



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA

Board of Supervisors Room - County Administrative Center  
224 North Edwards, Independence, California

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**(2)** In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Clerk of the Board at (760) 878-0373 (28 CFR 35.102-35.104 ADA Title II). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Clerk of the Board 72 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format. (Government Code Section 54954.2). (2) If a writing, that is a public record relating to an agenda item for an open session of a regular meeting of the Board of Supervisors, is distributed less than 72 hours prior to the meeting, the writing shall be available for public inspection at the Office of the Clerk of the Board of Supervisors, 224 N. Edwards, Independence, California and is available per Government Code § 54957.5(b)(1).

## REGULAR MEETING May 2, 2023

*(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.)*

### Start Time

- 8:30 A.M.** 1) **Public Comment on Closed Session Item(s)**  
Comments may be time-limited

### CLOSED SESSION

- 2) **Public Employee Performance Evaluation – Pursuant to Government Code §54957 – Title: Health & Human Services Director.**
- 3) **Conference with County's Labor Negotiators – Pursuant to Government Code §54957.6 –** Regarding employee organizations: Deputy Sheriff's Association (DSA); Elected Officials Assistant Association (EOAA); Inyo County Correctional Officers Association (ICCOA); Inyo County Employees Association (ICEA); Inyo County Probation Peace Officers Association (ICPPOA); IHSS Workers; Law Enforcement Administrators' Association (LEAA). Unrepresented employees: all. County designated representatives – Administrative Officer Nate Greenberg, Assistant County Administrators Sue Dishion and Meaghan McCamman, Deputy Personnel Director Keri Oney, County Counsel John-Carl Vallejo, Senior Budget Analyst Denelle Carrington,

Health and Human Services Director Marilyn Mann, and Chief Probation Officer Jeff Thomson.

**OPEN SESSION** (With the exception of timed items, which cannot be heard prior to their scheduled time, all open-session items may be considered at any time and in any order during the meeting in the Board's discretion.)

- 10 A.M.**
- 4) **Pledge of Allegiance**
  - 5) **Report on Closed Session as Required by Law**
  - 6) **Public Comment**  
Comments may be time-limited
  - 7) **County Department Reports**

**CONSENT AGENDA** (Items that are considered routine and are approved in a single motion; approval recommended by the County Administrator)

- 8) **Approval of Board of Supervisors Meeting Minutes**  
Clerk of the Board | Board Clerk  
  
**Recommended Action:** Approve the minutes from the regular Board of Supervisors meeting of April 18, 2023.
- 9) **Memorandum of Understanding between the County of Inyo and the Deputy Sheriff's Association (DSA)**  
County Administrator - Personnel | Keri Oney  
  
**Recommended Action:** Ratify and approve the July 1, 2022 - June 30, 2025 Memorandum of Understanding between the County of Inyo and the Deputy Sheriff's Association (DSA).

**REGULAR AGENDA - MORNING**

- 10) **Consideration of Support for the AT HOME Coalition for Accountability Related to Homelessness in California**  
Board of Supervisors | Supervisors Griffiths & Orrill | Graham Knaus - CSAC  
20 minutes (10min. Presentation / 10min. Discussion)  
  
**Recommended Action:** Agree to join the AT HOME Coalition for Accountability created by the California State Association of Counties to address the homelessness humanitarian crisis, and approve and authorize the Chairperson to sign Resolution No. 2023-11 in support of the AT HOME Coalition for Accountability Plan.
- 11) **Film Commissioner Quarterly Report**  
County Administrator - Advertising County Resources | Jesse Steele  
15 minutes (10min. Presentation / 5min. Discussion)  
  
**Recommended Action:** Hear an update from Inyo County Film Commissioner Jesse Steele.

12) **Veterans Service Office Overview**

Veterans Service Office | Gordon Greene  
15 minutes (10min. Presentation / 5min. Discussion)

**Recommended Action:** Receive a presentation on the Veterans Service Office from VSO Gordon Greene.

13) **Update to the Board regarding LATA Grant RFP Project Locations**

County Administrator - Information Services | Scott Armstrong  
20 minutes (10min. Presentation / 10min. Discussion)

**Recommended Action:** This is an informational item, however, the Board may provide direction to staff as necessary and appropriate.

14) **Ordinance Amending Inyo County Code Section Regarding Emergency Medical Services**

County Administrator/Public Health | Nate Greenberg  
5 minutes (3min. Presentation / 2min. Discussion)

**Recommended Action:** Waive further reading of the proposed ordinance titled, "An Ordinance of the Board of Supervisors, County of Inyo, State of California, Amending Section 7.56.110(A) of the Inyo County Code Regarding Emergency Medical Services," and schedule enactment for May 9, 2023, in the Board of Supervisors Chambers, County Administrative Center, Independence.

**LUNCH**

15) The Board will recess for lunch and reconvene for the afternoon session.

**REGULAR AGENDA - AFTERNOON**

**1 P.M.** 16) **Zone Reclassification (ZR) 2023-01/Inyo County - Vacant Lands and Housing Opportunity; General Plan Amendment (GPA) 2023-01/Inyo County - Vacant Lands and Housing Opportunity**

Planning Department | Cathreen Richards  
60 mins. (25min. Presentation / 35min. Discussion)

**Recommended Action:**

- A) Receive a presentation from staff on the project;
- B) Conduct a public hearing;
- C) Adopt Resolution No. 2023-12 approving General Plan Amendment 2023-01/Inyo County, Vacant Lands and Housing Opportunity; and,
- D) Adopt Ordinance 1296 approving Zone Reclassification 2023-01/Inyo County, Vacant Lands and Housing Opportunity; and,
- E) Approve and certify that the Environmental Impact Report for the project was prepared in compliance with the California Environmental Quality Act.

## **ADDITIONAL PUBLIC COMMENT & REPORTS**

- 17) **Public Comment**  
Comments may be time-limited
- 18) **Board Member and Staff Reports**  
Receive updates on recent or upcoming meetings and projects

## **CORRESPONDENCE - INFORMATIONAL**

- 19) **Treasurer-Tax Collector** - Treasury Status Report for the Quarter Ending March 31, 2023.



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DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3725

### Approval of Board of Supervisors Meeting Minutes

Clerk of the Board

ACTION REQUIRED

**ITEM SUBMITTED BY**

Board Clerk

**ITEM PRESENTED BY**

Board Clerk

**RECOMMENDED ACTION:**

Approve the minutes from the regular Board of Supervisors meeting of April 18, 2023.

**BACKGROUND / SUMMARY / JUSTIFICATION:**

The Board is required to keep minutes of its proceedings. Once the Board has approved the minutes as requested, the minutes will be made available to the public via the County's webpage, [www.inyocounty.us](http://www.inyocounty.us).

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	
<b>Budgeted?</b>	N/A	<b>Object Code</b>	
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

N/A

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

1. Draft April 18, 2023 Minutes

**APPROVALS:**

Hayley Carter  
Darcy Ellis

Created/Initiated - 4/26/2023  
Final Approval - 4/26/2023

# MINUTES



# County of Inyo Board of Supervisors

## April 18, 2023

The Board of Supervisors of the County of Inyo, State of California, met in regular session at the hour of 11:02 a.m., on April 18, 2023, at the Furnace Creek Visitors Center Auditorium, with the following Supervisors present: Chairperson Jennifer Roeser, presiding, Trina Orrill, Scott Marcellin, Matt Kingsley, and Jeff Griffiths. Also present: County Administrator Nate Greenberg, County Counsel John-Carl Vallejo, Assistant Clerk of the Board Darcy Ellis, and Office Technician Hayley Carter.

### *Workshop*

The Board held a workshop in which program and project updates were heard, as well as information on visitor numbers and revenue from the following:

- DVNP Superintendent Mike Reynolds and Management Analyst Abby Wines;
- Rick During, General Manager of the Oasis at Death Valley;
- Henry Golas of the Death Valley Conservancy;
- Fred Conboy, President of Amargosa Opera House, Inc.;
- Matthew Paruolo, Government Relations Manager for Southern California Edison; and
- Mandi Campbell, representative of the Timbisha-Shoshone Tribe.

### *Recess/Reconvene*

The Chairperson recessed the meeting at 12:34 a.m. and reconvened the meeting at 2:34 p.m. in the Hurlbut-Rook Community Center in Tecopa, CA, with all Board members present.

### *Pledge of Allegiance*

Health and Human Services Director Marilyn Mann led the Pledge of Allegiance.

### *Public Comment*

Chairperson Roeser asked for public comment on items not calendared on the agenda.

Supervisor Kingsley welcomed attendees and introduced newly-elected Supervisors Orrill and Marcellin to Tecopa residents and staff.

Additional public comment was made by Cynthia Kienitz and Jon Zellhoefer.

### *County Department Reports*

The following Tecopa-area employees were introduced to the Board: Road Maintenance Supervisor Shane Rily and Road Maintenance Worker Zach Green; Sheriff Deputies Ryan Reuther and Timothy Plunkett; and HHS Social Services Aide Shelley Scott and HHS Operations Manager Rose Colon.

Child Support Director Amy Weurdig noted her office is recruiting for a Case Worker position in the Bishop area and distributed information about the upcoming Regional Oversight Committee meeting.

### *Clerk of the Board – Approval of Minutes*

Moved by Supervisor Kingsley and seconded by Supervisor Orrill to approve the minutes of the regular Board of Supervisors meetings of April 4, 2023. Motion carried unanimously.

### *Public Works – MGE Engineering, Inc. Contract Amendment No. 4*

Moved by Supervisor Kingsley and seconded by Supervisor Orrill to ratify and approve Amendment No. 4 to the contract between the County of Inyo and MGE Engineering Inc of Sacramento, CA, extending the term end date from June 30, 2021 to December 31, 2023, contingent upon approval of the Fiscal Year 2023-2024 Budget, and authorize the Chairperson to sign, contingent upon all appropriate signatures being obtained. Motion carried unanimously.

### *Public Works – 2022 Maintained Mileage*

Moved by Supervisor Kingsley and seconded by Supervisor Orrill to: A) Approve Resolution No. 2023-10, titled, "Resolution of the Board of Supervisors, County of Inyo, State of California, Annual Certification of the 2022 Maintained Mileage Log," and authorize the

*Certification/Reso  
#2023-10*

Chairperson to sign; and B) Aauthorize the Department of Public Works to file the resolution with the District 9 Office of the State of California Department of Transportation. Motion carried unanimously.

*Public Works –  
TerraVerde Energy,  
LLC Contract  
Amendment No. 1*

Chairperson Roeser asked that this agenda item be pulled from the Consent Agenda and moved to Departmental for discussion. Moved by Supervisor Orrill and seconded by Supervisor Griffiths to:

A) Approve Amendment No. 1 to the contract between the County of Inyo and TerraVerde Energy, LLC of San Francisco, CA to:

1. Delete Section 3 (b) i which reads as follows, "actual vs expected avoided electric utility costs;" and

2. Delete Section 3 (b) iii which reads as follows, "actual vs expected savings;" and

B) Authorize the Chairperson to sign, contingent upon all appropriate signatures being obtained. Motion carried 4-0-1, with Supervisor Marcellin abstaining.

*Presentations &  
Updates –*

The following individuals addressed the Board on items of interest to Southeast County and the County as a whole:

- Matthew Paruolo, Southern California Edison Government Relations Manager;
- Robin Flinchum, Board Chairperson, Southern Inyo Fire Protection District;
- Mason Voel, Executive Director of the Amargosa Conservancy;
- Susan Sorrells, representing the campaign to create the Amargosa Basin National Monument;
- Paul Barnes of Tecopa Hot Springs Conservancy, the concessionaire of Tecopa Hot Springs Campground; and
- Marc Stamer, Barstow BLM Field Manager.

Public comment was given, and questions asked by several southeast county constituents.

*Public Works –  
Roads, Sewer Pond,  
and Future Projects  
Updates*

Public Works Director Mike Errante introduced Assistant Director John Pinkney and Senior Civil Engineer Greg Waters.

Pinkney provided updates on the recently awarded FLAP grant and shared information about a community survey available for future potential road projects; and Waters gave a status report on the sewer lagoon project, noting that the department is still working to obtain the required permitting.

*Public Comment*

Chairperson Roeser asked if there was any public comment pending for items not calendared on the agenda.

Public comment was made by HHS Director Marilyn Mann who thanked the Road Department for assisting with recent repairs and reminded Tecopa-area attendees that HHS holds quarterly meetings at the Community Center.

*Board Member & Staff  
Reports*

Supervisor Kingsley said that he spent the last five days in Southeast Inyo County and would be going home with good ideas. He thanked everyone for attending the meeting.

Supervisor Orrill thanked the community of Tecopa for its hospitality.

Supervisor Roeser thanked the community and voiced general appreciation.

Supervisor Marcellin thanked staff for hosting the meeting.

Supervisor Griffiths thanked constituents of the southeastern part of the County, noting his love for the Tecopa area.

CAO Greenberg said that it is a pleasure to be in Tecopa and that he will continue to listen to the needs and wants of the community.

*Adjournment*

The meeting was adjourned at 4:18 p.m. to 8:30 a.m. Tuesday, April 25, 2023, in the County Administrative Center in Independence.



\_\_\_\_\_  
Chairperson, Inyo County Board of Supervisors

*Attest: NATE GREENBERG  
Clerk of the Board*

by: \_\_\_\_\_  
*Darcy Ellis, Assistant*

DRAFT



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ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3694

### Memorandum of Understanding between the County of Inyo and the Deputy Sheriff's Association (DSA)

#### County Administrator - Personnel

ACTION REQUIRED

#### ITEM SUBMITTED BY

Keri Oney, Assistant Personnel Director

#### ITEM PRESENTED BY

Keri Oney, Assistant Personnel Director

#### RECOMMENDED ACTION:

Ratify and approve the July 1, 2022 - June 30, 2025 Memorandum of Understanding between the County of Inyo and the Deputy Sheriff's Association (DSA).

#### BACKGROUND / SUMMARY / JUSTIFICATION:

Your Board has given direction regarding negotiations on the current Memorandum of Understanding (MOU) with the Deputy Sheriff's Association (DSA). At this time, negotiations have concluded successfully with all parties agreeing on the terms of the MOU.

#### FISCAL IMPACT:

<b>Funding Source</b>	General Fund/Grant Funding	<b>Budget Unit</b>	Various Sheriff's Dept. Budgets
<b>Budgeted?</b>	Yes	<b>Object Code</b>	Various
<b>Recurrence</b>	Ongoing Expenditure		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

#### ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could choose not to approve the Memorandum of Understanding and direct staff to re-negotiate the terms with the DSA.

#### OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

DSA

**ATTACHMENTS:**

1. 2022-2025 DSA MOU

**APPROVALS:**

Keri Oney	Created/Initiated - 4/26/2023
Darcy Ellis	Approved - 4/26/2023
Sue Dishion	Approved - 4/27/2023
John Vallejo	Approved - 4/27/2023
Amy Shepherd	Approved - 4/27/2023
Nate Greenberg	Final Approval - 4/27/2023

# **MEMORANDUM OF UNDERSTANDING**

**between**

**INYO COUNTY DEPUTY SHERIFF'S  
ASSOCIATION**

**and**

**COUNTY OF INYO**

**July 1, 2022 to June 30, 2025**

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**COMPREHENSIVE  
MEMORANDUM OF UNDERSTANDING  
BETWEEN**

**THE COUNTY OF INYO  
AND  
THE INYO COUNTY DEPUTY SHERIFF'S ASSOCIATION**

July 1, 2022 to June 30, 2025

**Section 1 – Introduction**

**Article 1 – Recognition**

The County of Inyo (hereinafter called the "County") has recognized the Deputy Sheriff's Association (hereinafter called the "Association") as the formally recognized employee organization bargaining unit for the purpose of meeting its obligations under the Myers-Miliias-Brown Act, Government Code §3500, et seq., when rules, regulations, or laws affecting wages, hours and other terms and conditions of employment are amended or changed. This Agreement applies to all employees in the Association bargaining unit.

**Article 2 – Purpose**

It is the purpose of this Memorandum of Understanding (hereinafter referred to as "MOU") to promote and provide for the continuity of operation and employment through harmonious relations, cooperation and understanding between management and the employees covered by the provisions of this MOU; to provide an established, orderly and fair means of resolving misunderstandings or differences which may arise from the provisions of this MOU; and to set forth the understanding reached between the parties as a result of good faith negotiations on the matters set forth herein.

**Article 3 – Non-Discrimination**

Section 1: The parties mutually recognize and agree to protect the rights of all employees hereby to join and/or participate in protected Association activities, or to refrain from joining or participating in protected activities, in accordance with Government Code §3500 to §3511.

Section 2: The County and the Association agree that they shall not discriminate against any employee because of race, color, sex, age, national origin, ancestry, political or religious creed, marital status, physical or mental disability, medical condition or sexual orientation. The

County and Association shall reopen any provision of this MOU for the purpose of complying with any final order of a federal or state agency or court of competent jurisdiction requiring a modification or change in any provision or provisions of this MOU in compliance with state and federal anti-discrimination laws.

Section 3: Whenever the masculine gender is used in this Agreement, it shall be understood to include the feminine gender.

