932-5534 / qbarnard@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

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[NOA](#)

History

Time	Who	Approval
8/27/2020 5:16 PM	County Administrative Office	Yes
8/27/2020 5:00 PM	County Counsel	Yes
8/28/2020 8:37 AM	Finance	Yes

From: CDIVSupplementalEIR <CDIVSupplementalEIR@esassoc.com>

Sent: Thursday, August 27, 2020 2:44:54 PM

Subject: Notice of Availability of a Draft Supplemental Environmental Impact Report for the Casa Diablo IV Project (State Clearinghouse No. 2011041008)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Interested Parties for the Casa Diablo IV Geothermal Power Plant Project,

On behalf of the Great Basin Unified Air Pollution Control District (District), please see the attached Notice of Availability (NOA) for the Casa Diablo IV Geothermal Power Plant Project Draft Supplemental Environmental Impact Report (SEIR). If you have any questions about the attached NOA, please contact Ann Logan, Deputy Air Pollution Control Officer at (760) 872-8211.

Written comments will be accepted at any time during the 45-day public review period from August 27, 2020 to October 12, 2020. Instructions for submission of comments and contact information is included in the attached NOA.

Please do not reply to this message. Instead, please direct all communication to the District by email at permits@gbuapcd.org, or by mail or phone using the contact information provided in the attached NOA.

NOTICE OF AVAILABILITY

Casa Diablo IV

Date: August 27, 2020

To: State Clearinghouse, Responsible and Trustee Agencies

Subject: Notice of Availability of a Draft Supplemental Environmental Impact Report for the Casa Diablo IV Project (State Clearinghouse No. 2011041008)

Project Title: Casa Diablo IV Geothermal Power Plant Project Supplemental EIR

The Great Basin Unified Air Pollution Control District (District) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and is seeking public and agency comments on a 2020 Draft Supplemental Environmental Impact Report (SEIR) for the Casa Diablo IV Geothermal Power Plant Project (Project) during a 45-day public review period between August 27, 2020 and October 12, 2020.

Background: The District prepared the Draft SEIR in response to the 2019 Appellate Court’s decision in *Covington v. Great Basin Unified Air Pollution Control District* (2019) 43 Cal.App.5th 867, which addressed a CEQA challenge to the 2013 Final Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for this Project.

In response to the decision made by the Court of Appeals, the Draft SEIR contains supplemental information and analysis to the 2013 Final EIS/EIR to adequately inform the public and local officials in the planning and decision-making process regarding two potential and additional mitigation measures to address reactive organic gas (ROG) emissions from the plant: (1) a stronger leak detection and repair (LDAR) program, and (2) the additional use of leakless or low-leak technology.

Comments: Written comments will be accepted at any time during the 45-day public review period. Instructions for submission of comments and contact information are listed below.

PROJECT LOCATION

The Project would be located on public land (BLM Geothermal Lease # CACA-11667 and CACA-11667A) in Sections 29 and 32, Township 3 South, and Range 28 East Mount Diablo (MD) Base and Meridian (B&M). This location is approximately two miles east of the Town of Mammoth Lakes in Mono County, California. A location map of the Project area is attached to this Notice as **Figure 1**. The Project has not changed since it was initially approved by the District and the BLM. It includes construction,

operation and maintenance of a geothermal power plant and up to 16 geothermal resource wells (some new and some existing) and associated pipelines on portions of BLM Geothermal Leases CACA-11667, CACA-14407, CACA-14408 and CACA-11672 located within the Inyo National Forest in Section 25, 26, and 36 of T3S, R27E and Sections 30, 31 and 32 of T3S, R28E, MD B&M. The Project is proposed entirely within the Mono-Long Valley Known Geothermal Resource Area (KGRA) in Mono County, California.

PROJECT DESCRIPTION

Ormat Nevada Inc. (ORNI 50, LLC, or the Applicant) proposes to build, and following the expected 30-year useful life, decommission the Casa Diablo IV Geothermal Development Project in the vicinity of the existing Mammoth Pacific L.P. (MPLP) geothermal complex (**Figure 2**). The Project would consist of the following facilities:

1. A geothermal power plant consisting of two Ormat Energy Converter (OEC) binary generating units (21.2 MW gross each) with vaporizers, turbines, generators, air-cooled condensers, preheaters, pumps and piping, and related ancillary equipment. The gross power generation of the plant would be 42.4 MW. The estimated auxiliary and parasitic loads (power used within the Project for circulation pumps, fans, well pumps, loss in transformers and cables) is about 9.4 MW, thus providing a net power output of about 33 MW. Additional components of the power plant would include:
 - b) A motive fluid system consisting of motive fluid (n-pentane) storage vessels (either one or two vessels in the range of 9,000 to 12,000 gallons) and motive fluid vapor recovery systems (VRUs). Each VRU would consist of a diaphragm pump and a vacuum pump.
 - c) A new substation that would be constructed on the power plant site and would be connected to the existing Southern California Edison (SCE) Casa Diablo Substation at Substation Road.
 - d) An overhead 33 kV transmission line approximately 650 feet (198 meters) long that would connect the power plant substation with the SCE Casa Diablo Substation.
 2. Up to 16 geothermal wells are proposed. Fourteen of the wells would be located in the Basalt Canyon area and two wells would be located southeast of the proposed power plant east of U.S. Highway 395. The specific locations for these wells would be selected out of 18 possible locations (Figure 2). The actual number of wells required may be fewer depending on the productivity of the wells. The final number and location of wells would be determined by modeling and actual drilling results. Approximately half of the wells would be production wells and the other half would be injection wells. Each production well would range in depth from 1,600 to 2,000 feet below ground surface (bgs) and each injection well would be drilled to approximately 2,500 feet bgs. Production wells would be equipped with a down-hole pump powered by a surface electric motor. Thirteen (13) of the 18 potential well locations in the Project area were analyzed and approved for exploratory well development during previous environmental reviews. Two of these previously approved exploratory wells were drilled in 2011.
 3. Piping would extend from the production wells to the power plant and from the power plant to the individual injection wells. Two main pipelines would parallel the existing Basalt Canyon pipeline and would cross beneath U.S. Highway 395 between the well field and the power plant site (Figure 2). Where pipelines must cross another pipeline or a road, the crossings would be underground.
-

4. Power and control cables for the wells would be installed in above-ground cable trays placed on the pipeline supports. Ancillary facilities would include pumps, tanks, valves, controls, and flow monitoring equipment.

POTENTIAL ENVIRONMENTAL EFFECTS

The environmental effects of the Project were evaluated and identified in the 2013 EIS/EIR as Alternative 3 (Agency Preferred Alternative). Alternative 3 ultimately was carried forward and approved by the BLM and the District and is the Project for purposes of the SEIR. Based on the analysis in the 2013 EIS/EIR, the Project could result in impacts to Air Quality, Biological Resources, Cultural and Paleontological Resources, Geothermal and Groundwater Resources, Geology and Soil Resources, Noise, Public Health and Safety, Hazardous Materials and Fire, Recreation, Traffic and Transportation, Utilities and Public Services, Surface Water Resources, and Visual Resources.

PUBLIC COMMENT PERIOD

The public review period for the Draft SEIR will commence on Thursday, August 27, 2020 and conclude on Monday, October 12, 2020. An electronic version of the Draft SEIR, as well as the 2013 Final EIS/EIR, will be posted online at <http://www.gbuapcd.org/cd4>.

Copies of the Draft SEIR will be available for review by appointment only at the District office located at 157 Short Street, Bishop, CA 93514. Please call 760-872-8211 to schedule an appointment. Copies of the Draft SEIR are also available for review at the Mammoth Lakes Branch Library at 400 Sierra Park Rd, Mammoth Lakes, CA 93546.

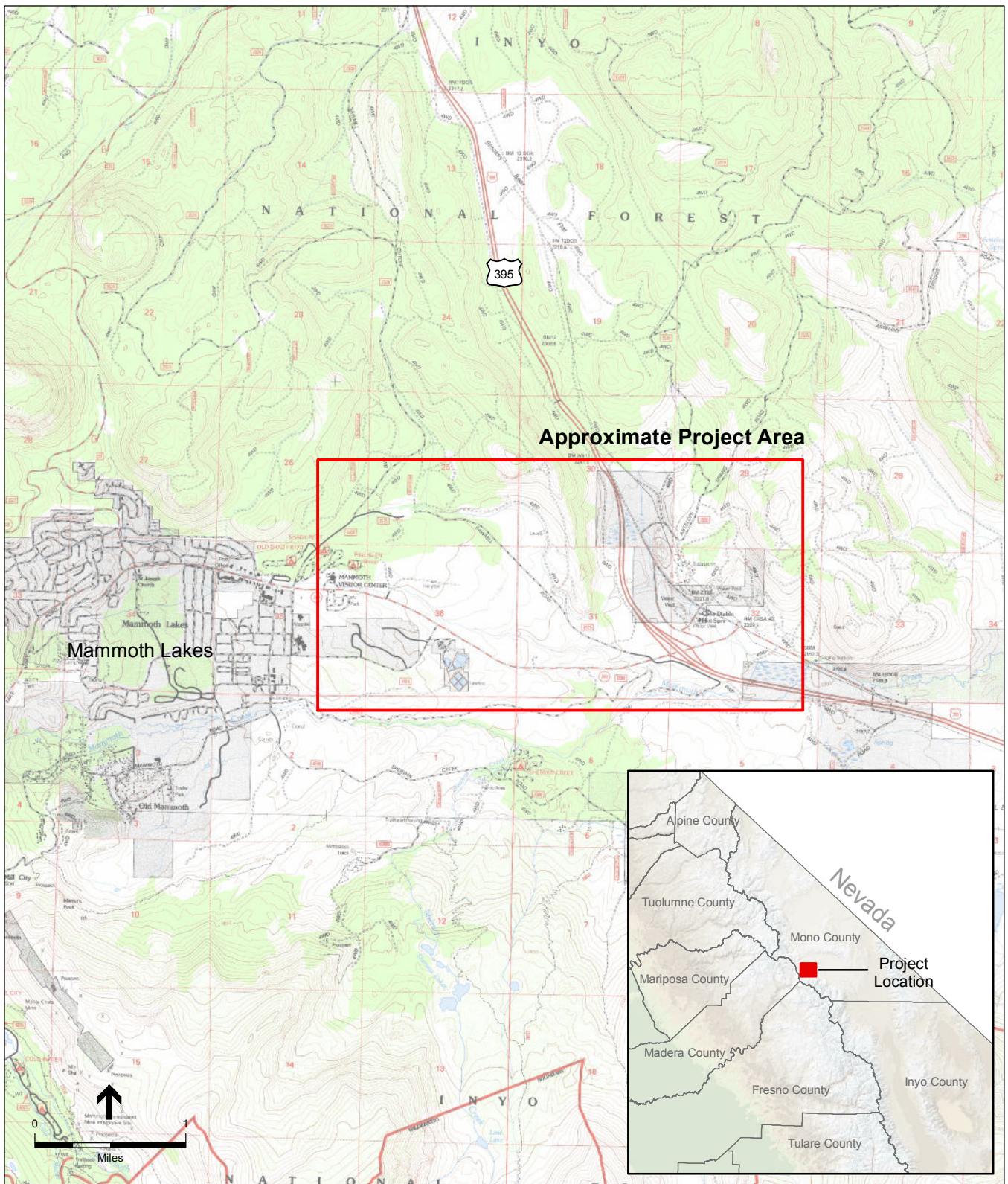
Comments concerning this action will be accepted until 5:00 p.m. on October 12, 2020. Written comments may be submitted by any of the following methods: 1) via mail to the District's office at 157 Short Street, Bishop, CA 93514; or 2) via email to permits@gbuapcd.org. Names and addresses of commenters will become part of the public record.

Primary Agency Contact: Ann Logan
Great Basin Unified Air Pollution Control District
157 Short Street
Bishop, CA 93514-3537
Phone: (760) 872-8211
permits@gbuapcd.org

If there are any questions regarding this NOA, please contact Ms. Ann Logan at (760) 872-8211.

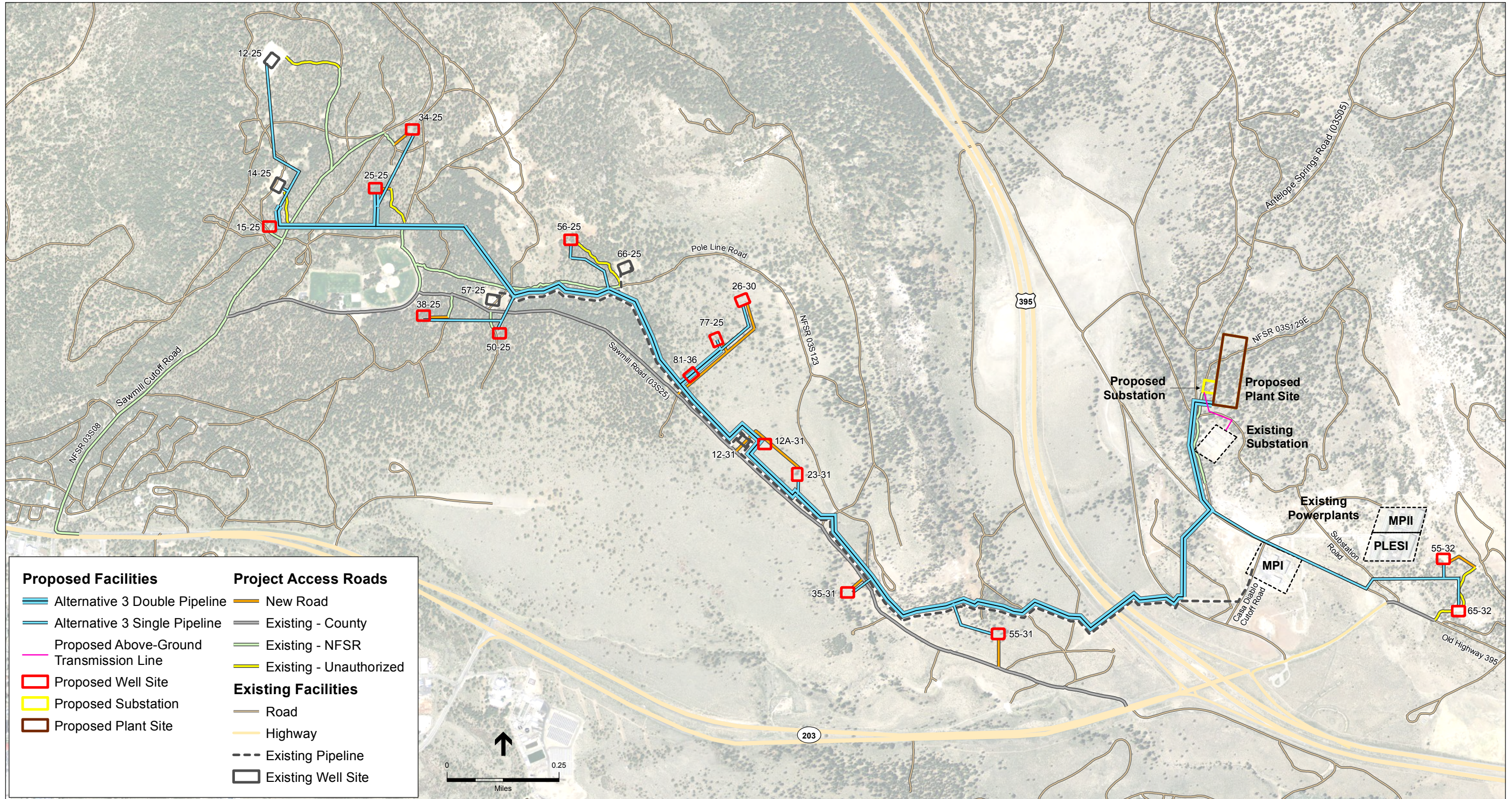
Date: August 27, 2020

Signature:  _____



SOURCE: USGS 7.5- minute Old Mammoth topographic quadrangle, 1984

Casa Diablo IV Geothermal Project
Figure 1
 Project Vicinity Map
 Mono County, California





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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Agricultural Commissioner

TIME REQUIRED 20 minutes

**PERSONS
APPEARING
BEFORE THE
BOARD**

Nathan D. Reade, Agricultural
Commissioner

SUBJECT 2019 Annual Crop & Livestock
Report

AGENDA DESCRIPTION:

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

Presentation by Nathan Reade regarding 2019 Annual Crop and Livestock Report for Mono County.

RECOMMENDED ACTION:

None, informational only. Provide any desired direction to staff.

FISCAL IMPACT:

None.

CONTACT NAME: Nathan Reade

PHONE/EMAIL: 760-873-7860 / nreade@inyocounty.us

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff Report
Presentation
Report

History

Time	Who	Approval
8/27/2020 5:14 PM	County Administrative Office	Yes
8/21/2020 9:45 AM	County Counsel	Yes

8/26/2020 10:35 AM

Finance

Yes



Counties of Inyo & Mono

Nathan D. Reade
Agricultural Commissioner
Director of Weights and Measures
207 W. South Street, Bishop, CA 93514
Telephone – (760) 873-7860 Fax – (760) 872-1610
Email – inyomonoag@gmail.com Web - www.inyomonoagriculture.com



Date: September 1, 2020
To: Honorable Board of Supervisors
From: Nathan D. Reade, Agricultural Commissioner
Subject: 2019 Crop and Livestock Report

Recommended Action:

None

Fiscal Impact

None

Discussion

Presentation of the 2019 Inyo/Mono Crop and Livestock report

2019 CROP AND LIVESTOCK REPORT

COUNTIES OF INYO AND MONO AGRICULTURAL COMMISSIONER'S OFFICE



BOARD OF SUPERVISORS PRESENTATION
MONO COUNTY



COUNTIES OF INYO AND MONO

AGRICULTURE • WEIGHTS & MEASURES • OWENS VALLEY MOSQUITO ABATEMENT PROGRAM • EASTERN SIERRA WEED MANAGEMENT AREA
MAMMOTH LAKES MOSQUITO ABATEMENT DISTRICT • INYO COUNTY COMMERCIAL CANNABIS PERMIT OFFICE

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County of Mono

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Rick Pucci

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John Peters

Jeff Griffiths

Dan Totheroh

Jennifer Kreitz

Fred Stump

- The two largest contributors to total value:
 - Field Crops up 5%
 - Livestock and Livestock Products down 4%

I am pleased to present the 2019 Inyo and Mono Counties' Annual Crop and Livestock Report. This report is prepared pursuant to California Food and Agriculture Code 2279, and is a statistical compilation of agriculture production in Inyo and Mono Counties. These values reflect **gross** agricultural production within the two counties, and do not represent net profit or loss.

The gross combined agricultural production values for Inyo and Mono Counties in 2019 totaled \$55,443,000, representing an increase of 3% over 2018 production values. It is important to note that despite overall increases over three consecutive years, our local industry still has a long way to go to recover from losses incurred in the extended 2011-2016 drought.

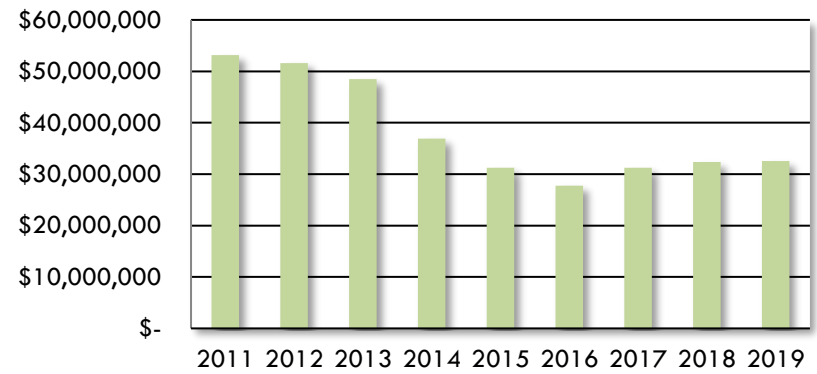
The two most significant commodity groups for both counties continue to be livestock and livestock products, and field crops. Pricing was slightly down for cattle in both counties, with both counties reporting somewhat lower production. In Inyo County, the increases in field crops coupled with an increase in the nursery products group led to an overall 7% growth in production value. Total production in Inyo was valued at \$22,905,000. Mono County saw a mixed bag of increases and decreases netting an increase of 1% over 2018. Mono County's overall production value was \$32,538,000.

I would like to thank my staff for assisting with the creation of this report. I'd also like to thank our local agricultural industry for their input, without which this report would not be possible.

Sincerely,

Nathan D. Reade
Agricultural Commissioner

Mono County Ag Production



Counties of Inyo and Mono Agricultural Commissioner's Office

The mission of the Inyo and Mono Counties Agricultural Commissioner's Office is to promote and protect the agricultural industry of the counties, protect the environment, and to ensure the health and safety of all of its citizens. The department is also responsible for fostering confidence and equity in the marketplace. The following are the main program areas:

Human Safety and Environmental Protection

The County Agricultural Commissioner's Office protects the health and safety of all Inyo/Mono residents, its agricultural industries and its environment with a series of comprehensive regulatory programs designed to prevent the introduction of exotic pests and to ensure the safe use of pesticides. The five programs that exist to achieve these goals include:

- Pest Exclusion
- Pest Detection
- Pest Eradication
- Pest Management
- Pesticide Enforcement

Consumer Protection and Product Quality

Product quality programs are designed to ensure the production and sales of quality eggs, honey, fruits, vegetables, and nursery and seed products. Quality standards that these programs ensure include maturity, grade, size, and weight. Packaging and labeling are also examined to ensure consumer expectations are met. The six programs include:

- Fruit and Vegetable Quality Control
- Organic Food Production
- Egg Quality Control
- Certified Farmers' Markets
- Nursery Inspection
- Seed Inspection

Special Agricultural Services

The Agriculture Department also provides other mandated services, including:

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- Crop Statistics
- Sustainable Agriculture

Administrative and Education Outreach

Staff participate in a wide range of special projects intended to benefit Inyo/Mono citizens such as the legislative process, public information, education outreach efforts, as well as joint multi-agency and inter-county cooperative activities. Continuing education efforts sponsored by the Agriculture Department for pesticide safety help to ensure that local license-holders maintain adequate training.



Invasive Plant Management

This division of the Agricultural Commissioner's office consists of 15 federal, state, county, and local agencies and entities. The Eastern Sierra Weed Management Area is dedicated to the eradication and control of invasive plant species in Inyo and Mono Counties through the cooperation and coordination of participating entities. The Eastern Sierra Weed Management Area participates in public outreach and education activities to ensure that people understand the threat of non-native weeds on our environment and agriculture industry.

Weights and Measures

A gallon of gasoline, a cord of firewood, a loaf of bread, or a pound of fruits or vegetables...any item purchased is sold by weight, measure, or count. We protect the public from purchasing goods that are short weight or measure, and we protect businesses from giving their products and profits away when they use devices that could be inaccurate. We also verify that prices are scanned correctly at the counter, petroleum products meet quality standards, and weighmasters provide their customers accurate weighing devices. The eight programs in this category include:

- Weight Verification
- Measurement Verification
- Petroleum
- Transaction Verification
- Electronic Meters
- Compressed Gas Meters
- Weighmaster
- Device Repairmen Regulation

See page 15 for more information on this division.

Mosquito Abatement

The purpose of this program is to provide the public with a consistent level of mosquito control that reduces the threat of disease transmission and the spread of large nuisance populations of mosquitoes. The Inyo/Mono Counties Agricultural Commissioner's Office administers the Owens Valley Mosquito Abatement Program and the Mammoth Lakes Mosquito Abatement District. See page 16 for more information on this division.

Inyo County Commercial Cannabis Permitting Office

This division of our office coordinates the Commercial Cannabis Business License issuance, renewal, and oversight activities in Inyo County. Licensed activities include retail, manufacturing, distribution, testing, and cultivation. This office coordinates with the state of California Bureau of Cannabis Control as well as the CDFA CalCannabis to regulate local cannabis businesses.



2019

Mono County Crop and Livestock Statistics



Mono County General Information

County Seat:	Bridgeport
County Population:	14,202 (2010 census)
Land Area:	3,044 sq. miles
Population Density:	4.67 persons per sq. mile
Highest Elevation:	14,252 ft. (White Mountain)

Unincorporated Area:	
Benton:	June Lake
Bridgeport:	Lee Vining
Chalfant Valley:	Topaz
Coleville:	Tom's Place
Hammill Valley:	Walker

Incorporated Cities:
Mammoth Lakes

Average Climate:		High	Low
Bridgeport:	81°	8°	
Hammill Valley:	98°	22°	

Land Ownership:	
Federal:	84.7%
City of Los Angeles:	3.2%
State of California:	3.6%
Private:	6.5%

Livestock & Livestock Products

	Year	Unit	Production	Value per Unit	Total		
Cattle & Calves	2019	Head	8,630	\$1,181	\$10,191,000		
	2018		9,180	\$1,182	\$10,851,000	▼ 6%	
Sheep & Lambs*	2019	Head	16,110	\$171	\$2,755,000		
	2018		16,370	\$158	\$2,586,000	▲ 7%	
Wool	2019	Lbs	74,500	\$2.74	\$204,000		
	2018		76,800	\$2.82	\$217,000	▼ 6%	
Miscellaneous**	2019				\$2,198,000		
	2018				\$2,290,000	▼ 6%	
Total Value					2019	\$15,348,000	
					2018	\$15,944,000	▼ 4%

*Includes feeder lamb gain.

**Includes beef stocker gain, goats, hogs, and poultry.

Field Crops

	Year	Unit	Production	Value per Unit	Total		
Alfalfa Hay	2019	Ton	59,300	\$204	\$12,089,000		
	2018		58,100	\$198	\$11,504,000	▲ 5%	
Pasture, Irrigated	2019	Acre	20,500	\$75	\$1,538,000		
	2018		20,500	\$70	\$1,435,000	▲ 7%	
Pasture, Rangeland	2019	Acre	1,078,000	\$1.43	\$1,542,000		
	2018		1,078,000	\$1.39	\$1,498,000	▲ 3%	
Miscellaneous*	2019	Acre	1,746	-	\$1,870,000		
	2018		1,532	-	\$1,798,000	▲ 4%	
Total Value					2019	\$17,039,000	
					2018	\$16,235,000	▲ 5%

*Includes garlic, grain hay, sudangrass, and other hay

**Corrected



Livestock & Livestock Products

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	2018		76,800	\$2.82	\$217,000		
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Total Value				2019	\$15,348,000	▼	4%
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Total Value				2019	\$17,039,000	▲	5%
				2018	\$16,235,000		

*Includes garlic, grain hay, sudangrass, and other hay

**Corrected

Forest Products

	Year	Total		
Timber and Firewood	2019	\$73,300	▼ 15%	
	2018	\$86,300		
Total Value		2019	\$73,300	▼ 15%
		2018	\$86,300	

Fruit & Nut Crops

	Year	Unit	Production	Value per Unit	Total	
Miscellaneous*	2019	Acres	17	-	\$58,100	▼
	2018		17	-	\$61,200	5%
Total Value				2019	\$58,100	▼
				2018	\$61,200	5%

Nursery Products

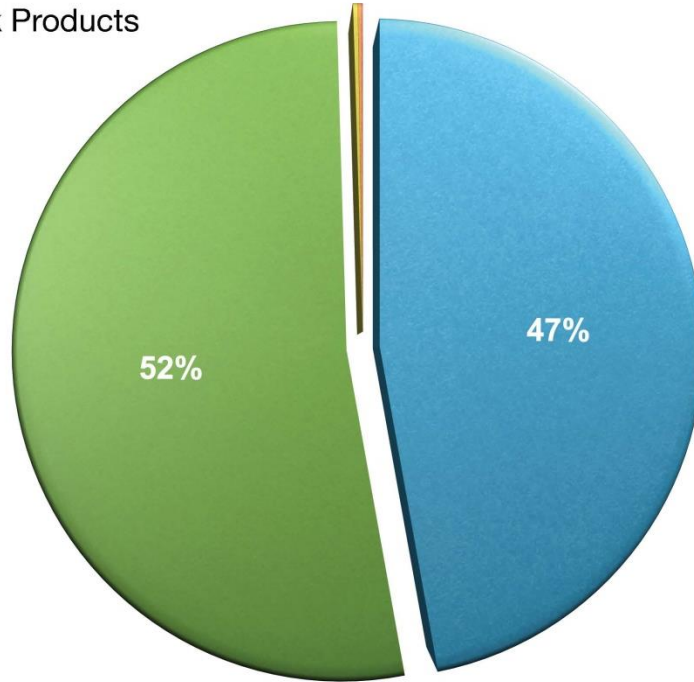
	Year	Unit	Production	Value per Unit	Total	
Nursery Stock*	2019	Acre	1	-	\$20,000	= 0%
	2018		1	-	\$20,000	
Total Value				2019	\$20,000	= 0%
				2018	\$20,000	

Mono County Totals

	Year	Total	
Livestock & Livestock Products	2019	\$15,348,000	▼ 4%
	2018	\$15,944,000	
Field Crops	2019	\$17,039,000	▲ 5%
	2018	\$16,235,000	
Forest Products	2019	\$73,300	▼ 15%
	2018	\$86,300	
Fruit & Nut Crops	2019	\$58,100	▼ 5%
	2018	\$61,200	
Nursery Products	2019	\$20,000	= 0%
	2018	\$20,000	
Total Value	2019	\$32,538,000	▲ 1%
	2018	\$32,347,000	

Mono County Agricultural Production

- Livestock and Livestock Products
- Field Crops
- Forest Products
- Fruit & Nut Crops
- Nursery Products



Any Questions?