#### Article 4 – Personnel Rules and Regulations

- A. County Personnel Rules and Regulations as adopted by the Board of Supervisors and all amendments thereto are incorporated herein.
- B. The Department and Association agree to continue implementing the Department Rules and Regulations as most recently revised.

#### Article 5 – Membership

Safety members who are not a Lieutenant, Chief Investigator, Undersheriff, or the Sheriff are members of DSA.

#### Article 6 – Merit System Membership

Those positions represented by the Association shall remain part of the County Merit System, with the terms and conditions of their employment covered by the Merit System rules, the County of Inyo Personnel Rules and Regulations and this Memorandum of Understanding.

### **Section 2 – Salaries / Additional Compensation**

The members of the Association shall be paid every two weeks. The County will make every effort to see that employees in outlying stations receive their checks on the last County business day of each pay period.

#### Article 1 – Salaries

##### **Equity Adjustment:**

Retroactive to the first full pay period in July 2022 – 4%

The first full pay period of July 2023 – 1%

The first full pay period of July 2024 – 1%



## **COLA:**

All salaries shall be adjusted annually on the first pay period in July by the Cost of Living. Cost of Living shall be determined by the March-to-March change of the BLS (Bureau of Labor Statistics) Riverside-San Bernardino-Ontario Consumer Price Index. The CAP on the COLA will be no less than 0% and no more than 4% of the Urban Wage Earners and Clerical Workers.

The salaries of Association members (with said known increases included) shall be as set forth in Appendix A.

## **Article 2 – Step Raises**

Merit step raises will become effective on the first day of the month.

## **Article 3 – Overtime and Compensatory Time**

- A. Overtime will be paid at a rate of one and one-half (1.5) times the regular wage rate. The rate of overtime shall be paid at the hourly wage computed on the basis of the monthly salary times twelve (12) months divided by the number of working hours in a year, 2080 (52 weeks x 40 hours per week = 2080 hours.)
- B. Overtime shall be paid as defined in A above after the employee has completed forty (40) hours of work in a workweek. Hours of work shall not include time scheduled as compensatory time or holiday leave. Hours of work shall include time off scheduled as sick leave or vacation leave.

A member may choose to place overtime into the compensatory time off leave accrual. Compensatory time off accruals shall not exceed 156 hours (13 days). Compensatory time off shall be taken with the approval of the Department.

On two (2) occasions (December and July: First full pay period) an employee may elect to convert compensatory time into a cash payment, at the rate of pay, including retention incentive pay, up to a total of 80 hours of accrued compensatory time in a calendar year. (Example: member elects to convert 30 hours in July; he or she can only convert 50 in December.)

See Appendix B for guidelines of cash in lieu of.

## Article 4 – Standby and Callout and On-Call

- A. Minimum Call-Out for Sergeant, Investigator, Corporal, Deputy
1. In the event a member is called out to work other than his regular shift, he will be paid a minimum of three (3) hours at time and one-half (1.5) for any call-outs regardless of time required to complete the calls.
  2. A Call-Out is constituted by the member being notified of the detail, making preparation to respond to the detail, notifying dispatch, forming their unit, they are in service and en route to the detail.
- B. Standby: In the event that a member is required to remain in his beat area, on his regularly scheduled day off, or before or after his regular shift, he shall be paid three (3) hours straight time pay per eight (8) hour standby period with a minimum of one (1) hour at straight time pay. Standby time shall not count as hours worked for purposes of calculating overtime.
- Standby time will only be used in emergency situations. An emergency is defined as a National, State or Local disaster, or an impending immediate danger to the public peace or safety, or other such specific event as declared by the Sheriff or his designated representative.
- C. On-Call: In the event that a member is required to remain within the County, on his regularly scheduled day off, or before or after his regular shift, he shall be paid three (3) hours straight time pay per eight (8) hour On-Call period with a minimum of one (1) hour of straight time pay. On-Call time shall not count as hours worked for purposes of calculating overtime.
1. Investigators shall receive ten (10) hours of straight time for on-call status per two (2) day weekend. In the event of a three (3) day weekend, Investigators shall receive fifteen (15) hours straight time for On-Call status.
  2. Corporal/Investigators placed into On-Call status shall not have such compensation count as hours worked for purposes of calculating overtime.

D. Call Outs: In the event an employee is called and physically responds to work other than his/her regular shift, he/she will be compensated with a minimum of three (3) hours overtime (paid at time and one-half [1.5]) regardless of the time it takes to complete the call-out. Time expended in excess of three (3) hours will be compensated at time and one-half (1.5) providing the employee is not on regularly scheduled work hours.

Should a deputy be called to work early to assist or relieve a different deputy up to an hour prior to the member's shift (example: night shift gets called into work at 1725 hours but was scheduled to work at 1800), that member will be paid for the full hour at time and one-half (1.5). Should the member be called into work early between an hour and three hours prior to the member's shift, he or she shall be compensated for a three (3) hour call-out at time and one half (1.5).

These guidelines shall only apply to callouts not scheduled meetings or events. Members will be compensated at minimum of one (1) hour at time and one-half (1.5).

In the event an employee is called out by dispatch or a supervisor but then cancelled prior to physically responding, member will be compensated for one (1) hour at time and one-half (1.5).

## Article 5 – Scheduling

- A. Regular twenty-eight (28) day work period schedules will be posted seven (7) days prior to the first day of the work period. Exceptions may have to be made when emergencies are determined by the Sheriff or his designated representative.
- B. Members subject to shift rotation shall be rotated on a one (1), two (2) or three (3) twenty-eight (28) day work period basis. Rotation is to be through all shifts. Frequency of rotation will be at the discretion of the Division Commander.

Nothing in this section shall preclude a member from working an unpopular shift for a period of time greater than the designated rotation period if:

1. Such schedule and assignment has been mutually

agreed upon by the member and the Division Commander and;

2. Until the time such shift is requested by another affected member assigned to the same duty station.
- C. Supervisory Members will work shifts as assigned by the Division Commander. Corporal Members shall be entitled to shift rotation within a period not to exceed six (6) months.

## Article 6 – Workday and Workweek

The work week begins at 0001 hours each Thursday and ends at 2400 hours the following Wednesday (one minute after 12 midnight Thur. through 12 midnight on Wed.)

- A. Employees on an eight (8) hour daily work schedule will work five (5) consecutive days, with two (2) consecutive days off.
- B. Employees on a four (4) day, ten (10) hour per day work schedule will work four (4) consecutive days with three (3) consecutive days off.
- C. Employees on a three (3) day, twelve (12) hour per day work schedule will work six (6) twelve (12) hour shifts and one eight (8) hour shift per fourteen (14) day work period for a total of eighty (80) work hours.
- D. The County Administrator may in his discretion based upon recommendation from a department head change work hours and/or work shifts on a temporary basis in such department or work unit thereof.

## Article 7 – Shift Differential

- A. Members assigned to work swing shift shall receive an additional two percent (2%) compensation. Shifts designated as swing, P.M. and evening are the swing shift.
- B. Members assigned to work graveyard shift shall receive an additional four percent (4%) compensation. Shifts designated as Graveyard and Night are the graveyard shift.
- C. In the event of an extended shift, the differential on the overtime shall be the same as the assigned shift. In the event overtime is not connected to an assigned shift, the differential

compensation shall be determined by the shift during which the majority of the hours are worked.

D. 8-, 10- and 12-hours shifts should be reflected as follows:

<b>8-hour shifts</b>	<b>10-hour shifts</b>	<b>12-hour shifts</b>
0600-1400 Days	0600-1600 Days	0600-1800 Days
1400-2200 Swings	1600-0200 Swings	1400-0200 Swings
2200-0600 Graves	2000-0600 Graves	1800-0600 Graves

## Article 8 – Retention Incentive Pay

County agrees to provide the following retention incentive increases:

At year six (6) on the anniversary date the employee will receive a one percent (1%) increase to the base salary and will receive a half percent (0.5%) increase every year after until employee reaches a total of eight percent (8%) and twenty (20) years of service.

## Article 9 – Class “B” License

County will provide a two and one-half percent (2.5%) of base pay incentive for members, who hold and maintain a Class B driver’s license. Number of positions eligible will be determined by the Sheriff.

## Article 10 – Bilingual

The County agrees to compensate members who successfully demonstrate the ability to provide bilingual services to the public in the languages designated below shall be compensated as follows:

- Spanish I – Those who can communicate with the public will receive an additional two percent (2%) of base pay.

Members will be tested on a traffic stop and must be able to obtain the pertinent information from the subject and effectively communicate throughout the traffic stop.

Spanish I testing shall be administered by Sheriff’s Department Administration at the direction of the Sheriff.

- Spanish II – Those who interview and interrogate will receive an additional three percent (3%) of base pay.

Members will be tested on a burglary investigation. The member must demonstrate the ability to communicate with the victim and be able to obtain all relevant information to conduct a thorough report.

Spanish II testing shall be administered by Sheriff's Department Administration at the direction of the Sheriff.

- Spanish III – Those who speak, read and write will receive an additional five percent (5%) of base pay.

Employees shall receive Spanish III compensation upon successfully passing an exam that tests their oral communication skills and reading and writing ability. This testing procedure shall be administered by a certification testing service selected by the County.

Upon implementation of the Spanish I and II incentives, members will be required to pass the test on the first attempt to receive retro pay back to July 1, 2019 or their hire date, whichever is later. If the member does not pass on their first attempt, they will be eligible for the applicable incentive once they pass the test.

## Article 11 – Uniforms

- A. County agrees to pay a uniform allowance of \$2,000 per year for the cleaning, replacement and maintenance of member's clothing.
- B. This allowance shall be paid per pay period in the amount of \$76.92.
- C. All clothing damaged within the course and scope of employment shall be replaced or repaired at no cost to the member. The determination of replacement or repair will be made by the Department. Normal wear and tear of clothing articles is not included.
- D. New employees only will receive a \$500 advancement of uniform allowance, non-accountable plan, to be paid through payroll. This \$500 is to come from the current \$2,000 annual payment, whereby a new employee's uniform allowance shall be reduced for proration of the advance payment to \$57.69 per pay period for the first year of employment.

## Article 12 – Safety Equipment

The County agrees to supply the following safety equipment to new members. Lateral entries into the department will have the opportunity of using their own equipment or having the County furnish the equipment to them. If members wish to purchase equipment that is not standard issue of the County, they may do so at their own expense. This equipment will be replaced on a fair "wear-and-tear" basis as determined by the appropriate evaluating authority of the Inyo County Sheriff's Department. All equipment shall meet department approval.

*Gun*  
*Holster*  
*Sam Browne belt and accessories*  
*Baton and holder*  
*Handcuff case and handcuffs*  
*Flashlight (batteries and bulb)*  
*Ammunition and holder*  
*Safety helmet*  
*Body armor (ballistic vest)*  
*Parka*  
*Rain gear, jacket and pant protectors*  
*Load Bearing Vest*

Ear protectors and shooting glasses will be kept at the various Sheriff stations to be issued on an as-needed basis. These items will not be issued individually to each member.

Association agrees to waive all claims for sums expended by its members to purchase equipment.

Upon separation, the member is responsible for the fair market replacement cost of any issued item not returned.

## Article 13 – Not Applicable

## Article 14 – Other Compensation

### A. Education Incentive

1. County agrees to compensate Members holding Associate College Degrees an additional five percent (5%) of the Member's classification base pay.
2. County agrees to compensate Members holding Bachelor College Degrees an additional seven and one-half percent (7.5%) of the Member's classification base pay.
3. County agrees to compensate Members holding Master College Degrees an additional ten percent (10%) of the Member's classification base pay.

#### POST Certificate Incentive

1. County agrees to compensate Members holding an Intermediate Certificate issued by Peace Officers Standards and Training (POST) an additional five percent (5%) of the Member's classification base pay.
2. County agrees to compensate Members holding an Advanced Certificate issued by Peace Officers Standards and Training (POST) an additional ten percent (10%) of the Member's classification base pay.
3. County agrees to compensate Members holding a Supervisors Certificate issued by Peace Officers Standards and Training (POST) an additional fifteen percent (15%) of the Member's classification base pay.

Education and POST incentives are cumulative, however the max compensation would be fifteen percent (15%) for both POST certificate/education incentive combined. (Example: if a member has an advanced POST – ten percent (10%) and Bachelor degree – seven and a half percent (7.5%) the max incentive would be fifteen percent [15%]).

#### B. Qualification Incentive

All members who qualify as "Expert" or a higher rating at a quarterly qualifying shoot will receive a one-time payment of \$50. A qualifying shoot shall be scheduled by the department once each quarter with a department appointed Range Master. For those members unable to participate in the designated qualifying shoot due to vacation, illness or other reason acceptable to the department, the department may schedule a makeup qualifying shoot. A Member may have only one attempt to qualify as "Expert" or higher for this additional compensation each quarter. The Range Master will designate, in accordance with department policy, which attempt at the qualifying shoot will be the "designated qualifying shoot".

The Range Master must certify to the Sheriff, or his designee, a list of those members qualifying for this incentive.

#### C. Canine Pay

Employees who are regularly assigned responsibility or canine handling and care shall receive ten and one-half (10.5) hours per pay period paid at the premium rate equal to time and one half (1.5) of the employee's base hourly rate. Those unit members assigned to canine duty agree that the above additional hours provided each week are reasonably necessary to provide for the care and



maintenance of the assigned canine and that these additional "hours worked" are intended to compensate unit members assigned to canine duty for all off duty hours spent caring for and maintaining their assigned canine, in compliance with the FLSA and interpretive cases and rulings. The assigned K9 handler shall receive this "Canine Premium Pay" regardless of their compensatory time or holiday leave.

Employees assigned as canine handlers will be compensated for travel time to and from, as well as actual time spent, attending canine training with the Department's approved trainer at the premium rate equal to time and one half (1.5) of the employee's base hourly rate if the training falls on the canine handlers' normal days off.

#### D. Resident Deputy Pay

Members assigned to Death Valley, Tecopa and Shoshone as resident deputies shall receive an additional \$600 per month without deduction for rent/maintenance of County owned housing.

The personnel transferring or assigned to the Tecopa/Shoshone resident post as described in the MOU who choose to live in Pahrump, Nevada will receive half the designated resident deputy pay for Remote Availability Compensation. The employee must reside within thirty (30) minutes of the assigned post.

#### E. Premium Pay/M.I.N.T.

This category of compensation commonly termed "premium pay" is for a specific position occupied by a member of the DSA. Under the newly reformed M.I.N.T. Task Force, the M.I.N.T. Council agreed that it would select a Supervising Agent from a M.I.N.T. member, which includes the Sheriff's Department and District Attorney's Office. The M.I.N.T. Council has sole discretion to appoint the Supervising Agent, which decision is not subject to review.

1. In the event the M.I.N.T. Council appoints a member of the Association to the Supervising Agent position, the member will be reporting to and receiving orders from the M.I.N.T. Council, which is composed of the heads of various local law enforcement agencies, including but not limited to the Sheriff's Department and District Attorney's Office. The parties hereby agree that any member appointed to the Supervising Agent position will be supervised by the M.I.N.T. Council, in addition to the regular supervision by his superiors at the Sheriff's Department or District Attorney's Office.

2. The responsibilities of Supervising Agent include significant duties and responsibilities, which may be above and beyond those usually associated with the position of the member appointed as Supervising Agent. Accordingly, the parties agree that in the event the M.I.N.T. Council selects a member as the Supervising Agent, the position of M.I.N.T. Supervising Agent shall be compensated by payment commensurate with that of Sergeant. This premium pay above the member's base salary shall be paid to any member below the rank of Sergeant, occupying the position of Supervising Agent of the M.I.N.T. Task Force.
3. Appointment to the position shall be at the sole discretion of the M.I.N.T. Council with the approval of the Sheriff or District Attorney. Premium pay for this position will be paid upon appointment to Supervising Agent, retroactive to the date of appointment, and for the period of time the member remains the Supervising Agent. A member may be relieved of his position of Supervising Agent at any time and for any reason by the M.I.N.T. Council, so long as the member is provided thirty (30) days prior written notice of such decision. The member may also be relieved of the position of Supervising Agent, upon thirty (30) days prior written notice, if the M.I.N.T. Task Force is disbanded or if the Sheriff or District Attorney withdraws that department's participation in the Task Force, which may be done at the department head's sole discretion. The removal of a member from the Supervising Agent position and subsequent loss of premium pay, by the Sheriff or District Attorney for disciplinary reasons, is subject to the rules regarding discipline; however the subsequent removal by the M.I.N.T. Council and subsequent loss of premium pay for non-disciplinary reasons is not subject to review and not subject to disciplinary rules. The payment of premium pay will not affect any other compensation or other terms and conditions of employment of the member occupying the position of Supervising Agent, nor will the member suffer any loss of compensation or benefits by reason of payment of premium pay.
4. The appointment of a member to Supervising Agent of the M.I.N.T. Task Force is neither a promotion nor acting out of classification.

#### F. Field Training Pay

County agrees to compensate members assigned as Field Training Officers. Members assigned as Field Training Officers shall receive an additional five percent (5%) above base pay. There shall be no

more than six (6) members assigned to the Field Training Officer program at one time.

#### G. Search and Rescue Pay

Members who are certified as Search and Rescue personnel shall receive an additional five percent (5%) of the Member's classification base pay. Only up to four (4) members can receive the stipend based on the Sheriff's recommendation.