2019

INYO AND MONO COUNTIES CROP AND LIVESTOCK REPORT



Counties of Inyo and Mono Agricultural Commissioner's Office 2019 Crop and Livestock Report

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- 6 Nursery, Apiary, Fruit & Nut, Vegetable Production
- 7 Inyo County Totals
- Agricultural Statistics—Mono County
- 8 General Information
- 9 Livestock and Livestock Products, Field Crops
- 10 Forestry, Fruit & Nut, Nursery Production
- 11 Mono County Totals
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DEPARTMENT STAFF

Agricultural Commissioner/Director of Weights & Measures

Nathan Reade

Supervising Agricultural Biologist

Brent Calloway

Ag/Weights & Measures Inspector II

David Miller

Ag/Weights & Measures Inspector I

Carl Olsen

Office Technician III

Jennifer Sarten

Project Coordinator

Alexandra Barbella

Lead Field Technicians

Robert Miller Carlos Paz

Field Technician I

Gabriel Mesquitez

Field Assistants

Steve Allen Max Anderson

Brandon Rohr Jacob Stevens

Roger Tucker





COUNTIES OF INYO AND MONO



AGRICULTURE • WEIGHTS & MEASURES • OWENS VALLEY MOSQUITO ABATEMENT PROGRAM • EASTERN SIERRA WEED MANAGEMENT AREA
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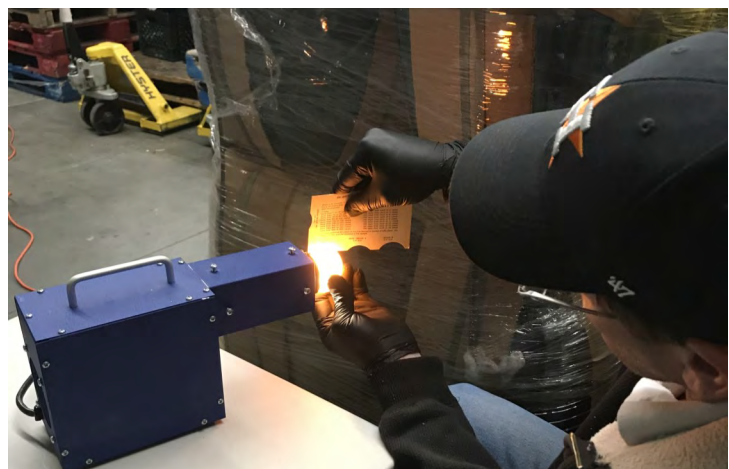
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2019

Inyo County Crop and Livestock Statistics

Inyo County General Information

County Seat:	Independence
County Population:	18,546 (2010 census)
Land Area:	10,142 sq. miles
Population Density:	1.83 persons per sq. mile
Highest Elevation:	14,505 ft. (Mount Whitney)
Lowest Elevation:	-282 ft. (Badwater, D.V.N.P.)

Average Climate

	High	Low
Bishop:	98°	22°
Death Valley:	115°	37°

Unincorporated Areas

Big Pine	Olancha
Cartago	Pearsonville
Independence	Shoshone
Lone Pine	

Land Ownership

Federal:	92.0%
City of Los Angeles:	3.9%
State of California:	2.4%
Private:	1.7%

Incorporated Cities

Bishop



LIVESTOCK & LIVESTOCK PRODUCTS

	Year	Unit	Production	Value per Unit	Total	
Cattle & Calves	2019	Head	7,960	\$1,181	\$9,403,000	▼ 7%
	2018		8,550	\$1,182	\$10,106,000	
Sheep & Lambs*	2019	Head	4,100	\$171	\$701,000	▲ 1%
	2018		4,410	\$158	\$697,000	
Eggs	2019	Dozen	2,700	\$4.00	\$10,800	▼ 30%
	2018		3,250	\$4.75	\$15,400	
Wool	2019	Lbs	35,150	\$2.74	\$96,000	▼ 8%
	2018		37,000	\$2.82	\$104,000	
Miscellaneous**	2019				\$155,000	▼ 55%
	2018				\$347,000	
Total Value				2019	\$10,366,000	▼ 8%
				2018	\$11,269,000	

* Includes feeder lamb gain.

**Includes beef stocker gain, goats, hogs, and poultry.

FIELD CROPS

	Year	Unit	Production	Value per Unit	Total	
Alfalfa Hay	2019	Ton	16,440	\$201	\$3,304,000	▼ 1%
	2018		16,200	\$206	\$3,337,000	
Pasture, Irrigated	2019	Acre	14,000	\$71	\$989,000	▲ 7%
	2018		14,000	\$66	\$924,000	
Pasture, Rangeland	2019	Acre	1,150,000	\$1.11	\$1,279,000	▲ 3%
	2018		1,150,000	\$1.08	\$1,242,000	
Miscellaneous*	2019	Acre	827	-	\$1,813,000	▲ 4%
	2018		842	-	\$1,744,000	
Total Value				2019	\$7,385,000	▲ 2%
				2018	\$7,247,000	

*Includes garlic, potatoes, grain hay, sudangrass, and other hay

NURSERY PRODUCTS

	Year	Unit	Production	Value per Unit	Total	
Nursery Stock*	2019	Acre	400	-	\$4,584,000	▲ 78%
	2018		139	-	\$2,582,000	
			Total Value	2019	\$4,584,000	▲ 78%
				2018	\$2,582,000	

*Includes palms, turf, and miscellaneous plants.

FRUIT & NUT CROPS

	Year	Unit	Production	Value per Unit	Total	
Miscellaneous*	2019	Acres	32	-	\$373,000	▲ 84%
	2018		32	-	\$203,000	
			Total Value	2018	\$373,000	▲ 84%
				2017	\$203,000	

* Includes almonds, apples, apricots, blackberries, cherries, dates, figs, grapes (table), grapes (wine), nectarines, peaches, pears, pecans, persimmons, plums, pomegranates, raspberries, strawberries, and walnuts.

APIARY PRODUCTION

	Year	Unit	Production	Value per Unit	Total	
Honey	2019	Lb	58,400	\$3.00	\$175,000	▲ 4%
	2018		56,100	\$3.00	\$168,000	
Miscellaneous*	2019	-	-	-	\$5,520	▲ 2%
	2018		-	-	\$5,400	
			Total Value	2019	\$181,000	▲ 4%
				2018	\$173,000	

* Includes beeswax and pollen.

VEGETABLE CROPS

	Year	Unit	Production	Value per Unit	Total	
Miscellaneous*	2019	Acres	3	-	\$16,000	▼ 37%
	2018		3	-	\$25,200	
			Total Value	2019	\$16,000	▼ 37%
				2018	\$25,200	

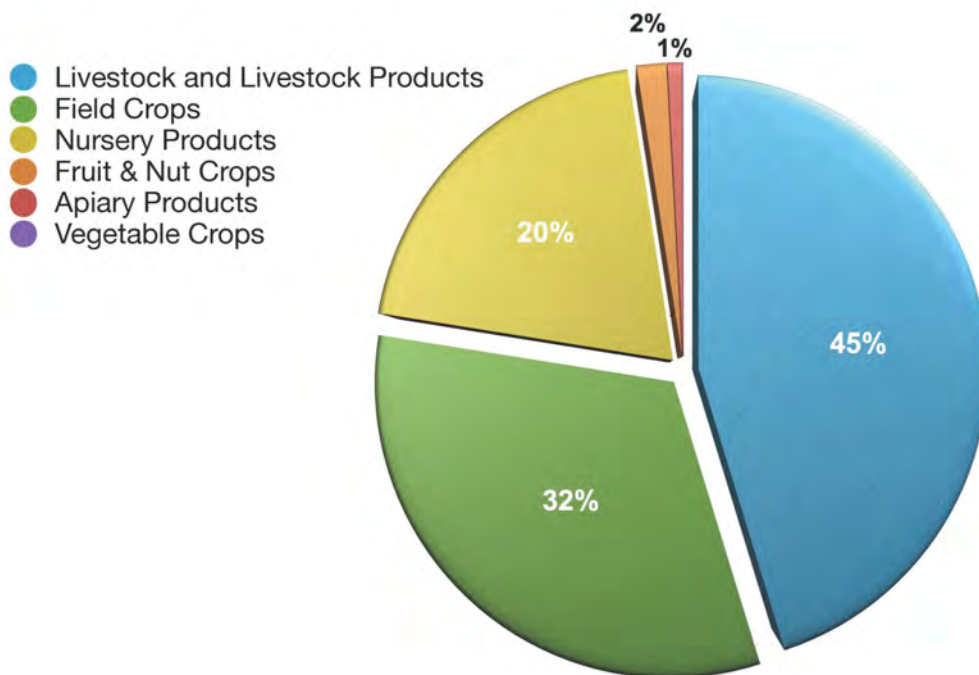
* Includes Includes artichokes, beans, brassicas, carrots, cucumbers, eggplant, garlic, herbs, leafy greens, melons, onions, peppers, pumpkins, radishes, squash, sweet corn, tomatillos, tomatoes, and tubers.



INYO COUNTY TOTALS

	Year	Total	
Livestock & Livestock Products	2019	\$10,366,000	▼ 8%
	2018	\$11,269,000	
Field Crops	2019	\$7,385,000	▲ 2%
	2018	\$7,247,000	
Nursery Products	2019	\$4,584,000	▲ 78%
	2018	\$2,582,000	
Fruit & Nut Crops	2019	\$373,000	▲ 84%
	2018	\$203,000	
Apiary Production	2019	\$181,000	▲ 4%
	2018	\$173,000	
Vegetable Crops	2019	\$16,000	▼ 37%
	2018	\$25,200	
Total Value	2019	\$22,905,000	▲ 7%
	2018	\$21,499,000	

INYO COUNTY AGRICULTURAL PRODUCTION BY CATEGORY



2019

Mono County Crop and Livestock Statistics

Mono County General Information

County Seat:	Bridgeport
County Population:	14,202 (2010 census)
Land Area:	3,044 sq. miles
Population Density:	4.67 persons per sq. mile
Highest Elevation:	14,252 ft. (White Mountain)

Unincorporated Areas

Benton	June Lake
Bridgeport	Lee Vining
Chalfant Valley	Topaz
Coleville	Tom's Place
Hammil Valley	Walker

Incorporated Cities

Mammoth Lakes

Average Climate

	High	Low
Bridgeport:	81°	8°
Hammil Valley:	98°	22°

Land Ownership

Federal:	84.7%
City of Los Angeles:	3.2%
State of California:	3.6%
Private:	6.5%



Livestock & Livestock Products

	Year	Unit	Production	Value per Unit	Total		
Cattle & Calves	2019	Head	8,630	\$1,181	\$10,191,000	▼	6%
	2018		9,180	\$1,182	\$10,851,000		
Sheep & Lambs*	2019	Head	16,110	\$171	\$2,755,000	▲	7%
	2018		16,370	\$158	\$2,586,000		
Wool	2019	Lbs	74,500	\$2.74	\$204,000	▼	6%
	2018		76,800	\$2.82	\$217,000		
Miscellaneous**	2019				\$2,198,000	▼	6%
	2018				\$2,290,000		
Total Value				2019	\$15,348,000	▼	4%
				2018	\$15,944,000		

*Includes feeder lamb gain.

**Includes beef stocker gain, goats, hogs, and poultry.

Field Crops

	Year	Unit	Production	Value per Unit	Total		
Alfalfa Hay	2019	Ton	59,300	\$204	\$12,089,000	▲	5%
	2018		58,100	\$198	\$11,504,000		
Pasture, Irrigated	2019	Acre	20,500	\$75	\$1,538,000	▲	7%
	2018		20,500	\$70	\$1,435,000		
Pasture, Rangeland	2019	Acre	1,078,000	\$1.43	\$1,542,000	▲	3%
	2018		1,078,000	\$1.39	\$1,498,000		
Miscellaneous*	2019	Acre	1,746	-	\$1,870,000	▲	4%
	2018		1,532	-	\$1,798,000		
Total Value				2019	\$17,039,000	▲	5%
				2018	\$16,235,000		

*Includes garlic, grain hay, sudangrass, and other hay

**Corrected

Forest Products

	Year	Total	
Timber and Firewood	2019	\$73,300	▼ 15%
	2018	\$86,300	
Total Value	2019	\$73,300	▼ 15%
	2018	\$86,300	

Fruit & Nut Crops

	Year	Unit	Production	Value per Unit	Total	
Miscellaneous*	2019	Acres	17	-	\$58,100	▼ 5%
	2018		17	-	\$61,200	
Total Value	2019				\$58,100	▼ 5%
	2018				\$61,200	

* Includes grapes (wine), pome fruit, and stone fruit.

Nursery Products

	Year	Unit	Production	Value per Unit	Total	
Nursery Stock*	2019	Acre	1	-	\$20,000	= 0%
	2018		1	-	\$20,000	
Total Value	2019				\$20,000	= 0%
	2018				\$20,000	

* Includes various ornamental plants

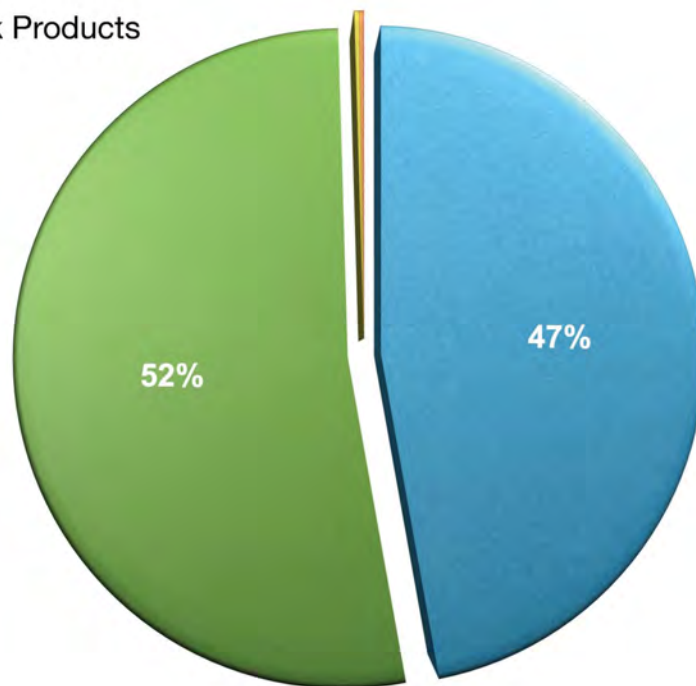


Mono County Totals

	Year	Total	
Livestock & Livestock Products	2019	\$15,348,000	▼ 4%
	2018	\$15,944,000	
Field Crops	2019	\$17,039,000	▲ 5%
	2018	\$16,235,000	
Forest Products	2019	\$73,300	▼ 15%
	2018	\$86,300	
Fruit & Nut Crops	2019	\$58,100	▼ 5%
	2018	\$61,200	
Nursery Products	2019	\$20,000	= 0%
	2018	\$20,000	
Total Value	2019	\$32,538,000	▲ 1%
	2018	\$32,347,000	

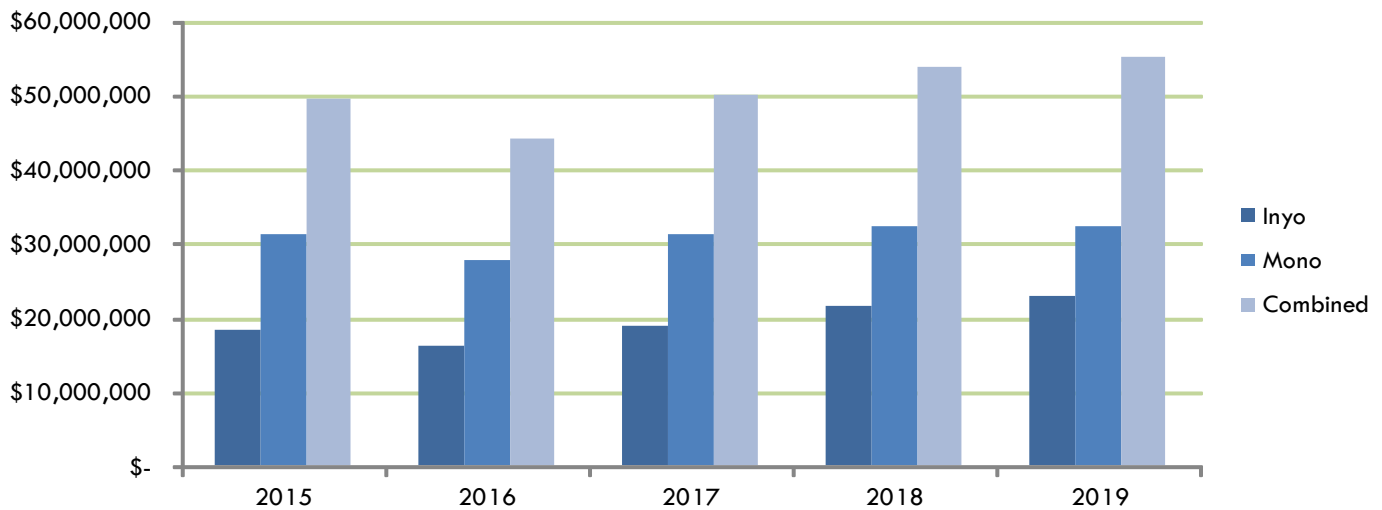
MONO COUNTY AGRICULTURAL PRODUCTION BY CATEGORY

- Livestock and Livestock Products
- Field Crops
- Forest Products
- Fruit & Nut Crops
- Nursery Products

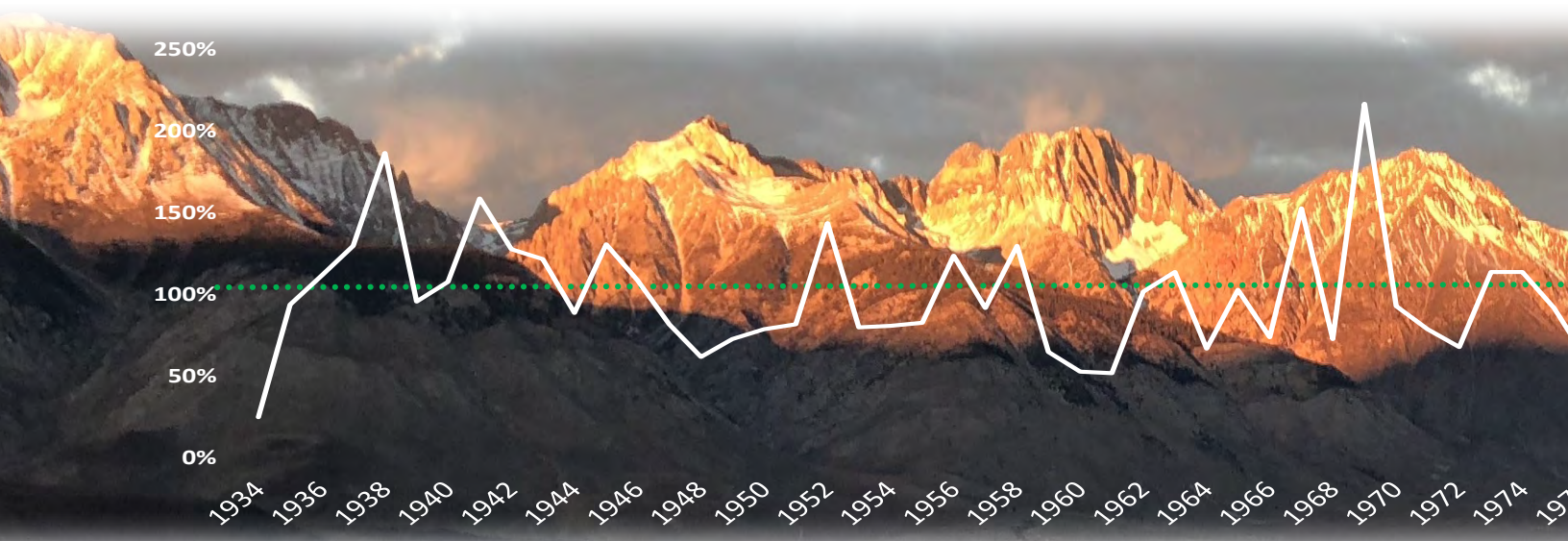


FIVE YEAR COMPARISON

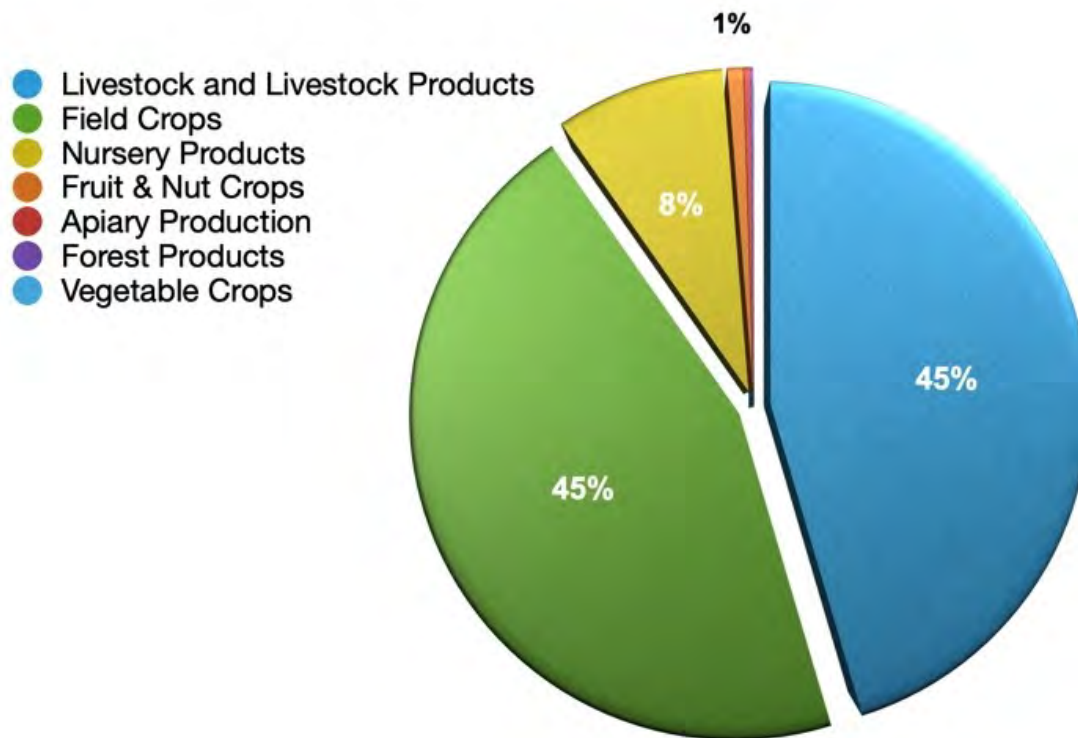
	2015	2016	2017	2018	2019
Inyo County Totals	\$18,511,000	\$16,368,000	\$18,958,000	\$21,499,000	\$22,905,000
Mono County Totals	\$31,242,000	\$27,787,000	\$31,269,000	\$32,347,000	\$32,538,000
Combined Totals	\$49,753,000	\$44,155,000	\$50,227,000	\$53,846,000	\$55,443,000



EASTERN SIERRA RUNOFF CHART



Combined Agricultural Production



DIRECT MARKETING

Commodities Grown by Certified Producers

Basil, chives, cilantro, dill, parsley, rosemary, sage, savory, tarragon, thyme, lemon balm, lavender, oregano, mint, egg-plant, tomato, cucumber, goji berries, peppers, green onions, pumpkins, okra, onions, beets, fennel, garlic, carrots, lettuce, kale, chard, grapes, apples, dates, peaches, pears, apricots, cherries, plums, pomegranates, figs, watermelons, cantaloupes, honeydew, raspberries, blackberries, elderberries, currants, peas, sweet peas, various bean varieties, zucchini, cut flowers, and eggs.

SUSTAINABLE AGRICULTURE AND OUTREACH

Invasive Plant Targets

<u>Pest</u>	<u>Agent/Mechanism</u>	<u>Number of Sites</u>	<u>Acres</u>
Puncturevine	Biological Control	14 sites	~
Dalmatian Toadflax	Mechanical	4 sites	250
Yellow Starthistle	Mechanical/Herbicide	4 sites	19
Russian Knapweed	Herbicide	10 sites	5,209
Canada Thistle	Herbicide	26 sites	5,265
Spotted Knapweed	Herbicide	10 sites	221
Halogeton	Mechanical	19 sites	6,918
Scotch Thistle	Herbicide	10 sites	2,141
Camelthorn	Herbicide	1 site	11
Saltcedar	Herbicide	2 sites	85
Perennial Pepperweed	Herbicide	140	55,061

Outreach Program

During 2019, the Inyo/Mono Counties' Agriculture Department conducted:

- 2 SpraySafe events in Inyo and Mono Counties with over 120 professional card holders and private applicators attending, to meet California state continuing education requirements;
- Various outreach activities with stakeholders such as the public, other agencies, and industry.

The Department's inspection surveillance area, which encompasses over 10,000 square miles, provided outreach from northern Mono County, including several California and Nevada field crop growers located in the Antelope Valley area, to the southern tip of Inyo County, including a large commercial turf grass farm in the Sandy Valley, near Las Vegas, Nevada. The Inyo/Mono Agricultural Commissioner's office is tasked with the surveillance of 50% of the California/Nevada border for pests that could endanger the agricultural industry of California.

WEIGHTS & MEASURES

Device Inspection Program

We are responsible for inspection, certification, or condemnation of all commercially used meters (retail motor fuel, propane/vapor, and electric), scales (aggregate and cement hoppers, vehicle, livestock, computing, platform and spring scales); and any other type of device that is used to weigh or measure to determine a value for the purpose of sales. Enforcement actions can include issuance of citations initiating prosecution of violations. Of the 1,260 devices inspected, eight Notices of Violation were issued. Three consumer complaints were received and investigated by the Inyo/Mono Counties' Weights and Measures Department throughout the year. Regular inspections protect consumers from misrepresentation and maintain fair competition between sellers.

Petroleum Program

We ensure the quality of petroleum products sold within the two Counties including; sampling of fuels, inspection and investigation of complaints. We also regulate all commercial advertisements of such products including price signs and labeling. While conducting these inspections, staff will also check for credit card skimming devices.

Package Inspections

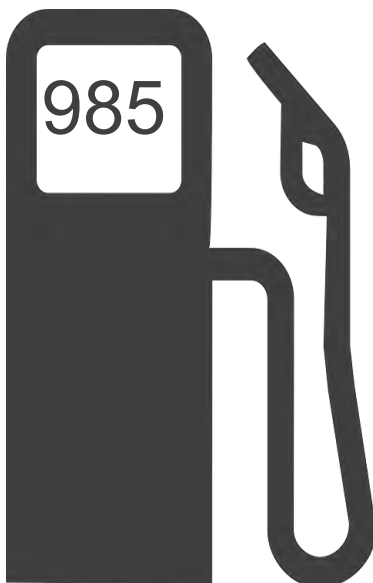
We inspect pre-packaged commodities in retail and wholesale facilities to determine proper weights, count or volume. We also verify proper sales equipment involving scanners, performing test purchases to insure accurate charges.

Weighmaster Enforcement

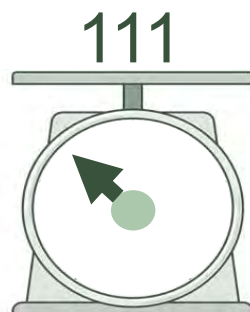
Weighmaster licenses are issued through our office to persons or entities that sell bulk commodities. Enforcement of weighmaster laws ensures that these transactions are accurate.

Device Repairman Regulation

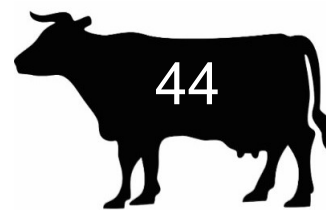
Anyone who installs or repairs a weighing or measuring device in Inyo or Mono Counties must register with our office and inform our office when work takes place. This ensures that devices are not tampered with and transaction equity.



Retail Fuel Meters



Counter and Computing Scales



Livestock Scales



Vehicle Scales



Aggregate Scales



MOSQUITO ABATEMENT

What is the mosquito control program?

The purpose of the program is to control mosquito populations throughout the Owens Valley from Olancha to Round Valley and in Mammoth Lakes so that these pests and their associated diseases are abated adequately.

Monitoring

The Owens Valley Mosquito Abatement Program (OVMAP) and Mammoth Lakes Mosquito Abatement District (MLMAD) conduct surveillance to determine mosquito populations using several methods. Mosquito traps are deployed in several locations throughout the Owens Valley and in the Town of Mammoth Lakes, and are checked frequently to determine level of adult mosquito populations. Disease monitoring is component of this trapping effort, and insects caught in traps are sent to sample for the presence of certain diseases that mosquitos are known to spread. Complaints are logged and responded to, creating records that can also help with monitoring efforts. At times, staff will travel to areas where complaints are high and record landing rates of mosquitos to further gauge population density.

Biocontrol

Mosquito Fish - The mosquito fish have been one of the most effective non-insecticidal and non-chemical methods of controlling mosquitoes for over eighty years. They breed throughout the summer and new broods are produced at intervals of about six weeks, with 50 to 100 young in a single brood. They are ready to begin the work of destroying mosquito larvae at once. Mosquito fish can eat mosquito larvae as fast as the larvae hatch from eggs, as many as 100 per day. Mosquito fish live 2-3 years and can tolerate a wide range of temperatures.

Larviciding - Routine larviciding of many hundreds of mosquito sources each week prevent immature mosquito larvae from reaching the flying and biting adult stage. This preferred first option for killing mosquitos is the cheapest and most effective method.

Adulticiding

When larviciding does not control mosquito populations adequately, OVMAP and MLMAD conduct adulticiding measures to protect our local communities from irritating insect bites and the potential for spreading of disease.

Public Outreach and Cultural/Environmental Control

Outreach to residents about altering or removing conditions that best suit mosquito breeding is another effective tool in the OVMAP/MLMAD toolbox. These controls include proper irrigation practices, pool maintenance, and even making sure small containers or tires stored outside do not fill with stagnant water. Reducing the habitat conducive to mosquito breeding in the very areas where we live is a large step toward fewer itchy bites. Outreach efforts occur throughout the year through personal contact and social media, as well as at community events such as the Tri-County Fair.





The Evolution of California Agricultural Commissioners and Sealers

The California Agricultural Commissioners trace their origins back 139 years. The goal of the Agricultural Commissioners is to protect the State's crops from the ravages of pests both domestic and imported. Then, as now, one of the principle weapons employed was a legal device called a "quarantine", which is derived from the French word "quarante", meaning "forty". The quarantine came about as a detention device, its first use being in the year 1340 when passengers on ships bound for Venice, Italy, were detained on board ship for 40 days. This was considered a long enough period to determine whether or not those passengers carried with them the Black Plague, which was killing many people in Europe in the mid-14th century.

California's first statewide program, which was the beginning of the present Department of Food and Agriculture, began with "An Act For the Promotion of Viticultural Industries of the State" on April 5, 1880. It provided for the appointment of a Board of State Viticultural Commissioners whose duties included the study of the grape root rot disease, *Phylloxera*. The Act specified that the University of California was responsible for instruction and experiments - a concept still existing today - giving the University the authority for research and the Department the regulatory functions. The Act provided for seven viticultural districts.

Until the year 1911, the duties of the State Board of Horticulture, the State Commissioner of Horticulture, county boards of horticulture commissioners and the county horticulture commissioners were limited to just a few obligations. These obligations consisted of preventing the introduction into the state of pests from outside its boundaries, prevention of spread of insect pests and plant diseases through the media of nursery stock, fruit boxes, and other containers, and the inspection of nurseries. The years that followed would find the duties not only intensified in the same areas, but expanded into many other aspects of agriculture.

In the beginning the regulatory concern was to protect the California farmer from the depredations of exotic pests. After 1911, these duties were to be expanded to include concerns of the marketplace (standardization), and such cultural aids as assistance to the farmer in weed control and control of rodents and other damaging creatures. Later, they would enlarge to assure the farmer honest weights and measures, and protection from unscrupulous middlemen. Finally, the regulations would blossom into the full relationship of the farmer and the consumer.

Today, the California Department of Food and Agriculture and County Agricultural Commissioners are as busy helping the consumer as they are the farmer. They keep exotic pests away from the farmer's fields by fighting them in city gardens, where they nearly always are found first. By so doing, they are affording city people as much protection as farmers, for these pests generally can wreak as much havoc in the city as in the country. They provide for, and oversee, standardization practices, thus insuring the farmer's good markets for their products and insuring quality for consumers. They promote marketing of goods in a variety of ways, also assuring quality and quantity to consumers. They look after the health of livestock and plants, and the same benefits accrue to the consumer. They insist on measurement standards that also have dual blessings; and they assure the consumer and the farmer protection against the careless use of pesticides, thus affording protection to both people and the environment.





OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: CAO

TIME REQUIRED 10 minutes

PERSONS APPEARING BEFORE THE BOARD Robert C. Lawton

SUBJECT Census 2020 Update

AGENDA DESCRIPTION:

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

Pursuant to Article I of the United State Constitution, the decennial Census of the United States is fundamental to apportioning legislative representation at the local, state and federal levels. In addition, information from the Census forms the basis for distribution of state and federal funding for highways, education, roads and social programs.

Census Director Steven Dillingham announced from Washington on July 30 that Census counting efforts would end on September 30 - a month earlier than previously scheduled. Closing the Census on September 30 would include termination of all online, telephone and mail efforts to reach and count the American population.

California's statewide self-response rate is 67%. Among California Counties, response rates range from a high of 77% in San Mateo County, to a low of 21% in Mono County.

RECOMMENDED ACTION:

The County Administrative Officer recommends that the Board 1) Receive briefings from staff and stakeholders on the importance to Mono County of an accurate Census count and status of Census activities in Mono County; 2) Discuss possible approaches to raising Mono County's response rate; and 3) Advise staff as necessary regarding support for improving Mono County's current response rate.

FISCAL IMPACT:

None noted with respect to this Item. More generally, California would lose an estimated \$1,000 in federal funding each year for the next 10 years for each resident uncounted in the 2020 Census.

CONTACT NAME: Robert C. Lawton

PHONE/EMAIL: 760-932-5415 / rlawton@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download

No Attachments Available

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/27/2020 5:02 PM	County Counsel	Yes
8/28/2020 8:36 AM	Finance	Yes



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: CAO

TIME REQUIRED	Item will start at approximately 10:30 AM	PERSONS APPEARING BEFORE THE BOARD	Robert C. Lawton
SUBJECT	COVID-19 (Coronavirus) Update		

AGENDA DESCRIPTION:

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

Update on Countywide response and planning related to the COVID-19 pandemic, including reports from the Emergency Operations Center (EOC), Unified Command (UC), and the various branches of the EOC, including Community Support and Economic Recovery, Joint Information Center (JIC), and Public Health. Specific topics include, but are not limited to:
Discussion of recent State-announced changes to COVID-19 response and re-opening plans.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Robert C. Lawton

PHONE/EMAIL: 760-932-5415 / rlawton@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

<p>Click to download</p> <p> MLCC Statement on Maintaining the Economic Viability of the Mammoth Lakes Business Community</p>

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/27/2020 9:57 AM	County Counsel	Yes

8/24/2020 3:47 PM

Finance

Yes



Memorandum

Date: August 19, 2020

To: Mammoth Lakes Town Council & Town Manager

From: Ken Brengle, CCE, IOM
Executive Director
Mammoth Lakes Chamber of Commerce

RE: Maintaining the Economic Viability of the Mammoth Lakes Business Community

The Mammoth Lakes Chamber of Commerce represents over 250 local businesses. These businesses and the thousands of employees who work at those businesses have seen an economic crisis develop before them. Owners are concerned about employees and guest safety, but they are also concerned about maintaining their business. The required 3-month closure of our local economy has already cause several businesses to close and has pushed many to the tipping point. Reduced occupancy, outdoor dining, retail limitations and having services being performed outdoors has created a severe stress and potential collapse of the Mammoth economy. We as an organization recognize the need to have an economy that can weather this current pandemic and still be here to be a contributor to the local economy when we emerge forward. The Chamber wants the Town Council to clearly understand that the Chamber is opposed to (1) any efforts to limit business in their ability to serve the travelling consumer and guest and (2) restricting travel to and from Mammoth/Mono County.

The Mammoth Lakes business community is committed to protecting their employees and their guests! The COVID-19 protocols and directives are being followed by the vast majority of businesses in Mammoth Lakes. The Mammoth Lakes Chamber of Commerce will continue to work closely with our membership to assist with managing, diminishing and preventing the spread of COVID-19.

However, restriction of travel, especially now that our fellow citizens have experienced being able to freely travel, will be next to impossible to stop. As a free society, many are willing to accept a higher level of risk to enjoy the ability to travel. Individuals who are in high-risk categories, of which I am in several, must understand that it is their responsibility to take the proper mitigation and protective actions to limit their risk of contracting COVID-19. Individual responsibility is the key!

The basis of our economy is tourism. If our business community is driven out of business due to the restriction or elimination of travel, which creates a loss of both wages paid to employees and revenue to local government entities, the ability to recover from this crisis will be severely limited. The long-term survivability of the community is put at risk by restricting or eliminating travel to our community.

State and Federal funding will, at some point, dry up. If we do not continue to allow businesses to thrive (even with the problems we are currently experiencing) during this August/September timeframe, we will severely limit TOT collections that drive this community's ability to grow and prosper.

We must continue to do everything we can to slow, mitigate and manage the spread of COVID-19 within our community. The #staysafetostayopen hashtag is now our mantra! The principles of #staysafetostayopen:

- Wear face covering/masks
- Sanitize/wash your hands
- Physical distance (minimum of 6 feet)
- Stay home if you're sick

Are now our battle cry!



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Finance, CAO

TIME REQUIRED 1 hour (30 minutes presentation, 30 minutes discussion) **PERSONS APPEARING BEFORE THE BOARD** Janet Dutcher

SUBJECT Coronavirus Aid, Relief, and Economic Security (CARES) Act Proposed Expenditure Plan

AGENDA DESCRIPTION:

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

The CARES Act was passed by Congress and signed into law on March 27, 2020. \$150 billion in aid to state and local governments was distributed from the Coronavirus Relief Fund (CRF) created by the CARES ACT, including \$9.5 billion allocated to the State of California. As part of the State's Adopted Budget, \$1.3 billion of this balance was allocated to California counties, including \$1,373,000 to Mono County, to reduce the financial impacts of the COVID-19 pandemic.

Today's agenda item will include a presentation describing the spending restrictions (and opportunities) and the recommended expenditure plan developed by staff. Period of eligibility began March 1 and extends to December 30, 2020.

RECOMMENDED ACTION:

Receive presentation. Approve or amend staff recommendations for spending the County's CARES Act proceeds. Authorize the County Administrative Officer to shift funds between spending categories if one area has unspent funds.

FISCAL IMPACT:

Leverages federal financial assistance of \$1,373,000 to pay expenditures deemed necessary as a result of the public health emergency, which is included in the County's recommended budget for FY 2020-21, scheduled for adoption consideration on September 8, 2020.

CONTACT NAME: Janet Dutcher

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

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YES NO

ATTACHMENTS:

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Staff report
Mono County CARES Act Spending Plan

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/26/2020 9:35 AM	County Counsel	Yes
8/27/2020 2:08 PM	Finance	Yes



DEPARTMENT OF FINANCE

AUDITOR-CONTROLLER

COUNTY OF MONO

Kim Bunn
Assistant Finance Director
Auditor-Controller

Janet Dutcher, CPA, CGFM, MPA
Director of Finance

Gerald Frank
Assistant Finance Director
Treasurer-Tax Collector

To: Board of Supervisors

From: Janet Dutcher, Finance Director
Robert Lawton, County Administrative Officer

Date: September 1, 2020

Re: Approve CARES Act Spending Plan

Recommended Action:

1. Approve County of Mono CARES Act Spending Plan, as presented or amended.
2. Authorize the County Administrative Officer to shift funds between spending categories if one area has unspent funds.

Introduction:

The purpose of this agenda item today is to request your Board's approval of the proposed Coronavirus Aid, Relief and Economic Security Act (CARES Act) Spending Plan, as presented or amended. Staff will offer various alternatives from which the Board may choose depending on the specific community needs and what stakeholders consider the most effective use of these limited available one-time funds. Finance will present the spending criteria governing what types of costs and programs are eligible. The County will receive \$1,373,000 to spend by December 30, 2020.

Background:

On March 27, 2020, the CARES Act was signed into law, authorizing more than \$2 trillion in federal funding to combat the Coronavirus Disease 2019 (COVID-19) and the subsequent economic impacts. The CARES Act also established the Coronavirus Relief Fund (CRF) and appropriated \$150 billion specifically for payments to state and local governments. So far, Congress has not appropriated additional stimulus payments to support state and local government efforts. The California governor's adopted budget for FY 2020-21 allocates CARES Act funding of \$1,373,000 to Mono County.

To receive and keep these funds, counties must adhere to federal guidance and all the State of California Executive and Health Orders, State statutes as well as any other directive or guidance issued. The County Administrative Officer certified to the State to this effect as a condition to receiving this funding. Additionally, a spending plan is necessary to affirm to the State of California that Mono County will be able to spend some or all these funds by December 30th. The County is required to communicate to the State of California on September 4th that the County intends to utilize the full amount of its CARES Act funding by December 30, 2020. Otherwise, the County is at risk of returning the anticipated unspent balance back to the State by November 30, 2020.

Eligible Uses:

CARES Act funding is subject to the following restrictions:

- Necessary to respond to the pandemic and incurred to take actions in response to the public health emergency. This includes responding directly to the emergency such as providing testing and performing contact tracing, as well as expenditures incurred to respond to second-order effects such as providing economic support to those suffering from employment or business interruptions.
- Not accounted for in the most recently approved budget as of March 27, 2020. A cost meets this requirement if it is not included in the budget at that time or is a cost included in the budget but is for a substantially different use than expected.
- Incurred between March 1, 2020 through December 30, 2020.

Six categories of eligible expenditures:

1. Medical Expenses
 - a. Hospitals, clinics, and similar facilities
 - b. Temporary medical facilities that increase capacity
 - c. Testing
 - d. Emergency medical responses and transportation
 - e. Telemedicine
2. Public Health
 - a. Communicating and enforcing public health orders
 - b. Acquiring medical and protective supplies (PPE), sanitizer, and wipes
 - c. Disinfecting public areas and other facilities
 - d. Technical assistance on mitigation of COVID-19 threats
 - e. Public safety measures to protect the public
 - f. Expenses for quarantining individuals
3. Payroll expenses but only if “substantially dedicated”
 - a. Public Health, Public Safety and EMS workers are presumed to be substantially devoted and all their COVID-19 related hours are eligible.
 - b. Other budgeted employees COVID-19 hours are eligible but only if they meet the definition of being substantially dedicated to mitigating or responding to the public emergency. Mono County is employing a more than 50% of regular hours per pay cycle as the threshold for meeting the “substantially dedicated” criteria.
4. Comply with Public Health Measures and Mitigate the Effects of COVID-19
 - a. Food deliveries
 - b. Telework capabilities of public employees
 - c. Paid sick, family, and medical leave for public employees
 - d. Maintaining social distancing and sanitation in jails
 - e. Caring for homeless individuals
5. Economic Support
 - a. Grants to small businesses for the costs of business interruptions
 - b. Grants or financial assistance to individuals

- c. Payroll support program
6. Any other COVID-19 related expense “reasonably necessary” to the function of government
 - a. Hazard pay and overtime
 - b. Increased workers compensation
 - c. Public health emergency recovery planning

Coordination with other funding sources:

In recommending the proposed spending plan for Mono County, consideration is given to other funding sources, all having greater restrictions than the CARES Act funding. This aligns with the County’s policy to use the most restricted funding sources first before spending down lesser restricted funds. In this instance, more restricted funding consists of opportunities to apply for FEMA reimbursement which is expected to cover 75% of the following types of expenditures:

- The County’s 50% share of the EOC costs, in coordination with the Town of Mammoth Lakes and the Mammoth Lakes Fire Protection District.
- Public Health extra hire employees, except for efforts associated with contact tracing not allowed by FEMA.
- Budgeted employees’ overtime costs
- Dr. Boo’s actual COVID-19 hours exceeding his budgeted .5 FTE salary and benefits, unless eligible under other public health grant sources.

At this time, Public Health has received acceptance of \$665,128 of COVID-19 specific grant funds which will be spent down first before applying CARES Act Funds. We estimate Public Health will need approximately \$200,000 of CARES Act funding to sustain their current efforts responding to the public health emergency through December 30, 2020.

Expenditure reporting to the State:

The County is required to submit periodic reports to the State as a condition to retaining these funds. The first report is due to the State by September 4th. In that report, the following information is required:

- Amount of CARES Act funds actually spent from March 1 to June 30, 2020.
- Amount of CARES Act funds estimated spent for July and August.
- Amount of CARES Act funds projected to be spent from September 1 to December 30.
- Information about regional collaboration efforts undertaken.
- Information about efforts performed to reduce duplication of efforts with other jurisdiction.

Mono County Proposed CARES Act Spending Plan:

A proposed spending plan is attached to this agenda item. The plan includes actual expenditures incurred through July 31, 2020 for payroll, services and supplies, and the projected expenditures from August to December 30th.

Non-public health payroll costs. In recommending this spending plan, priority is given to reimbursing non-public health employee payroll costs incurred to support the pandemic response efforts, estimated at \$579,000. These are employee efforts substantially redirected away from their normal duties and the reimbursement itself creates unanticipated cash flow. Staff recommend the Board reserve this amount in a special account designated to continue supporting the County's pandemic-fighting efforts. There is much uncertainty about what funds will be available to continue responding to the public health emergency should the pandemic continue beyond December 30th. Federal and state authorities have made no commitment to provide more funding to Mono County.

Contact tracing costs. The cost of extra hire labor is generally eligible for FEMA reimbursement and staff recommend using FEMA to pay for this cost. However, FEMA has ruled that its funds cannot be used to pay for contact tracing. Staff recommend using CARES Act funds to cover this cost, estimated at \$50,000.

Public Health payroll costs. While public health has been awarded \$665,128 of grant funds to pay for their COVID-19 related efforts, it is not enough. There is significant concern that Public Health's typical grant funds will not be available for draw down because employees who normally time study to these grants are busy responding to the public health emergency. It is estimated that public health has a funding gap of \$200,000, and staff recommend allocating this amount from the CARES Act money.

Maintenance of essential government services. The County has and expects to incur increased cost to continue telecommuting, to bring essential workers safely back into the workplace and to configure County offices so that we can open our doors to the public. Staff recommend using CARES Act funding to pay for this. It includes PPE, facility alterations, sanitizing, additional cost to enable the County workforce to telecommute (allows social distancing in County offices), and the community outreach costs. This amount is estimated at \$285,000.

Non-congregate housing costs. Generally, the cost to secure lodging facilities to quarantine individuals who cannot stay in their home is not an allowable cost under the FEMA program. It is estimated the County will incur costs of this nature in the amount of \$75,000. Staff recommend using CARES Act funding.

Hire additional enforcement extra-hire workers. The County has limited staffing available to support efforts to enforce the public health orders. We know this is critical because without some level of enforcement Mono County cannot keep and spend down CARES Act monies. This proposal includes hiring two enforcement workers at \$40.00 per hour for 30 hours per week from September to December. We estimate this at \$40,000.

Increased election costs. The Registrar of Elections budgeted additional election costs of \$5,000 that includes additional mailing costs for an entirely vote by mail election. The Elections department may receive dedicated funding for these additional costs. If not, staff recommended allocating \$5,000 of CARES Act funding towards elections.

Advertising campaign costs. The County's Economic Development department has used flyers and billboards to encourage the public to wear masks and social distance. Staff recommend allocating \$5,000 of CARES Act funding towards this activity to supplement existing funds.

Community Support Programs. This leaves a balance of \$134,000, which staff recommend spending towards any or all of the following purposes:

- Financial assistance for essential workers to stay home when sick and/or quarantined.
- Food insecurity, including distributing funding to organizations that distribute food supplies to those in need
- Chambers of Commerce and other business associations for COVID-19 communications with their business members
- Latinx outreach program, including hiring additional workers
- Non-profit stabilization grant program
- Business stabilization grant program

Once this plan is approved, staff recommend the Board delegate authority to the County Administrative Office, Robert Lawton, to shift funding between categories if one area has unspent funds. This will ensure the County best leverages this federally sourced one-time funding to support the public health emergency efforts in our communities.

Fiscal Impact:

Leverages federal financial resources of \$1,373,000 to support the County's response to the COVID-19 impacts to our local communities. This amount is included in the County's recommended budget for FY 2020-21.

MONO COUNTY SPENDING PLAN
CARES Act Funding
As of September 1, 2020 and Recommended by Staff

Non-Public Health payroll costs	\$	579,000
Contact Tracing efforts		50,000
Public Health - supplement other funding sources		200,000
Maintain essential governmental services		285,000
Non-congregate housing costs		75,000
Extra hires for enforcement efforts		40,000
Election costs		5,000
Advertising campaign - masks, social distance		5,000
Other discretionary purposes		134,000
	\$	<u>1,373,000</u>

Coronavirus Aid, Relief and Economic Security Act (CARES)

Application to Mono County

September 1, 2020

From DOF to Mono County: \$1,373,000

JULY	\$228,833
AUGUST	228,833
SEPTEMBER	228,834
OCTOBER	686,500
TOTAL	\$1,373,000

ELIGIBLE COSTS INCURRED

1. MARCH 1 TO JUNE 30, 2020

2. JULY 1 TO AUGUST 31, 2020

3. ANTICIPATED SEPTEMBER 1 TO DECEMBER 30, 2020

OCTOBER 31 – RETURN EXCESS FUNDING TO STATE

Other Funding Sources

- FEMA (75% of Cost incurred)
 - Extra hires, EOC 50% share, overtime
- Public Health grants - \$674,728
 - Emergency preparedness office public health emergency program \$311,202
 - Infectious disease prevention and control grant – local infrastructure - \$108,341
 - Epidemiology and laboratory capacity CARES - \$155,185
 - County medical services program COVID-19 - \$100,000
- HAVA Grant – Elections - \$26,627
- Applied for but not awarded
 - CDBG CARES \$64,484 (Economic Development)
 - Epidemiology and laboratory capacity enhancing detection \$1,587,439 (Public Health)

ELIGIBLE COSTS : LABOR

1. Public Safety, Public Health, EMS, Environmental Health, Code Compliance

- Always considered substantially dedicated to COVID-19 efforts

2. Other Budgeted Personnel

- Substantially dedicated to COVID-19 efforts AND repurposed from usual/normal functions

3. Extra Hires due to COVID-19 efforts

- Contact tracing efforts

OTHER EXPENDITURE CATEGORIES

MEDICAL

- Testing
- EMS response and transport
- 211 help line
- Alternative care sites

PUBLIC HEALTH

- Communicating and enforcing PH orders
- PPE and sanitizing/disinfecting
- Contact tracing
- Quarantining
- Food deliveries
- Educating and informing

OTHER EXPENDITURE CATEGORIES

COUNTY OPERATIONS

- Teleworking
- Sick/medical leave
- Re-entry plans
- Extra sanitizing
- PPE and sanitizer
- Disinfecting public areas

FACILITY IMPROVEMENTS

- Social distancing enhancement and protection
- Touchless faucets, toilets, doors
- Air filtration
- Signage

OTHER EXPENDITURE CATEGORIES

SECONDARY EFFECTS

ECONOMIC RECOVERY

- Grants to small businesses – business interruption
- Rent/mortgage assistance
- Payroll support program
- Unreimbursed unemployment support

OTHER

- Pass thru to other County agencies

COMPLIANCE AND REPORTING

- Certify adherence with State EOs and CDPH orders, directives, and guidance
 - *No County ordinances / resolutions inconsistent with State*
- Regional collaboration and non-duplication of efforts
- September 4 expenditure reporting
- Return unspent funds by October 31, 2020
- Coordination with other funding sources (ie..FEMA)
- Subject to Federal Single Audit – Like ARRA, every \$1 audited
- Repay costs disallowed after federal review

MONO COUNTY

Proposed Spending Plan

Labor Reimbursement

BUDGETED POSITIONS	
EOC	\$145,000
IT	136,000
Economic Development	189,000
Legal	55,000
Enforcement	50,000
Public Safety	4,000
TOTAL BUDGETED POSITIONS	\$579,000
Contact tracing (extra hires)	50,000
Public Health – supplement grant funding	200,000
Extra Hires – enforcement	40,000
TOTAL LABOR REIMBURSEMENT	\$869,000

Maintain Essential Government Services

Civic Center extra cleaning	\$70,000
Civic Center – furniture cost increase	61,000
PPE, Sanitizer, Disinfectant, Safety Measures	20,000
Telecommuting	20,000
Workforce re-entry planning	19,000
Community support outreach	19,000
Facility improvements (sneeze guards, signage, air circulation)	76,000
TOTAL FOR COUNTY ESSENTIAL SERVICES	\$285,000

Other COVID-19 Related Costs

Non-congregate housing costs	\$75,000
Election costs (may not be needed)	5,000
Advertising campaign – masks, social distancing	5,000
TOTAL OTHER COVID-19 RELATED COSTS	\$85,000

Community Support Programs

\$134,000 to \$139,000

- Right to Recover Program
 - Financial assistance for essential workers to stay home when sick and/or quarantined
- Food insecurity
- Chambers of Commerce support – communications and education with members
- Latinx outreach
- Non-profit stabilization grant program
- Business stabilization grant program

Example “Right to Recover” Concept

DRAFT

Right to Recover Fund concept: allocate funds to provide xxx people or families with the equivalent of two weeks of pay at \$12.50* an hour. This model shows allocation through December 31, 2020 and is based on rough est of quarantine support needs from Kate w PH.

	Persons Served	Hours Replaced	Wage/HR*	Total Base	Administration	total allocation needed
					10%	
Scenario 1	100	80	12.5	\$ 100,000	\$ 10,000	\$ 110,000
Scenario 2	75	80	12.5	\$ 75,000	\$ 7,500	\$ 82,500
Scenario 3	50	80	12.5	\$ 50,000	\$ 5,000	\$ 55,000

*Hourly wage replacement of \$12.50 is a mid range between current Min Wage. As of Jan 1, 2020, California's statewide minimum wage:

- \$13 per hour for employers with 26 or more employees,
- \$12 per hour for employers with 25 or fewer employees



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT Closed Session - Public Employee
Evaluation

**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 EVALUATIONS. Government Code section 54957. Title: (1) County Administrative Officer; (2) County Counsel.

RECOMMENDED ACTION:

FISCAL IMPACT:

CONTACT NAME:

PHONE/EMAIL: /

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

[Click to download](#)

No Attachments Available

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/25/2020 1:22 PM	County Counsel	Yes
8/12/2020 1:37 PM	Finance	Yes



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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

TIME REQUIRED

SUBJECT Closed Session - Labor Negotiations

**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): Bob Lawton, Stacey Simon, Dave Butters, Janet Dutcher, and Anne Frievalt. 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>

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes
8/25/2020 1:22 PM	County Counsel	Yes
8/26/2020 9:42 AM	Finance	Yes



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: Community Development - Planning

TIME REQUIRED Public Hearing: 1:00 PM (45 minutes) **PERSONS** Michael Draper

SUBJECT Public Hearing - Specific Plan
Amendment to the June Lake
Highlands' Specific Plan, with Tract
Map modifications **APPEARING
BEFORE THE
BOARD**

AGENDA DESCRIPTION:

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

Public hearing regarding proposed resolution adopting June Lake Highlands Specific Plan Amendment #2 and modification of Tract Map #34-24 and #34-26, allowing up to 27 properties to apply for a Vacation Home Rental Permit, consistent with General Plan Chapter 26 standards and regulations, on a first-come first-served basis. Vacation Home Rental Permits are specific to the owner of the property and do not transfer with the sale of property.

RECOMMENDED ACTION:

1. Open the public hearing for Specific Plan Amendment #2 and tract map modifications, receive public testimony, and make any desired changes.
2. Find that the project qualifies as a CEQA Exemption under CEQA Section 15301(a).
3. Adopt Resolution R20-__ (Attachment #1) Adopting June Lake Highlands Specific Plan Amendment #2 and Modification of Tract Map #34-24 and #34-26, with any desired modifications and making all required findings.