#### H. Instructor Pay

Members who are certified at the direction of the sheriff in the following positions shall receive an additional five percent (5%) of the member's classification base pay:

Range Master/Firearm Instructor

### Article 15 – Special Assignment/Acting/Consecutive Days

- A. There will be no special assignments in excess of five (5) days in any thirty (30) day period out of one's beat area, except in major emergencies or when requested by the employee.

The term, "Special Assignment," is defined as "an assignment to an event or post where the member would be required to remain overnight or in some other way be unable to return home after duty hours due to some action on behalf of the Department."

Compensation for any assignment out of a member's beat area shall include travel time commencing from regular duty station and terminating upon return to regular duty station (e.g., if member is assigned temporarily from Bishop to Lone Pine, compensation commences when member checks in at Bishop; compensation further terminates when the Member returns to Bishop.) If member is on special assignment, compensation is not paid for off-duty time.

- B. Members assigned duties as Acting Sergeant, Acting Investigator or Acting Corporal for a period of eight (8) calendar days will be paid at the higher classification, retroactive to the first day worked in the acting classification, after the initial eight (8) day period and until they are no longer assigned to the "Acting" position.

A member placed into an acting position in a class with a higher salary range will be paid either at the minimum of the new range or at the nearest higher rate that he would otherwise be entitled.

"Acting Sergeant," "Acting Investigator," or "Acting Corporal," shall mean an employee assigned by the Sheriff, or his designated representative, to perform all the duties and assume full responsibility for the designated position.

- C. The scheduling policy is five (5) days on, two (2) days off. During the course of this MOU, an attempt shall be made to address the memberships concerns of having rotating days off. To address this, the following scheduling process may be used if desired by a majority of effected members within a Division.

Days off shall be distributed throughout the calendar year to equal the total number of holidays, Saturdays, and Sundays. Scheduling supervisors shall make every effort to schedule deputy members in a five (5) day on - two (2) day off format. At times this becomes impossible (most notably at shift change rotations and when attending training.) When that occurs, and the deputy member is scheduled to work a sixth (6th) day in a row:

1. The scheduling supervisor will attempt to assure the deputy member receives the total number of days off due for the scheduling period, and
2. For any days scheduled beyond five (5) days (with the deputy member receiving the correct number of days off for the scheduling period) the deputy member shall receive four (4) hours of straight-time pay in addition to his straight-time pay unless the deputy member is entitled to overtime pay under Section 2, Article 3 for such day, in which case the deputy member shall only receive overtime pay and shall not receive additional pay provided for in this section.

This paragraph will not apply if the days scheduled beyond five (5) days are the result of shift change rotations or attendance at training.

3. When the deputy member is required to work beyond five (5) days and does not receive the total number of days off required in the scheduling period, the deputy member shall be compensated as follows:
  - a. If the member is entitled to over-time pay under Section 2, Article 3 for the day, the member shall receive that pay plus eight (8) hours of

straight-time; or

- b. If the member is not entitled to over-time pay per Section 2, Article 3 the member shall be paid time and one-half (1.5) in addition to their regular straight time pay.
4. No Deputy member shall be scheduled for a seventh (7<sup>th</sup>) day in a row without a Command Officers approval base on a clear statement of department need.

This modified scheduling is granted by the department at the request of the Association and during the course of the MOU may be withdrawn at the request of either the Department or Association with no explanation, and if implemented or withdrawn, shall not be grounds for a grievance. This article may be implemented or withdrawn on a Division by Division basis, solely at the discretion of the Department. In the event this scheduling modification is withdrawn by either side, the language for this section reverts back to that of Article 25C of the previous MOU as follows:

*"No member shall be given less than two (2) consecutive days off in a row in any consecutive seven (7) day period unless assigned to work overtime; and days off shall be distributed throughout the calendar year to equal the total number of the holidays, Saturdays, and Sundays."*

- D. 12-hour work schedule is adopted for all jail personnel and patrol personnel, Deputies assigned to the jail. The shifts will primarily consist of six (6) 12-hour shifts and one (1) 8-hours shift per fourteen (14) day work period for a total of eighty (80) work hours.

Work Period: the work period is defined as Thursday through the second Wednesday following and will be the same fourteen (14) day work period for all jail personnel. It is understood that exceptions to this schedule may/will occur to accommodate training and/or emergencies and all efforts will be made to ensure at least eighty (80) total work hours in the work period for all jail personnel.

Work Time/ Overtime Compensation: It is understood that all hours worked over eighty (80) hours in the work period will be considered and paid as overtime. "Work Time" is defined as all-time physically on the job (including travel time for training).

Overtime will be compensated in accordance with the Inyo County Personnel Rules and Regulations, article Five (5) section 5.15.

Shift Differential: Employees working the 6 p.m. to 6 a.m. will receive the graveyard shift differential of four percent (4%).

- E. Members required to work a double shift will be paid at the rate of time and one-half (1.5) for the second shift.
- F. Members required to work a full second shift in a 24-hour period shall be paid at the rate of time and one-half (1.5). This shall not apply during normal shift rotation.

## Article 16 – Wellness Bonus

It is the purpose of the Gym Membership/Equipment Reimbursement Program to improve the level of physical fitness and health among DSA members so that their field performance will be enhanced and also to improve their overall degree of wellness as an enrichment to their personal lives as well as a productivity benefit to the County.

### **Gym Membership/Gym Equipment Reimbursement:**

The County will reimburse employees up to a maximum of \$500 per fiscal year for gym equipment or gym/fitness memberships (ie, Ju Jitsu, yoga, iFit, etc.) as approved by the Sheriff in advance. Members seeking a reimbursement shall first pay the cost up-front and obtain proof of payment in order to submit a request for reimbursement to the county. This program is voluntary, and employees will participate on their own time without compensation from the County.

## Section 3 – Leave

### Article 1 – Vacation

Accrual rates and use of vacation leave are defined in the County Personnel Rules and Regulations Manual.

- A. The maximum amount of vacation days, which may be accrued, shall be two hundred and eighty (280) hours.
- B. In the event an employee would cease accruing vacation benefits due to the 280-hour cap provided herein, the employee may continue to accrue vacation benefits so long as (1) the employee and his Department Head agree that the employee will take necessary vacation time at a date in the

future to bring the employee below the 280-hour cap; (2) the vacation must be scheduled and taken by the employee within six months; and (3) the County Administrator approves the arrangements, which approval will not be unreasonably denied.

## Article 2 – Holidays

Association members shall not be entitled to leave (paid day off) for any holidays but shall instead receive “Holiday Pay” as described in Article 7 below:

## Article 3 – Sick

Each employee shall accrue sick leave at the rate of 4.61536 hours per pay period. There is no limit on the amount of sick leave that may be accrued.

County agrees to credit new employees with thirty-six (36) hours of sick time upon hire and the employees will stay at those thirty-six (36) hours until that sick time would be accrued, approximately eight (8) pay periods.

## Article 4 – Flexible – Not Applicable

## Article 5 – Maternity

Personnel Rule 10.2 governs maternity leave.

## Article 6 – Leave Pool

County agrees to the creation of leave pool for member(s) who exhaust all accrued leave due to non-industrial injury or illness.

All members will donate an equal amount of leave from holiday leave, sick leave, or compensatory time off accruals. The Association will notify County of which type of leave is being donated to the pool and the amount donated per Member.

All members will donate to the pool on an as-needed basis. Maximum leave to be donated to a member will be ninety (90) days per occurrence.

## Article 7 – Holiday Compensation

In lieu of receiving leave (paid day off) for holidays, members will be paid for holidays a total of eight and one-half percent (8.5%) of base pay. The payment will be paid on each paycheck for a total of 26 pay periods.

## **Section 4 – Other Benefits**

### **Article 1 – Insurance**

#### **A. Medical**

1. County will pay 80% of monthly premium, and Member will pay 20% of monthly premium for either PERS Platinum, PERS GOLD, Blue Shield EPO, or PORAC medical plans during the term of this MOU.
2. County agrees to pay 50% of the annual deductible of all plans. Payment of the deductible amount will be by reimbursement to the employee.
3. Employees may opt out of health insurance if they have other medical coverage. If they do so, the county will pay the following amounts to the employee per pay period:
  - i. Employee only coverage - \$ 92.31
  - ii. Employee plus one - \$ 184.62
  - iii. Employee plus family - \$ 276.93

#### **B. Dental**

County agrees to pay 100% of the premiums for dental insurance during the term of this MOU. County agrees to additional orthodontia benefit for adults and children, 50% benefit schedule, \$1,200 lifetime maximum.

#### **C. Optical**

County agrees to pay 100% of the premiums for optical insurance during the term of this MOU.

#### **D. Life**

County and DSA agree to a re-opener once information is received to change the life insurance for the entire county.

#### **E. Short-Term Disability**

County will provide all eligible employees with a self-insured income protection plan for up to one (1) year for non-job-related disabilities preventing a person from working. County agrees to pay the premium based on the state



disability program. Any employee denied benefits under this provision may file a grievance pursuant to Article XIII of the County Personnel Rules and may have the matter heard only up to the level of the County Administrator.

F. Long-Term Disability

County agrees to pay 100% of the insurance premium for existing Long Term Disability Program for the term of this MOU.

## Article 2 – Retirement Provisions

A. County agrees to provide the 3% at 50 formula PERS retirement for Safety members for current employees.

1. County agrees to pay for half of the member's contribution for retirement at the rate of 4.5% for the 3% at 50 PERS retirement.
2. The member will pay for the other half of the member's contribution for retirement at the rate of 4.5% for the 3% at 50 PERS retirement.
3. PERS benefit to safety employees shall consist of:
  - a. The "highest year" computation for these employees will be based on highest one year's salary.
  - b. Upon retirement any member may convert up to three hundred (300) days accrued unused sick leave to service credit for retirement purposes.
  - c. County will pay 50% of the member's normal contributions as employer paid member contributions (EPMC) and report the same percentage of compensation earnable as additional compensation pursuant to Government Code Sections 20636(c)(4) and 20691. (4.5% to be reported at EPMC).
  - d. All other provisions as amended in the County PERS contract.

B. The County agrees to provide all employees hired before January 1, 2013 the 3% at 50 formula PERS retirement for safety members. The "highest year" computation for these

employees will be based on the single highest paid year of service.

- C. County will implement PEPRA as outlined in the law for all new employees hired after January 1, 2013. The current formula is 2.7% at 57 for safety members.

### Article 3 – Flexible Spending Program

County will pay the administration fee for each employee who participates in flexible benefit spending program allowed by Section 125 of the Internal Revenue Code.

### Article 4 – Deferred Compensation

County will provide deferred compensation programs for employees.

### Article 5 – Part-time Benefits – Not Applicable

### Article 6 – 401A Retirement Plan (former PORAC Premier Plan)

County agrees to pay \$30 per member, per month to a 401a plan for the term of this MOU.

## **Section 5 – Policy and Procedures**

### Article 1 – No Smoking Policy

County and Association agree to a No Smoking policy as a condition of employment for new hires.

### Article 2 – Drug and Alcohol Policy

- A. The Association agrees to the County Alcohol and Drug Abuse Policy as last amended, September, 1991. County agrees that members are excluded from this policy when duties require they maintain possession of alcohol or drugs. Except as provided in the County of Inyo Drug and Alcohol Policy pursuant to the Department of Transportation (as referenced below), the County also agrees that members who are required by the department to undergo an alcohol or drug test as described in the policy will:

1. Be entitled to a second sample and independent analysis of the second sample; and

2. Be evaluated under County Personnel Rules and Regulations policies with regard to "probable cause" for drug testing.
- B. The Association also agrees to the County of Inyo Drug and Alcohol Policy pursuant to the Department of Transportation Regulations as amended in accordance with the law.

### Article 3 – Employee Assistance Program

County will provide an Employee Assistance Program.

### Article 4 – Travel Pay

County will use the Internal Revenue Service (IRS) policy regarding reimbursement of travel pay. If the IRS rates increase, the County reimbursement rates will increase in the same amount as the IRS rates. Should the IRS rates decrease or undergo fundamental changes, renegotiations between the County and the Association on travel pay will occur.

### Article 5 – Tuition Reimbursement

The County agrees to reimburse educational expenses in accordance with the County of Inyo Employee Training, Continuing Education and Tuition Assistance Policy (see Appendix C).

### Article 6 – Re-opener

At any time during this MOU, the County may re-open and meet and confer with Association regarding any or all of the following topics:

- Second tier retiree health benefits

### Article 7 – Mistaken Overpayments

Should any covered employee be overpaid due to any mistake or inadvertence, the County may recover the amount of overpayment by subsequent unilateral deduction from the pay of the employee in question up to not more than the amount of the overpayment. However, not more than twenty-five percent (25%) of any such employee's net pay shall be deducted from any one paycheck for this purpose.

## Article 8 – Probation Period

All employees considered as laterals will serve a twelve (12) month probationary period. Employees considered as new hire employees will serve an eighteen (18) month probationary period. At twelve (12) months a probationary step increase will be granted if a satisfactory evaluation is received. All new promotional positions will serve a twelve (12) month probationary period.

## Article 9 – Departmental Cooperation

- A. The Sheriff's Department will allow reasonable space on bulletin boards for the posting of Association notices and information.
- B. The Department will allow the Association to distribute material through the Department's traffic distribution system.

## Article 10 – Personnel Complaints Per Section 832.5 of the California Penal Code

- A. Personnel complaints will be taken as required by law.
- B. In those cases where a personnel complaint is of a nature that may result in disciplinary action as referenced in §3300 through §3311 of the California Government Code, the Department will request such complaint be made in writing. If the complaining party refuses to write or sign such complaint, such refusal will be noted in the Investigator's Report along with the reason, if known.

## Article 11 – Internal Affairs

- A. This MOU hereby incorporates by reference the provisions of §3300 through §3311 of the Government Code of the State of California, which Sections are collectively known as the Public Safety Officer's Procedural Bill of Rights Act.
- B. Rights under the Skelly Decision: This MOU hereby incorporates by reference the holding of the California Supreme Court in Skelly v. State Personnel Board, 15 CaL3D. 194; 124 CaLRptr. 14, 530; P 2d, 774, it being understood that this decision has reference to the constitutional rights of public employees with respect to punitive and disciplinary action taken against said employees by management. Said decision shall be incorporated in this agreement subject to any and all court decisions, which may modify or alter the decision in any way.

## Article 12 – Court Time

When a member is off duty and is subpoenaed or called to appear in court, the member will be paid time and one-half (1.5) for a minimum of four (4) hours.

- A. Actual hours worked shall be credited to hours worked for purposes of calculating overtime.
- B. In the event a member becomes subject to a “Call-Out” in conjunction with court time, only one minimum, either “Call-Out” or Court Time, compensation will apply.

When a member is off duty and is subpoenaed or called to appear in court for an arbitration hearing, the member will be paid time as follows:

- 1. If a member is required to appear in person on behalf of the county during arbitration, the member will be compensated a minimum of four (4) hours at time and one-half (1.5) if on scheduled time off. If the member appears telephonically, the member will be compensated for actual time appearing at time and one-half (1.5) if on scheduled time off.
- 2. If a member is requested to appear in person or telephonically during arbitration on behalf of the appellant, such member will be compensated for the actual time appearing at time and one-half (1.5) hours if on scheduled time off.

## Article 13 – Appointment Within Department

An applicant for appointment or promotion in the Sheriff's Department shall be processed in accordance with the County Merit System. Whenever possible, promotions through the rank of Sergeant will be made within the Department.

- A. Examinations to be administered using the below listed procedures:
  - 1. Sergeant's Exam
    - a. Oral exam only.
    - b. Oral board to consist of no less than three (3) law enforcement persons of the rank of Lieutenant or

above.

- c. No civilian personnel to sit on the oral board with exception of the District Attorney, Assistant District Attorney or Deputy District Attorney.

2. Investigator Exam

- a. Oral exam only.
- b. Oral board to consist of no less than three (3) law enforcement persons of the rank of Lieutenant or above.
- c. No civilian personnel to sit on the oral board with exception of the District Attorney, Assistant District Attorney or Deputy District Attorney.

3. Corporal Exam

- a. Oral exam only.
- b. Oral board to consist of no less than three (3) law enforcement persons of the rank of Sergeant or above.
- c. No civilian personnel to sit on the oral board with exception of the District Attorney, Assistant District Attorney or Deputy District Attorney.

B. Oral Board Guidelines

- 1. Review of past yearly evaluations.
- 2. Review of past departmental disciplinary action with candidate allowed reasonable time to explain his position on such past action.
- 3. Past experience of supervision or ability to supervise.
- 4. Educational accomplishment.

- C. Job Experience Requirement: A minimum of three (3) years as a full-time Peace Officer in the State of California, the last two (2) years of which shall have been with the Inyo County Sheriff's Department and must possess an Intermediate

P.O.S.T. Certification.

D. Promotional Eligibility List

1. Separate lists shall be maintained for the position of Corporal, Investigator and Sergeant.
2. Lists shall be available for review by all candidates.

## Article 14 – Administrative Reorganization

If Department layoffs are required, those having a below-standard evaluation at last annual evaluation will be laid off first, and, thereafter, layoffs will be made by seniority.

When the Department rehires after layoffs have occurred, the last employee laid off will be the first employee rehired.

## Article 15 – Transfers

The Sheriff shall notify the membership of all opportunities for permanent and/or temporary transfers. This notification shall indicate whether the transfer is permanent or temporary and if temporary the duration of the assignment. Members interested in the transfer position will be allowed a minimum of seven (7) business days to respond by memo of interest for the transfer and must comply with all requests for any résumés or other supplemental information requested by the Sheriff in order to be considered for the transfer.

All transfers, permanent or temporary shall first consider any member(s) desiring to volunteer for the transfer. If more than one member volunteers for the transfer, the Sheriff shall consider seniority as the basis for making the selection to transfer. If the employee ultimately selected for the transfer is a member with less seniority than other interested members, the Sheriff must provide written documentation for his decision to the County Administrator.

In the event of an emergency, the Sheriff or his designee may make temporary transfer assignments not to exceed ninety (90) days in duration.

## Article 16 – Seniority

Seniority shall be determined by length of service within a rank. If seniority within the rank is not determinative between two or more members of the same rank, than length of service with the Department

shall prevail.

The County shall provide the Association with a list of members showing each member's department employment date and rank appointment date.

## **Section 6 – Other Terms**

### **Article 1 - Authorized Agents**

Authorized agents, for the purpose of administering the terms and provisions of this MOU shall be:

A: County:  
County Administrator  
P.O. Box N  
Independence, CA 93526

B: Association:  
President, Inyo County Deputy  
Sheriff's Association  
P. O. Box 185  
Bishop, CA 93514

### **Article 2 – No Strike – No Lockout**

- A. The Association, its officers, agents, representatives, and/or members agree that during the term of this MOU they will not cause or condone any strike, walkout, slow down, sick out or any other job action by withholding or refusing to perform services.
- B. The County agrees that it shall not lockout its employees during the term of this MOU. The term "lockout" is hereby defined so as not to include the discharge, suspension, termination, layoff, and failure to recall or failure to return to work of employees of the County in the exercise of its rights as set forth in any of the provisions of this MOU or applicable ordinance or law.
- C. Any employee who participates in any conduct prohibited in Section 1 above may be subject to disciplinary action up to and including discharge.
- D. In the event that any one or more officers, agents, representatives, or members of the Association engage in any of the conduct prohibited in paragraph A of this article above, the Association shall immediately instruct any persons engaging in such conduct that their conduct is in violation of this MOU and is unlawful and they must immediately cease engaging in conduct prohibited in Section 1 above, and return to work.



## Article 3 – Emergency Waiver

In the event of circumstances beyond the control of the County, such as acts of God, fire, flood, insurrection, civil disorder, national emergency, or similar circumstance, if the County Administrative Officer or his designee so declares, any provision of this MOU, the Personnel Rules or resolutions of the County which restricts the County's ability to respond to these emergencies shall be suspended for the duration of such emergency. After the emergency is declared over, the Association shall have the right to meet and confer with the County regarding the impact on employees of the suspension of these provisions in the MOU and any personnel rules and policies.

## Article 4 – Re-Opener Clause

Either the DSA or the County may reopen this MOU to negotiate any term(s) and condition(s) expressly addressed or absent from this MOU upon thirty (30) days written notice to the other side. Both parties agree to meet regarding any issues subject to the request to reopen the MOU. Changes will only be made by mutual agreement of both sides.

The County and DSA agree to reopeners for both Life Insurance and Retiree Health during this term. The current guideline for Life Insurance and Retiree Health will remain in place until an agreement is made and side letter is signed and ratified.

## Article 5 – Organizational Rights and Responsibilities

**Section 1.** Dues Deductions - The County shall deduct for dues, on a regular basis, from the pay of all employees in the classifications and positions recognized to be represented by the Association, who voluntarily authorize such deduction, in writing, on a mutually agreed upon form to be provided for this purpose. The County shall remit such funds to the Association within thirty (30) days following their deduction.

**Section 2.** Indemnification - The County will not be responsible or liable for any claims, causes of action, or lawsuits arising out of the deductions or transmittal of such funds to the Association, except the intentional failure of the County to transmit to the Association monies deducted from the employees pursuant to this Article.

### **Section 3.** DSA Release Time

- A. The Department will allow the on-duty officers of the Association (President, Vice-President, Secretary and

Treasurer) to attend to Association business on duty, conducted in a reasonable manner and for a reasonable amount of time, not to exceed two (2) hours at any one time.

- B. On-duty members of the Association may attend Association meetings within their beat areas for a reasonable amount of time, not to exceed two (2) hours at any one time.
- C. The conduct of Association business while on duty will not excuse any member from the duties imposed on the Sheriff and his deputies by Federal, State, or Local law, nor from any act or omission contrary to the rules and resolutions, orders, either written or verbal, and policy of the Department and the County of Inyo.

## Article 6 – Separability

Should any section, clause or provision of this MOU be declared illegal by final judgment of a court of competent jurisdiction or invalid by CalPERS, such invalidation of such section, clause or provision shall not invalidate the remaining portions thereof, and such remaining portions shall remain in full force and effect. Upon such invalidation, the parties agree immediately to meet and confer on Substitute provisions for such parts or provisions rendered or declared illegal or an unfair labor practice.

## Article 7 – Sole and Entire Memorandum of Understanding

- A. It is the intent of the parties hereto that the provisions of this MOU shall supersede all prior agreements and memoranda of agreement or memoranda of understanding, or contrary salary and/or personnel resolutions, oral or written, expressed or implied, between the parties and shall govern the entire relationship and shall be the sole source of any and all rights which may be asserted hereunder. This MOU is not intended to conflict with federal or state law.
- B. The parties acknowledge that the Board of Supervisors will adopt this agreement by resolution and that said resolution shall remain in full force and effect during the life of this Memorandum of Understanding.

## Article 8 – Term of MOU

This Memorandum of Understanding shall continue and be in full force and effect until June 30, 2025 or until the negotiations for a

comprehensive MOU between the County and Association for the period beginning July 1, 2025 have concluded, whichever is later. For purposes of this Article, negotiations are concluded when (1) the County and Association enter into a comprehensive MOU for the period beginning July 1, 2025, or (2) either County or Association declares impasse with regard to negotiation for a comprehensive MOU for the period beginning July 1, 2025. The County will provide each employee represented by the Association a copy of this and all subsequent MOUs.

## Article 9 – Equity Reductions

Recognizing that furloughs do not have the same desired budgetary effect in the Sheriff's Department as it does in other departments, the DSA agrees to open the MOU to identify and implement reductions that have equal impacts on DSA employees as those agreed to by other County bargaining units, as a group, up to a maximum of the equivalent of ten (10) days of sick leave buy back per year. If the reductions agreed to by other bargaining groups are in excess of the equivalent of ten (10) days sick leave buy back, County and DSA agree to meet and confer on the impacts over and above ten (10) days.

## Article 10 – Ratification and Execution

The County and the Association acknowledge that this Memorandum of Understanding shall not be in full force and effect until ratified by the Association and adopted by the Board of Supervisors of the County of Inyo.

Subject to the foregoing, this Memorandum of Understanding is hereby executed by the authorized representatives of the County and Association, and entered into as of this \_\_\_\_\_ day of April, 2023.

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Mark Smith  
President Inyo County Deputy Sheriff's  
Association

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Jennifer Roeser  
Chairperson Inyo County Board of  
Supervisors

## APPENDIX A

DSA EMPLOYEES  
EFFECTIVE MAY 11, 2023  
(Retro Back to 07/07/2022  
4% COLA + 4% EQUITY ADJUSTMENT  
TOTAL OF 8% INCREASE

Range	Step A	Step B	Step C	Step D	Step E	Step F
067SA	5,169	5,430	5,692	5,992	6,289	6,604
067SB	5,428	5,699	5,976	6,290	6,604	6,934
067SC	5,557	5,838	6,119	6,442	6,762	7,099
067SD	5,686	5,973	6,261	6,590	6,917	7,263
067SE	5,816	6,108	6,404	6,741	7,075	7,429
067SF	5,944	6,246	6,546	6,890	7,232	7,595
070SA	5,678	5,959	6,249	6,574	6,903	7,248
070SB	5,961	6,260	6,560	6,903	7,250	7,610
070SC	6,103	6,408	6,717	7,066	7,420	7,792
070SD	6,246	6,555	6,873	7,231	7,593	7,974
070SE	6,386	6,705	7,030	7,396	7,766	8,154
070SF	6,529	6,854	7,185	7,560	7,939	8,335
071SA	5,979	6,280	6,583	6,927	7,272	7,635
071SB	6,279	6,592	6,911	7,274	7,636	8,017
071SC	6,426	6,750	7,077	7,447	7,816	8,207
071SD	6,577	6,907	7,241	7,620	7,997	8,398
071SE	6,726	7,064	7,407	7,793	8,179	8,589
071SF	6,875	7,221	7,571	7,966	8,361	8,780
074SA	6,250	6,565	6,884	7,242	7,603	7,984
074SB	6,562	6,891	7,227	7,603	7,984	8,383
074SC	6,718	7,056	7,400	7,786	8,173	8,584
074SD	6,874	7,220	7,572	7,966	8,364	8,784
074SE	7,031	7,384	7,744	8,146	8,555	8,982
074SF	7,186	7,548	7,917	8,329	8,745	9,183

**DSA EMPLOYEES  
EFFECTIVE JULY 6, 2023  
4% COLA + 1% EQUITY ADJUSTMENT  
TOTAL OF 5% INCREASE**

<b>Range</b>	<b>Step A</b>	<b>Step B</b>	<b>Step C</b>	<b>Step D</b>	<b>Step E</b>	<b>Step F</b>
067SA	5,427	5,702	5,977	6,292	6,603	6,934
067SB	5,699	5,984	6,275	6,604	6,934	7,281
067SC	5,835	6,130	6,425	6,764	7,100	7,454
067SD	5,970	6,272	6,574	6,920	7,263	7,626
067SE	6,107	6,413	6,724	7,078	7,429	7,800
067SF	6,241	6,558	6,873	7,234	7,594	7,975
070SA	5,962	6,257	6,561	6,903	7,248	7,610
070SB	6,259	6,573	6,888	7,248	7,612	7,990
070SC	6,408	6,728	7,053	7,419	7,791	8,182
070SD	6,558	6,883	7,217	7,593	7,973	8,373
070SE	6,705	7,040	7,382	7,766	8,154	8,562
070SF	6,855	7,197	7,544	7,938	8,336	8,752
071SA	6,278	6,594	6,912	7,273	7,636	8,017
071SB	6,593	6,922	7,257	7,638	8,018	8,418
071SC	6,747	7,088	7,431	7,819	8,207	8,617
071SD	6,906	7,252	7,603	8,001	8,397	8,818
071SE	7,062	7,417	7,777	8,183	8,588	9,018
071SF	7,219	7,582	7,950	8,364	8,779	9,219
074SA	6,562	6,893	7,228	7,604	7,983	8,383
074SB	6,890	7,236	7,588	7,983	8,383	8,802
074SC	7,054	7,409	7,770	8,175	8,582	9,013
074SD	7,218	7,581	7,951	8,364	8,782	9,223
074SE	7,383	7,753	8,131	8,553	8,983	9,431
074SF	7,545	7,925	8,313	8,745	9,182	9,642

DSA EMPLOYEES  
EFFECTIVE JULY 4, 2024  
0-4% COLA + 1% EQUITY ADJUSTMENT  
TOTAL OF 1-5% INCREASE

Unknown at this time



## COUNTY OF INYO

### CASH IN LIEU OF LEAVE HOURS POLICY- APPENDIX B

#### ELIGIBILITY:

Requirements for obtaining eligibility to receive cash in lieu of compensatory (comp) hours are set forth in "Article 3 – Overtime and Compensatory Time" of the Deputy Sheriff's Association (DSA) MOU or Resolution, and may include:

- A. The employee's hire date and type of employment
- B. The employee's position classification.
- C. The number of cumulative hours earned.
- D. Maximum amount of compensatory hours for cash out.

#### ELECTION PROCESS:

As to employees covered by the MOU that adopt the County's policy, of Constructive Receipt the following conditions shall apply:

- A. To cash out leave, an employee must make an irrevocable election to cash out leave in the calendar year proceeding taxable calendar year in which the leave is cashed out.
- B. Elections will be processed each calendar year during the Benefits Open Enrollment period for employees hired prior to that open enrollment period (September-November) during which time an employee will have the opportunity to make an irrevocable election of cash in lieu of leave hours for hours scheduled to accrue in the next taxable calendar year.
- C. All elections must be received and recorded by the Auditor-Controller's Office on or before December 31<sup>st</sup> of the calendar year preceding the taxable calendar year accrual and cash out period (taxable pay periods between January 1 and December 31).
- D. Employees hired after December 31<sup>st</sup> shall not be eligible to elect a purchase until the next calendar year.
- E. DSA Employees: Employees exercising the cash out option must contain at least the number of hours of comp leave banked that they wish to buy back.
- F. Employees that qualify for the election process may cash out up to a maximum of eighty (80) hours of accrued compensatory time per calendar year (example: member elects to convert 30 hours in July; he or she can only convert 50 hours in December). Payment of the cash out will be completed two times per year in July and December. The scheduled date is available at the Auditor-Controller's Office, Payroll.
- G. If an employee elects into the Cash in Lieu Program for the July payment and does not qualify based on hours available, the request for cash out will carry over to the December payment.
- H. If an employee elects into the Cash In Lieu Program and does not qualify, Payroll will notify them that no payment will be processed.
- I. Employees ineligible to receive cash in lieu of leave hours must wait for the next open enrollment cycle to perform another election to purchase.

**PAYROLL SERVICES  
ELECTION / DEDUCTION AUTHORIZATION  
CASH IN LIEU OF LEAVE HOURS 2024**

*Return completed form to: Auditor-Controller*



**COUNTY OF INYO**

**ELECTION TO RECEIVE CASH IN LIEU OF LEAVE HOURS - Deputy Sheriff's Association (DSA)**

To be eligible to receive cash in lieu of leave hours, an employee must first submit an irrevocable written election by **December 31, 2023**. Employees who are eligible for cash in lieu of leave hours and do not make an affirmative election by the end of the preceding calendar year shall be deemed to have irrevocably elected not to redeem leave hours for pay in the subsequent calendar year.

**Payment of the cash in lieu will be made in July 2024 and December 2024.**

I **elect** to receive cash in lieu of leave hours for calendar year 2024.

By doing so, I may receive additional, taxable compensation (cash in lieu). This amount, if any, will be determined based on qualifying factors as stipulated under the applicable collective agreement/individual contract and pursuant to County of Inyo and Auditor- Controller's Office Administrative policies and procedures.

The number of hours I am electing to receive as cash in lieu of leave hours during calendar year 2024:

**July Payment: Enter the number of elected hours** \_\_\_\_\_

**December Payment: Enter the number of elected hours** \_\_\_\_\_

***(in the event that hours are unavailable at the July Payment, the election will carry over to the December Payment up to the maximum cash out of eighty (80) hours)***

I **waive** my right to receive cash in lieu of leave hours for calendar year 2024. By doing so, I understand this is irrevocable for calendar year 2024.

\_\_\_\_\_  
**EMPLOYEE SIGNATURE**                      **DATE**                      **DEPARTMENT**

\_\_\_\_\_  
**PRINTED NAME**

**FOR AUDITOR-CONTROLLER USE ONLY**

Employee qualifies to purchase cash in lieu of hours for calendar year 2024,

In the amount of: \_\_\_\_\_ Form Received: \_\_\_\_\_

Approved                       Disqualified

Reason: \_\_\_\_\_





# COUNTY OF INYO

## EMPLOYEE TRAINING, CONTINUING EDUCATION AND TUITION ASSISTANCE POLICY

### STATEMENT OF POLICY

It is the policy of the County of Inyo to encourage training, self-improvement and personal development programs for employees which includes three (3) general categories: on-the-job training; continuing education, and tuition assistance programs. In its discretion, the County may provide limited financial assistance in the form of tuition assistance loans for a given employee's participation in an education program.

### ON-THE-JOB TRAINING

Responsibility for developing and assigning on-the-job training programs for employees shall be assumed jointly by the Department Head, Personnel staff, and the employee's supervisor. Such training may include demonstration, assignments of reading matter, lecture courses; seminars, conferences, and/or training courses inside and outside the workplace, or such other devices as may be available for the purpose of improving the effectiveness in broadening the knowledge of employees in the performance of their respective duties. All on-the-job training shall be assigned or otherwise approved in advance by the County and the cost of on-the-job training will be paid by the County.

### CONTINUING EDUCATION

Employees who, as a job requirement of their current employment, must utilize certifications or licenses which require renewal or continuing education will have the cost of doing so paid by the County. The time associated with participating in the continuing education program will count as time worked. The continuing education program, course,



or class required to renew certificate or license, and associated use of time and travel expense, must be approved in advance by the County, and are expected to be planned in advance of the deadline for acquiring them, and achieved using the most cost-effective means available. The County will not provide reimbursement for continuing education activities and associated costs not approved in advance by the County. Nothing in this policy shall be construed as limiting an employee's ability to select and attend a continuing education program, certificate, license renewal course, or class of his or her choice, at their expense and on their time

## TUITION ASSISTANCE

Personal and professional development of employees can be beneficial to both employees and the County. In this regard, the County understands that some employees on their own initiative and on their own time (outside of work), may wish to voluntarily pursue advanced education programs leading to college degrees, certificates, or professional licenses. Although pursuit of such education programs is not mandated by the County for employees, the County recognizes that an employee's attainment of a degree, certificate, or professional license that is not a job requirement for their current employment may be a benefit to the County. As such, in accordance with eligibility criteria described below and subject to available funding, the County may provide limited financial assistance to employees in the form of tuition assistance loans that may be satisfied over time through continued County employment.