FISCAL IMPACT:

The County may receive additional Transient Occupancy Tax revenue as a result of this project.

CONTACT NAME: Michael Draper

PHONE/EMAIL: 7609241805 / mdraper@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

[Click to download](#)

- [D Staff Report; June Lake Highlands R20-___](#)
- [D 1. Board Resolution R20-___ and Exhibit A: Highlands Specific Plan Amendment and modifications to Tract Maps #34-24 and #34-26](#)
- [D 2. Planning Commission Recommendation Resolution R20-02](#)
- [D 3. Public Hearing Notices](#)

History

Time	Who	Approval
8/27/2020 5:17 PM	County Administrative Office	Yes
8/27/2020 3:59 PM	County Counsel	Yes
8/26/2020 1:56 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

September 1, 2020

To: Mono County Board of Supervisors

From: Michael Draper, Planning Analyst
Gerry Le Francois, Principal Planner

Re: June Lake Highlands Specific Plan Amendment #2 and Modifications of Tract Maps #34-24 and #34-26

I. RECOMMENDATION

1. Open the public hearing for Specific Plan Amendment #2 and tract map modifications, receive public testimony, and make any desired changes.
2. Find that the project qualifies as a CEQA Exemption under CEQA Section 15301(a).
3. Adopt Resolution R20-__ (Attachment #1) adopting the June Lake Highlands Specific Plan Amendment #2 and modifications to Tract Maps #34-24 and #34-26 (R20-__ Exhibit A), with any desired modifications as set forth in Section One of R20-__ and making the following findings:
 - A. Having reviewed and considered all information and evidence presented to it including public testimony, written comments, and staff reports and presentations, the Mono County Board of Supervisors finds, as set forth in Section Three of Resolution R20-__ (Attachment #1), that:
 - A. The proposed changes to the June Lake Highlands Specific Plan are consistent with the text and maps of the General Plan,
 - B. The proposed changes to the June Lake Highlands Specific Plan are consistent with the goals and policies contained within any applicable area plan,
 - C. The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan,
 - D. The proposed changes to the June Lake Highlands Specific Plan are reasonable and beneficial at this time, and
 - E. The proposed changes to the June Lake Highlands Specific Plan will not have a substantial adverse effect on surrounding properties.
 - B. The Mono County Board of Supervisors further finds that there are changes in circumstances which make any or all of the conditions or the design of the recorded final maps no longer appropriate or necessary and, as set forth in Section Four of Resolution R20-__, finds that:
 1. There are changes in circumstances which make any or all of the conditions or the design of a recorded final map no longer appropriate or necessary;
 2. The proposed modification(s) do not impose any additional burdens on the present owner of the property;
 3. Such modification(s) would not alter any right, title or interest in the real property;
 4. The proposed modification(s) are consistent with applicable general and specific plans;

5. The proposed modification(s) do not result in an increased number of dwelling units or a greater density than set forth in the recorded map;
6. The site is physically suitable for the type and proposed density of the development;
7. The design of the subdivision or proposed improvements, as modified, will not be likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
8. The design of the subdivision or type of improvements will not be likely to cause serious public health problems, or conflict with public easements, or requirements related to drainage, snow storage, or other requirements set forth in the recorded map deemed necessary and appropriate by the public works department.

Alternatively, if the Board of Supervisors chooses not to recommend the June Lake Highlands Specific Plan Amendment #2 and modifications of Tract Maps #34-24 and #34-26 for approval, either all or in part, the Board must articulate which of the findings listed in Recommendation #2 above cannot be made. Any denial (i.e., decision not to approve the project) by the Board of Supervisors must 1) specify the standards not met and 2) be supported by substantial evidence in the record. In the event the Board chooses not to approve the project, staff may request a short recess to assemble the findings for action by the Board of Supervisors.

II. PROJECT SETTING AND LAND USE

The June Lake Highlands Specific Plan, adopted in 2001, consists of 22.75-acres located about ½ mile west of the June Lake Village between June Lake and Gull Lake. The Mono County General Plan designates the project site as Specific Plan (SP). The area has been divided into 69 parcels which are designated Single-Family Residential (SFR) in the Specific Plan. At this time, 18 of the 69 SFR properties are built. Access to the sites is gained off Northshore Drive onto Mountain Vista Drive, or from Leonard Avenue. These roadways are County-maintained paved roads.

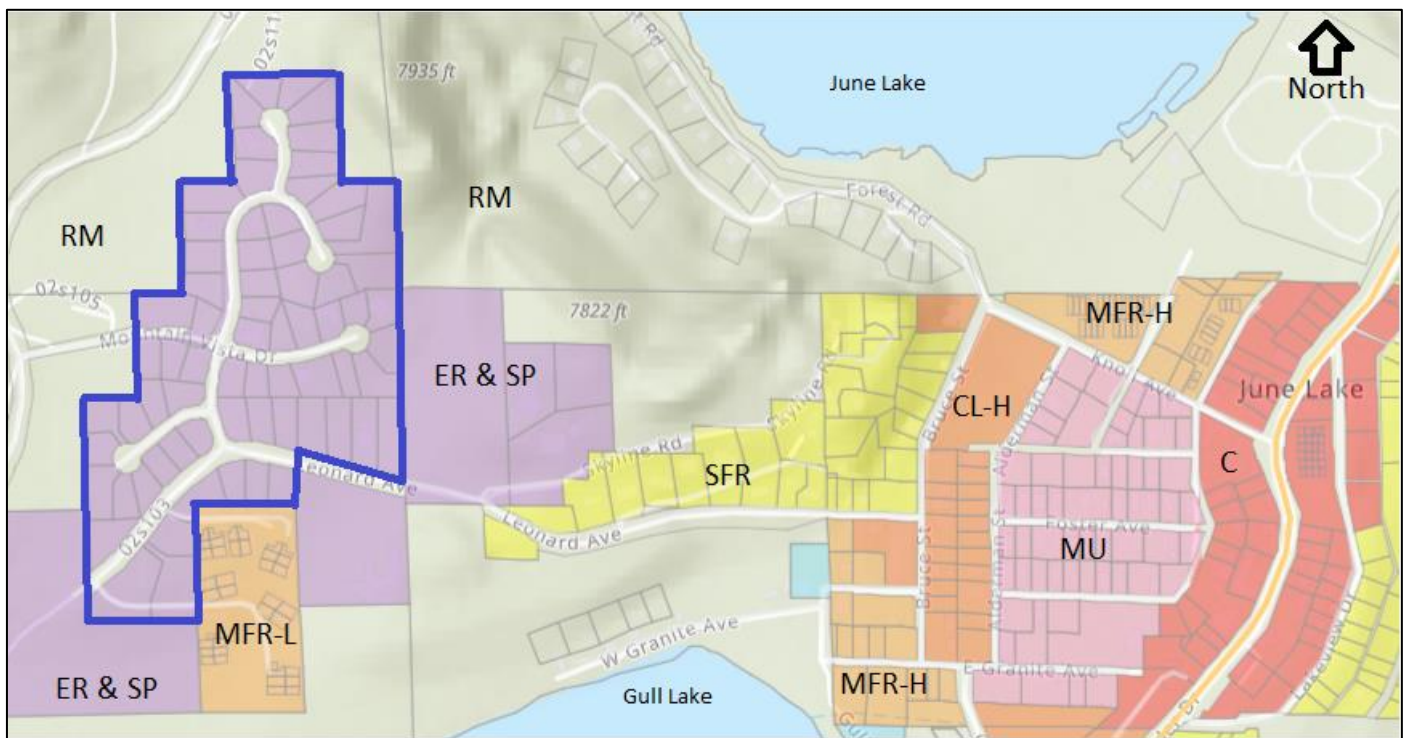


Figure 1. June Lake Highlands with surrounding Land Use Designations.

SURROUNDING LAND USES

To the north and west of the project site is open space owned and managed by the Inyo National Forest. To the southwest is a 14-acre parcel privately owned and designated Estate Residential. To the south is Multi-Family Residential – Low (Interlaken condominium complex) and Estate Residential (Victory Lodge), and south-east is vacant land designated Resource Management also managed by the Inyo National Forest. Directly east is a 4.9-acre parcel privately owned and designated Estate Residential.

EXISTING SPECIFIC PLAN & HISTORY

In March 2001, the Mono County Board of Supervisors adopted Resolution R01-26, certifying the June Lake Highlands Specific Plan, Final EIR, and Tentative Tract Map (#34-24, Phase I) allowing development of 39 single-family residential lots and 114 condominium units on 21.2 acres. The June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property. The Specific Plan approval includes 35 conditions, however transient rentals (rentals less than 30 days) were not addressed.

In June 2004, Resolution R04-038 was adopted by the Board, amending the June Lake Highlands Specific Plan (Amendment #1) by adding an additional 1.55-acre site for division into four single-family residential parcels.

In December of 2006, Tract Map #34-26 (Phase II) was finalized, dividing 9.43 acres into 28 lots (replacing the 114 multi-family units) and adding the new properties to the June Lake Highlands. The Tract Map included additional development standards and policies, including the policy that no transient rental (less than 30 days) shall be permitted.

All previously approved project documents are posted or linked at <https://www.monocounty.ca.gov/planning/page/june-lake-highlands-specific-plan-amendment-2-and-modification-tract-maps>, and are hereby incorporated by reference.

III. JUNE LAKE HIGHLANDS SPECIFIC PLAN AND TRACT MAP MODIFICATION BACKGROUND & PROJECT DESCRIPTION

PROJECT BACKGROUND

In June 2015, Mr. George Larson, representing June Lake Highlands, LLC, initiated a Specific Plan Amendment and Tract Map Modification application to allow transient rentals on the remaining parcels he owned. At the time, the community of June Lake was expressing a desire for more control over transient rental. Community Development staff informed Mr. Larson that a planning process would soon begin to address transient rental in the entire community and asked to postpone his request to amend the Highland's Specific Plan.

In late 2016, the June Lake Citizens Advisory Committee (CAC) initiated a process to determine where transient rentals would and would not be allowed within the community, and any additional regulations that should apply. Over 50 hours of community meetings were held to discuss transient rentals and seek viable policy solutions. These meetings represent an impressive commitment of time and energy by community members and the CAC, who worked very hard to be objective and provide a recommendation to the Planning Commission. In addition, the process required well over 300 hours of staff time.

Ultimately, the Board of Supervisors approved General Plan Amendment 18-01 in May 2018 specifying regulations for short-term rentals in June Lake, including acceptable neighborhoods. No specific recommendation was made for June Lake Highlands, and instead the decision was left to the public process associated with a Specific Plan Amendment and Tract Map Modification.

During the processing of the Specific Plan Amendment and Tract Map modifications, staff has continually worked to inform and include Highlands' property owners. After receiving the project application, staff recommended sending notice to all Highlands property owners explaining the project proposal and inviting them to join the project if desired. With the applicant's consent, an invitation to join was mailed on October 15, 2019. In January 2020, an additional email was sent to parties that had not responded and a deadline of February 3, 2020 was set. On February 18, 2020, the project application was accepted by the Land Development Technical Advisory Committee (LDTAC) for 20 properties owned by 14 individuals.

On April 15, 2020, a notice of the May 21 Planning Commission public hearing was mailed to all property owners within 500' of the Highlands (including Highlands properties) 30-days prior to the meeting to respect the noticing requirements in General Plan Chapter 25, Transient Rentals, which are more stringent than the standard 10-day noticing requirement. Following the notice, three additional property owners requested to add their properties (totaling six properties) to the project, increasing the total to 26 properties owned by 17 individuals. An additional five parties representing six properties requested to join after the Land Development Technical Advisory Committee (LDTAC) reviewed the final conditions and were not included in the May 21 staff report due to the lateness of the requests.

At the May 21, 2020 Planning Commission meeting, the Commission requested that the project be altered to allow short-term rentals on all Highlands properties rather than only applicants' parcels. Staff mailed notification of the change to all Highlands property owners on June 4, and a notice was published in the June 6 edition of The Sheet, a local newspaper of record, for the June 18, 2020, meeting.

At the June 18 meeting, the item was postponed for the applicant and all Planning Commissioners, particularly the Commissioner representing the June Lake area, to be present. The project was re-noticed for the July 16 meeting in The Sheet newspaper and a notice was mailed to all Highlands property owners, and property owners within 500' of the Highlands, on July 3.

PROJECT DESCRIPTION

The overall goal listed in the June Lake Highlands' Specific Plan is "to provide quality, environmentally sensitive permanent and resort housing in proximity to the community of June Lake", and "is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy" (June Lake Highlands Specific Plan Goals, Objectives, and Policies).

Specific Plan Amendment #2 proposes to allow properties within the existing June Lake Highlands Specific Plans and Tract Maps #34-24 and #34-26 to conduct owner-occupied and/or non-owner-occupied transient rentals subject to the permitting process contained within Land Use Element Chapter 26 of the Mono County General Plan. The project is consistent with existing Specific Plan objectives that support resort housing and transient occupancy.

After public testimony and discussion, the Planning Commission recommended the Board of Supervisors adopt the following language amending June Lake Highlands' Specific Plan Policy 1-D (see Attachment #2, Planning Commission Resolution R20-02):

Specific Plan Policy 1-D. Transient rental (less than 30 days) is permitted within the June Lake Highlands subject to permitting consistent with the Mono County General Plan Land Use Element and the following restrictions:

- A. Any person who rents a residential structure within the June Lake Highlands shall comply with the provisions of Mono County General Plan Chapter 26, and shall obtain a Vacation Home Rental Permit prior to conducting the activity.*
- B. The number of Vacation Home Rental Permits issued within the June Lake Highlands shall be limited to twenty-seven (27) parcels, on a first-come first-served basis.**
- C. Vacation Home Rental permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, a Vacation Home Rental permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing Vacation Home Rental permit on another property within the Highlands Specific Plan.*

*Note: Vacation Home Rental permits are specific to the owner and do not transfer with the sale of the property.

The Planning Commission's recommendation regarding Tract Map modifications remained as originally proposed (see Attachment #2):

- 1. Tract Map #34-24 Modification adds Condition of Approval #36 specifying that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan (see Exhibit A of Resolution R20-02).*
- 2. Tract Map #34-26 Modification would modify Condition #44 of the Tract Map Conditions of Approval to specify that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan (see Exhibit A of Resolution R20-02).*

IV. ENVIRONMENTAL REVIEW

The Project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- conversion of a single-family residence to office use.

Single-family homes that are rented on a transient basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, transient rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family residence to office use.

V. LDTAC REVIEW, SB18, PUBLIC COMMENT & PLANNING COMMISSION

The LDTAC met February 18, 2020, to accept the Specific Plan and Tract Map Modification applications with 25 properties included in the project. On May 4, 2020, the LDTAC met to review the project conditions of approval. No modifications were proposed.

The SB 18 notice inviting tribal consultation on a specific plan amendment was sent on May 1, 2020. Mono County must allow for 90 days for tribes to request consultation, and then complete consultation in good faith prior to the final decision on the specific plan amendment. No consultation requests have been received to date and 90-day period ran on August 4, 2020.

Notice of this hearing before the Board of Supervisors was published in The Sheet newspaper on August 1, 2020, and mailed to all Highlands property owners and property owners within 500' of the Highlands project boundary on August 18, 2020 (Attachment 3). At the time this staff report was written, no public comment had been received.

The Planning Commission held three public hearings on the project and recommended the project as presented in this staff report to the Board of Supervisors on July 16, 2020. The July Planning Commission staff report and public comments are posted at <https://monocounty.ca.gov/planning-commission/page/planning-commission-regular-meeting-17>. Additional staff reports and public comment associated with previous Planning Commission meetings are posted at <https://monocounty.ca.gov/planning-commission/page/planning-commission-regular-meeting-16> and <https://monocounty.ca.gov/planning-commission/page/planning-commission-regular-meeting-15>.

VI. FINDINGS

SPECIFIC PLAN AMENDMENT FINDINGS

If the Board decides to recommend approval of Specific Plan Amendment #2, the Board must adopt Resolution R20-__ (Attachment #1) and make the findings contained in Section Three.

TRACT MAP MODIFICATION FINDINGS

If the Board decides to recommend approval of Tract Map #34-24 & #34-26 Modification, the Board must adopt Resolution R20-__ (Attachment #1) and make the findings contained in Section Four.

This staff report was reviewed by the Community Development Department Director.

VII. ATTACHMENTS

- 1) Board Resolution R20-__ and Exhibit A: Highlands Specific Plan Amendment and modifications to Tract Maps #34-24 and #34-26
- 2) Planning Commission Recommendation Resolution R20-02
- 3) Public Hearing Notices
- 4) Past project documents are available online at <https://www.monocounty.ca.gov/planning/page/june-lake-highlands-specific-plan-amendment-2-and-modification-tract-maps>



RESOLUTION R20-_____

A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS ADOPTING JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATION OF TRACT MAP #34-24 AND #34-26

WHEREAS, the June Lake Highlands Specific Plan, Environmental Impact Report, and Tract Map #34-24 was originally approved and adopted in 2001 for the development of a 39-lot single-family subdivision and up to 114 condominium units on 21.2 acres; and

WHEREAS, the June Lake Highlands Specific Plan Amendment #1, an amendment to include an adjacent 1.55-acre site for division into four single-family parcels, was approved and adopted in 2004; and

WHEREAS, Tract Map #34-26 (Phase II) was approved and adopted in 2006, subdividing the remainder parcel created by Tract Map #34-24 into 28 single-family lots and removing 114 condominium units of the June Lake Highlands Specific Plan; and

WHEREAS, the Specific Plan contains a number of development standards designed to achieve the goal of the June Lake Highlands Specific Plan, which is to provide quality and environmentally sensitive permanent and resort housing in proximity to the community of June Lake; and

WHEREAS, the addition of Policy 1-D would amend the Specific Plan to allow parcels to conduct transient rentals subject to the specified permitting process(es); and

WHEREAS, no other changes are proposed to the Specific Plan and all previously approved mitigation measures remain in effect, and a Categorical Exemption 15301(a) was prepared in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, Condition #36 is proposed to be added to Tract Map #34-24 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, Condition #44 is proposed to be added to Tract Map #34-26 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, notice of the project was first provided to all June Lake Highlands property owners in October 2019, for the purpose of receiving comment and as an invitation to join the project; and

WHEREAS, staff continued to accept additional properties to be party to this project until February 12, 2020, the deadline for the Land Development Technical Advisory Committee agenda for application acceptance; and

WHEREAS, on May 21, 2020, the Planning Commission held a duly noticed public hearing regarding June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2, and determined clarification of the project was necessary to proceed. The Commission directed staff to re-notice the project and clarify that the project applied to all properties within the June Lake Highlands Specific Plan, not just the properties of the applicants; and

1 **WHEREAS**, on June 18, 2020, the Planning Commission held a duly noticed public hearing regarding
2 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2,
3 however the project was postponed to provide an opportunity for a full Commission to consider the project
4 and

5 **WHEREAS**, on July 16, 2020, the Planning Commission held a duly noticed public hearing regarding
6 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2, and
7 approved a recommendation to the Mono County Board of Supervisors; and

8 **WHEREAS**, on September 1, 2020, the Mono County Board of Supervisors held a duly notice public
9 hearing regarding June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan
10 Amendment #2; and

11 **NOW, THEREFORE, THE MONO COUNTY BOARD OF SUPERVISORS DOES HEREBY
12 RESOLVE AS FOLLOWS:**

13 **SECTION ONE:** Having reviewed and considered the analysis in the staff report and testimony
14 provided in the public hearing, the Board of Supervisors incorporates the following modifications into the
15 proposed June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-
16 26. The June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-26
17 are included as **Exhibit A** and incorporated herein by this reference, with any further modifications as directed
18 by the Board of Supervisors listed below:

19 A. None

20 **SECTION TWO:** The Board of Supervisors finds that the June Lake Highlands Specific Plan
21 Amendment #2 and modification of Tract Maps #34-24 and #34-26 has been prepared in compliance with
22 CEQA, Categorical Exemption Class 1, 15301(a): which allows for the: operation, repair, maintenance,
23 permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical
24 equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the
25 time of the lead agency's determination. Examples include but are not limited to the conversion of a single-
26 family residence to office use.

27 Single-family homes that are rented on a transient basis will still be used as single-family homes and
28 in a manner that is not substantially different from how they would be used if they were occupied by full-time
29 residents or long-term renters. In addition, transient rentals are subject to compliance with regulations
30 governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics,
noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an
expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family
residence to office use.

 June Lake Highlands Specific Plan Amendment #2, modification of Tract Maps #34-24 and #34-26,
and the CEQA Exemption reflect the County's independent judgment and analysis. The Board further finds
that the project has been presented to, and reviewed by, the Planning Commission and is adequate for
consideration by the Board of Supervisors in making a decision on the merits of the June Lake Highlands
Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26.

1 **SECTION THREE:** Having reviewed and considered all information and evidence presented to it
2 regarding June Lake Highlands Specific Plan Amendment #2 as set forth in **Exhibit A**, including public
3 testimony, written comments, staff reports and presentations, the Board of Supervisors finds that:

4 A. *The proposed changes in the Specific Plan are consistent with the text and maps of the General Plan
5 because:*

6 The proposed changes to the Highland’s Specific Plan are consistent with General Plan policies
7 directing the County to utilize the specific plan process for large-scale projects. The project is also
8 consistent with Land Use Element Policies in the June Lake Area Plan: Objective 13.M. To balance
9 the character of single-family residential neighborhoods and the tourist economy, utilize a mix of
10 best practices, creative solutions, and regulatory mechanisms, as guided by public input and
11 engagement, to address the complexity of short-term rentals.

12 The project site is an existing specific plan approved for development and within the community
13 of June Lake. The Amendment is also consistent with General Plan policies for amending Specific
14 Plans and Tract Maps (Chapter 36 and Chapter 48).

15 The Amendment provides transient rental for those seeking to visit the community and surrounding
16 area and does not alter the adopted Highland’s Specific Plan in a manner that makes it inconsistent
17 with the text or maps of the General Plan.

18 The site is near the Village and is currently approved for residential development. Leonard Avenue,
19 a neighborhood permitted for non-owner occupied transient rental, is directly adjacent to the site.
20 Amendment #2 allows the Single-Family Residential LUD parcels in this project to be eligible to
21 apply for approval to conduct short-term or transient rentals.

22 B. *The proposed changes in the Specific Plan are consistent with the goals and policies contained within any
23 applicable area plan because:*

24 Small-town character is preserved by maintaining an area of single-family residential land uses for
25 residential occupancy, whether short-term, long-term rental or full-time residency. The Amendment
26 also enhances and supports the tourism-based economy by providing a form of nightly rentals. The
27 specific plan changes are consistent with the following area plan polices, in the General Plan Land
28 Use Element:

29 1) Issues/Opportunities/Constraints for the June Lake Area

30 7. Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity
to the limits provided by the USFS special use permit, enhance the visitor experience, and
promote increased visitation. Local accommodations, however, are not sufficient to handle the
expected influx of ski-related visitors.

17. To provide opportunity for public input, develop and identify any consensus/common ground
in the best interests of the community, engage residents in conversations about the character of
their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours
of community workshops were held supported by over 300 hours of staff time from December
2016 to December 2017. Workshops included education on the existing industry/market, County
regulations and identification of community character; technical considerations and issues of
individual neighborhoods; concerns and negative impacts; opportunities and benefits; and

1 potential solutions; and the input was used as the basis for the development of policies and
2 regulations.

3 19. Opportunities expressed about short-term rentals include meeting a tourism market need,
4 economic development for June Lake, tax revenue for the County, assisting homeowners in
5 keeping and upgrading their properties, the potential for reduced impact compared to long-term
6 rentals, accountability and enforcement through regulation, protecting property rights, and
7 educating, socializing with, and serving as ambassadors to visitors.

8 HOUSING:

9 22. In the past, June Lake residents, most of whom reside in single-family homes and have lived
10 in the community for several years, would like new housing units to consist of single-family
11 homes, bed-and breakfast establishments, and motels/hotels; condominiums were not highly
12 regarded. Seasonal residents felt no additional housing was needed. Both groups identified the
13 need for affordable housing.

14 23. Housing or lodging facilities are oriented primarily to second-home owners and tourists, not
15 to local housing needs.

16 2) Countywide Land Use Policies, June Lake Community Development

17 Objective 13.M. To balance the character of single-family residential neighborhoods and the
18 tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms,
19 as guided by public input and engagement, to address the complexity of short-term rentals.

20 Policy 13.M.1. Short-term rentals are subject to Chapter 25 of the General Plan Land Use Element
21 and Mono County Code Chapter 5.65, with the following specifications based on the context of
22 individual neighborhoods (see General Plan map), which vary in character.

23 Action 13.M.1.b. Defer short-term rental housing decisions for the Highlands to the appropriate
24 tract map and specific plan procedures.

25 C. *The site of proposed change in the specific plan is suitable for any of the land uses permitted within the
26 proposed specific plan because:*

27 The June Lake Highlands Final Specific Plan Goals, Objectives, and Policies (2001) describes the
28 intent of the Highlands is “to provide a quality residential area complete with on-site amenities for
29 both permanent and transient occupancy” (pg.42).

30 Land Use Objective 1 states, “provide a mix of quality residential uses with an integrated design
format to serve the needs of both local and transient users.

D. *The proposed changes to the specific plan are reasonable and beneficial at this time because:*

The proponent of this project has waited to request these Amendments in order to provide the County
and June Lake community time to establish a transient rental regulatory program. Community
outreach during that process did not draw a conclusion on whether to prohibit or allow transient
rentals in the Highlands Specific Plan, leaving the option up to Highlands’ property owners and the
determination to the Specific Plan Amendment and Tract Map Modification process.

1 The timing for this amendment is reasonable because a regulatory program has been established to
2 allow properties designated Single-family Residential and Multi-family Residential to apply for
permits to conduct transient rental.

3 *E. The proposed changes to the specific plan will not have a substantial adverse effect on surrounding*
4 *properties because:*

5 The proposed changes will not have a substantial adverse effect on surrounding properties because
6 the sites will be developed, or are already developed, to Single-Family LUD development standards.
7 This project does not change the established development and design regulations established by the
Specific Plan and Tract Map. Transient rental use will be further regulated by a second permit under
either Chapter 26 of the Mono County General Plan or Mono County Code Chapter 5.65.

8 The majority of surrounding properties are federally owned and apart of the Inyo National Forest,
9 which is not planned to be developed. Surrounding privately owned properties (Interlaken, Victory
10 Lodge, and the Leonard Avenue neighborhood) already have the ability conduct transient/short-term
rentals.

11 **SECTION FOUR:** Having reviewed and considered all information and evidence presented to it
12 regarding the modification of Tract Maps #34-24 and #34-26 as set forth in Exhibit A, including public
13 testimony, written comments, staff reports, and presentations, the Board of Supervisors finds per Mono County
Code (MCC) 17.21.070 that:

14 *1. That there are changes in circumstances which make any or all of the conditions or the design of a*
15 *recorded final map no longer appropriate or necessary:*

16 The project is adjacent to Interlaken and Leonard Avenue which allows for transient rentals subject to
17 certain County requirements. This Modification of condition #36 in Tract Map #34-24 and #44 in
18 Tract Map #34-26 would provide additional transient rental opportunities for those seeking to visit the
community and surrounding area of the Village. Since the final Highlands tract map was approved in
19 2009, the market for transient rental of single family dwellings has increased. The June Lake
Highlands Specific Plan design is for single family residential use.

20 *2. That the proposed modification(s) do not impose any additional burdens on the present owners of the*
21 *property:*

22 The proposed modification to allow for transient rentals was initiated by the original developer and
23 some property owners requested to be included in this Tract Map modification. The change does not
24 impose additional burdens on current owners as none are obligated to pursue approvals or permitting
No new requirements are imposed as mandatory.

25 *3. That such modification(s) would not alter any right, title, or interest in the real property:*

26 The Tract Map modification does not modify what may, or may not, be built on a parcel or how a
27 property can be utilized. Therefore, it does not deny or lessen any right, title, or interest in real property
28 subject to the June Lake Highlands Specific Plan. Development of the real property must observe
29 California State Building Code standards, and if the property owner wishes to apply for a transient
rental permit, MCGP Land Use Element chapter 26.040, Standards and Requirements, must be met.