## ELIGIBILITY FOR TUITION ASSISTANCE

To be considered for the Tuition Assistance Program, an individual must be a full-time employee and have received a performance evaluation of "Meet Standards", "Exceeds Standards", or "Exemplary" during the most recent rating period. Probationary employees are generally not eligible to be considered for tuition assistance except in the case of probation due to promotional reclassification. The County Administrator/Personnel Director may make exceptions; in his/her sole discretion based upon the potential benefit to the County, for newly hired employees who are already participating in an advanced education program.



In addition, the advanced education program or course(s) must be employment related, a benefit to the County, and be provided through an accredited educational institution. Conferences, conventions, seminars, workshops, short courses, etc. are not eligible for Tuition Assistance Program. Attendance at these types of events will typically be handled at the department level. Programs in specific courses of study that do not result in a degree or certificate may be pursued on a case-by-case basis through on- the-job training.

The advanced education program or course(s) must be pursued on the employee's personal time and shall not interfere with the employee's normal workday, and is not considered compensable time. Any scheduling impacts with the employee's job related duties and responsibilities must have prior approval from the employee's supervisor or Department Head, and utilize compensatory time off (or accrued leave other than sick leave) or a flexed work schedule.

## APPLICATION PROCESS AND ASSISTANCE PLAN

### 1. PRE-APPROVAL REQUIREMENT

To participate in the Tuition Assistance Program, an employee must be accepted into the course of study for which he/she is seeking tuition assistance, complete an application provided by the Personnel Office, and submit the completed and signed application to the Department Head. The Department Head reviews the application, and provides a recommendation for approval or denial based on whether the employee meets the eligibility requirements, and if the Department Head believes the proposed course of study is relevant to the employee's current job or professional development, or will otherwise benefit or meet the needs of the County. The Department Head may consult with the County Administrator/Personnel Director regarding County needs, if necessary.

Regardless of his or her recommendation, the Department Head must forward the employee's completed application for the Tuition Assistance Program to the County Administrator/Personnel Director who, in his or her sole discretion, will determine the employee's eligibility to participate in the Program in accordance with the criteria outlined in this Policy and his/her understanding of the needs of the County; and, if eligible, approves the employee's participation in the Tuition Reimbursement Program



and the associated level of reimbursement based on available funding in the selected course of study.

If an employee is pursuing a degree program, the entire course of study must be submitted as part of the application. Only those courses within the degree program that are employment related, as determined by the County Administrator /Personnel Director, are eligible to be considered for assistance. Required versus elective courses will be taken into account in this evaluation. Advanced degrees beyond the Masters level are not eligible for this program.

**2. CRITERIA**

a. Employment Related

Eligibility for tuition assistance will be primarily based on the relevance for the employee's duties and responsibilities at the County, in the context of how the course of study will improve the employee's knowledge or skills as it relates to his/her current position, or to prepare him/her for a higher position within the organization. Course electives which are part of the degree program curriculum, and are chosen by the employee, and are relevant to the employee's current duties and responsibilities and/or professional development as a County employee, may be considered for assistance. The final decision on eligibility for assistance and acceptance into the program will be made by the County Administrator/Personnel Director in his/her sole discretion.

b. Assistance (Loan Agreement)

Once accepted in the Tuition Assistance Program, an employee will be eligible to enter into a tuition loan agreement (promissory note) with the County on terms and conditions specified in the agreement, which will be approved as to form by County Counsel. Among other things, the agreement will provide for the County to loan the employee money toward agreed-upon tuition expenses up to a maximum dollar amount specified in the agreement and within the maximum rates/schedule specified by this Policy. Among other things, the agreement will specify the interest rate applicable to the loan, the term for repayment, and the minimum monthly payments which shall be forgiven under the terms of the agreement for each month that the employee remains



employed with County, beginning with the first month thereafter the employee draws upon the loan as described below. The employee will be permitted to draw down funding from the authorized loan amount over time toward approved tuition expenses after submission of satisfactory evidence that the course work associated with the tuition has been successfully completed with at least a grade of C, and provided that the employee has a minimum 2.0 GPA, at an accredited educational institution. Grades are determined by the educational institution. Subject to the maximum rate/schedule set forth in this Policy (see below) and the maximum dollar amounts of individual loan agreements, loan funds can potentially cover up to one hundred percent (100%) of tuition, however, no loan funds will be made available for any course which the employee has not received a minimum C grade (i.e. not C minus or lower). Additionally, the classes taken on an audit basis are not eligible for tuition assistance.

c. Assistance Rate/Schedule

- i. *Link to State University Fee*- The maximum amount of loan agreement funds that will be made available for tuition will be set at the highest cost per unit at inland California State University campuses within the Southern California area. Currently, these campuses include: Bakersfield, Dominguez Hills, Fresno, Fullerton, Los Angeles, Northridge, Pomona and San Bernardino. The Personnel Office will monitor the State University fee annually to ensure that the assistance rate is current in determining the per unit cost of tuition, the tuition cost for up to six units will be divided into the total cost (for example, the FY 2016-2017 Tuition is \$3,174 for up to six units, the per unit cost is \$529 per unit.)
- ii. *Subject to Available Funding- Tuition Assistance Program* funding will be limited to the Program budget approved by the Inyo County Board of Supervisors as part of the annual County Budget process. Generally, dollars budgeted for each fiscal year will be available on a first-come, first- served basis, with existing tuition loan agreements being prioritized for funding over new applications. In accordance with the terms and conditions specified in the tuition loan agreement, the



County will determine the amount of budgeted funds available in a given fiscal year for the employee to draw against for approved tuition expenses, and will earmark (reserve) a portion of the budgeted funds for that purpose.

- iii. *Grants/Scholarships* - If an employee receives assistance for approved educational classes/programs under the Veterans Administration, other federal/state student aid programs or public grants/scholarships, only the difference, if any, between such assistance and the cost the employee actually incurs, subject to the criteria established for maximum reimbursement, will be eligible for County assistance under this Policy.
- iv. *Use of Funds* - The purpose of the Tuition Assistance Program is to fund a portion of the cost of tuition for an approved course of study at an accredited institution. However, to the extent that the County Tuition Assistance Program funds are drawn down upon the completion of an approved course of study or discrete class, with a qualifying grade, and in accordance with the approved program application, the maximum rate/schedule specified by this Policy, and the tuition loan agreement, the employee may, in his/her sole discretion, apply funds to the cost of books, materials, supplies, fees for entrance to a university program, or similar expenses.

## STEPS FOR PARTICIPATING IN TUITION ASSISTANCE PROGRAM

1. Employee completes a County provided Tuition Assistance Program application and submits it to the Department Head for review. The employee must submit the application to participate in the Tuition Assistance Program for review at least sixty (60) days prior to the beginning of the course of study, but no sooner than the first day of April preceding the fiscal year for which application is being made to the Tuition Assistance Program. As provided for in the Tuition Assistance Program application, the employee must provide a



- detailed explanation of the course(s) and how the degree and/or course(s) related to the employee's professional development benefit the County of Inyo.
2. The Department Head reviews a signed application for completeness, and provides a recommendation for approval or denial based on whether the employee meets the eligibility requirements, and if the Department Head believes the proposed course of study is relevant to the employee's current job or professional development, or will otherwise benefit or meet the needs of the County. The Department Head will consult with the County Administrator/Personnel Director regarding County needs, if necessary. Regardless of his or her recommendation, the Department Head forwards the signed and completed application to the County Administrator/Personnel Office for review and consideration.
  3. Upon receiving complete applications , including the Department Head's recommendation, the County Administrator/Personnel Office will consider applications on a first-come first-served basis and, in his or her sole discretion will determine the employee's eligibility to participate in the Program in accordance with the criteria outlined in this Policy and his/her understanding of the needs of the County; and, if eligible, approves the employee's participation in the Tuition Reimbursement Program and the associated level of reimbursement based on available funding and selected course of study.
  4. Approval or modified approvals of applications for participation in the Tuition Assistance Program will be conditioned on budget availability, and final approval may not be made until adoption of the Final County Budget for the fiscal year in which application to the Tuition Assistance Program is made. Funding will be allocated in the order in which approved or modified applications were received. However, in the event that the number of applications received exceeds the available funding if all were fully funded, funding may be based on those applications that are deemed to provide the greatest potential benefit to the County and may be funded on a limited term basis (e.g. a semester as opposed to a degree program.) Employees already enrolled in an approved degree program in the prior year's Tuition Assistance Program, which maintain a 2.0 or higher GPA will be given top priority for continued funding (based on seniority in the Tuition Assistance Program) if their application is received by April 1 preceding the fiscal year for which application for continued participation in the Tuition Assistance Program is made.



5. Once accepted in the Tuition Assistance Program, the employee will be eligible to enter into the tuition loan agreement (promissory note) with the County on terms and conditions specified in the agreement, which will be approved as to form by County Counsel. See the discussion above under "application process."
6. Upon successful completion of a course that has been approved for tuition assistance under the Program and pursuant to their tuition loan agreement, the employee forwards a copy of their official grade reports, and original tuition receipts to the Personnel Office with a request to draw down their loan. The employee must submit, with each grade report, a separate tuition assistance (loan) approval/acceptance form per semester, trimester or quarter.
7. Request to draw against the loan amount specified in an employee's tuition loan agreement for an approved course must be submitted by the employee within three (3) months after completion of the course(s), but not later than the 31<sup>st</sup> day of July following the fiscal year in which the course was successfully completed. Request to draw against the loan amount specified in the employee's tuition loan agreement which are submitted after the three (3) month specified deadline, or after July 31st, whichever is less, will not be considered or approved by the Personnel Office.





# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3720

### Consideration of Support for the AT HOME Coalition for Accountability Related to Homelessness in California

#### Board of Supervisors

ACTION REQUIRED

#### ITEM SUBMITTED BY

Board of Supervisors

#### ITEM PRESENTED BY

Supervisors Griffiths and Orrill, Graham Knaus -  
CSAC

#### RECOMMENDED ACTION:

Agree to join the AT HOME Coalition for Accountability created by the California State Association of Counties to address the homelessness humanitarian crisis, and approve and authorize the Chairperson to sign Resolution No. 2023-11 in support of the AT HOME Coalition for Accountability Plan.

#### BACKGROUND / SUMMARY / JUSTIFICATION:

Homelessness is an urgent humanitarian crisis in California with an estimated 172,000 unhoused individuals and countless others who are struggling to stay housed up and down the state. Unfortunately, the state lacks a comprehensive and accountable plan to address this crisis effectively and equitably.

No one level of government is solely responsible for the homelessness crisis. The undertow of massive economic and systemic inequities, as well as a tangled web of decisions made over decades with well-intentioned policies and programs, stymies efforts to support those who are unhoused or at risk of becoming unhoused.

CSAC has identified the need to develop a comprehensive and data-driven plan that includes measurable outcomes and accountability for all levels of government.

To make meaningful progress in helping those who are unhoused, the California State Association of Counties (CSAC) developed the "AT HOME" Plan. The six-pillar plan is designed to make true progress to effectively address homelessness at every level – state, local and federal – through accountability, transparency, housing, outreach, mitigation, and economic opportunity.

Accountability is the first and most important priority in developing a statewide plan to address homelessness. The AT HOME Coalition for Accountability is urging the state to adopt the Accountability Pillar of CSAC's AT HOME Plan as quickly as possible.

#### What Does "Accountability" Mean?

- Clearly defined city, county and state roles and responsibilities making it clear which level of government is responsible for what. Today, this structure does not exist.

- Collaboration and coordination between the state, counties and cities from start to finish on countywide or regional plans that include measurable goals and outcomes.
- Ongoing funding commensurate with responsibilities each entity has within the plan that provides for maximum local flexibility in alignment with established goals and outcomes.
- Funding tied to results to ensure cities and counties receiving funding adhere to clearly defined roles for siting and providing supportive services as well as encampment outreach and clean-up.

CSAC has asked county leaders and organizations to join the Coalition by May 9, 2023.

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	N/A
<b>Budgeted?</b>	N/A	<b>Object Code</b>	N/A
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
There are no immediate fiscal impacts associated with joining the AT HOME Coalition or supporting CSAC's plan.			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

Your Board may decline to join the coalition and/or show its support for the homelessness plan.

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

1. AT HOME Presentation - Inyo County 5.2.23
2. Resolution 2023-11
3. AT HOME Fact Sheet

**APPROVALS:**

Darcy Ellis	Created/Initiated - 4/25/2023
Darcy Ellis	Approved - 4/25/2023
John Vallejo	Approved - 4/25/2023
Amy Shepherd	Approved - 4/25/2023
Nate Greenberg	Final Approval - 4/26/2023



**A**CCOUNTABILITY, **T**RANSPARENCY, **H**OUSING, **O**UTREACH,  
**M**ITIGATION & **E**CONOMIC OPPORTUNITY

A COMPREHENSIVE PLAN TO ADDRESS HOMELESSNESS

**Inyo County Board of Supervisors**

**May 2, 2023**

*Presented by:*  
*Graham Knaus, CEO*  
*California State Association of Counties*

California State Associations of Counties®



# Homelessness

- No real system to define who does what
- No accountability linked to State/Local authority, responsibilities, flexibility, and resources
- CSAC survey, program inventory, principles and policy recommendations

A simple, yellow house icon with a chimney and a gabled roof, positioned above the letter 'H' in the 'AT HOME' acronym.

**A T H O M E**

**ACCOUNTABILITY, TRANSPARENCY, HOUSING, OUTREACH,  
MITIGATION & ECONOMIC OPPORTUNITY**

**A COMPREHENSIVE PLAN TO ADDRESS HOMELESSNESS**

Accountability

Transparency

Housing

Outreach

Mitigation

Economic Opportunity

# Accountability

Clear responsibilities aligned to authority, resources, and flexibility for all levels of government

- One countywide plan
  - Clear and measurable outcomes
  - Funded through one fiscal agent
  - Counties and cities have unique authority and are ultimately responsible to constituents

# Accountability

Clear responsibilities aligned to authority, resources, and flexibility for all levels of government

- Clearly defined roles and responsibilities
  - Cities – site and support shelters, site permanent supportive housing, and encampment clean-up in incorporated areas
  - Counties – site and support shelters, site permanent supportive housing, and encampment clean-up in unincorporated areas; HHS programs countywide
  - Cities/Counties – encampment outreach determined locally

# Accountability

Clear responsibilities aligned to authority, resources, and flexibility for all levels of government

- Ongoing funding
  - Allocated to entities commensurate with responsibilities identified in countywide plan
  - Maximize local flexibility
  - Performance-based funding for achieving success
  - Minimum county amount



# Join the AT HOME Coalition for Accountability



# Action Steps

- Work with Governor, Legislature, Federal partners, cities, and stakeholders
- Draft language for Accountability pillar
- Build broad coalition
- County Board endorsement of AT HOME



# Thank you!



Scan the QR code to access **'AT HOME'** resources, including fact sheets and a social media toolkit.

## **A Resolution of the Board of Supervisors of the County of Inyo, State of California Joining the California State Association of Counties' AT HOME Coalition for Accountability and Supporting the AT HOME Plan**

**WHEREAS**, homelessness is an urgent humanitarian crisis with an estimated 172,000 unsheltered individuals across California; and

**WHEREAS**, the undertow of massive economic and systemic inequities, as well as a tangled web of decisions made by well-intentioned policies and programs built over decades, continues to stymie efforts to support those who are unhoused or at risk of becoming unhoused; and

**WHEREAS**, unlike other areas of government such as education, child welfare, infrastructure and many other policy areas, California lacks a comprehensive plan to address those who are unhoused and at-risk of becoming unhoused effectively and equitably; and

**WHEREAS**, the current approach to addressing homelessness is fragmented and lacks clear lines of responsibility, accountability and sustainability; and

**WHEREAS**, to make meaningful progress in helping those who are unhoused and housing insecure, the California State Association of Counties (CSAC) offers a first-of-its-kind comprehensive approach to address homelessness; and

**WHEREAS**, the AT HOME plan includes broad goals and specific policy proposals to ensure clear lines of responsibility and accountability for every level of government and improve the way California collectively responds to those who are unhoused or at risk of becoming unhoused; and

**WHEREAS**, the six pillars of AT HOME stand for Accountability, Transparency, Housing, Outreach, Mitigation, and Economic opportunity; and

**WHEREAS**, AT HOME elevates homelessness as an important shared California priority, similar to how education, child welfare, infrastructure, etc. are prioritized; and

**WHEREAS**, AT HOME provides a comprehensive roadmap to reducing and mitigating homelessness; and

**WHEREAS**, counties run or administer most health and human services programs on behalf of the state and federal government; and

**WHEREAS**, these programs include CalWORKs, Medi-Cal, mental health and substance use disorder services, In-Home Supportive Services, Child Welfare Services, Adult Protective Services, and CalFresh; and

**WHEREAS**, California's counties are at the frontlines of these crucial safety net programs; and

**THEREFORE, BE IT RESOLVED** that the County of Inyo Board of Supervisors supports the CSAC AT HOME Plan;

**BE IT FURTHER RESOLVED**, that the County of Inyo Board of Supervisors will join a growing coalition of local government, public safety, social justice, health, labor, housing, community and other organizations throughout the state in support of AT HOME.