1 4. *That the proposed modification(s) are consistent with applicable general and specific plans:*

2 The proposed modification to Tract Map #34-24 & #34-26 is consistent with the Land Use Element
3 Policies for the June Lake Area Plan: Objective 13.M. *To balance the character of single-family*
4 *residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions,*
5 *and regulatory mechanisms, as guided by public input and engagement, to address the complexity of*
6 *short-term rentals.*

7 5. *That the proposed modification(s) do not result in an increased number of dwelling units or a greater*
8 *density than set forth in the recorded map:*

9 The project allows for existing properties to conduct transient rental consistent with the Mono County
10 General Plan and June Lake Highlands Specific Plan. The project will not increase the allowable
11 density of the June Lake Highlands or the total number of dwelling units. The Amendment will not
12 change the land use designation (LUD) of any property. All Highlands properties are designated
13 Single-family Residential which allows for the development of a single-family residence plus
14 accessory structures. Sites suitable for Single- family Residential development are also suitable for
15 transient rental (less than 30 days) because the use is similar to and not more obnoxious than already
16 permitted uses within the designation. All properties must adhere to development standards for the
17 SFR designation.

18 6. *That the site is physically suitable for the type and proposed density of the development:*

19 All properties within the June Lake Highlands Specific Plan allow for single-family residential
20 development. The physical location of the Highlands is suitable for transient rentals because it is
21 adjacent to June Lake's commercial core where most hotels/motels are located. Additionally, the
22 project is adjacent to Interlaken and Leonard Avenue as the only other neighborhood in the June Lake
23 community where non-owner occupied rentals may be permitted.

24 7. *That the design of the subdivision or proposed improvements, as modified, will not be likely to cause*
25 *substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

26 The tract maps were originally approved under a Final Environmental Impact Report (FSEIR;SCH #
27 19980520037). This Tract Map Modification to allow for transient rentals does not change any
28 mitigation measures adopted under the FSEIR nor result in increased environmental impacts. In
29 addition, this modification does not apply to the requirements under Mono County Code 17.21.080.3.

30 8. *That the design of the subdivision or type of improvements will not be likely to cause serious public*
health problems, or conflict with public easements, or requirements related to drainage, snow storage,
or other requirements set forth in the recorded map deemed necessary and appropriate by the public
works department:

The design, improvements, easements, drainage, snow storage, and/or other requirements have
been completed and are not impacted by this Tract Map Modification to allow for transient rentals.

SECTION FIVE: The Board of Supervisors hereby takes the following actions: 1) approves the
Categorical Exemption 15301(a), 2) makes the findings as substantially set forth above, and 3) approves June
Lake Highlands Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26 as proposed
in **Exhibit A** with any modifications listed in Section One.

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PASSED AND ADOPTED this 1st day of September 2020, by the following vote of the Board of Supervisors:

AYES :

NOES :

ABSENT :

ABSTAIN :

Stacy Corless, Chair

ATTEST:

APPROVED AS TO FORM:

Scheereen Dedman
Clerk of the Board

Stacey Simon
County Counsel

Exhibit A to Mono County Board of Supervisors Resolution R20-__

June Lake Highlands Specific Plan Amendment #2

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

~~Designate the project site as **S-F-R** - Single-Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).~~

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

~~** Insert Policy 1-D.~~

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.

****Policy 1-D. Transient rental (less than 30 days) is permitted within the June Lake Highlands subject to permitting consistent with the Mono County General Plan Land Use Element and the following restrictions:**

- A. Any person who rents a residential structure within the June Lake Highlands shall comply with the provisions of Mono County General Plan Chapter 26, and shall obtain a Vacation Home Rental Permit prior to conducting the activity.**
- B. The number of Vacation Home Rental Permits issued within the June Lake Highlands shall be limited to twenty-seven (27) parcels, on a first-come first-served basis.**
- C. Vacation Home Rental permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, a Vacation Home Rental permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing Vacation Home Rental permit on another property within the Highlands Specific Plan.**

Exhibit A to Mono County Board of Supervisors Resolution R20-__

Modification of Tract Map #34-24 to Add Condition #36



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RESOLUTION NO. R01-26
A RESOLUTION OF THE BOARD OF SUPERVISORS,
COUNTY OF MONO, STATE OF CALIFORNIA

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**CERTIFYING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL EIR WITH A
MITIGATION MONITORING PLAN AND ADOPTING FINDINGS RELATED
THERETO, APPROVING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN AND
AMENDING THE MONO COUNTY GENERAL PLAN ACCORDINGLY (GPA #01-01),
APPROVING TENTATIVE TRACT MAP (#34-24) AND ADOPTING A STATEMENT OF
OVERRIDING CONSIDERATIONS**

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WHEREAS, the overall objective of the June Lake Highlands project (including the June Lake Specific Plan and associated Tentative Tract Map #34-24) is to provide a suitable location for mixed residential use development; and

WHEREAS, the June Lake Highlands project would allow for development of 39 single-family lots and up to 114 multi-family units on a total of 21.2± acres; and,

WHEREAS, the June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property; and

WHEREAS, the June Lake Highlands Specific Plan and Final Environmental Impact Report were prepared simultaneously to incorporate environmental mitigation measures into the project to assist in designing the project around potential environmental constraints; and

WHEREAS, the June Lake Highlands Final EIR has been prepared and reviewed in compliance with CEQA; and

WHEREAS, the Board of Supervisors hereby certifies the Final EIR and adopts the June Lake Highlands Mitigation Monitoring Plan finding that:

1. In compliance with CEQA Guidelines Section 15090 (a):
 - a. The Final Environmental Impact Report (FEIR) has been completed in compliance with CEQA;
 - b. The Final EIR has been presented to the Board of Supervisors (the decision-making body and the lead agency) and the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
2. The Final EIR reflects the lead agency's independent judgment and analysis. Based upon evidence in the Final EIR, several potentially significant impacts have been reduced to less-than-significant levels through mitigation measures; four impact issues are considered significant and unavoidable even with mitigation. Mitigation measures

1 have been included to reduce these impacts to the lowest feasible levels. Findings
2 have been prepared for each of the potentially significant effects and for the
3 unavoidable environmental effects of the project (see Exhibit A).

4 **WHEREAS**, the Board of Supervisors, in consideration of evidence and testimony
5 presented at the public hearing in accordance with County Code Section 19.41.110, hereby
6 adopts the following findings with respect to the proposed Specific Plan:

- 7 1. The project is being proposed in response to demand for residential uses in the June
8 Lake area.
- 9 2. The overall project goal to provide quality, environmentally sensitive permanent and
10 resort housing in proximity to the community of June Lake.
- 11 3. The Mono County General Plan and the June Lake Area Plan indicate the need for a
12 mix of residential uses in the June Lake area for both permanent and transient
13 occupancy residential units.
- 14 4. Both the Mono County General Plan and the June Lake Area Plan designate the
15 project site as Specific Plan (SP).
- 16 5. Land Use Objectives and Policies of the Specific Plan designate 11.8 acres of the site
17 as Single Family Residential (SFR) and 9.4 acres as Multi-Family Residential,
18 Moderate (MFR-M). These designations will allow 39 single-family lots and up to
19 114 multi-family units, providing for a mix of residential units as envisioned in the
20 General Plan and June Lake Area Plan.
- 21 6. Goals, Objectives and Policies in the Specific Plan and Mitigation Measures identified
22 in the Final EIR address development of the project and impacts to the environment.
- 23 7. Public services and infrastructure are or will be made available for the proposed
24 development. The project will provide all necessary infrastructure on site (e.g., roads,
25 drainage, water and sewage systems). Public Service Mitigation Measure C-4
26 requires a "will-serve" letter from the June Lake Public Utilities District.
- 27 8. The development has been designed to be as compatible as possible with the
28 surrounding natural environment and character of the area. Design features have been
29 included in the Specific Plan addressing architecture, parking, circulation,
30 landscaping, signing and lighting. Mitigation measures have been included to reduce
impacts to less-than-significant levels or to the lowest feasible levels.
9. To ensure an adequate supply of locally available affordable housing, the Specific Plan
and mitigation measures provide employee housing and affordable housing in
accordance with the June Lake Area Plan.
10. General Plan policies require applicants to demonstrate the availability of adequate
fire protection by providing a Fire Protection Plan and project approvals to include a
finding that adequate fire protection is available (Safety Element, Goal II, Objective B,
Action 1.2). The project will provide adequate fire flows and Public Service
Mitigation Measure C-4 requires a "will-serve" letter from the June Lake Fire
Protection District.

WHEREAS, the Board of Supervisors, in consideration of evidence and testimony
presented at the public hearing and in accordance with County Code Title 17, adopts the
following findings regarding the Tentative Tract Map #34-24:


1. The Tentative Tract Map complies with the provisions of California Environmental Quality Act (CEQA); an Environmental Impact Report has been prepared for the project.
2. The Tentative Tract Map meets the general provisions of Chapter 17.04 of the County Code.
3. The Tentative Tract Map is consistent with the General Plan Land Use Element and June Lake Area Plan.
4. Conditions of approval have been applied to the Tentative Tract Map as attached to the Board of Supervisors Staff Report for the June Lake Highlands project.


NOW THEREFORE, BE IT RESOLVED that the Mono County Board of Supervisors hereby takes the following actions:

- A. Certify the June Lake Highlands Final EIR with a Mitigation Monitoring Plan and adopt the Findings set forth in Exhibit A attached hereto and incorporated herein by this reference.
- B. Adopt the June Lake Highlands Specific Plan and amend the General Plan accordingly (GPA #01-01).
- C. Approve Tentative Tract Map #34-24 with conditions set forth in Exhibit B attached hereto and incorporated herein by this reference.
- D. Adopt the Statement of Overriding Considerations set forth in Exhibit C attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED THIS 13th day March 2001, by the following vote of the Mono County Board of Supervisors:

AYES : Supervisors Cecil, Hunt and Pipersky.
 NOES : None.
 ABSENT : Supervisors Farnetti and Ronci.
 ABSTAIN : None.


 Byng Hunt, Chairman
 Mono County Board of Supervisors

ATTEST:

 Roberta Reed
 Deputy Clerk of the Board

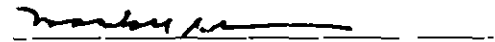
APPROVED AS TO FORM:

 Marshall Rudolph, County Counsel

EXHIBIT A

ENVIRONMENTAL IMPACT FINDINGS REQUIRED BY CEQA GUIDELINES SECTION 15091 JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

PART I: FINDINGS RELATIVE TO POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

MITIGATABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

LAND USE

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in structures that do not blend with the natural terrain if the standard zoning ordinance height restriction is applied.

STATEMENT OF FACTS: The standard height of an average of 35' would allow tall building elevations on sloping lots. If a maximum building height of 35' were imposed, the structures would blend better with the natural terrain. Mitigation Measure A-1 would allow no part of any structure to exceed 35' above the natural terrain.

FINDING: Changes or alterations have been required in, or incorporated into the project which reduce this potential impact to a level that is less than significant.

PUBLIC SERVICE IMPACTS

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in deterioration of law enforcement services due to potential growth induced by the project.

STATEMENT OF FACTS: The Mono County sheriff indicates that the project will have potential impacts on law enforcement services; it is possible that new personnel and/or equipment may be needed with buildout of the project. Mitigation Measure C-1 requires the proponent to participate on a fair-share basis for the provision of additional law enforcement facilities in the vicinity.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: The project will require substantial improvements to the June Lake PUD water system.

STATEMENT OF FACTS: The June Lake Water System Master Plan requires the installation of tanks, pumps and line extensions for service to the general area of the project. Mitigation Measure C-2 would require the installation of these improvements, either through assessment district or developer funding. Mitigation Measure C-4 requires a "will-serve" letter from the June Lake PUD prior to approval of the project.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

GEOLOGY, SEISMICITY AND SOILS

1. **POTENTIALLY SIGNIFICANT EFFECT:** The project site and general vicinity are subject to potentially large earthquakes.

STATEMENT OF FACTS: Moderate to severe seismic ground shaking could result from displacement of several active or potentially active regional faults, including the fault near the project site. Mitigation involves structural enhancements to buildings and utilities to withstand vertical and horizontal accelerations. Boulders on the natural slope face should be considered in lot design review to prevent earthquake-induced displacement and rolling. Mitigation Measures D-1 and D-2 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. **POTENTIALLY SIGNIFICANT EFFECT:** Seismic-induced settlement could affect structures placed on the project site; natural conditions are not suitable for structures.

STATEMENT OF FACTS: Topsoil and slopewash on the site are not suitable for structural support unless removed and recompacted. Some areas of fill on the site are not suitable for structural support. Also, the old borrow site on the property will need to be filled and compacted. Slope stability should be reviewed in individual lot design. Mitigation Measures D-3, D-4 and D-5 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

3. **POTENTIALLY SIGNIFICANT EFFECT:** Earthwork operations on the site could cause soil erosion and potential for siltation to reach Gulf Lake.

STATEMENT OF FACTS: During earthwork activities, soil erosion potential will be present during rainy weather or heavy winds. Impacts could include disruption to the local environment with dust, mud and siltation. Mitigation Measures D-5 and D-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

NOISE

1. POTENTIALLY SIGNIFICANT EFFECT: Construction activities could cause short-term noise impacts, particularly on the adjacent Interlaken development.

STATEMENT OF FACTS: Adverse noise impacts from construction noise may arise during construction of the multi-family area directly adjacent to the existing Interlaken condominiums. Mitigation Measures I-1 and I-2 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Long-term noise will increase from occupancy of the site by residents of the project.

STATEMENT OF FACTS: Noise impacts will be present from private vehicles, delivery vehicles, snow removal equipment, refuse pickup, lawn mowers, etc. Effects of these noise sources on the Interlaken project will come primarily from the adjacent proposed multi-family area. Outdoor activity will contribute to "people" noise. Significant effects can be avoided with designs that place outdoor activity areas away from exterior property lines or shielded by structures or berms. Mitigation Measures I-1 and I-3 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

AIR QUALITY

1. POTENTIALLY SIGNIFICANT EFFECT: Short-term air quality may be adversely impacted during construction activities that generate the potential for dust and wind erosion.

STATEMENT OF FACTS: The project will utilize the best available dust control measures. Measure J-1, J-4 and J-5 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Emissions from dust created by application of road cinders and wood-burning appliances could result from the project.

STATEMENT OF FACTS: The emissions would be well below relevant thresholds. Land uses within the project will use appliances that meet current emission reduction standards as specified by the Great Basin APCD. Mitigation Measures J-2, J-3 and J-4 address these issues.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

WATER RESOURCES

1. POTENTIALLY SIGNIFICANT EFFECT: Impacts from pollutant loading and sediment transport to Gull Lake are a concern.

STATEMENT OF FACTS: The project could contribute to degradation to receiving waters from construction earthwork activities and/or long-term occupancy of the site. The project will be regulated by the State Water Resources Control Board; an NPDES permit will be required as well as an SWPPP. Mitigation Measures K-1, K-2, K-3 and K-4 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant

2. POTENTIALLY SIGNIFICANT EFFECT: Drainage from the project may adversely affect off-site drainage facilities.

STATEMENT OF FACTS: Drainage from the project will be designed to avoid or minimize impacts to adjacent drainage facilities, such as found in the Interlaken project. Mitigation Measures K-5 and K-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

WILDLIFE

1. POTENTIALLY SIGNIFICANT EFFECT: Due to the impacts of the project from human intrusion, alteration of wildlife habitat, construction impacts, and direct mortality impacts on wildlife, potentially significant impacts will be present which cannot be mitigated to less-than-significant levels.

STATEMENT OF FACTS: Although there are no federal or state-listed rare, threatened or endangered wildlife species known to be present on the site, the project area provides high-quality habitat for mule deer and marginally suitable habitat for the western white-tailed hare and mountain quail. In addition, the site provides breeding, nesting and foraging for a variety of birds and mammals. Mitigation Measures E-1 through E-17 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

VISUAL RESOURCES

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable visual impacts resulting from development activities on the site.

STATEMENT OF FACTS: The project will create significant alteration in the visual quality of the area from many viewpoints. A number of policies and design features have been incorporated into the Specific Plan to avoid potential visual impacts and to mitigate potential impacts to a less-than-significant level; however, the project will still result in significant visual impacts. Mitigation Measures F-1 through F-10, and policies and design features in the Specific Plan, will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

CIRCULATION

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable circulation impacts resulting from development of the site.

STATEMENT OF FACTS: Due to the restricted right-of-way and awkward access route to and from the site via Leonard Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

TRAFFIC NOISE

1. **SIGNIFICANT EFFECT:** Traffic noise generated along the Leonard Avenue access will be significant and unavoidable.

STATEMENT OF FACTS: The project will create significant impacts along the Leonard Avenue access to and from the site. Due to proximity of residential uses along Leonard Avenue, Bruce Street, and Knoll Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

PART II: FINDINGS RELATIVE TO ALTERNATIVES

The Lead Agency finds that the project alternatives identified in the Final EIR are infeasible due to specific economic, social, or other considerations, and that the alternatives identified in the Final EIR, except the "no project" alternative, would have similar or greater environmental impacts than the proposed project.

The Lead Agency finds that Alternative 1, the No Project Alternative, which is the least environmentally damaging scenario, is infeasible due to social and economic considerations. This alternative would not allow subdivision on the project site and would not meet the project's objective: "to provide an environmentally sensitive mix of permanent and resort housing units in proximity to the community of June Lake. The development will offer a mix of single-family homes and condominiums in a specific plan area."

The Lead Agency finds that Alternative 2, Alternative Site - Rodeo Grounds, is infeasible due to social, economic and legal considerations. This project site could meet the objectives of the project but is not available to the proponents due to ownership constraints.

The Lead Agency finds that Alternative 3, All Single Family Alternative, is infeasible due to social and economic considerations. The project could meet only partial objectives of the project sponsor; a mix of permanent and resort housing would not be achieved.

Exhibit B

Conditions of Approval June Lake Highlands Tentative Tract Map 34-24

1. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan.
2. All Specific Plan Goals, Objectives, & Policies and Mitigation Monitoring Plan as identified in the June Lake Highlands Specific Plan are tentative tract map conditions.
3. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels, as contained in the June Lake Highlands Specific Plan (Goals, Objectives and Policies, and Mitigation Monitoring Plan) and CC&Rs.
4. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake PUD, indicating that the district has the capability to serve the proposed development for both water and sewer.
5. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating capability to serve the proposed development.
6. All utilities (electricity, water, sewer, telephone, LPG, cable TV, etc.) shall be installed underground. All service connections shall be placed such that public roadways will not have to be cut up for service connections to future residences.
7. Construction shall be limited to daylight hours in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species, such as mule deer.
8. Noise levels during construction shall be kept to a minimum by equipping all onsite equipment with noise attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
9. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming.
10. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
11. Dust generated during construction shall be controlled through watering or other acceptable measures.
12. All wood burning appliances installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).

13. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.
14. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for road maintenance and snow removal. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map for the initial phase.
17. Drainage easement(s) shall be offered to the public for the drainage swale(s) shown on the tentative maps and/or grading plan.
18. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Board shall be obtained, if necessary.
19. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
20. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
21. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
22. A slope stability and lot development plan shall be prepared and be reviewed by a geologist or geotechnical engineer for all single-family lots. Boulders on the natural slope face shall be considered in review to prevent earthquake-induced displacement and rolling. The report and recommendations shall be approved by the Public Works Department.
23. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of the grading permit(s).
24. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
25. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
26. The project shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Land Development Regulations Chapter 22) pertaining to emergency access; signing and building numbering; emergency water supplies; and vegetation modification.
27. The project proponent shall assist with improvements to the June Lake Ballfield such as parking lot paving, restrooms, additional landscaping, erosion control, irrigation, etc. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval.

28. The project proponent shall provide an access path to the June Lake Ballfield from the single family and condominium areas (e.g., between lots 37 and 38). Maintenance of the path shall be provided in the CC&Rs.
29. The project proponent is encouraged to provide bulk propane storage with distribution lines in the single-family portion of the project instead of individual propane tanks for each lot.
30. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating *their approval of road names and box locations in the development, or a release from the necessity of providing cluster mailboxes.* If clustering or special locations are specified, easements, concrete bases or other provisions shall be included.
31. The applicant shall provide off-site street improvements or in-lieu fees (e.g., widening, overlay, intersection improvements) for specified segments of Leonard Avenue, Bruce Street and Knoll Avenue as directed by the Public Works Director. A not-to-exceed cost for these improvements shall be negotiated between the County and the developer prior to any subsequent development approval.
32. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
33. The project's CC&Rs shall establish an *Architectural Design Review Committee* which shall be responsible for establishing and enforcing design guidelines used in construction on the project lots.
34. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single family lot or condominium parcel, Jeffrey and lodgepole pine trees (5 gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the required number of Jeffrey and lodgepole pine trees shall be required and maintained as a condition of the CC&Rs. In addition to the above tree planting requirements, additional trees (Jeffrey and/or lodgepole pine) shall be planted in accordance with Attachment A (proponent concept tree planting plan modified to include additional trees in the vicinity of the June Lake Ballfield) A subsequent detailed landscape plan shall be submitted to the Planning Commission for approval and included in the final map subdivision improvement plans. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
35. The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the street improvement plans for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.

Modification

36. Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.

Exhibit C

STATEMENT OF OVERRIDING CONSIDERATIONS JUNE LAKE HIGHLANDS SPECIFIC PLAN FEIR

Mono County's economy is supported primarily by tourism and outdoor recreation with limited areas suitable for housing opportunities. Only about 6% of the land area in Mono County is private land and much of that is constrained for development by economic, environmental and other considerations. The June Lake Highlands project would expand the range and opportunity for housing in accordance with the Mono County General Plan and June Lake Area Plan. In addition, the project would enhance the local economy providing additional job opportunities. The Mono County Board of Supervisors finds that the level of development provided under the June Lake Highlands Specific Plan would significantly benefit Mono County's housing supply and economy and would thereby outweigh significant unavoidable impacts associated with the project.

The June Lake Highlands project is located in proximity to the village of June Lake in an area suitable for housing and serviceable by public services. The project site is located adjacent to existing development, accessible by the new North Shore Drive access road and next to the June Lake Ballfield. The project incorporates design features to reduce environmental impacts and mitigation measures have been incorporated into the Specific Plan Final EIR to reduce impacts to their lowest feasible levels.

The development of the June Lake Highlands would create additional jobs in central Mono County. It would generate additional revenues for the County, particularly in the form of property taxes and also from transient occupancy taxes collected from overnight visitors. Based upon these considerations, the Mono County Board of Supervisors finds that the potential benefits derived from the June Lake Highlands project outweigh the project's significant unavoidable impacts and that a Statement of Overriding Considerations is warranted.

Exhibit A to Mono County Board of Supervisors Resolution R20-__

Modification of Tract Map #34-26 Amending Condition # 44

**MONO COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT
Planning Division**

NOTICE OF TENTATIVE TRACT MAP APPROVAL

TENTATIVE TRACT MAP # 34-26

APPLICANT: Larson

ASSESSOR'S PARCEL NUMBER: 15-010-79

PROJECT LOCATION: The property is located along the intersection of Leonard Avenue and Highland Drive in West Village, June Lake.

You are hereby notified that the Mono County Board of Supervisors did on January 4, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 34-26 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 44**

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year period, not to exceed a total of three (3) additional years.

DATE OF EXPIRATION: 01/04/07

DATED: January 4, 2005

cc: Applicant
 Engineer
 Assessor's Office
 Public Works
 Environmental Health

TM 34-26
JUNE LAKE HIGHLANDS
CONDITIONS OF APPROVAL &
MITIGATION MONITORING PROGRAM

FORMAT:

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
 - c. IMPLEMENTING PARTY
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
-

Uniformly Applied Development Standards and Policies

1. Future residential development shall meet the requirements of the Mono County General Plan.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design

2. The subdivision improvements, as well as future development, shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Section VI Land Development Regulations Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
 - a. Generally associated with future development. Requires monitoring over a period of time.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally the contractor/owner of future residential construction/development shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division, which identifies acceptable site mitigation measures.
 - a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant/Property Owner
 - d. Design/Ongoing

5. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design/Ongoing

6. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

7. Erosion-control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and roll, filter fencing or similar erosion-control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas shall be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and/or revegetated as soon as possible to reduce impacts related to erosion.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

8. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

9. To prevent wind erosion and public nuisance created by dust, the property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction. Dust generated during construction shall be controlled through watering or other acceptable measures
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.

- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
11. Grading permits shall be required as specified in Mono County Code Section 13.08.030 et seq. Activities requiring a grading permit include but are not limited to land clearing/grading activities that will clear more than 10,000 square feet or require any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require a grading permit.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design/Ongoing
12. Drainage and erosion-control plans shall be required of future residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion-control plans shall also be required for future residential construction on any one parcel that cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Department of Public Works.
- a. Requires monitoring over a period of time, usually linked to future development.
 - b. Community Development Department/Planning Division and applicable federal and/or state agency
 - c. Applicant/Property Owner
 - d. Design/Ongoing
13. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056. The project proponent shall provide bulk propane. Minor adjustments to tentative tract map lot lines may be made to satisfy required fire code setbacks. A landscaping plan for screening of propane tank(s) shall be submitted to Community Development Department for approval.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design
14. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes; high-intensity outdoor lighting shall be avoided or adequately shielded. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
- a. Generally associated with future development but may occur any time construction and/or road grading is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant

d. Design

Specific Subdivision Map Conditions and Development Mitigation Measures

15. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan as follows (note: policy descriptions are excerpts of actual policy – see Specific Plan for full wording):
- a. Policy 1-A: Designate 11.8 acres as SFR; designate 9.4 acres as MFR-M (no longer applies; whole project area is allowable by Specific Plan as SFR – SFR requirements of the General Plan apply to this phase as well as first phase).
 - b. Policy 1-B: Designate the project as S-F-R and M-F-R (no longer applies since Zoning and General Plan were combined).
 - c. Policy 1-C: All single-family lots are to be 7,500 sf minimum.
 - d. Policy 2-A: Development to reflect mountain home architecture/environmentally sensitive design.
 - e. Policy 2-B: Utilize colors, textures, amenities that blend with environment (see official materials – color palette).
 - f. Policy 2-C: Screen the condominium/multifamily parking area from view (no longer applies).
 - g. Policy 2-D: Place all utilities underground (see condition below).
 - h. Policy 2-E: All single-family and multi-family architecture subject to Design Review (“multi-family” no longer applies).
 - i. Policy 3-A: Install water/sewer systems consistent with June Lake PUD requirements.
 - j. Policy 3-B: Coordinate solid waste service with local provider. Screen on-site containers.
 - k. Policy 3-C: Provide on-site condominium management and affordable housing (“condominium management” no longer applies – see condition below).
 - l. Policy 3-D: Provide snow removal for the condominium streets and parking areas (no longer applies).
 - m. Policy 4-A: Provide on-site recreational facilities in each phase of the condominium area (no longer applies).
 - n. Policy 4-B: Allow single-family lot owners to join the condominium HOA for access to recreational facilities (no longer applies).
 - o. Policy 4-C: Assist with June Lake Ballfield improvements such as parking lot paving, restrooms, etc., to be negotiated with County (this has been completed).
 - p. Policy 4-D: Provide an access path to the June Lake Ballfield with maintenance by CC&Rs (a pathway from phase one of the development has been provided; another pathway is to be provided in this phase – see condition below).
 - q. Policy 5-A: Institute a “dark skies” policy – outdoor lighting must be shielded/directed downward (see standard condition above).
 - r. Policy 5-B: Erect construction barriers on project perimeters to prevent damage to off-site habitat.
 - s. Policy 5-C: Avoid tree removal – replace trees removed per replacement schedule in the Specific Plan.
 - t. Policy 6-A: Ensure affordable employee housing (one affordable unit was provide during phase one; provision for a second unit is proposed with this phase – see condition below).
 - u. Policy 6-B: Utilize alpine architectural style.
 - v. Policy 7-A: Construct new streets to County standards (see condition below).
 - w. Policy 7-B: Provide interior streets that interconnect the condominium area (no longer applies).

- x. Policy 7-C: Provide off-site street improvements or in-lieu fees for Leonard Avenue, Bruce and Knoll; negotiate not-to-exceed cost (Leonard to be improved during this phase).
- y. Policy 7-D: Provide a Zone of Benefit for street maintenance (see condition below).
- z. Policy 7-E: Provide a fair share of funding for trails and bike paths; negotiate not-to-exceed cost (fee has been established for first phase; additional fee to be required for this phase – see condition below).
- aa. Policy 8-A: Design connections, pathways, to surrounding open space (access pathway to be provided in this phase – see condition below).
- bb. Policy 8-B: Utilize condominium open space areas to enhance the visual quality of the project (no longer applies).
- cc. Policy 9-A: Incorporate latest building codes regarding seismic safety.
- dd. Policy 9-B: Avoid construction on faults and unstable geologic features.
- ee. Policy 10-A: Minimize construction noise by specifying times of operation of construction noise (see standard condition above).
- ff. Policy 10-B: Utilize smart design in placement of condominium outdoor recreation areas to minimize outdoor noise generated from the site (no longer applies).
- gg. Policy 10-C: Design condos to shield noise from interior parking and noise producing features (no longer applies).
- hh. Policy 11-A: Preserve natural vegetation - replace trees per Specific Plan replacement schedule.
- ii. Policy 11-B: Minimize flattening and grading for house construction – blend with natural terrain.
- jj. Policy 11-C: Exposed soils to be revegetated with natural vegetation and specific seed mix; significant number of trees to be planted (1 tree/1000 sf –see condition below).
 - a. At time of subdivision final map and generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior final map recording, issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department-Building and Planning divisions and Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

16. All Specific Plan Mitigation Measures identified in the June Lake Highlands Specific Plan are tentative tract map conditions as follows (see Specific Plan EIR for full wording):

- a. Mitigation Measure A-1: No part of any structure may exceed 35' above natural grade; reflected in CC&Rs (CC&Rs were recorded by applicant with wrong drawing! This condition supercedes CC&Rs).
- b. Mitigation Measure A-2: Buyers to be advised of presence of June Lake Ballfield and associated potential for large recreational events.
- c. Mitigation Measure B-1: Provision of affordable housing; 2 perpetually affordable units somewhere in the June Lake Loop (one has been provided; one is to be provided with this project – see condition below).
- d. Mitigation Measure C-1: Applicant shall provide fair share of additional law enforcement facilities (fee has been paid for first 39 units; fee to be same per unit for this phase –see condition below).
- e. Mitigation Measure C-2: Assessment District to be formed or water system improvements per June Lake PUD requirements (has been completed).
- f. Mitigation Measure C-3: Plans to be reviewed by the June Lake Fire District - review by June Lake PUD and Fire District; “will serve” letters required.

- g. Mitigation Measure C-4: "Will-serve" letters from June Lake Fire District and PUD must be provided to County.
- h. Mitigation Measure C-5: Water conserving fixtures/xeriscape required.
- i. Mitigation Measure D-1: Structural enhancements for buildings and utilities to be consistent with UBC for Seismic Risk Zone IV.
- j. Mitigation Measure D-2: Rolling boulder potential to be considered in lot design to prevent earthquake-induced displacement.
- k. Mitigation Measure D-3: Slope stability and lot development plans to be reviewed by geologist or geo-engineer for all single-family lots.
- l. Mitigation Measure D-4: Structural/earthwork specifications to be employed in project design/compaction.
- m. Mitigation Measure D-5: Grading Guidelines in Appendix B of DEIR and Mono County PW requirements to be followed for all grading.
- n. Mitigation Measure D-6: Comprehensive erosion and sediment transport plan required prior to grading permit issuance.
- o. Mitigation Measure E-1: Dogs to be contained in private fenced yards or enclosed in a building.
- p. Mitigation Measure E-2: Mono County leash laws to be reiterated in the CC&Rs.
- q. Mitigation Measure E-3: Dogs prohibited in area during construction (see standard condition above).
- r. Mitigation Measure E-4: Night lighting restricted in number, duration, intensity; shielded light fixtures; not visible off-site (see standard condition above).
- s. Mitigation Measure E-5: Access to work areas to utilize existing dirt roads; avoid unnecessary disturbance to vegetation outside project area.
- t. Mitigation Measure E-6: Revegetation to utilize native plants and conducted immediately following construction.
- u. Mitigation Measure E-7: Deter spread of weeds/ cover stockpiled topsoil/revegetate immediately.
- v. Mitigation Measure E-8: Use techniques to reduce pads and drives.
- w. Mitigation Measure E-9: Establish setbacks between private fenced areas and property lines for ease of deer and wildlife movement through the project.
- x. Mitigation Measure E-10: Open space management and restrictions to be specified in CC&Rs.
- y. Mitigation Measure E-11: No tall, solid fences shall be constructed along adjoining back yards; pet enclosures excepted if in keeping with CC&Rs.
- z. Mitigation Measure E-12: Construction activities to be scheduled only during daytime hours to reduce wildlife disturbance.
- aa. Mitigation Measure E-13: Dust to be controlled (see standard condition above).
- bb. Mitigation Measure E-14: Noise levels during construction to be minimized (see standard condition above).
- cc. Mitigation Measure E-15: Open ditches/trenches to be covered/barricaded during night.
- dd. Mitigation Measure E-16: Refueling/repair of equipment to occur in disturbed areas away from sensitive habitat.
- ee. Mitigation Measure E-17: Reduced speed limits to 25 mph should be imposed on roads leading to and from the development to reduce wildlife-vehicle collisions.
- ff. Mitigation Measure F-1: Design buildings, parking, site grading to blend with natural terrain; no building height greater than 35' above "natural grade" (natural grade defined).
- gg. Mitigation Measure F-2: Building finishes, color palette to be detailed in CC&Rs. CC&Rs to be approved by Planning Department in consultation with Design Review Committee (see Chapter 9 of Land Use Element of the General Plan).
- hh. Mitigation Measure F-3: Housing and accessory structures to utilize alpine architectural style and reviewed by Design Review Committee.

- ii. Mitigation Measure F-4: Cut and fill slopes to be contoured, tops and toes to be tapered/rounded.
- ii. Mitigation Measure F-5: House and condominium grading to blend with natural terrain.
- jj. Mitigation Measure F-6: Building sites and graded areas to be immediately re-vegetated to blend with native landscaped areas; native plants to be utilized.
- kk. Mitigation Measure F-7: 300 Jeffrey / lodgepole pine trees to be planted on perimeter of project (deleted- replaced by Tentative Map Condition 34 of phase 1).
- ll. Mitigation Measure F-8: Native trees required at 1/1000 sf of lot area; maintenance via CC&Rs (see condition below).
- mm. Mitigation Measure F-9: Removal of existing trees to be avoided; replacement in accordance with Policy 5-C.
- nn. Mitigation Measure F-10: Roof and ground mounted mechanical equipment to be screened from view.
- oo. Mitigation Measure F-11: Exterior lighting must be concealed; light rays confined to the premises; high intensity lighting to be avoided/shielded (see standard condition above).
- pp. Mitigation Measures G-1: If cultural evidence discovered, mitigation plan required (see standard condition above).
- qq. Mitigation Measure G-2: If Native American burial sites discovered, Health and Safety Code section 7050.5 to be followed.
- rr. Mitigation Measure H-1: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (not required – Leonard to be repaved at this stage).
- ss. Mitigation Measure H-2: Per Public Works Director, applicant to reconstruct and pave Leonard Avenue to current structural standards; extent and cost to be negotiated during tentative map considerations (to be done at this stage).
- tt. Mitigation Measure H-3: Zone of Benefit to be established for street maintenance.
- uu. Mitigation Measure I-1: For noise mitigation, construction limited to daylight hours (see standard condition above).
- xx. Mitigation Measure I-2: Heavy equipment and other construction equipment to be properly muffled.
- yy. Mitigation Measure I-3: Condos next to Interlaken to have outdoor activity areas located away from Interlaken or shielded by structures (no longer applies).
- zz. Mitigation Measure I-4: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (same as H-1 – not required).
- aaa. Mitigation Measure J-1: Air quality – comprehensive erosion and sediment control plan required (same as D-6).
- bbb. Mitigation Measure J-2: Only high efficiency heating systems allowed. No units developed with wood burning appliances as primary heating source.
- ccc. Mitigation Measure J-3: Any wood burning appliances must be EPA Phase II certified.
- ddd. Mitigation Measure J-4: Air quality – revegetation of graded sites (same as F-6).
- eee. Mitigation Measure J-5: Permit to Operate from GBUAPCD required.
- fff. Mitigation Measure K-1: Water resources – comprehensive erosion-control plan required (same as D-6 and J-1).
- ggg. Mitigation Measure K-2: SWPPP required/submitted to Public Works for comment.
- hhh. Mitigation Measure K-3: Natural vegetation to be preserved to reduce impervious surface runoff.
- iii. Mitigation Measure K-4: Impervious surfaces to be regularly swept and cleaned.

d. Design

21. The subdivider shall construct improved roads within the subdivision in accordance with the County Road Improvement Standards section for a Typical Section Residential (Plate No. 8 Typical Section Residential – Mono County Road Improvement Standards, 1981). All road improvement costs, including design, plans and specifications, permitting, testing, inspections, and any related reports shall be the responsibility of the subdivider. Engineered plans, specifications and cost estimates shall be submitted to the Department of Public Works for review and approval. The roads shall be constructed prior to recording of the final map or security shall be provided and a subdivision agreement executed with the County to guarantee construction.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
22. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for snow removal and maintenance of streets and drainage facilities. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
23. All drainage and storm water from this subdivision and the previous 39-unit subdivision (June Lake Highlands TM 34-24) shall be considered in drainage easements and facilities. Design of these facilities shall strictly limit deposit of silt and other deleterious materials into Gull Lake. This shall include modifications or improvements to downstream facilities if needed.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
24. If a drainage basin installation is pursued across from the ballfield, the developer will prepare all environmental review documents, obtain appropriate permits and other approvals, pay all related fees, and furnish surety necessary for the project. Plans and specification shall be approved by Public Works prior to initiating construction.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
25. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Control Board shall be obtained, if necessary.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
26. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works

- c. Applicant/Property Owner
 - d. Design
27. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
 - a. Generally associated with construction of the subdivision
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 28. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 29. A comprehensive erosion and sediment transport control plan shall be submitted to the Department of Public Works prior to issuance of the grading permit(s).
 - a. Must be satisfied prior to issuance of grading permit(s)
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 30. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 31. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
 - a. Must be satisfied prior to sale of lots
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 32. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases, paved turnouts, and other provisions shall be included.
 - a. Must be satisfied prior to recording of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
 33. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for construction activities. As part of compliance with the

NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.

- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
34. The project proponent shall provide a 5' wide, compacted decomposed granite access path to the June Lake Ballfield from the single-family subdivision between lots 17, 18 and 19. Maintenance of the path shall be provided in the CC&Rs. (Note: the developer does not agree with this condition.)
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
35. A ten (10')-foot wide snow storage/utility easement shall be dedicated along all street frontages. This would apply to all 40-foot-wide rights of way, Mountain Vista, Highland and Alpenglow. It does not apply to the 60-foot-wide rights of way, Leonard, Roed's Road and "A" Street.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
36. Lots 20, 21, 22 and 23 are double-frontage lots; they shall have vehicular access only to Alpenglow Lane; developer shall waive all rights to vehicular access along Leonard Avenue at each of these lots.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
37. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single-family lot, Jeffrey and lodgepole pine trees (5-gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the number of Jeffrey and lodgepole pine trees shall be requirements.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design
38. The applicant shall share in the estimated cost of providing additional Sheriff's Department services for the area (estimated cost: \$485/unit x 28 = \$13,580). A deposit of \$13,580 shall be made to the Sheriff's Department for this purpose.
- a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

39. The applicant shall pay \$60,000 to the June Lake housing trust fund.
 - a. Prior to approval of final map
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design

40. All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to recording of the final map or bonded for with a subdivision agreement.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

41. The applicant shall provide off-site street improvements as indicated in the attached "Exhibit A".
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

42. This subdivision shall establish CC&Rs same as and/or integrated with CC&Rs of the previous 39- unit subdivision (June Lake Highlands TM 34-24).
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

43. The applicant shall share in the estimated cost of providing a trail plan for the June Lake area. A deposit of \$1,311 shall be made to Mono County for this purpose.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

44. Lots 4-10 and 14-16 may allow duplex development. ~~No transient rental (less than 30 days) shall be permitted.~~ Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

EXHIBIT "A"

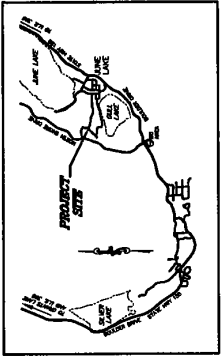
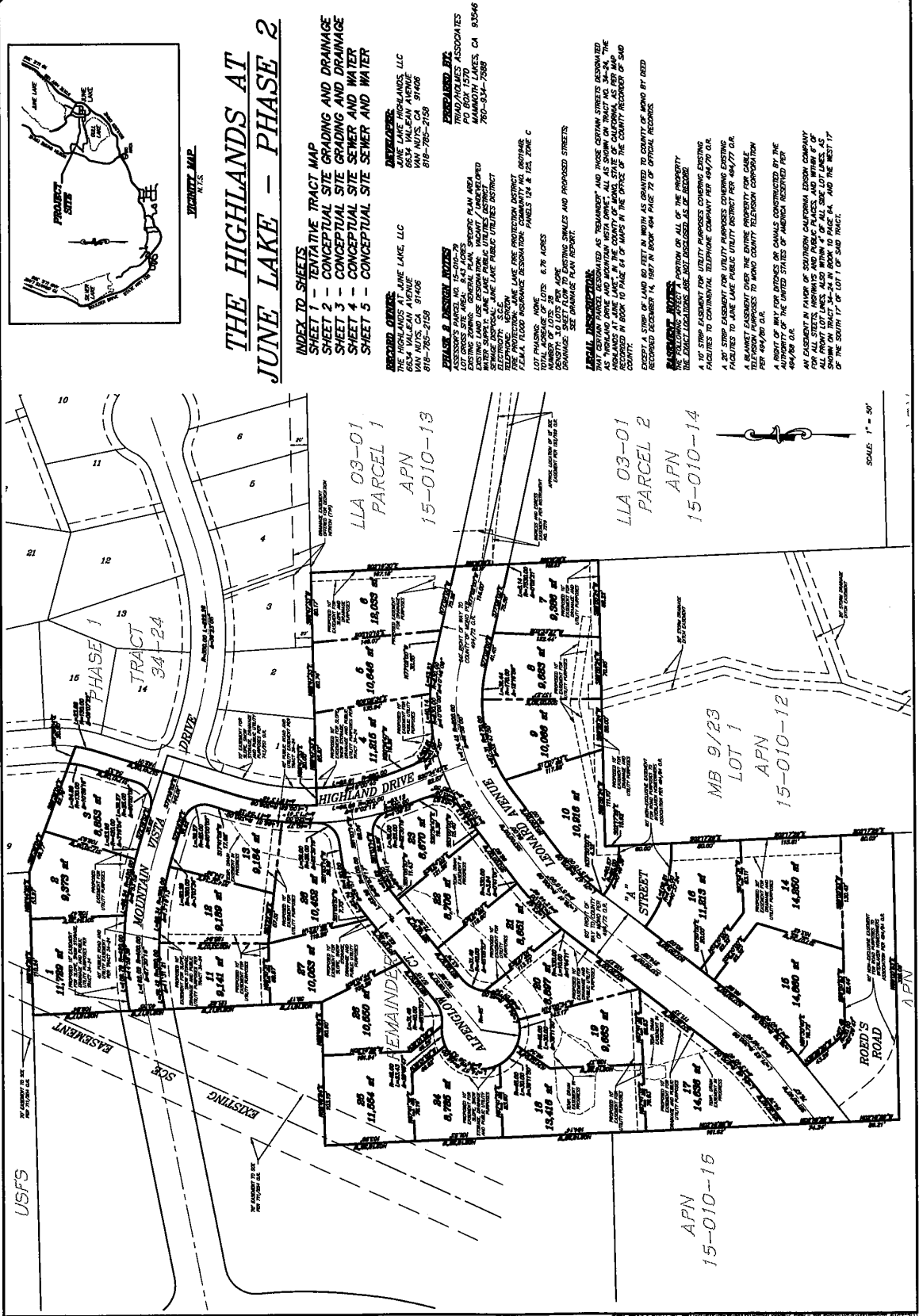
**AGREEMENT BETWEEN
THE COUNTY OF MONO AND
THE HIGHLANDS AT JUNE LAKE, LLC**

**SCOPE OF WORK FOR
OFF-SITE IMPROVEMENTS TO LEONARD AVENUE:**

At Subdivider's expense, Subdivider shall furnish, construct, and/or install off-site improvements associated with Phase II of the Subdivision, as defined by the Specific Plan, including all labor, supervision, permitting, inspection, equipment, materials, supplies, travel, delivery, taxes, and all other items necessary to perform the work required, as follows:

1. Improvements to the Leonard Avenue roadway, which shall extend west from Bruce Street through to its termination (approximately 0.53 miles). Improvements shall meet the standards and specifications as may be established by the Public Works Director. Consistent with said standards and specifications, engineered plans and specifications shall be prepared by the Subdivider and submitted for approval by the Public Works Director prior to commencing work. These improvements shall generally include, but not be limited to, the following:
 - Grinding of existing asphalt concrete pavement, followed by placing, leveling, and compaction of resulting grindings as base material;
 - Overlay with a minimum thickness of three (3) inches of roller-compacted hot-mix asphalt concrete pavement, followed by a fog seal. The minimum pavement width shall be two 10-foot travel lanes, as measured from the centerline, in sections where County right of way is twenty-five (25) feet. Where the County right of way exceeds twenty-five (25) feet, the County may require each travel lane to be a minimum pavement width of twelve (12) feet;
 - Placement, grading, and compaction of shoulders on each side of the paved section. Said shoulders shall be a minimum constructed width of two to three feet;
 - Grading and/or improvement of drainage facilities adjacent to roadway, as may be deemed necessary;
 - Construction of two turnout areas where deemed appropriate by the County.
2. All work shall be completed in accordance with Mono County Standards, plans and specifications approved by the Public Works Director or his authorized representative, and general standards of care for the construction industry.
3. Off-site improvements specified in this Attachment shall be completed by Subdivider within four (4) years from the date of this Agreement, or prior to recordation of the final map for Phase II of the Subdivision, whichever occurs first, unless otherwise agreed upon by the Parties in writing, in accordance with section twenty-four (24) of this Agreement.
4. Off-site improvements may be subject to environmental review, approval, and/or modification by Inyo National Forest staff or other public agencies or utilities having jurisdiction or authority over the project or the property. Any modification required by said agencies to the aforementioned improvements shall be required of the Subdivider as though a part of this Agreement.

Improvements furnished, constructed, and/or installed as a result of this Agreement shall be considered to satisfy Condition No. 31 specified in the Conditions of Approval for Tract Map No. 34-24.



THE HIGHLANDS AT JUNE LAKE - PHASE 2

- INDEX TO SHEETS**
- SHEET 1 - TENTATIVE TRACT MAP
 - SHEET 2 - CONCEPTUAL SITE GRADING AND DRAINAGE
 - SHEET 3 - CONCEPTUAL SITE SEWER AND WATER
 - SHEET 4 - CONCEPTUAL SITE SEWER AND WATER
 - SHEET 5 - CONCEPTUAL SITE SEWER AND WATER

RECORD OWNER: THE HIGHLANDS AT JUNE LAKE, LLC
 JUNE LAKE HIGHLANDS, LLC
 VAN NUYS, CA 91405
 818-785-2159

PREPARED BY: TRADE/ACHLES ASSOCIATES
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 781-004-7058

ASSessor'S PARCEL NO. 14-110-29
 LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



RESOLUTION R20-02

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING
ADOPTION OF JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND
MODIFICATION OF TRACT MAP #34-24 AND #34-26**

WHEREAS, the June Lake Highlands Specific Plan, Environmental Impact Report, and Tract Map #34-24 was originally approved and adopted in 2001 for the development of a 39-lot single-family subdivision and up to 114 condominium units on 21.2 acres; and

WHEREAS, the June Lake Highlands Specific Plan Amendment #1, an amendment to include an adjacent 1.55-acre site for division into four single-family parcels, was approved and adopted in 2004; and

WHEREAS, Tract Map #34-26 (Phase II) was approved and adopted in 2006, subdividing the remainder parcel created by Tract Map #34-24 into 28 single-family lots and removing 114 condominium units of the June Lake Highlands Specific Plan; and

WHEREAS, the Specific Plan contains a number of development standards designed to achieve the goal of the June Lake Highlands Specific Plan, which is to provide quality and environmentally sensitive permanent and resort housing in proximity to the community of June Lake; and

WHEREAS, the addition of Policy 1-D would amend the Specific Plan to allow parcels to conduct transient rentals subject to the specified permitting process(es); and

WHEREAS, no other changes are proposed to the Specific Plan and all previously approved mitigation measures remain in effect, and a Categorical Exemption 15301(a) was prepared in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, Condition #36 is proposed to be added to Tract Map #34-24 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, Condition #44 is proposed to be added to Tract Map #34-26 for consistency with Policy 1-D of the June Lake Highlands Specific Plan; and

WHEREAS, notice of the project was first provided to all June Lake Highlands property owners in October 2019, for the purpose of receiving comment and as an invitation to join the project; and

WHEREAS, staff continued to accept additional properties to be party to this project until February 12, 2020, the deadline for the Land Development Technical Advisory Committee agenda where the final project would be considered by staff and recommended to be heard by the Planning Commission; and

WHEREAS, on May 21, 2020, the Planning Commission held a duly noticed public hearing regarding June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2, and determined clarification of the project was necessary to proceed. The Commission asked staff to re-notice the project and clarify that the project will either allow all Highlands property owners to apply for transient rental permitting, or prohibit transient rental on all properties within the Highlands; and

1 **WHEREAS**, on June 18, 2020, the Planning Commission held a duly noticed public hearing regarding
2 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2,
3 however the project was not presented at the request of Highlands property owners present, because the
4 Commissioner from the June Lake District was absent from the meeting; and

5 **WHEREAS**, on July 16, 2020, the Planning Commission held a duly noticed public hearing regarding
6 June Lake Highlands Tract Map Modification and June Lake Highlands Specific Plan Amendment #2; and

7 **NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION DOES HEREBY
8 RESOLVE AS FOLLOWS:**

9 **SECTION ONE:** Having reviewed and considered the analysis in the staff report and testimony
10 provided in the public hearing, the Planning Commission incorporates the following modifications into the
11 proposed June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-
12 26. The June Lake Highlands Specific Plan Amendment #2 and Tract Map modifications #34-24 and #34-26
13 are included as **Exhibit A** and incorporated herein by this reference:

- 14 1. Specific Plan Policy 1-D. Transient rental (less than 30 days) is permitted within the June Lake
15 Highlands subject to permitting consistent with the Mono County General Plan Land Use Element and
16 the following restrictions:
 - 17 a. Any person who rents a residential structure within the June Lake Highlands shall comply
18 with the provisions of Mono County General Plan Chapter 26, and shall obtain a Vacation
19 Home Rental Permit prior to conducting the activity.
 - 20 b. The number of Vacation Home Rental Permits issued within the June Lake Highlands shall
21 be limited to twenty-seven (27) parcels, on a first-come first-served basis.
 - 22 c. Vacation Home Rental permits shall be limited to one per parcel and one per person regardless
23 of whether the ownership interest is in whole or in part. In other words, a Vacation Home
24 Rental permit shall not be approved if a person with an ownership interest in the property,
25 whether in whole or in part, has an existing Vacation Home Rental permit on another property
26 within the Highlands Specific Plan.

27 **SECTION TWO:** Having reviewed and considered all information and evidence presented to it
28 regarding June Lake Highlands Specific Plan Amendment #2 as set forth in **Exhibit A**, including public
29 testimony, written comments, staff reports and presentations, the Planning Commission finds that:

30 A. *The proposed changes in the Specific Plan are consistent with the text and maps of the General Plan
because:*

 The proposed changes to the Highland's Specific Plan are consistent with General Plan policies
directing the County to utilize the specific plan process for large-scale projects. The project is also
consistent with Land Use Element Policies in the June Lake Area Plan: Objective 13.M. To balance
the character of single-family residential neighborhoods and the tourist economy, utilize a mix of
best practices, creative solutions, and regulatory mechanisms, as guided by public input and
engagement, to address the complexity of short-term rentals.

 The project site is an existing specific plan approved for development and within the community
of June Lake. The Amendment is also consistent with General Plan policies for amending Specific
Plans and Tract Maps (Chapter 36 and Chapter 48).

1 The Amendment provides transient rental for those seeking to visit the community and surrounding
2 area and does not alter the adopted Highland’s Specific Plan in a manner that makes it inconsistent
3 with the text or maps of the General Plan.

4 The site is near the Village and is currently approved for residential development. Leonard Avenue,
5 a neighborhood permitted for non-owner occupied transient rental, is directly adjacent to the site.
6 Amendment #2 allows the Single-Family Residential LUD parcels in this project to be eligible to
7 apply for approval to conduct short-term or transient rentals.

8 *B. The proposed changes in the Specific Plan are consistent with the goals and policies contained within any
9 applicable area plan because:*

10 Small-town character is preserved by maintaining an area of single-family residential land uses for
11 residential occupancy, whether short-term, long-term rental or full-time residency. The Amendment
12 also enhances and supports the tourism-based economy by providing a form of nightly rentals. The
13 specific plan changes are consistent with the following area plan polices, in the General Plan Land
14 Use Element:

15 1) Issues/Opportunities/Constraints for the June Lake Area

16 7. Improvements to the June Mountain Ski Area are intended to increase the mountain's capacity
17 to the limits provided by the USFS special use permit, enhance the visitor experience, and
18 promote increased visitation. Local accommodations, however, are not sufficient to handle the
19 expected influx of ski-related visitors.

20 17. To provide opportunity for public input, develop and identify any consensus/common ground
21 in the best interests of the community, engage residents in conversations about the character of
22 their neighborhoods, and seek certainty and finality regarding short-term rentals, over 50 hours
23 of community workshops were held supported by over 300 hours of staff time from December
24 2016 to December 2017. Workshops included education on the existing industry/market, County
25 regulations and identification of community character; technical considerations and issues of
26 individual neighborhoods; concerns and negative impacts; opportunities and benefits; and
27 potential solutions; and the input was used as the basis for the development of policies and
28 regulations.

29 19. Opportunities expressed about short-term rentals include meeting a tourism market need,
30 economic development for June Lake, tax revenue for the County, assisting homeowners in
keeping and upgrading their properties, the potential for reduced impact compared to long-term
rentals, accountability and enforcement through regulation, protecting property rights, and
educating, socializing with, and serving as ambassadors to visitors.

HOUSING:

22. In the past, June Lake residents, most of whom reside in single-family homes and have lived
in the community for several years, would like new housing units to consist of single-family
homes, bed-and breakfast establishments, and motels/hotels; condominiums were not highly
regarded. Seasonal residents felt no additional housing was needed. Both groups identified the
need for affordable housing.

1 23. Housing or lodging facilities are oriented primarily to second-home owners and tourists, not
2 to local housing needs.

3 2) Countywide Land Use Policies, June Lake Community Development

4 Objective 13.M. To balance the character of single-family residential neighborhoods and the
5 tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms,
6 as guided by public input and engagement, to address the complexity of short-term rentals.

7 Policy 13.M.1. Short-term rentals are subject to Chapter 25 of the General Plan Land Use Element
8 and Mono County Code Chapter 5.65, with the following specifications based on the context of
9 individual neighborhoods (see General Plan map), which vary in character.

10 Action 13.M.1.b. Defer short-term rental housing decisions for the Highlands to the appropriate
11 tract map and specific plan procedures.

12 C. *The site of proposed change in the specific plan is suitable for any of the land uses permitted within the
13 proposed specific plan because:*

14 The June Lake Highlands Final Specific Plan Goals, Objectives, and Policies (2001) describes the
15 intent of the Highlands is “to provide a quality residential area complete with on-site amenities for
16 both permanent and transient occupancy” (pg.42).

17 Land Use Objective 1 states, “provide a mix of quality residential uses with an integrated design
18 format to serve the needs of both local and transient users.

19 D. *The proposed changes to the specific plan are reasonable and beneficial at this time because:*

20 The proponent of this project has waited to request these Amendments in order to provide the County
21 and June Lake community time to establish a transient rental regulatory program. Community
22 outreach during that process did not draw a conclusion on whether to prohibit or allow transient
23 rentals in the Highlands Specific Plan, leaving the option up to Highlands’ property owners and the
24 determination to the Specific Plan Amendment and Tract Map Modification process.

25 The timing for this amendment is reasonable because a regulatory program has been established to
26 allow properties designated Single-family Residential and Multi-family Residential to apply for
27 permits to conduct transient rental.

28 E. *The proposed changes to the specific plan will not have a substantial adverse effect on surrounding
29 properties because:*

30 The proposed changes will not have a substantial adverse effect on surrounding properties because
the sites will be developed, or are already developed, to Single-Family LUD development standards.
This project does not change the established development and design regulations established by the
Specific Plan and Tract Map. Transient rental use will be further regulated by a second permit under
either Chapter 26 of the Mono County General Plan or Mono County Code Chapter 5.65.