**PASSED, APPROVED, AND ADOPTED** this day \_\_\_\_\_ of \_\_\_\_\_, 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
JENNIFER ROESER, Chairperson  
Inyo County Board of Supervisors

ATTEST: Nate Greenberg  
Clerk of the Board

By: \_\_\_\_\_  
Darcy Ellis  
Assistant Clerk of the Board



A COMPREHENSIVE PLAN TO ADDRESS HOMELESSNESS

## **Accountability** is the Foundation for Addressing the Homelessness Crisis

To make meaningful progress in helping those who are unhoused, the California State Association of Counties (CSAC) developed the [‘AT HOME’](#) Plan. The six-pillar plan is designed to make true progress to effectively address homelessness at every level - state, local and federal.

**ACCOUNTABILITY** is the first and foremost priority for California’s counties.

The **AT HOME Coalition for Accountability** urges the state to adopt the Accountability Pillar of CSAC’s AT HOME Plan.

### **ACCOUNTABILITY**

No one level of government is solely responsible for the homelessness crisis. The undertow of massive economic and systemic inequities, as well as a tangled web of decisions and well-intentioned policies and programs stymies efforts to support those who are unhoused or at risk of becoming unhoused.

**Solution:** We need to develop a comprehensive and data-driven plan that includes measurable outcomes and accountability for all levels of government.

### **What Does ‘Accountability’ Mean?**

- Clearly defined city, county and state roles and responsibilities making it clear which level of government is responsible for what. **Today, this structure does not exist.**
- **Collaboration and coordination** between the state, counties and cities from start to finish on countywide or regional plans that include measurable goals and outcomes.
- **Ongoing funding commensurate with responsibilities** for each entity within the required plans to provide for maximum local flexibility in alignment with established goals and outcomes.
- **Funding tied to results** to ensure participating cities and counties adhere to clearly defined roles for siting and providing supportive services – as well as encampment outreach and clean-up.

**We urge you to join CSAC™ – a nonpartisan, nonprofit association representing California’s 58 counties – to support the grassroots AT HOME Coalition for Accountability.**

- [Join the AT HOME Accountability Coalition/Learn more about the Coalition](#)
- [Learn more about the entire AT HOME proposal](#)
- [Learn more about CSAC](#)

Have questions about the coalition? Please contact [Joshua Heller](#), coalition coordinator.

*See additional examples on accountability on next page.*



**To Improve Accountability, the AT HOME Coalition for Accountability Recommends the Following Actions:**

- Consolidate Homeless Housing, Assistance and Prevention (HHAP) Grant Program funding and reporting countywide or within a multi-county region to support a simplified countywide or regional plan with one fiscal agent.
- Provide ongoing funding to support the countywide and regional plans. Allocate funding through the fiscal agent commensurate with the roles and responsibilities that each local entity has within the plan.
- Funded entities must submit a local homelessness action plan that includes clear outcome goals on a range of metrics, including how the plan addresses equity.
- As a condition of receiving HHAP funding, counties and cities must agree to a defined set of roles and responsibilities related to homelessness that shall minimally include, unless otherwise determined:
  - Counties have the responsibility to administer health and social safety net programs on behalf of the state to individuals at risk of or experiencing homelessness regardless of their location within a county.
  - Counties also have the responsibility to provide specialty mental health and substance use disorder services to low-income persons or individuals at risk of or experiencing homelessness living with qualifying conditions.
  - Cities shall be responsible for siting, funding, and supporting shelters for the unsheltered population within their jurisdiction. Counties shall be responsible for siting, funding, and supporting shelters for the unsheltered population within the unincorporated areas of the county and providing health and social services regardless of jurisdiction.
    - Shelter beds needed shall be determined by the concentration of homelessness in each incorporated and unincorporated jurisdiction.
  - Cities shall be responsible for siting permanent supportive housing within their jurisdiction. Counties shall be responsible for siting permanent supportive housing within the unincorporated areas of the county and providing key support services on behalf of the state regardless of jurisdiction.
  - If cities or counties do not want to plan or implement the required shelter and housing required by statute, they will forgo HHAP funding.
  - Cities shall be responsible for clean-up and sanitation of encampments within their jurisdiction. Counties shall be responsible for clean-up and sanitation of encampments in unincorporated areas of the county.
  - Responsibility for encampment outreach must be defined through local agreement.
- Provide performance-based funding for countywide plans that meet certain metrics in reducing homelessness. Funded entities should be rewarded for aggressive goals and achieving success.
- Establish a minimum amount to ensure that smaller jurisdictions can sufficiently support staffing and programs.
- Consider consolidating or redesigning other related programs and funding streams that support homelessness efforts, such as rental assistance and encampment resolution, to further streamline and make the funding more effective.
  - [Join the AT HOME Accountability Coalition/Learn more about the Coalition](#)



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3705

### Film Commissioner Quarterly Report County Administrator - Advertising County Resources NO ACTION REQUIRED

**ITEM SUBMITTED BY**

Assistant Clerk of the Board

**ITEM PRESENTED BY**

Jesse Steele

**RECOMMENDED ACTION:**

Hear an update from Inyo County Film Commissioner Jesse Steele.

**BACKGROUND / SUMMARY / JUSTIFICATION:**

The Inyo County Film Commissioner is contractually obligated to make four reports to your Board a year. This is one of two required oral reports.

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	
<b>Budgeted?</b>	N/A	<b>Object Code</b>	
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

Your Board may decline to hear the update.

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

**APPROVALS:**

Darcy Ellis

Created/Initiated - 4/26/2023



Darcy Ellis  
Nate Greenberg

Approved - 4/26/2023  
Final Approval - 4/26/2023



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3556

### Veterans Service Office Overview

#### Veterans Service Office

NO ACTION REQUIRED

**ITEM SUBMITTED BY**

Veterans Service Office

**ITEM PRESENTED BY**

Gordon Greene

**RECOMMENDED ACTION:**

Receive a presentation on the Veterans Service Office from VSO Gordon Greene.

**BACKGROUND / SUMMARY / JUSTIFICATION:**

The Veterans Services Office is a County- and State-funded agency established in 1944 to assist veterans, military personnel, and their families in obtaining federal, state, and local benefits earned through active duty military service. Our primary mission is to assist our Veteran community in applying for and obtaining compensation benefits through the U.S. Department of Veterans Affairs (USDVA).

The VSO acts as an advocate, provides counseling and assistance for the men and women who served in the Armed Forces of America, their dependents and their survivors relative to federal, state and local benefits entitled to them by law.

Veteran Services Officer Gordon Greene will be providing an overview of the VSO and its roles, responsibilities, and goals.

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	
<b>Budgeted?</b>	N/A	<b>Object Code</b>	
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

Your Board may decline to hear the presentation.

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

1. VSO Presentation May 2023

**APPROVALS:**

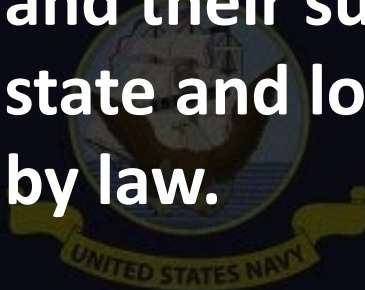
Darcy Ellis	Created/Initiated - 4/26/2023
Darcy Ellis	Approved - 4/26/2023
Nate Greenberg	Final Approval - 4/26/2023

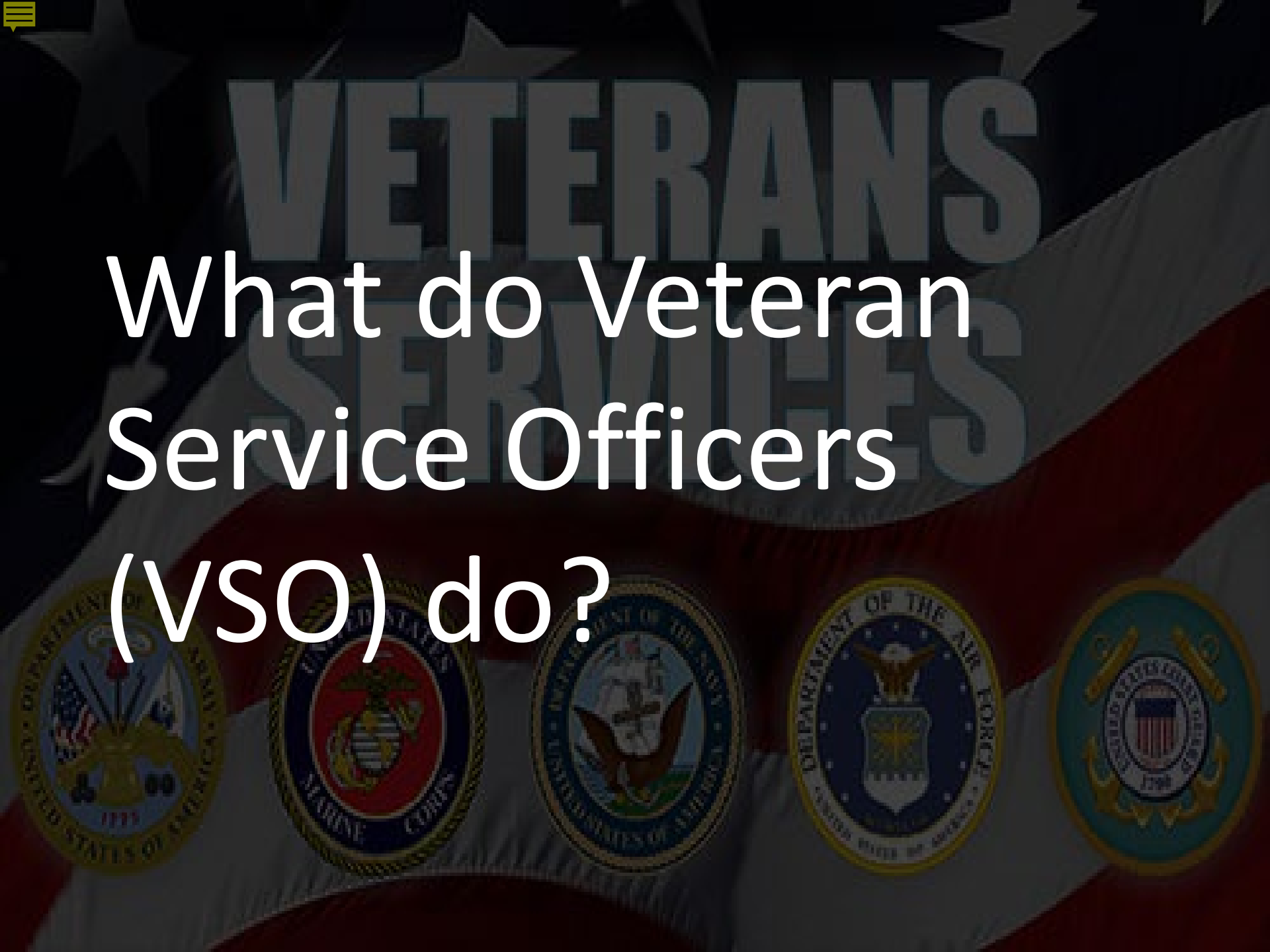


**INYO**  
**INYO/MONO COUNTY**  
**VETERANS SERVICES**  
**COUNTY**

# MISSION STATEMENT

The Mono/Inyo Veterans Service Office is dedicated to providing assistance to men and women who served in the United States Armed Forces, their dependents and their survivors relative to federal, state and local benefits entitled to them by law.



The background features a dark, semi-transparent American flag with the words "VETERANS" and "SERVICES" in large, bold, white letters. Below the text, five circular military branch seals are visible: Army, Marine Corps, Air Force, Navy, and Coast Guard.

# What do Veteran Service Officers (VSO) do?


My main office is located at the Clint  
Quilter County Office Building in Bishop.  
Suite 254



I work from the Lone Pine County  
Office Building every Wednesday.







I work in Mono County every Thursday (when its not covered in 70 feet of snow).

I have workspace at the Mono County Office Buildings in Mammoth and Bridgeport.

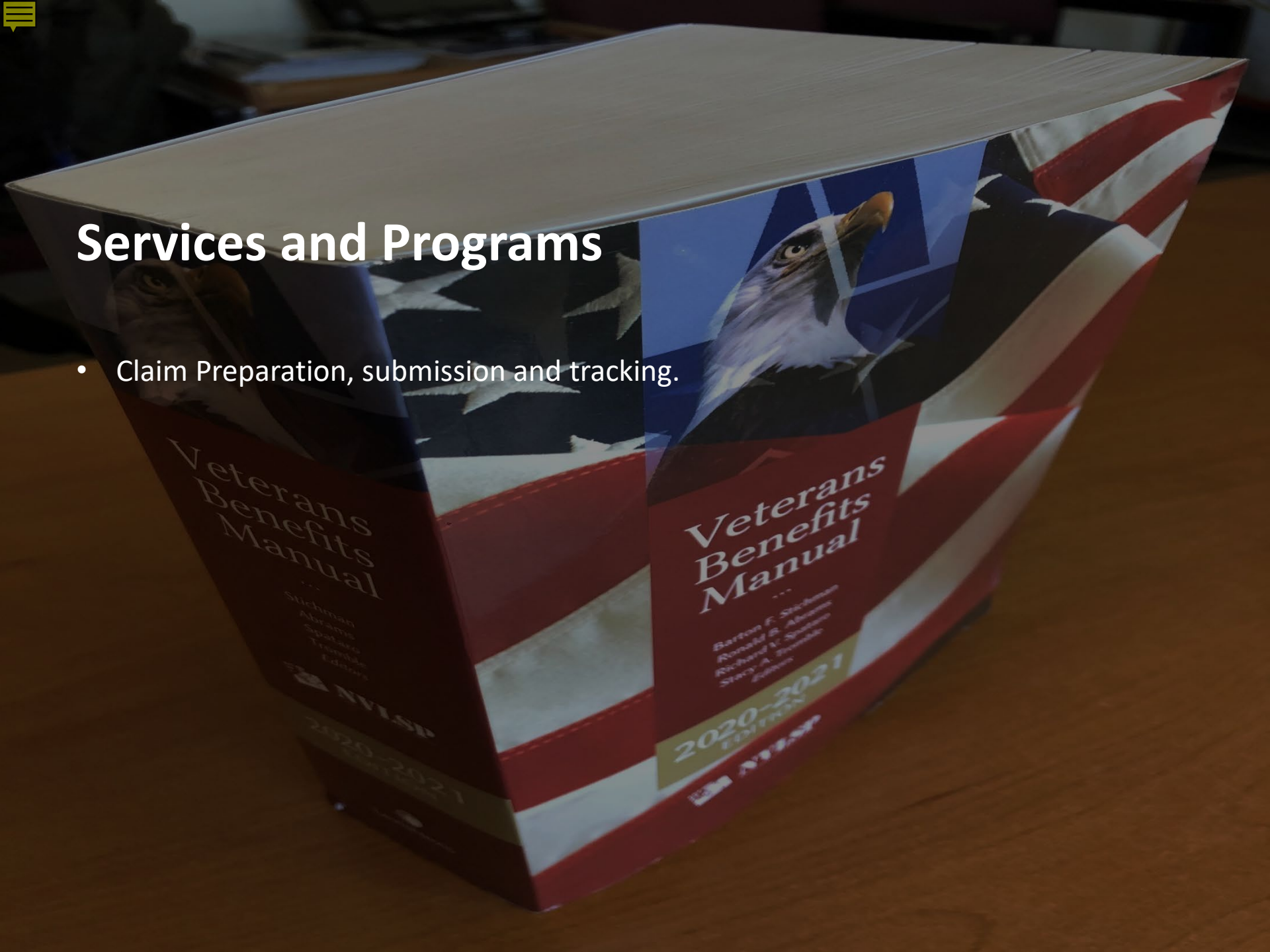


When in Walker/Coleville I set up shop at the Walker Coffee House.