The majority of surrounding properties are federally owned and apart of the Inyo National Forest,
which is not planned to be developed. Surrounding privately owned properties (Interlaken, Victory

1 Lodge, and the Leonard Avenue neighborhood) already have the ability conduct transient/short-term
2 rentals.

3 **SECTION THREE:** Having reviewed and considered all information and evidence presented to it
4 regarding the modification of Tract Maps #34-24 and #34-26 as set forth in Exhibit A, including public
5 testimony, written comments, staff reports, and presentations, the Planning Commission finds per Mono
6 County Code (MCC) 17.21.070 that:

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11 1. *That there are changes in circumstances which make any or all of the conditions or the design of a
12 recorded final map no longer appropriate or necessary:*

13 The project is adjacent to Interlaken and Leonard Avenue which allows for transient rentals subject to
14 certain County requirements. This Modification of condition #36 in Tract Map #34-24 and #44 in
15 Tract Map #34-26 would provide additional transient rental opportunities for those seeking to visit the
16 community and surrounding area of the Village. Since the final Highlands tract map was approved in
17 2009, the market for transient rental of single family dwellings has increased. The June Lake
18 Highlands Specific Plan design is for single family residential use.

- 19
20 2. *That the proposed modification(s) do not impose any additional burdens on the present owners of the
21 property:*

22 The proposed modification to allow for transient rentals was initiated by the original developer and
23 some property owners requested to be included in this Tract Map modification. The change does not
24 impose additional burdens on current owners as none are obligated to pursue approvals or permitting
25 No new requirements are imposed as mandatory.

- 26
27 3. *That such modification(s) would not alter any right, title, or interest in the real property:*

28 The Tract Map modification does not modify what may, or may not, be built on a parcel or how a
29 property can be utilized, other than providing for transient rental approvals. Therefore, it does not deny
30 or lessen any right, title, or interest in real property subject to the June Lake Highlands Specific Plan.

- 31 4. *That the proposed modification(s) are consistent with applicable general and specific plans:*

32 The proposed modification to Tract Map #34-24 & #34-26 is consistent with the Land Use Element
33 Policies for the June Lake Area Plan: Objective 13.M. To balance the character of single-family
34 residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions,
35 and regulatory mechanisms, as guided by public input and engagement, to address the complexity of
36 short-term rentals.

- 37 5. *That the proposed modification(s) do not result in an increased number of dwelling units or a greater
38 density than set forth in the recorded map:*

39 The project allows for existing properties to conduct transient rental consistent with the Mono County
40 General Plan and June Lake Highlands Specific Plan. The project will not increase the allowable
density of the June Lake Highlands or the total number of dwelling units. The Amendment will not
change the land use designation (LUD) of any property. All Highlands properties are designated
Single-family Residential which allows for the development of a single-family residence plus

1 accessory structures. Sites suitable for Single- family Residential development are also suitable for
2 transient rental (less than 30 days) because the use is similar to and not more obnoxious than already
3 permitted uses within the designation. All properties must adhere to development standards for the
4 SFR designation.

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6. *That the site is physically suitable for the type and proposed density of the development:*

All properties within the June Lake Highlands Specific Plan allow for single-family residential development. The physical location of the Highlands is suitable for transient rentals because it is adjacent to June Lake's commercial core where most hotels/motels are located. Additionally, the project is adjacent to Interlaken and Leonard Avenue as the only other neighborhood in the June Lake community where non-owner occupied rentals may be permitted.

7. *That the design of the subdivision or proposed improvements, as modified, will not be likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

The tract maps were originally approved under a Final Environmental Impact Report (FSEIR;SCH # 19980520037). This Tract Map Modification to allow for transient rentals does not change any mitigation measures adopted under the FSEIR nor result in increased environmental impacts. In addition, this modification does not apply to the requirements under Mono County Code 17.21.080.3.

8. *That the design of the subdivision or type of improvements will not be likely to cause serious public health problems, or conflict with public easements, or requirements related to drainage, snow storage, or other requirements set forth in the recorded map deemed necessary and appropriate by the public works department:*

The design, improvements, easements, drainage, snow storage, and/or other requirements have been completed and are not impacted by this Tract Map Modification to allow for transient rentals.

SECTION FOUR: The Planning Commission finds that the June Lake Highlands Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26 has been prepared in compliance with CEQA, Categorical Exemption Class 1, 15301(a): which allows for the: operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples include but are not limited to the conversion of a single-family residence to office use.

Single-family homes that are rented on a transient basis will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, transient rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence is not an expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family residence to office use.

June Lake Highlands Specific Plan Amendment #2, modification of Tract Maps #34-24 and #34-26, and the CEQA Exemption reflect the County's independent judgment and analysis. The Planning Commission further finds that the project has been presented to, and reviewed by, the Planning Commission and is adequate

1 for consideration by the Board of Supervisors in making a decision on the merits of the June Lake Highlands
2 Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26.

3 **SECTION FIVE:** The Planning Commission recommends that the Board of Supervisors: 1) make
4 the findings as substantially set forth above, 2) approve the Categorical Exemption 15301(a) and 3) approve
5 June Lake Highlands Specific Plan Amendment #2 and modification of Tract Maps #34-24 and #34-26 as
6 proposed in **Exhibit A** with any modifications listed in Section One.

7 **PASSED AND ADOPTED** this 16th day of July 2020, by the following vote of the Planning Commission:

8 AYES : Bush, Lagomarsini, Lizza, Roberts, Robertson

9 NOES :

10 ABSENT :

11 ABSTAIN :

12 _____
13 Scott Bush, Chair

14 ATTEST:

15 APPROVED AS TO FORM:

16 _____
17 Melissa Bell
18 Secretary of the Planning Commission

19 _____
20 Christian Milovich
21 Assistant County Counsel

Exhibit A to Planning Commission Resolution R20-02

June Lake Highlands Specific Plan Amendment #2

****Policy 1-D: Transient rental (less than 30 days) is permitted within the June Highlands subject to permitting consistent with Mono County General Plan Land Use Element. SEE NEXT PAGE FOR REVISED LANGUAGE.**

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

~~Designate the project site as **S-F-R** - Single-Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).~~

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

**** Insert Policy 1-D.**

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.

**Policy 1-D. Transient rental (less than 30 days) is permitted within the June Lake Highlands subject to permitting consistent with the Mono County General Plan Land Use Element and the following restrictions:

- A. Any person who rents a residential structure within the June Lake Highlands shall comply with the provisions of Mono County General Plan Chapter 26, and shall obtain a Vacation Home Rental Permit prior to conducting the activity.
- B. The number of Vacation Home Rental Permits issued within the June Lake Highlands shall be limited to twenty-seven (27) parcels, on a first-come first-served basis.
- C. Vacation Home Rental permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, a Vacation Home Rental permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing Vacation Home Rental permit on another property within the Highlands Specific Plan.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-24 to Add Condition #36



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RESOLUTION NO. R01-26
A RESOLUTION OF THE BOARD OF SUPERVISORS,
COUNTY OF MONO, STATE OF CALIFORNIA

**CERTIFYING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL EIR WITH A
MITIGATION MONITORING PLAN AND ADOPTING FINDINGS RELATED
THERETO, APPROVING THE JUNE LAKE HIGHLANDS SPECIFIC PLAN AND
AMENDING THE MONO COUNTY GENERAL PLAN ACCORDINGLY (GPA #01-01),
APPROVING TENTATIVE TRACT MAP (#34-24) AND ADOPTING A STATEMENT OF
OVERRIDING CONSIDERATIONS**

WHEREAS, the overall objective of the June Lake Highlands project (including the June Lake Specific Plan and associated Tentative Tract Map #34-24) is to provide a suitable location for mixed residential use development; and

WHEREAS, the June Lake Highlands project would allow for development of 39 single-family lots and up to 114 multi-family units on a total of 21.2± acres; and,

WHEREAS, the June Lake Highlands Specific Plan contains land use goals, policies and standards for development of the property; and

WHEREAS, the June Lake Highlands Specific Plan and Final Environmental Impact Report were prepared simultaneously to incorporate environmental mitigation measures into the project to assist in designing the project around potential environmental constraints; and

WHEREAS, the June Lake Highlands Final EIR has been prepared and reviewed in compliance with CEQA; and

WHEREAS, the Board of Supervisors hereby certifies the Final EIR and adopts the June Lake Highlands Mitigation Monitoring Plan finding that:

1. In compliance with CEQA Guidelines Section 15090 (a):
 - a. The Final Environmental Impact Report (FEIR) has been completed in compliance with CEQA;
 - b. The Final EIR has been presented to the Board of Supervisors (the decision-making body and the lead agency) and the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
2. The Final EIR reflects the lead agency's independent judgment and analysis. Based upon evidence in the Final EIR, several potentially significant impacts have been reduced to less-than-significant levels through mitigation measures; four impact issues are considered significant and unavoidable even with mitigation. Mitigation measures

1 have been included to reduce these impacts to the lowest feasible levels. Findings
2 have been prepared for each of the potentially significant effects and for the
3 unavoidable environmental effects of the project (see Exhibit A).

4 **WHEREAS**, the Board of Supervisors, in consideration of evidence and testimony
5 presented at the public hearing in accordance with County Code Section 19.41.110, hereby
6 adopts the following findings with respect to the proposed Specific Plan:

- 7 1. The project is being proposed in response to demand for residential uses in the June
8 Lake area.
- 9 2. The overall project goal to provide quality, environmentally sensitive permanent and
10 resort housing in proximity to the community of June Lake.
- 11 3. The Mono County General Plan and the June Lake Area Plan indicate the need for a
12 mix of residential uses in the June Lake area for both permanent and transient
13 occupancy residential units.
- 14 4. Both the Mono County General Plan and the June Lake Area Plan designate the
15 project site as Specific Plan (SP).
- 16 5. Land Use Objectives and Policies of the Specific Plan designate 11.8 acres of the site
17 as Single Family Residential (SFR) and 9.4 acres as Multi-Family Residential,
18 Moderate (MFR-M). These designations will allow 39 single-family lots and up to
19 114 multi-family units, providing for a mix of residential units as envisioned in the
20 General Plan and June Lake Area Plan.
- 21 6. Goals, Objectives and Policies in the Specific Plan and Mitigation Measures identified
22 in the Final EIR address development of the project and impacts to the environment.
- 23 7. Public services and infrastructure are or will be made available for the proposed
24 development. The project will provide all necessary infrastructure on site (e.g., roads,
25 drainage, water and sewage systems). Public Service Mitigation Measure C-4
26 requires a "will-serve" letter from the June Lake Public Utilities District.
- 27 8. The development has been designed to be as compatible as possible with the
28 surrounding natural environment and character of the area. Design features have been
29 included in the Specific Plan addressing architecture, parking, circulation,
30 landscaping, signing and lighting. Mitigation measures have been included to reduce
impacts to less-than-significant levels or to the lowest feasible levels.
9. To ensure an adequate supply of locally available affordable housing, the Specific Plan
and mitigation measures provide employee housing and affordable housing in
accordance with the June Lake Area Plan.
10. General Plan policies require applicants to demonstrate the availability of adequate
fire protection by providing a Fire Protection Plan and project approvals to include a
finding that adequate fire protection is available (Safety Element, Goal II, Objective B,
Action 1.2). The project will provide adequate fire flows and Public Service
Mitigation Measure C-4 requires a "will-serve" letter from the June Lake Fire
Protection District.

WHEREAS, the Board of Supervisors, in consideration of evidence and testimony
presented at the public hearing and in accordance with County Code Title 17, adopts the
following findings regarding the Tentative Tract Map #34-24:

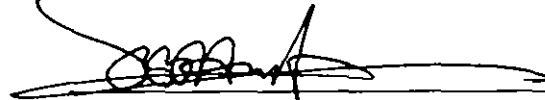
- 1 1. The Tentative Tract Map complies with the provisions of California Environmental
- 2 Quality Act (CEQA); an Environmental Impact Report has been prepared for the
- 3 project.
- 4 2. The Tentative Tract Map meets the general provisions of Chapter 17.04 of the County
- 5 Code.
- 6 3. The Tentative Tract Map is consistent with the General Plan Land Use Element and
- 7 June Lake Area Plan.
- 8 4. Conditions of approval have been applied to the Tentative Tract Map as attached to
- 9 the Board of Supervisors Staff Report for the June Lake Highlands project.

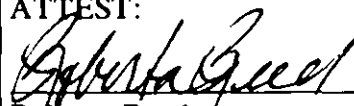
10 **NOW THEREFORE, BE IT RESOLVED** that the Mono County Board of Supervisors
 11 hereby takes the following actions:

- 12 A. Certify the June Lake Highlands Final EIR with a Mitigation Monitoring Plan and
- 13 adopt the Findings set forth in Exhibit A attached hereto and incorporated herein by
- 14 this reference.
- 15 B. Adopt the June Lake Highlands Specific Plan and amend the General Plan accordingly
- 16 (GPA #01-01).
- 17 C. Approve Tentative Tract Map #34-24 with conditions set forth in Exhibit B attached
- 18 hereto and incorporated herein by this reference.
- 19 D. Adopt the Statement of Overriding Considerations set forth in Exhibit C attached
- 20 hereto and incorporated herein by this reference.

21 **PASSED AND ADOPTED THIS** 13th day March 2001, by the following vote of the
 22 Mono County Board of Supervisors:

23 **AYES** : Supervisors Cecil, Hunt and Pipersky.
 24 **NOES** : None.
 25 **ABSENT** : Supervisors Farnetti and Ronci.
 26 **ABSTAIN** : None.

27 
 28 Byng Hunt, Chairman
 29 Mono County Board of Supervisors

30 **ATTEST:**
 31 
 32 Roberta Reed
 33 Deputy Clerk of the Board

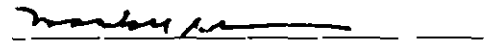
34 **APPROVED AS TO FORM:**
 35 
 36 Marshall Rudolph, County Counsel

EXHIBIT A

ENVIRONMENTAL IMPACT FINDINGS REQUIRED BY CEQA GUIDELINES SECTION 15091 JUNE LAKE HIGHLANDS SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

PART I: FINDINGS RELATIVE TO POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

MITIGATABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

LAND USE

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in structures that do not blend with the natural terrain if the standard zoning ordinance height restriction is applied.

STATEMENT OF FACTS: The standard height of an average of 35' would allow tall building elevations on sloping lots. If a maximum building height of 35' were imposed, the structures would blend better with the natural terrain. Mitigation Measure A-1 would allow no part of any structure to exceed 35' above the natural terrain.

FINDING: Changes or alterations have been required in, or incorporated into the project which reduce this potential impact to a level that is less than significant.

PUBLIC SERVICE IMPACTS

1. POTENTIALLY SIGNIFICANT EFFECT: The project could result in deterioration of law enforcement services due to potential growth induced by the project.

STATEMENT OF FACTS: The Mono County sheriff indicates that the project will have potential impacts on law enforcement services; it is possible that new personnel and/or equipment may be needed with buildout of the project. Mitigation Measure C-1 requires the proponent to participate on a fair-share basis for the provision of additional law enforcement facilities in the vicinity.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: The project will require substantial improvements to the June Lake PUD water system.

STATEMENT OF FACTS: The June Lake Water System Master Plan requires the installation of tanks, pumps and line extensions for service to the general area of the project. Mitigation Measure C-2 would require the installation of these improvements, either through assessment district or developer funding. Mitigation Measure C-4 requires a “will-serve” letter from the June Lake PUD prior to approval of the project.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

GEOLOGY, SEISMICITY AND SOILS

1. **POTENTIALLY SIGNIFICANT EFFECT:** The project site and general vicinity are subject to potentially large earthquakes.

STATEMENT OF FACTS: Moderate to severe seismic ground shaking could result from displacement of several active or potentially active regional faults, including the fault near the project site. Mitigation involves structural enhancements to buildings and utilities to withstand vertical and horizontal accelerations. Boulders on the natural slope face should be considered in lot design review to prevent earthquake-induced displacement and rolling. Mitigation Measures D-1 and D-2 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. **POTENTIALLY SIGNIFICANT EFFECT:** Seismic-induced settlement could affect structures placed on the project site; natural conditions are not suitable for structures.

STATEMENT OF FACTS: Topsoil and slopewash on the site are not suitable for structural support unless removed and recompacted. Some areas of fill on the site are not suitable for structural support. Also, the old borrow site on the property will need to be filled and compacted. Slope stability should be reviewed in individual lot design. Mitigation Measures D-3, D-4 and D-5 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

3. **POTENTIALLY SIGNIFICANT EFFECT:** Earthwork operations on the site could cause soil erosion and potential for siltation to reach Gulf Lake.

STATEMENT OF FACTS: During earthwork activities, soil erosion potential will be present during rainy weather or heavy winds. Impacts could include disruption to the local environment with dust, mud and siltation. Mitigation Measures D-5 and D-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

NOISE

1. POTENTIALLY SIGNIFICANT EFFECT: Construction activities could cause short-term noise impacts, particularly on the adjacent Interlaken development.

STATEMENT OF FACTS: Adverse noise impacts from construction noise may arise during construction of the multi-family area directly adjacent to the existing Interlaken condominiums. Mitigation Measures I-1 and I-2 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Long-term noise will increase from occupancy of the site by residents of the project.

STATEMENT OF FACTS: Noise impacts will be present from private vehicles, delivery vehicles, snow removal equipment, refuse pickup, lawn mowers, etc. Effects of these noise sources on the Interlaken project will come primarily from the adjacent proposed multi-family area. Outdoor activity will contribute to "people" noise. Significant effects can be avoided with designs that place outdoor activity areas away from exterior property lines or shielded by structures or berms. Mitigation Measures I-1 and I-3 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

AIR QUALITY

1. POTENTIALLY SIGNIFICANT EFFECT: Short-term air quality may be adversely impacted during construction activities that generate the potential for dust and wind erosion.

STATEMENT OF FACTS: The project will utilize the best available dust control measures. Measure J-1, J-4 and J-5 address this concern.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

2. POTENTIALLY SIGNIFICANT EFFECT: Emissions from dust created by application of road cinders and wood-burning appliances could result from the project.

STATEMENT OF FACTS: The emissions would be well below relevant thresholds. Land uses within the project will use appliances that meet current emission reduction standards as specified by the Great Basin APCD. Mitigation Measures J-2, J-3 and J-4 address these issues.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

WATER RESOURCES

1. POTENTIALLY SIGNIFICANT EFFECT: Impacts from pollutant loading and sediment transport to Gull Lake are a concern.

STATEMENT OF FACTS: The project could contribute to degradation to receiving waters from construction earthwork activities and/or long-term occupancy of the site. The project will be regulated by the State Water Resources Control Board; an NPDES permit will be required as well as an SWPPP. Mitigation Measures K-1, K-2, K-3 and K-4 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant

2. POTENTIALLY SIGNIFICANT EFFECT: Drainage from the project may adversely affect off-site drainage facilities.

STATEMENT OF FACTS: Drainage from the project will be designed to avoid or minimize impacts to adjacent drainage facilities, such as found in the Interlaken project. Mitigation Measures K-5 and K-6 address these concerns.

FINDING: Changes or alterations have been required in, or incorporated into, the project which reduce this potential impact to a level that is less than significant.

UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

WILDLIFE

1. POTENTIALLY SIGNIFICANT EFFECT: Due to the impacts of the project from human intrusion, alteration of wildlife habitat, construction impacts, and direct mortality impacts on wildlife, potentially significant impacts will be present which cannot be mitigated to less-than-significant levels.

STATEMENT OF FACTS: Although there are no federal or state-listed rare, threatened or endangered wildlife species known to be present on the site, the project area provides high-quality habitat for mule deer and marginally suitable habitat for the western white-tailed hare and mountain quail. In addition, the site provides breeding, nesting and foraging for a variety of birds and mammals. Mitigation Measures E-1 through E-17 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

VISUAL RESOURCES

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable visual impacts resulting from development activities on the site.

STATEMENT OF FACTS: The project will create significant alteration in the visual quality of the area from many viewpoints. A number of policies and design features have been incorporated into the Specific Plan to avoid potential visual impacts and to mitigate potential impacts to a less-than-significant level; however, the project will still result in significant visual impacts. Mitigation Measures F-1 through F-10, and policies and design features in the Specific Plan, will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

CIRCULATION

1. **SIGNIFICANT EFFECT:** The project is anticipated to have significant unavoidable circulation impacts resulting from development of the site.

STATEMENT OF FACTS: Due to the restricted right-of-way and awkward access route to and from the site via Leonard Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

TRAFFIC NOISE

1. **SIGNIFICANT EFFECT:** Traffic noise generated along the Leonard Avenue access will be significant and unavoidable.

STATEMENT OF FACTS: The project will create significant impacts along the Leonard Avenue access to and from the site. Due to proximity of residential uses along Leonard Avenue, Bruce Street, and Knoll Avenue, the project will result in significant impacts which are unavoidable. Mitigation Measures H-1 through H-4 will lessen potential impacts, but not to a less-than-significant level.

FINDING: Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR to the extent feasible. Additional mitigation or project alternatives with less environmental impact are infeasible due to specific economic, engineering and other factors (see Part II of these Findings).

PART II: FINDINGS RELATIVE TO ALTERNATIVES

The Lead Agency finds that the project alternatives identified in the Final EIR are infeasible due to specific economic, social, or other considerations, and that the alternatives identified in the Final EIR, except the "no project" alternative, would have similar or greater environmental impacts than the proposed project.

The Lead Agency finds that Alternative 1, the No Project Alternative, which is the least environmentally damaging scenario, is infeasible due to social and economic considerations. This alternative would not allow subdivision on the project site and would not meet the project's objective: "to provide an environmentally sensitive mix of permanent and resort housing units in proximity to the community of June Lake. The development will offer a mix of single-family homes and condominiums in a specific plan area."

The Lead Agency finds that Alternative 2, Alternative Site - Rodeo Grounds, is infeasible due to social, economic and legal considerations. This project site could meet the objectives of the project but is not available to the proponents due to ownership constraints.

The Lead Agency finds that Alternative 3, All Single Family Alternative, is infeasible due to social and economic considerations. The project could meet only partial objectives of the project sponsor; a mix of permanent and resort housing would not be achieved.

Exhibit B

Conditions of Approval June Lake Highlands Tentative Tract Map 34-24

1. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan.
2. All Specific Plan Goals, Objectives, & Policies and Mitigation Monitoring Plan as identified in the June Lake Highlands Specific Plan are tentative tract map conditions.
3. The project applicant shall inform future owners and developers of the project mitigation measures, as a means of reducing or eliminating impacts to less-than-significant levels, as contained in the June Lake Highlands Specific Plan (Goals, Objectives and Policies, and Mitigation Monitoring Plan) and CC&Rs.
4. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake PUD, indicating that the district has the capability to serve the proposed development for both water and sewer.
5. Prior to approval of the final tract map, the project proponent shall provide the County with a "will serve" letter from the June Lake Fire Protection District, indicating capability to serve the proposed development.
6. All utilities (electricity, water, sewer, telephone, LPG, cable TV, etc.) shall be installed underground. All service connections shall be placed such that public roadways will not have to be cut up for service connections to future residences.
7. Construction shall be limited to daylight hours in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species, such as mule deer.
8. Noise levels during construction shall be kept to a minimum by equipping all onsite equipment with noise attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
9. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming.
10. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
11. Dust generated during construction shall be controlled through watering or other acceptable measures.
12. All wood burning appliances installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).

13. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the County Planning Department. Road construction/grading plans shall include such notice.
14. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for road maintenance and snow removal. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map for the initial phase.
17. Drainage easement(s) shall be offered to the public for the drainage swale(s) shown on the tentative maps and/or grading plan.
18. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Board shall be obtained, if necessary.
19. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
20. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
21. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
22. A slope stability and lot development plan shall be prepared and be reviewed by a geologist or geotechnical engineer for all single-family lots. Boulders on the natural slope face shall be considered in review to prevent earthquake-induced displacement and rolling. The report and recommendations shall be approved by the Public Works Department.
23. A comprehensive erosion and sediment transport control plan shall be submitted to the Mono County Public Works Department prior to issuance of the grading permit(s).
24. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
25. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
26. The project shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Land Development Regulations Chapter 22) pertaining to emergency access; signing and building numbering; emergency water supplies; and vegetation modification.
27. The project proponent shall assist with improvements to the June Lake Ballfield such as parking lot paving, restrooms, additional landscaping, erosion control, irrigation, etc. A not-to-exceed cost for these improvements shall be negotiated between the County and the developers prior to any subsequent development approval.

28. The project proponent shall provide an access path to the June Lake Ballfield from the single family and condominium areas (e.g., between lots 37 and 38). Maintenance of the path shall be provided in the CC&Rs.
29. The project proponent is encouraged to provide bulk propane storage with distribution lines in the single-family portion of the project instead of individual propane tanks for each lot.
30. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating *their approval of road names and box locations in the development, or a release from the necessity of providing cluster mailboxes.* If clustering or special locations are specified, easements, concrete bases or other provisions shall be included.
31. The applicant shall provide off-site street improvements or in-lieu fees (e.g., widening, overlay, intersection improvements) for specified segments of Leonard Avenue, Bruce Street and Knoll Avenue as directed by the Public Works Director. A not-to-exceed cost for these improvements shall be negotiated between the County and the developer prior to any subsequent development approval.
32. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for Construction Activities.
33. The project's CC&Rs shall establish an *Architectural Design Review Committee* which shall be responsible for establishing and enforcing design guidelines used in construction on the project lots.
34. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single family lot or condominium parcel, Jeffrey and lodgepole pine trees (5 gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the required number of Jeffrey and lodgepole pine trees shall be required and maintained as a condition of the CC&Rs. In addition to the above tree planting requirements, additional trees (Jeffrey and/or lodgepole pine) shall be planted in accordance with Attachment A (proponent concept tree planting plan modified to include additional trees in the vicinity of the June Lake Ballfield) A subsequent detailed landscape plan shall be submitted to the Planning Commission for approval and included in the final map subdivision improvement plans. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.
35. The project proponent shall revegetate disturbed areas resulting from roadway construction and infrastructure installation. A Landscaping and Revegetation Plan shall be required as a component of the street improvement plans for each subdivision phase. The Landscaping Plan shall be subject to the Mono County Code requirements for landscaping plans.

Modification

36. Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.

Exhibit C

STATEMENT OF OVERRIDING CONSIDERATIONS JUNE LAKE HIGHLANDS SPECIFIC PLAN FEIR

Mono County's economy is supported primarily by tourism and outdoor recreation with limited areas suitable for housing opportunities. Only about 6% of the land area in Mono County is private land and much of that is constrained for development by economic, environmental and other considerations. The June Lake Highlands project would expand the range and opportunity for housing in accordance with the Mono County General Plan and June Lake Area Plan. In addition, the project would enhance the local economy providing additional job opportunities. The Mono County Board of Supervisors finds that the level of development provided under the June Lake Highlands Specific Plan would significantly benefit Mono County's housing supply and economy and would thereby outweigh significant unavoidable impacts associated with the project.

The June Lake Highlands project is located in proximity to the village of June Lake in an area suitable for housing and serviceable by public services. The project site is located adjacent to existing development, accessible by the new North Shore Drive access road and next to the June Lake Ballfield. The project incorporates design features to reduce environmental impacts and mitigation measures have been incorporated into the Specific Plan Final EIR to reduce impacts to their lowest feasible levels.

The development of the June Lake Highlands would create additional jobs in central Mono County. It would generate additional revenues for the County, particularly in the form of property taxes and also from transient occupancy taxes collected from overnight visitors. Based upon these considerations, the Mono County Board of Supervisors finds that the potential benefits derived from the June Lake Highlands project outweigh the project's significant unavoidable impacts and that a Statement of Overriding Considerations is warranted.

Exhibit A to Planning Commission Resolution R20-02

Modification of Tract Map 34-26 Amending Condition # 44 specifying that short-term rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan Policy 1-D

**MONO COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT
Planning Division**

NOTICE OF TENTATIVE TRACT MAP APPROVAL

TENTATIVE TRACT MAP # 34-26

APPLICANT: Larson

ASSESSOR'S PARCEL NUMBER: 15-010-79

PROJECT LOCATION: The property is located along the intersection of Leonard Avenue and Highland Drive in West Village, June Lake.

You are hereby notified that the Mono County Board of Supervisors did on January 4, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 34-26 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 44**

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year period, not to exceed a total of three (3) additional years.

DATE OF EXPIRATION: 01/04/07

DATED: January 4, 2005

cc: Applicant
 Engineer
 Assessor's Office
 Public Works
 Environmental Health

TM 34-26
JUNE LAKE HIGHLANDS
CONDITIONS OF APPROVAL &
MITIGATION MONITORING PROGRAM

FORMAT:

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
 - c. IMPLEMENTING PARTY
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
-

Uniformly Applied Development Standards and Policies

1. Future residential development shall meet the requirements of the Mono County General Plan.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design

2. The subdivision improvements, as well as future development, shall comply with the Fire-safe Regulations (Mono County General Plan, Land Use Element, Section VI Land Development Regulations Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation/Open Space Element, Public Health and Safety policies, Objective A, Action 6.1).
 - a. Generally associated with future development. Requires monitoring over a period of time.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design

4. The project proponent shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. Additionally the contractor/owner of future residential construction/development shall stop work and notify appropriate agencies and officials if archaeological evidence is encountered during earthwork activities. No disturbance of an archaeological site shall be permitted until such time as the applicant hires a qualified consultant and an appropriate report is filed with the county Planning Division, which identifies acceptable site mitigation measures.
 - a. Generally associated with future development but may occur anytime construction is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant/Property Owner
 - d. Design/Ongoing

5. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approved residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design/Ongoing

6. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

7. Erosion-control measures on disturbed areas shall include the use of Best Management Practices such as placement of fiber blankets and roll, filter fencing or similar erosion-control materials. Removed topsoil shall be stockpiled and replaced over disturbed areas. Disturbed areas shall be revegetated with a native seed mix and/or native plants. For all phases of subdivision and future parcel development, exposed soil surfaces shall be stabilized and/or revegetated as soon as possible to reduce impacts related to erosion.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

8. Revegetation of disturbed areas shall occur as soon as possible following construction and shall require the use of stabilization material or landscaping. Use of native seeds, native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

9. To prevent wind erosion and public nuisance created by dust, the property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction. Dust generated during construction shall be controlled through watering or other acceptable measures
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.

- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design/Ongoing
11. Grading permits shall be required as specified in Mono County Code Section 13.08.030 et seq. Activities requiring a grading permit include but are not limited to land clearing/grading activities that will clear more than 10,000 square feet or require any cuts greater than 4 feet or fill greater than 3 feet. Construction requiring more than 200 cubic yards of cut or fill will also require a grading permit.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design/Ongoing
12. Drainage and erosion-control plans shall be required of future residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion-control plans shall also be required for future residential construction on any one parcel that cumulatively exceeds 20,000 square feet. If plans are required, plans will be developed with the individual project applicant, Mono County Planning Division, and Mono County Department of Public Works.
- a. Requires monitoring over a period of time, usually linked to future development.
 - b. Community Development Department/Planning Division and applicable federal and/or state agency
 - c. Applicant/Property Owner
 - d. Design/Ongoing
13. Liquefied Petroleum Gas (LPG) when used shall be installed according to all applicable codes and Mono County Code 15.04.056. The project proponent shall provide bulk propane. Minor adjustments to tentative tract map lot lines may be made to satisfy required fire code setbacks. A landscaping plan for screening of propane tank(s) shall be submitted to Community Development Department for approval.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/Building Division
 - c. Applicant/Property Owner
 - d. Design
14. Exterior/outdoor lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment. Exterior lighting shall be limited to that necessary for health and safety purposes; high-intensity outdoor lighting shall be avoided or adequately shielded. All lighting must be designed to confine light rays to the premises of each individual lot. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, adjacent lot, or adjacent land area.
- a. Generally associated with future development but may occur any time construction and/or road grading is in progress. Requires monitoring over a period of time.
 - b. Community Development Department/Planning Division
 - c. Applicant

d. Design

Specific Subdivision Map Conditions and Development Mitigation Measures

15. All new development shall be in accordance with the Project Description, Land Use Objectives and Policies of the June Lake Highlands Specific Plan as follows (note: policy descriptions are excerpts of actual policy – see Specific Plan for full wording):
- a. Policy 1-A: Designate 11.8 acres as SFR; designate 9.4 acres as MFR-M (no longer applies; whole project area is allowable by Specific Plan as SFR – SFR requirements of the General Plan apply to this phase as well as first phase).
 - b. Policy 1-B: Designate the project as S-F-R and M-F-R (no longer applies since Zoning and General Plan were combined).
 - c. Policy 1-C: All single-family lots are to be 7,500 sf minimum.
 - d. Policy 2-A: Development to reflect mountain home architecture/environmentally sensitive design.
 - e. Policy 2-B: Utilize colors, textures, amenities that blend with environment (see official materials – color palette).
 - f. Policy 2-C: Screen the condominium/multifamily parking area from view (no longer applies).
 - g. Policy 2-D: Place all utilities underground (see condition below).
 - h. Policy 2-E: All single-family and multi-family architecture subject to Design Review (“multi-family” no longer applies).
 - i. Policy 3-A: Install water/sewer systems consistent with June Lake PUD requirements.
 - j. Policy 3-B: Coordinate solid waste service with local provider. Screen on-site containers.
 - k. Policy 3-C: Provide on-site condominium management and affordable housing (“condominium management” no longer applies – see condition below).
 - l. Policy 3-D: Provide snow removal for the condominium streets and parking areas (no longer applies).
 - m. Policy 4-A: Provide on-site recreational facilities in each phase of the condominium area (no longer applies).
 - n. Policy 4-B: Allow single-family lot owners to join the condominium HOA for access to recreational facilities (no longer applies).
 - o. Policy 4-C: Assist with June Lake Ballfield improvements such as parking lot paving, restrooms, etc., to be negotiated with County (this has been completed).
 - p. Policy 4-D: Provide an access path to the June Lake Ballfield with maintenance by CC&Rs (a pathway from phase one of the development has been provided; another pathway is to be provided in this phase – see condition below).
 - q. Policy 5-A: Institute a “dark skies” policy – outdoor lighting must be shielded/directed downward (see standard condition above).
 - r. Policy 5-B: Erect construction barriers on project perimeters to prevent damage to off-site habitat.
 - s. Policy 5-C: Avoid tree removal – replace trees removed per replacement schedule in the Specific Plan.
 - t. Policy 6-A: Ensure affordable employee housing (one affordable unit was provide during phase one; provision for a second unit is proposed with this phase – see condition below).
 - u. Policy 6-B: Utilize alpine architectural style.
 - v. Policy 7-A: Construct new streets to County standards (see condition below).
 - w. Policy 7-B: Provide interior streets that interconnect the condominium area (no longer applies).

- x. Policy 7-C: Provide off-site street improvements or in-lieu fees for Leonard Avenue, Bruce and Knoll; negotiate not-to-exceed cost (Leonard to be improved during this phase).
- y. Policy 7-D: Provide a Zone of Benefit for street maintenance (see condition below).
- z. Policy 7-E: Provide a fair share of funding for trails and bike paths; negotiate not-to-exceed cost (fee has been established for first phase; additional fee to be required for this phase – see condition below).
- aa. Policy 8-A: Design connections, pathways, to surrounding open space (access pathway to be provided in this phase – see condition below).
- bb. Policy 8-B: Utilize condominium open space areas to enhance the visual quality of the project (no longer applies).
- cc. Policy 9-A: Incorporate latest building codes regarding seismic safety.
- dd. Policy 9-B: Avoid construction on faults and unstable geologic features.
- ee. Policy 10-A: Minimize construction noise by specifying times of operation of construction noise (see standard condition above).
- ff. Policy 10-B: Utilize smart design in placement of condominium outdoor recreation areas to minimize outdoor noise generated from the site (no longer applies).
- gg. Policy 10-C: Design condos to shield noise from interior parking and noise producing features (no longer applies).
- hh. Policy 11-A: Preserve natural vegetation - replace trees per Specific Plan replacement schedule.
- ii. Policy 11-B: Minimize flattening and grading for house construction – blend with natural terrain.
- jj. Policy 11-C: Exposed soils to be revegetated with natural vegetation and specific seed mix; significant number of trees to be planted (1 tree/1000 sf –see condition below).
 - a. At time of subdivision final map and generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior final map recording, issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department-Building and Planning divisions and Department of Public Works
 - c. Applicant/Property Owner
 - d. Design

16. All Specific Plan Mitigation Measures identified in the June Lake Highlands Specific Plan are tentative tract map conditions as follows (see Specific Plan EIR for full wording):

- a. Mitigation Measure A-1: No part of any structure may exceed 35' above natural grade; reflected in CC&Rs (CC&Rs were recorded by applicant with wrong drawing! This condition supercedes CC&Rs).
- b. Mitigation Measure A-2: Buyers to be advised of presence of June Lake Ballfield and associated potential for large recreational events.
- c. Mitigation Measure B-1: Provision of affordable housing; 2 perpetually affordable units somewhere in the June Lake Loop (one has been provided; one is to be provided with this project – see condition below).
- d. Mitigation Measure C-1: Applicant shall provide fair share of additional law enforcement facilities (fee has been paid for first 39 units; fee to be same per unit for this phase –see condition below).
- e. Mitigation Measure C-2: Assessment District to be formed or water system improvements per June Lake PUD requirements (has been completed).
- f. Mitigation Measure C-3: Plans to be reviewed by the June Lake Fire District - review by June Lake PUD and Fire District; “will serve” letters required.

- g. Mitigation Measure C-4: "Will-serve" letters from June Lake Fire District and PUD must be provided to County.
- h. Mitigation Measure C-5: Water conserving fixtures/xeriscape required.
- i. Mitigation Measure D-1: Structural enhancements for buildings and utilities to be consistent with UBC for Seismic Risk Zone IV.
- j. Mitigation Measure D-2: Rolling boulder potential to be considered in lot design to prevent earthquake-induced displacement.
- k. Mitigation Measure D-3: Slope stability and lot development plans to be reviewed by geologist or geo-engineer for all single-family lots.
- l. Mitigation Measure D-4: Structural/earthwork specifications to be employed in project design/compaction.
- m. Mitigation Measure D-5: Grading Guidelines in Appendix B of DEIR and Mono County PW requirements to be followed for all grading.
- n. Mitigation Measure D-6: Comprehensive erosion and sediment transport plan required prior to grading permit issuance.
- o. Mitigation Measure E-1: Dogs to be contained in private fenced yards or enclosed in a building.
- p. Mitigation Measure E-2: Mono County leash laws to be reiterated in the CC&Rs.
- q. Mitigation Measure E-3: Dogs prohibited in area during construction (see standard condition above).
- r. Mitigation Measure E-4: Night lighting restricted in number, duration, intensity; shielded light fixtures; not visible off-site (see standard condition above).
- s. Mitigation Measure E-5: Access to work areas to utilize existing dirt roads; avoid unnecessary disturbance to vegetation outside project area.
- t. Mitigation Measure E-6: Revegetation to utilize native plants and conducted immediately following construction.
- u. Mitigation Measure E-7: Deter spread of weeds/ cover stockpiled topsoil/revegetate immediately.
- v. Mitigation Measure E-8: Use techniques to reduce pads and drives.
- w. Mitigation Measure E-9: Establish setbacks between private fenced areas and property lines for ease of deer and wildlife movement through the project.
- x. Mitigation Measure E-10: Open space management and restrictions to be specified in CC&Rs.
- y. Mitigation Measure E-11: No tall, solid fences shall be constructed along adjoining back yards; pet enclosures excepted if in keeping with CC&Rs.
- z. Mitigation Measure E-12: Construction activities to be scheduled only during daytime hours to reduce wildlife disturbance.
- aa. Mitigation Measure E-13: Dust to be controlled (see standard condition above).
- bb. Mitigation Measure E-14: Noise levels during construction to be minimized (see standard condition above).
- cc. Mitigation Measure E-15: Open ditches/trenches to be covered/barricaded during night.
- dd. Mitigation Measure E-16: Refueling/repair of equipment to occur in disturbed areas away from sensitive habitat.
- ee. Mitigation Measure E-17: Reduced speed limits to 25 mph should be imposed on roads leading to and from the development to reduce wildlife-vehicle collisions.
- ff. Mitigation Measure F-1: Design buildings, parking, site grading to blend with natural terrain; no building height greater than 35' above "natural grade" (natural grade defined).
- gg. Mitigation Measure F-2: Building finishes, color palette to be detailed in CC&Rs. CC&Rs to be approved by Planning Department in consultation with Design Review Committee (see Chapter 9 of Land Use Element of the General Plan).
- hh. Mitigation Measure F-3: Housing and accessory structures to utilize alpine architectural style and reviewed by Design Review Committee.

- ii. Mitigation Measure F-4: Cut and fill slopes to be contoured, tops and toes to be tapered/rounded.
- ii. Mitigation Measure F-5: House and condominium grading to blend with natural terrain.
- jj. Mitigation Measure F-6: Building sites and graded areas to be immediately re-vegetated to blend with native landscaped areas; native plants to be utilized.
- kk. Mitigation Measure F-7: 300 Jeffrey / lodgepole pine trees to be planted on perimeter of project (deleted- replaced by Tentative Map Condition 34 of phase 1).
- ll. Mitigation Measure F-8: Native trees required at 1/1000 sf of lot area; maintenance via CC&Rs (see condition below).
- mm. Mitigation Measure F-9: Removal of existing trees to be avoided; replacement in accordance with Policy 5-C.
- nn. Mitigation Measure F-10: Roof and ground mounted mechanical equipment to be screened from view.
- oo. Mitigation Measure F-11: Exterior lighting must be concealed; light rays confined to the premises; high intensity lighting to be avoided/shielded (see standard condition above).
- pp. Mitigation Measures G-1: If cultural evidence discovered, mitigation plan required (see standard condition above).
- qq. Mitigation Measure G-2: If Native American burial sites discovered, Health and Safety Code section 7050.5 to be followed.
- rr. Mitigation Measure H-1: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (not required – Leonard to be repaved at this stage).
- ss. Mitigation Measure H-2: Per Public Works Director, applicant to reconstruct and pave Leonard Avenue to current structural standards; extent and cost to be negotiated during tentative map considerations (to be done at this stage).
- tt. Mitigation Measure H-3: Zone of Benefit to be established for street maintenance.
- uu. Mitigation Measure I-1: For noise mitigation, construction limited to daylight hours (see standard condition above).
- xx. Mitigation Measure I-2: Heavy equipment and other construction equipment to be properly muffled.
- yy. Mitigation Measure I-3: Condos next to Interlaken to have outdoor activity areas located away from Interlaken or shielded by structures (no longer applies).
- zz. Mitigation Measure I-4: Consideration shall be given to revising Leonard Avenue as a one-way street or back-to-back cul-de-sac (same as H-1 – not required).
- aaa. Mitigation Measure J-1: Air quality – comprehensive erosion and sediment control plan required (same as D-6).
- bbb. Mitigation Measure J-2: Only high efficiency heating systems allowed. No units developed with wood burning appliances as primary heating source.
- ccc. Mitigation Measure J-3: Any wood burning appliances must be EPA Phase II certified.
- ddd. Mitigation Measure J-4: Air quality – revegetation of graded sites (same as F-6).
- eee. Mitigation Measure J-5: Permit to Operate from GBUAPCD required.
- fff. Mitigation Measure K-1: Water resources – comprehensive erosion-control plan required (same as D-6 and J-1).
- ggg. Mitigation Measure K-2: SWPPP required/submitted to Public Works for comment.
- hhh. Mitigation Measure K-3: Natural vegetation to be preserved to reduce impervious surface runoff.
- iii. Mitigation Measure K-4: Impervious surfaces to be regularly swept and cleaned.

d. Design

21. The subdivider shall construct improved roads within the subdivision in accordance with the County Road Improvement Standards section for a Typical Section Residential (Plate No. 8 Typical Section Residential – Mono County Road Improvement Standards, 1981). All road improvement costs, including design, plans and specifications, permitting, testing, inspections, and any related reports shall be the responsibility of the subdivider. Engineered plans, specifications and cost estimates shall be submitted to the Department of Public Works for review and approval. The roads shall be constructed prior to recording of the final map or security shall be provided and a subdivision agreement executed with the County to guarantee construction.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
22. A CSA-Zone of Benefit district shall be created by the developer along newly constructed public roads in order to pay for snow removal and maintenance of streets and drainage facilities. The CSA-Zone of Benefit shall be formed prior to approval of the final tract map.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
23. All drainage and storm water from this subdivision and the previous 39-unit subdivision (June Lake Highlands TM 34-24) shall be considered in drainage easements and facilities. Design of these facilities shall strictly limit deposit of silt and other deleterious materials into Gull Lake. This shall include modifications or improvements to downstream facilities if needed.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
24. If a drainage basin installation is pursued across from the ballfield, the developer will prepare all environmental review documents, obtain appropriate permits and other approvals, pay all related fees, and furnish surety necessary for the project. Plans and specification shall be approved by Public Works prior to initiating construction.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
25. A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Control Board shall be obtained, if necessary.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
26. All road grading and earthwork activities must be conducted in accordance with an approved road construction plan and/or grading plan.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works

- c. Applicant/Property Owner
 - d. Design
27. Construction material (rock, debris, etc.) that is not utilized as road fill material shall be removed to a designated dump or other approved site.
 - a. Generally associated with construction of the subdivision
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 28. The applicant will be required to submit a soils report or process a soils report waiver. Any such report or waiver shall be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 29. A comprehensive erosion and sediment transport control plan shall be submitted to the Department of Public Works prior to issuance of the grading permit(s).
 - a. Must be satisfied prior to issuance of grading permit(s)
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 30. An air quality permit shall be obtained from the Great Basin Unified Air Pollution Control District, if required.
 - a. Must be satisfied prior to final map
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 31. The developer shall provide necessary easements for existing and proposed utility service within the subdivision.
 - a. Must be satisfied prior to sale of lots
 - b. Department of Public Works
 - c. Applicant/Property Owner
 - d. Design
 32. The project proponent shall confer with local postal authorities for installation requirements for cluster mailboxes. The applicant shall provide a letter from the postal authorities stating their satisfaction with road names and box locations in the development, or a release from the necessity of providing cluster mailboxes. If clustering or special locations are specified, easements, concrete bases, paved turnouts, and other provisions shall be included.
 - a. Must be satisfied prior to recording of the final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
 33. The applicant shall prepare a Stormwater Pollution Prevention Plan and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's Stormwater NPDES Permit for construction activities. As part of compliance with the

NPDES Stormwater Permit, the project shall comply with the North Lahontan Basin Project Guidelines for Erosion Control.

- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
34. The project proponent shall provide a 5' wide, compacted decomposed granite access path to the June Lake Ballfield from the single-family subdivision between lots 17, 18 and 19. Maintenance of the path shall be provided in the CC&Rs. (Note: the developer does not agree with this condition.)
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
35. A ten (10')-foot wide snow storage/utility easement shall be dedicated along all street frontages. This would apply to all 40-foot-wide rights of way, Mountain Vista, Highland and Alpenglow. It does not apply to the 60-foot-wide rights of way, Leonard, Roed's Road and "A" Street.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
36. Lots 20, 21, 22 and 23 are double-frontage lots; they shall have vehicular access only to Alpenglow Lane; developer shall waive all rights to vehicular access along Leonard Avenue at each of these lots.
- a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
37. Landscaping shall be used to minimize potential visual impacts resulting from development. At the time of building construction on each single-family lot, Jeffrey and lodgepole pine trees (5-gallon minimum) in equal numbers shall be planted on each project lot/parcel at a rate of one tree per 1,000 square feet of lot area (excludes public street area). Other types of trees may be planted but the number of Jeffrey and lodgepole pine trees shall be requirements.
- a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department/ Building and Planning divisions
 - c. Applicant/Property Owner
 - d. Design
38. The applicant shall share in the estimated cost of providing additional Sheriff's Department services for the area (estimated cost: \$485/unit x 28 = \$13,580). A deposit of \$13,580 shall be made to the Sheriff's Department for this purpose.
- a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

39. The applicant shall pay \$60,000 to the June Lake housing trust fund.
 - a. Prior to approval of final map
 - b. Community Development Department/Building and Planning divisions
 - c. Applicant
 - d. Design

40. All infrastructure (roads, utilities, sewer and water) and associated landscaping and revegetation shall be available or in the process of being constructed prior to recording of the final map or bonded for with a subdivision agreement.
 - a. Must be satisfied prior to recording of final map or bonded for.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

41. The applicant shall provide off-site street improvements as indicated in the attached "Exhibit A".
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

42. This subdivision shall establish CC&Rs same as and/or integrated with CC&Rs of the previous 39- unit subdivision (June Lake Highlands TM 34-24).
 - a. Must be satisfied prior to recording of final map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

43. The applicant shall share in the estimated cost of providing a trail plan for the June Lake area. A deposit of \$1,311 shall be made to Mono County for this purpose.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

44. Lots 4-10 and 14-16 may allow duplex development. ~~No transient rental (less than 30 days) shall be permitted.~~ Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.
 - a. Prior to approval of final map
 - b. Department of Public Works
 - c. Applicant
 - d. Design

EXHIBIT "A"

**AGREEMENT BETWEEN
THE COUNTY OF MONO AND
THE HIGHLANDS AT JUNE LAKE, LLC**

**SCOPE OF WORK FOR
OFF-SITE IMPROVEMENTS TO LEONARD AVENUE:**

At Subdivider's expense, Subdivider shall furnish, construct, and/or install off-site improvements associated with Phase II of the Subdivision, as defined by the Specific Plan, including all labor, supervision, permitting, inspection, equipment, materials, supplies, travel, delivery, taxes, and all other items necessary to perform the work required, as follows:

1. Improvements to the Leonard Avenue roadway, which shall extend west from Bruce Street through to its termination (approximately 0.53 miles). Improvements shall meet the standards and specifications as may be established by the Public Works Director. Consistent with said standards and specifications, engineered plans and specifications shall be prepared by the Subdivider and submitted for approval by the Public Works Director prior to commencing work. These improvements shall generally include, but not be limited to, the following:
 - Grinding of existing asphalt concrete pavement, followed by placing, leveling, and compaction of resulting grindings as base material;
 - Overlay with a minimum thickness of three (3) inches of roller-compacted hot-mix asphalt concrete pavement, followed by a fog seal. The minimum pavement width shall be two 10-foot travel lanes, as measured from the centerline, in sections where County right of way is twenty-five (25) feet. Where the County right of way exceeds twenty-five (25) feet, the County may require each travel lane to be a minimum pavement width of twelve (12) feet;
 - Placement, grading, and compaction of shoulders on each side of the paved section. Said shoulders shall be a minimum constructed width of two to three feet;
 - Grading and/or improvement of drainage facilities adjacent to roadway, as may be deemed necessary;
 - Construction of two turnout areas where deemed appropriate by the County.
2. All work shall be completed in accordance with Mono County Standards, plans and specifications approved by the Public Works Director or his authorized representative, and general standards of care for the construction industry.
3. Off-site improvements specified in this Attachment shall be completed by Subdivider within four (4) years from the date of this Agreement, or prior to recordation of the final map for Phase II of the Subdivision, whichever occurs first, unless otherwise agreed upon by the Parties in writing, in accordance with section twenty-four (24) of this Agreement.
4. Off-site improvements may be subject to environmental review, approval, and/or modification by Inyo National Forest staff or other public agencies or utilities having jurisdiction or authority over the project or the property. Any modification required by said agencies to the aforementioned improvements shall be required of the Subdivider as though a part of this Agreement.

Improvements furnished, constructed, and/or installed as a result of this Agreement shall be considered to satisfy Condition No. 31 specified in the Conditions of Approval for Tract Map No. 34-24.

THE HIGHLANDS AT JUNE LAKE - PHASE 2

TENTATIVE TRACT NO. 34 -
 BEING A RE-SUBDIVISION OF THE REMAINDER OF
 TRACT 34-24 OF MAP BOOK 10 PAGE 64
 IN THE COUNTY OF MONO, STATE OF CALIFORNIA

INDEX TO SHEETS
 SHEET 1 - TENTATIVE TRACT MAP
 SHEET 2 - CONCEPTUAL SITE GRADING AND DRAINAGE
 SHEET 3 - CONCEPTUAL SITE SEWER AND WATER
 SHEET 4 - CONCEPTUAL SITE SEWER AND WATER
 SHEET 5 - CONCEPTUAL SITE SEWER AND WATER

RECORD OWNER: THE HIGHLANDS AT JUNE LAKE, LLC
 JUNE LAKE HIGHLANDS, LLC
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 781-044-7058

ASSessor'S PARCEL NO. 14-110-29
 LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



MONO COUNTY PLANNING Division

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July 29, 2020

To: The Sheet

From: Michael Draper

Re: Legal Notice for **August 1** edition

Invoice: Stephanie Butters, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will conduct a public hearing on **September 1, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 986 5285 2922) where members of the public shall have the right to observe and offer public comment, to consider the following: **1:00 p.m. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT and TRACT MAP AMENDMENTS 34-24 and 34-26**. The proposal is to amend the 2001 June Lake Highlands Specific Plan in order to allow properties to conduct short-term rental (rental less than 30 days) in compliance with the Mono County General Plan Land Use Element, potentially subject to certain criteria such a cap on the number of properties that may be approved and other restrictions. A public hearing was previously held on July 16, 2020, by the Planning Commission to consider the Specific Plan Amendment and Tract Map Modifications. The Mono County Planning Commission approved Resolution R20-06 recommending approval of the project to the Board of Supervisors with modifications including compliance with Mono County General Plan Chapter 26, a limitation of twenty-seven (27) parcels allowed to apply on a first come first served basis for the Vacation Home Rental Permit to conduct the activity, and rental permits to be limited to one parcel per person, regardless of whether the ownership interest is in whole or in part. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials will be made available for public review online at <https://www.monocounty.ca.gov/planning/page/projects-under-review> and hard copies are available for the cost of reproduction by calling (760) 924-1800. INTERESTED PERSONS may provide comments to the Board of Supervisors by emailing cddcomments@mono.ca.gov or by mail to: Community Development Department, Attn: Michael Draper, PO Box 347, Mammoth Lakes, CA 93546. **Written comments must be received by 1:00 p.m. on September 1.** Written comments will not be read into the record but will be transmitted to the decision makers prior to deliberation. If you challenge the Board's decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in testimony delivered to the Community Development Department at, or prior to, the public hearing.

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

REGULAR AGENDA REQUEST

Print

MEETING DATE September 1, 2020

Departments: CAO, Finance

TIME REQUIRED 30 minutes

SUBJECT Community Support Grant Program
for Fiscal Year 2020-21 - Budget
Workshop

**PERSONS
APPEARING
BEFORE THE
BOARD**

Robert C. Lawton, County
Administrative Office; Janet Dutcher,
Finance Director

AGENDA DESCRIPTION:

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

Final Budget Workshop for Fiscal Year 2020-21 to discuss the County Administrator's Recommended Budget for the Community Support Grant Program.

RECOMMENDED ACTION:

Staff recommends that the Board: 1) discuss the County Administrator's Recommended Budget for the Economic Development Department's Community Support Grant Program(Budget Unit 109-19-190); and 2) provide any desired direction to staff.

FISCAL IMPACT:

None noted at this time. The fiscal impact of Board direction to staff pursuant to this Agenda Item would materialize in the Budget presented for Public Hearing on September 8.

CONTACT NAME: Robert C. Lawton, County Administrative Officer

PHONE/EMAIL: (760) 932-5410 / rlawton@mono.ca.gov

SEND COPIES TO:

MINUTE ORDER REQUESTED:

YES NO

ATTACHMENTS:

Click to download
Staff report

History

Time	Who	Approval
8/27/2020 5:15 PM	County Administrative Office	Yes

8/27/2020 2:40 PM

County Counsel

Yes

8/27/2020 2:09 PM

Finance

Yes



DEPARTMENT OF FINANCE AUDITOR-CONTROLLER COUNTY OF MONO

Kim Bunn
Assistant Finance Director
Auditor-Controller

Janet Dutcher, CPA, CGFM, MPA
Director of Finance

Gerald Frank
Assistant Finance Director
Treasurer-Tax Collector

To: Board of Supervisors

From: Janet Dutcher, Finance Director
Robert Lawton, County Administrative Officer

Date: September 1, 2020

Re: Budget allocation to the Community Support Grant Program for Fiscal 2020-21

Recommended Action:

1. Discuss the County Administrator's Recommended Budget for the Community Support Grant Program (budget unit 109-19-190).
2. Provide any desired direction to staff.

Discussion:

The recommended budget for FY 2020-21 proposes to allocate a total of \$44,000 of General Fund (GF) discretionary funding towards the following community support grant programs:

Program Category	Program Description	Budget Allocation
Community Event Marketing	Assist organizations in marketing their local events outside the Eastern Sierra	\$20,000
Historical Societies	Assist the County's Historical Societies to pay for new websites, purchase software, fundraise projects and support events.	6,000
Performing & Visual Arts	Supports projects and programs related to fine arts programs and events by the County's non-profit arts & cultural organizations	10,000
Youth Sports	Supplements funding for community youth sports programs	8,000
Air Subsidy	Fiscal support of air service through Mammoth Lakes Tourism	0
TOTALS		\$44,000

This agenda item is a continuation of the County's budget workshop to further discuss the County's GF level of fiscal contribution towards these Community Support Grant Programs during a recessionary year in which the County has experienced significant revenue losses and GF operating departments responded by finding ways to balance the budget.

Fiscal Impact:

None noted at this time. Any change in the amount of financial support would affect next week's (September 8) budget hearing and adoption.