# Services and Programs

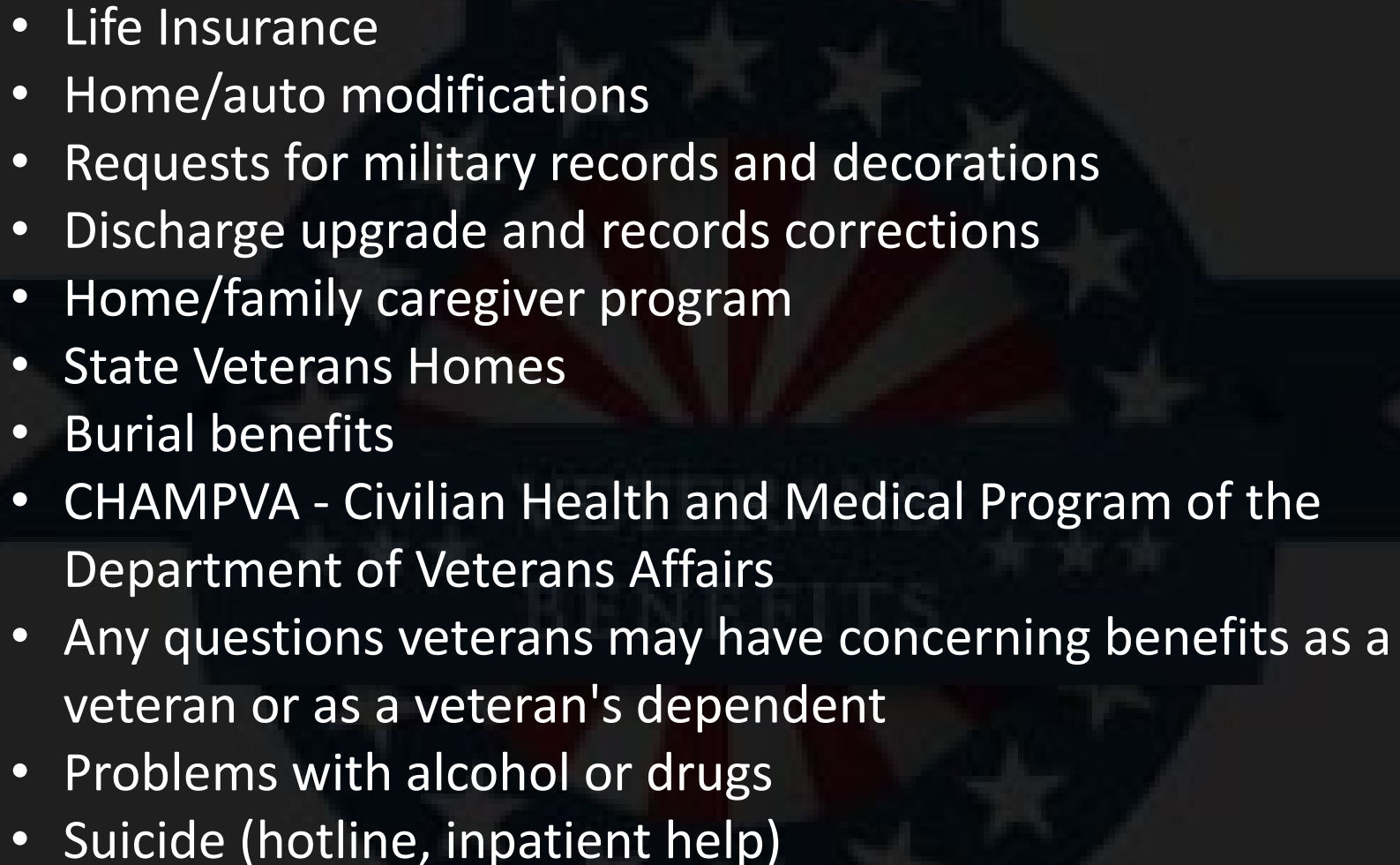
- Claim Preparation, submission and tracking.





## VA PROGRAMS:

- Compensation (disability) claims
- Pensions
- Dependency Indemnity Compensation (DIC)
- Aid and Attendance (A/A)
- Vocational rehabilitation
- Home loans (VA & CALVET)
- Education benefits (GI Bill)
- Education benefits (Dependents Educational Assistance)

- 
- Life Insurance
  - Home/auto modifications
  - Requests for military records and decorations
  - Discharge upgrade and records corrections
  - Home/family caregiver program
  - State Veterans Homes
  - Burial benefits
  - CHAMPVA - Civilian Health and Medical Program of the Department of Veterans Affairs
  - Any questions veterans may have concerning benefits as a veteran or as a veteran's dependent
  - Problems with alcohol or drugs
  - Suicide (hotline, inpatient help)

# VETERAN OUTREACH



A photograph of a two-story, white, Art Deco-style building with a flat roof and dark window frames. The building is set against a blue sky with light clouds. The text 'American Legion Hall Independence' is overlaid in white at the top. Below it, the months 'February', 'May', 'August', and 'November' are listed vertically in white. A red curb is visible in the foreground.

# American Legion Hall Independence

February

May

August

November

# Tecopa January April July October



OFFICE

HEALTH  
AND  
HUMAN  
SERVICES

COUNTY OF INYO  
HURLBUT ROOK  
COMMUNITY CENTER  
PARKS & RECREATION DEPT.

4  
No unrecycled and non-recyclable  
waste containing paper  
should be left here.  
OFFICIAL OFFICIAL



Benton – Feb May Aug Nov



**ANTELOPE VALLEY LIONS CLUB**

**MONO COUNTY  
CALIFORNIA**











# Shine a light of hope and support for veterans



NATIONAL  
ASSOCIATION  
of COUNTY SERVICES

NACo®



#OperationGreenLight for Veterans | [NACo.org/OperationGreenLight](https://www.naco.org/OperationGreenLight)



**EVERY DAY, AN AVERAGE OF 22 VETERANS COMMIT SUICIDE IN THE UNITED STATES. THE 22 PUSH-UP CHALLENGE IS TO RAISE AWARENESS TO THE MENTAL HEALTH STRUGGLES OUR VETERANS FACE SUCH AS PTSD, ANXIETY & DEPRESSION WHICH CAN LEAD TO SUBSTANCE ABUSE AND ADDICTION. IF YOU ARE A VETERAN STRUGGLING WITH THESE ISSUES OR IF YOU KNOW A VETERAN THAT IS GOING THROUGH A TOUGH TIME PLEASE, REACH OUT FOR HELP. ASKING FOR HELP IS ONE OF THE HARDEST BUT BRAVEST THINGS YOU CAN DO.**

**#22 PUSH-UP CHALLENGE**







# Veterans Crisis Line



NEW NUMBER,  
**SAME SUPPORT.**

Dial 988 then Press 1.

Share it with your networks.

# Homeless Outreach



ACTUAL SITE

**SAVE THE  
DATE!**

**SOUTHERN INYO  
HEALTHCARE DISTRICT**

# **INAUGURAL HEALTH & COMMUNITY FAIR**

Join us to explore healthcare resources,  
enjoy live music, food, craft sales,  
entertainment for kids, and more!

**MAY 20TH • SATURDAY  
10 AM - 2 PM**

**SOUTHERN INYO HOSPITAL  
FRONT LAWN**



**SOUTHERN INYO  
HEALTHCARE DISTRICT**



**RED  
FRIDAY**



**REMEMBER  
EVERYONE  
DEPLOYED**



I have one flag recycling bin in the lobby of Bishop County Office Building. I will have at least one bin in each town in the near future from Tecopa to Coleville.





# California Association of County Veterans Service Officers, Inc.

*Serving Those Who Served*

The California Association of County Veterans Service Officers (CACVSO) is an organization of professional veterans advocates. In California, The County Veterans Service Officer plays a critical role in the veteran's advocacy system and is often the initial contact in the community for veterans services. Through the County Veterans Service Officer, the CACVSO is committed to California Counties to provide a vital and efficient system of services and advocacy to veterans, their dependents and survivors.





# THE ROAD SO FAR

## Inyo County CVSO

Performance Measures for the Period from 03/04/2021 to 12/31/2021

### Summary by Type of Claim

Type of Claim	Claims Filed	Awards	Avg Days To Award
<b>GGreene</b>			
_VA Direct Sub	14	0	0
10-10CG	2	0	0
10-10EZm	1	0	0
20-0995	3	1	13
20-0996	2	0	0
21-0966	11	0	0
21-22	18	0	0
21-2680	1	0	0
21-526EZ	26	10	76
21-526EZx	1	0	0
21-686c	2	1	23
21-8940	1	1	4
21P-534EZ	2	1	-11
CW-5/CA-5	3	2	0
Drivers License	8	0	0
Drivers License	3	0	0
MC-05m	4	4	0
MC-05x	1	1	0
SF180	7	0	0
<b>Total Claims By Vet Rep:</b>	<b>110</b>	<b>Total Award Monthly:</b>	<b>\$24,118.60</b>
		<b>Total Award Retro:</b>	<b>\$36,903.65</b>

# Inyo County CVSO

Performance Measures for the Period from 01/01/2022 to 12/31/2022

## Summary by Type of Claim

Type of Claim	Claims Filed	Awards	Avg Days To Award
<b>GGreene</b>			
10-10CG	1	0	0
10-10d	2	0	0
10-10EZ	13	0	0
10-10EZm	1	0	0
10-10EZR	1	0	0
10-10EZRm	1	0	0
20-0995	16	3	144
20-0996	2	0	0
21-0966	23	0	0
21-22	44	0	0
21-2680	2	0	0
21-4138	35	0	0
21-526EZ	50	21	74
21-686c	6	3	26
21-8940	3	1	110
21P-527EZ	8	4	36
21P-530EZ	1	0	0
21P-534EZ	5	2	31
26-4555	1	0	0
CW-5/CA-5	3	0	0
Drivers License	27	0	0
DVS-40	1	0	0
MC-05m	8	6	0
SF180	17	0	0
<b>Total Claims By Vet Rep:</b>	<b>271</b>	<b>Total Award Monthly: \$46,201.01</b>	<b>Total Award Retro: \$119,914.65</b>



# Contact Information:

**Bishop Office: (760) 873-7850**

**Cell: (760) 937-0431**

**Email: [ggreene@inyocounty.us](mailto:ggreene@inyocounty.us)**



**Inyo/Mono County Veteran Services**

A decorative frame of light blue and green floral and vine motifs surrounds the central text. The frame features intricate scrollwork, leaves, and small flowers, creating a classic and elegant border. The word "Fin" is written in a white, elegant cursive font in the center of the frame.

*Fin*



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3672

### Update to the Board Regarding Local Area Technical Assistance Grant Project Locations

#### County Administrator - Information Services

NO ACTION REQUIRED

#### ITEM SUBMITTED BY

Scott Armstrong, Information Services Director

#### ITEM PRESENTED BY

Scott Armstrong, Information Services Director

#### RECOMMENDED ACTION:

This is an informational item, however, the Board may provide direction to staff as necessary and appropriate.

#### BACKGROUND / SUMMARY / JUSTIFICATION:

Request the Board receive a presentation on the locations listed in Phase 1-A Request for Proposals (RFP) for Local Area Technical Assistance (LATA) design work, describe the four phases and associated locations for the 2-year project, and discuss dependencies associated with funding design work for locations that aren't near existing or planned middle-mile broadband infrastructure.

#### FISCAL IMPACT:

<b>Funding Source</b>	CPUC Local Agency Technical Assistance Grant	<b>Budget Unit</b>	
<b>Budgeted?</b>	Yes	<b>Object Code</b>	
<b>Recurrence</b>	One-Time Expenditure		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

#### ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

#### OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

#### ATTACHMENTS:



1. LATA Grant RFP Project Areas

**APPROVALS:**

Scott Armstrong	Created/Initiated - 4/26/2023
Darcy Ellis	Approved - 4/26/2023
Scott Armstrong	Approved - 4/26/2023
Amy Shepherd	Approved - 4/26/2023
Nate Greenberg	Final Approval - 4/27/2023



# LATA Grant Project Areas

Presentation to the Inyo County Board of Supervisors

April 24, 2023

By Scott Armstrong



# Overview

- Inyo County LATA Grant Award
- 4 Phases of RFPs over 2 Project Years
- Phase 1-A Projects
- Phase 1-B Projects
- Phase 2-A Projects
- Phase 2-B Projects



# Inyo County LATA Grant Award

- Pre-Construction Costs Only
- January 26, 2023 through January 25, 2025 (2 Years)
- \$500,000 per year for 2 Years
- Primarily Pass-Through Funds
- Identified 50 Census Block Locations



## 4 Project Phases – 2 Years

- Phase 1-A: Locations Close to an *Existing* Middle-Mile Network
- Phase 1-B: Priority Areas not near Existing or Planned Middle-Mile
- Phase 2-A: Locations Close to a *Planned* Middle-Mile Network
  - Also Locations expected to be upgraded (Served) by incumbent Providers
- Phase 2-B: Other Locations not near Existing or Planned Middle-Mile



# Phase 1-A Project Locations

- Inyo-01-Aberdeen
- Inyo-08-Black Rock
- Inyo-09-Cartago
- Inyo-12-Coso Junction
- Inyo-19-Enchanted Village
- Inyo-20-Fish Slough
- Inyo-23-Haiwee
- Inyo-26-Keeler
- Inyo-27-Laws
- Inyo-28-Little Lake
- Inyo-31-Millpond
- Inyo-32-Olancha
- Inyo-33-Pearsonville
- Inyo-35-Round Valley
- Inyo-36-Rovana
- Inyo-37-Rudolph Ranch
- Inyo-46-Tinnemaha
- Inyo-50-Wilkerson



# Phase 1-B Project Locations

- Inyo-02-Alabama Hills
- Inyo-03-Aspendell
- Inyo-07-Bishop Creek
- Inyo-42-South Lake
- Inyo-43-Starlite
- Inyo-49-Whitney Portal



# Phase 2-A Project Locations

- Inyo-04-Bartlett
- Inyo-05-Big Pine
- Inyo-06-Bishop
- Inyo-13-Cow Creek
- Inyo-14-Darwin
- Inyo-15-Death Valley
- Inyo-16-Death Valley Junction
- Inyo-17-Deep Springs
- Inyo-18-Dixon Lane-Meadow Cr.
- Inyo-21-Furnace Creek
- Inyo-25-Independence
- Inyo-29-Lone Pine
- Inyo-41-Shoshone
- Inyo-45-Tecopa
- Inyo-48-West Bishop





# Phase 2-B Project Locations

- Inyo-10-Cerro Gordo
- Inyo-11-Charleston View
- Inyo-22-Glacier Lodge
- Inyo-24-Homewood Canyon
- Inyo-30-Mesa
- Inyo-34-Rock Creek
- Inyo-38-Sandy Valley
- Inyo-39-Scotty's Castle
- Inyo-40-Seven Pines
- Inyo-44-Stewart Valley
- Inyo-47-Trona



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3721

### Ordinance Amending Inyo County Code Section Regarding Emergency Medical Services County Administrator/Public Health ACTION REQUIRED

**ITEM SUBMITTED BY**

Nate Greenberg, County Administrative Officer

**ITEM PRESENTED BY**

Nate Greenberg, County Administrative Officer

**RECOMMENDED ACTION:**

Waive further reading of the proposed ordinance titled, "An Ordinance of the Board of Supervisors, County of Inyo, State of California, Amending Section 7.56.110(A) of the Inyo County Code Regarding Emergency Medical Services," and schedule enactment for May 9, 2023, in the Board of Supervisors Chambers, County Administrative Center, Independence.

**BACKGROUND / SUMMARY / JUSTIFICATION:**

As a result of our previous EMS provider terminating its agreement to provide 911 ambulance services within the Bishop Exclusive Operating Area, and Inyo County's need to establish a temporary provider, staff was required to negotiate a temporary agreement pursuant to the existing Inyo County Code section 7.56.110(A). This section limits the County issuing a temporary operation permit to 90 days.

Given the changing economics of the EMS market place (e.g. a lack of competing and available providers) it is apparent that it will not be possible to implement a long-term solution within a 90-day timeline. In order to facilitate an efficient process, and to avoid uncertainty for the interim provider while we work to achieve a long term solution, staff recommends your Board extend the amount of time available for a temporary provider contract to up to 18 months.

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	N/A
<b>Budgeted?</b>	N/A	<b>Object Code</b>	N/A
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

Your Board could choose not to adopt this ordinance. This option is not recommended as it will require staff to continuously renegotiate an agreement with a temporary EMS provider.

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

1. Ordinance for 7.56.110 Revision

**APPROVALS:**

John Vallejo	Created/Initiated - 4/25/2023
John Vallejo	Approved - 4/25/2023
Darcy Ellis	Approved - 4/25/2023
John Vallejo	Approved - 4/26/2023
Nate Greenberg	Final Approval - 4/27/2023

## ORDINANCE

### AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF INYO, STATE CALIFORNIA, AMENDING SECTION 7.56.110(A) OF THE INYO COUNTY CODE REGARDING EMERGENCY MEDICAL SERVICES

**WHEREAS**, Inyo County is responsible for regulating emergency medical services within its jurisdiction; and

**WHEREAS**, given the changing market for emergency medical services Inyo County is at risk of prolonged periods of not having a minimum level of emergency medical service providers in certain areas within the County; and

**WHEREAS**, the Board desires to amend section 7.56.110(A) to ensure that in the event of a gap in exclusive area operator coverage there is sufficient time to negotiate with a new provider while also installing a temporary operator without an exclusive operating area.

Now, therefore, the Board of Supervisors of the County of Inyo hereby ordains as follows:

#### **Section I: Code Amendment.**

Section 7.56.110(A) of the Inyo County Code is hereby amended in its entirety to read as follows:

“A. In the event that an operating area is for any reason without ambulance service, the board of supervisors authorizes the county health officer to grant a conditional operating permit for a period not to exceed eighteen months. In order to obtain a permanent operating permit, the conditional operator shall be required to comply with all provisions of the transportation component of the Inyo County EMS plan.”

#### **SECTION II: Severability.**

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

#### **SECTION III: EFFECTIVE DATE.**

This ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption hereof, this ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this ordinance together with the names of the Board members voting for and against same.

PASSED AND ADOPTED this    day of    , 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: Nate Greenberg  
Clerk of the Board

BY: \_\_\_\_\_  
Darcy Ellis  
Assistant Clerk of the Board

OCH/BOARD.ORD



# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3695

### Zone Reclassification (ZR) 2023-01/Inyo County - Vacant Lands and Housing Opportunity; General Plan Amendment (GPA) 2023-01/Inyo County - Vacant Lands and Housing Opportunity

Planning Department

ACTION REQUIRED

#### ITEM SUBMITTED BY

Cathreen Richards, Planning Director

#### ITEM PRESENTED BY

Cathreen Richards, Planning Director

#### RECOMMENDED ACTION:

- A) Receive a presentation from staff on the project;
- B) Conduct a public hearing;
- C) Adopt Resolution No. 2023-12 approving General Plan Amendment 2023-01/Inyo County, Vacant Lands and Housing Opportunity; and,
- D) Adopt Ordinance 1296 approving Zone Reclassification 2023-01/Inyo County, Vacant Lands and Housing Opportunity; and,
- E) Approve and certify that the Environmental Impact Report for the project was prepared in compliance with the California Environmental Quality Act.

#### BACKGROUND / SUMMARY / JUSTIFICATION:

Staff applied for the SB 2 grant funding to address the current shortage of work force and other affordable housing opportunities in the County. There are many contributing factors to the regional housing shortage, including:

- A lack of available private land for development;
- Difficulties in the provision of infrastructure and services;
- Little interest from builders to provide “workforce” and/or other types of “affordable” housing choices;
- State subdivision regulations that prohibit subdivision of areas outside Community Service District Boundaries (Fire); and,
- Outdated zoning and General Plan designations and regulations.

Using current residents' needs as a guide, staff approached this project by considering the existing affordable options available to folks living and working in the county, how to provide starter-type housing for local, first-time home buyers, as well as senior housing, so county residents can age in place.

#### Project strategy

The project was intended to:

- Conduct a vacant land inventory and General Plan/zoning designation review of private properties located throughout the County (GIS exercise with set criteria). The information was also to be used to help identify parcels of land for the Regional Housing Needs Allocation (RHNA) for the Housing Element update.
- Identify land that may be appropriate for designation changes to promote housing opportunities, primarily by increasing allowable residential density.
- Include evaluating an increase in the amount of multi-family zoning available in the County and/or additional zoning areas with principal permitting for mobile home parks.
- Review of the County's current zoning with a focus on commercial zones for opportunities for infill (residential) development as well as Accessory Dwelling Units (ADU).
- Give preference to areas near public transportation and other services.

### *Environmental Impact Report*

#### Scoping

On November 5, 2020, after the initial review, a CEQA Notice of Preparation was submitted to the State Clearinghouse. This was followed by a scoping meeting held on November 18, 2020. The scoping meeting was intended to:

- Provide information on the Environmental Impact Report (EIR) process.
- Identify the environmental issues the EIR would address.
- Solicit community input on the environmental issues that may be involved with the proposed project.
- Collect comments on the environmental analysis of the proposed project, especially for:
  - o The range of alternatives to be considered to avoid or reduce impacts;
  - o Potential environmental impacts of greatest concern to public agencies, organizations and individuals; and,
  - o Avoidance, minimization and mitigation measures.

The scoping meeting resulted in staff getting very good comments. These included:

- There is an environmental constraints document that was produced by the City of Bishop around 2012 that might have relevant information to this proposed project.
- Better define which Los Angeles Department of Water and Power (DWP) parcels to include, perhaps defining a sphere of influence for each neighborhood or town within which to include parcels.
- Support for mixed use commercial and residential zoning.
- Include DWP lands, particularly lots on Main Street in Lone Pine, even if they are not on divestment lists because it may be possible to request divestment.
- Consider bringing in a large septic tank to support additional housing in areas such as Charleston View or Cartago even if these areas would otherwise fall outside the boundaries of the parcels under review because they do not fall within a sewer or water district.
- Include vacant or lightly developed County-owned lands for consideration.
- Several suggestions for increasing residential density, including easing restrictions on renting rooms in existing housing and changing existing zoning to allow for duplexes and additional accessory dwelling units (ADU) in certain one-family residential zones.

#### Draft Environmental Impact Report

County and consultant staff used the ideas collected at the scoping meeting to complete the vacant lands analysis and zone/General Plan designations review. This information was used to generate a project description and baseline for the Environmental Impact Report (EIR) and a final draft parcel list for proposed designation changes. The Geographic Information Systems (GIS) analysis was conducted with a set of parameters to find the best parcel candidates for designation changes that met the project's objectives and could be inclusive of the scoping comments. The GIS process employed county assessor parcel data with overlays to determine the best fit for county purposes, starting with the countywide parcel dataset, the following parameters were used to identify parcels:

- Classified as vacant according to county assessor data coding.
- Located within a local fire protection district.
- Located within or adjacent to a water and sewer/sanitary service district.
- Located in an area without high environmental concerns including: Alquist-Priolo identified earthquake fault zones; flood prone areas per the Federal Emergency Management Agency (FEMA)

flood maps; and, High and Very High fire hazard zone classifications, per Cal Fire.

- County and DWP ownership. These were added after the scoping meeting based on public comment.
- Identified parcels with residential zoning designations that were greater than 0.5 (this was based on requirements in the housing element for the RHNA), and parcels in the Central Business District (CBD) designation.
- Compiled a list of parcels that met the initial criteria and added parcels identified as priorities in the 2014 Housing Element update.
- For each parcel included in the recommendation, evaluations of the current minimum and maximum housing density and minimum and maximum number of dwelling units supported by the target parcels were generated.

The preliminary results found 48-parcels that matched the criteria; 27 of these are located in the CBD designation and 14 are in other zoning designations. The parcel list was then further refined by information found in the City of Bishop Constraints report. Eight parcels totaling 32-acres were then evaluated by the Draft Environmental Impact Report (maps attached). These parcels are :

### *Bishop Area*

Three undeveloped parcels in the Bishop area were identified, two of the Bishop area parcels (APNs 008-240-01 and 02) are proposed for a General Plan designation change to Central Business District from Public Service Facilities and Agriculture designations; and zoning designation changes to Central Business from Public and Light Industrial. The third Bishop parcel (APN 008-190-01) is proposed for a General Plan land use designation change from Retail Commercial to Residential High Density and includes a zone change from Single-Family Residential to Multiple Family Residential. Combined, the three Bishop parcels would allow for a maximum of 344 dwelling units.

The two parcels located along Highway 395 were identified for their potential for mixed use commercial residential development or multi-family housing as they are located in an area with good access to services. The larger of the two parcels is owned by the County. Water and sewer service connections are available at the street for the development of the property. There has been quite a bit of comment regarding grazing leases on this property - there are none. The second of these parcels is smaller and fronts Highway 395 and was included because of this highway access. Water and sewer service connections are available at the street for the development of the property. It would be somewhat problematic for development, however, as it does have a DWP grazing lease and is classified as having "E" type vegetation. Simply put, this means it is irrigated and other land in an equal amount would have to be identified for a one-to-one replacement of Type "E" vegetation. Both parcels have some environmental conditions that would need to be mitigated, as well, and measures are included in the EIR addressing these.

The parcel along South Street is owned by DWP. It includes a water conveyance ditch along its south side. This ditch can be avoided by future development and access would have to be left open to DWP for maintenance. The property is designated as "C" Type vegetation which does not have the same requirements as "E" as irrigation is not required. This property could provide a mix of housing types from apartments/duplexes to zero-lot-line townhomes/condos. It is also very well located directly south of an already developed residential area with access to water and sewer services. It is currently zoned for single family residential and has a retail commercial general plan designation. These zoning and general plan designations are not compliant with each other and should be amended within this project or as a standalone action to remedy the mismatch.

### *Independence*

One undeveloped parcel located in Independence was also identified. It is 16.9 acres and located along Mazourka Canyon Road, east of Edwards Street/Highway 395. The project parcel is identified as APN 002-160-08 and is owned by DWP. It is also included on the DWP Tier 1 divestment list and is not leased. It was evaluated for a proposed zone change from Rural Residential, 1-acre minimum to Multiple Family Residential and a General Plan change from Residential Ranch to Residential Medium Density for a maximum of 128 dwelling units. Staff's evaluation determined that more units on this parcel would create more housing opportunities for people who currently live and work in the county than a 1-acre ranch/horse property as it is currently zoned for. This type of development, however nice, is not generally



affordable for people making an average wage in the county. Discussions about this parcel also included the potential for senior housing, a tiny home village and zero-lot-line townhomes/ condos.

### *Lone Pine*

Four parcels located in Lone Pine with APNs 005-072-06; 005-072-07; 005-072-24; and 005-072-30 are proposed for a General Plan designation change from Public Facilities and Residential Medium-High Density to Residential High Density and a rezone from Public and Multiple Family 2-units to Multiple Family Residential 3-units and above. Combined, the four Lone Pine Parcels would allow for a maximum of approximately 20 dwelling units. These parcels are currently being used as a county road yard that is located inside a residential neighborhood. Two are owned by the county and two by DWP.

Considerations for this parcel's potential include cottage apartments, zero-lot-line town homes or duplexes. Two of these parcels are already zoned for duplexes. The other two are zoned 'Public' and all current zoning allows for two-story buildings.

The project objectives drafted per Section 15124 of the CEQA Guidelines are:

- Provide for increased housing opportunities in Inyo County primarily through increasing allowable residential density within existing and established communities, especially within the Central Business District land use designation.
- Allow for increased housing opportunities (primarily multi-family) in certain commercial zones ministerially (no additional discretionary action needed).
- Focus future housing opportunities to vacant land located adjacent to existing public transit stops and public utilities/services.
- Minimize direct and indirect impact from increased housing opportunities on the physical, biological, cultural, political, and socioeconomic environments.
- Identify zone changes to be consistent with General Plan land use designations to maximize density.

Project alternatives for the EIR were drafted per Section 15126.6 of the CEQA Guidelines, and include:

- Proposed Project: Increased housing opportunities resulting in a net increase of approximately 219-492 Dwelling Units
- No Project Alternative: No change to General Plan land use designations or zoning ordinance.
- Reduced Housing Opportunity Alternative – This alternative would eliminate the Independence parcel and evaluate up to 364 additional dwelling units.

For this EIR, staff also applied for an additional state grant (Regional Early Action Planning Grant) or REAP. This grant was used to provide a Vehicle Miles Traveled (VMT) study and recommendations report to enhance the EIR.

The Draft EIR was prepared and posted on the State CEQA Clearinghouse and recorded with the County Clerk for advertising on November 30, 2022 for a 45-day review period ending on January 16, 2023. The County received one comment on January 17, 2023 from DWP (comment attached).

## **FINDINGS**

*General Plan:* The proposed General Plan land use designation changes are intended to increase the allowed density concurrently and corresponding with zone changes on the parcels chosen for the project as part of a State program to promote housing opportunities through an SB2 grant. Changing the General Plan designations to:

- Bishop parcels – Residential High Density (RH) and Central Business District (CBD) designations will result in 7.6 to 24 dwelling units per acre (du/acre) that correspond with the proposed Multiple Family Residential (R-3) and Central Business (CB) zones.
- Independence parcel – Residential Medium Density (RM) designation will result in a 4.6 to 7.5 du/acre that corresponds with the proposed R-3 zoning designation.
- Lone Pine Parcels – RH designation will result in a 15.1 to 24 du/acre that corresponds with the proposed R-3 zoning designation. The RH designation is to be used in areas where single-family and multiple-family residential units are appropriate and access to adequate water and sewer connections are available. All three areas can accommodate the increase in housing density as

evaluated by the EIR and will increase the potential for increased housing opportunity as provided by the State grant program. The CBD designation allows for main street type commercial uses as well as multiple-family dwellings and mixed-use projects. The parcels identified for the CBD designation have access to adequate water and sewer services and are appropriate for higher density housing development with mitigations per the EIR analysis. It too will increase the potential for increased housing density. The RM designation is to be used in areas where single-family residential units are appropriate and access to adequate water and sewer connections are available.

**Zoning:** The proposed zoning designation changes are intended to create consistency with the allowed density proposed on the parcels, per the proposed General Plan changes and consist of:

- Bishop parcels – Central Business (CB) allows for multiple-family dwellings, 3-units and above and mixed-use commercial/residential projects, and Multiple Family Residential (R-3) that allows for residential development at 3-units and above.
- Independence parcel – R-3 designation allows for residential development at 3-units and above.
- Lone Pine Parcels – R-3 designation allows for residential development at 3-units and above.

### **Tribal Consultation**

General Plan updates require that jurisdictions offer consultation opportunities to local Tribes. Pursuant to Government Code Section 65352.3, Tribes have 90-days, after receiving invitations to consult on GPAs to request consultation opportunities. Staff mailed consultation invitations on November 5th, 2020 to the: Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Fort Independence Indian Community of Paiutes, Kern Valley Indian Council, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone Tribe, Twenty-Nine Palms Band of Mission Indians, and the Walker River Reservation, pursuant to the list provided by the Native American Heritage Commission. The Big Pine Paiute Tribe of the Owens Valley requested consultation, but did not engage in scheduling one. No other Tribes requested consultation and the 90-day window for a consultation request has passed.

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b), tribes identified as being local to Inyo County, were notified via a certified letter on November 4, 2020 about the project and the opportunity for consultation. The tribes notified were as follows: the Twenty-Nine Palms Band of Mission Indians, Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Cabazon Band of the Mission Indians, Fort Independence Indian Community of Paiutes, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone Tribe, and the Torres Martinez Desert Cahuilla Indians. None of the Tribes requested consultation.

### **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County – Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County- Vacant Lands and Housing Opportunity. The Draft EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. The issues that are analyzed in detail in the Draft EIR include: aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas (GHG) emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation; tribal cultural resources; utilities and service systems; and, wildfire.

The analysis contained in the Draft EIR identified potentially significant impacts for biological resources, with the proposed project having the potential to affect sensitive or special-status species, a sensitive natural community, or State or federally protected wetlands. With the implementation of mitigation measures that include rare plant surveys, surveys for Owens Valley vole, avoidance measures for special-status fish, Swainson's hawk and nesting bird surveys, and the completion of a jurisdictional delineation, all potentially significant impacts would be mitigated to a less than significant level.

Potentially significant impacts were also identified for cultural resources, but mitigation measures including inadvertent discovery of cultural resources procedures, cultural resource investigations, and procedures for the inadvertent discovery of human remains would reduce potentially significant impacts to a less than significant level. Site-specific geotechnical investigations and avoidance and minimization measures for paleontological resources would be implemented to reduce geology and soils impacts to a less than significant level. The proposed project would also implement stormwater quality protection measures to reduce hydrology and water quality impacts to a less than significant level. Construction noise reduction measures and construction vibration limits would be implemented to reduce noise impacts to a less than significant level.

The County would require developers to demonstrate the proposed development would have a residential density equal to or greater than 4.5 dwelling units per acre prior to issuance of a grading permit to reduce transportation impacts to a less than significant level. A minimum density greater than 4.5 dwelling units per acre would meet the criteria for reducing vehicles miles traveled (VMT) at least 15 percent below the County average. Potentially significant impacts were also identified for tribal cultural resources, but mitigation measures including inadvertent discovery of tribal cultural resources procedures would reduce potentially significant impacts to a less than significant level. The proposed project would demonstrate adequate water supply prior to issuance of a grading permit in order to reduce potentially significant impacts to a less than significant level. Table ES-1 (located at the end of the Executive Summary) summarizes the project’s potentially significant environmental impacts and proposed mitigation measures by issue, as discussed in Section 4.1-4.20 of the Draft EIR.

*\*All of the mitigation measures set forth for individual parcels and collectively will have to be met for any project proposed on any one of the eight parcels.*

**Noticing**

The project was noticed on May 20, 2023 in the Inyo Register and mailed to residents within 300-feet of the parcels subject to the changes.

**RECOMMENDATIONS**

**Planning Commission**

The Planning Commission held a duly noticed public hearing on March 22, 2023 (staff report and comments received attached) following which the Commission voted 2 to 1 to adopt a resolution recommending the Board of Supervisors adopt the General Plan amendment, which did not pass as a matter of law because it was not approved by a majority of the members of the Commission. A recommendation from the Planning Commission is ideal, but not necessary for the Board to adopt the proposed ordinance.

*Planning Department staff is recommending:*

The Board of Supervisors:

- Adopt a Resolution Approving General Plan Amendment 2023-01/Inyo County - Vacant lands and Housing Opportunity (attached)
- Adopt an Ordinance Approving Zone Reclassification 2023-01/Inyo County -Vacant lands and Housing Opportunity (attached); and,
- Approve and certify the EIR was prepared in compliance with CEQA.

**FISCAL IMPACT:**

<b>Funding Source</b>	Grant Funded: SB2 Planning Grant and Regional Early Action Planning Grant	<b>Budget Unit</b>	23800
<b>Budgeted?</b>	Yes	<b>Object Code</b>	
<b>Recurrence</b>	One-Time Expenditure		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			

<b>Additional Information</b>

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

1. The Board could deny the General Plan Amendment and Zone Reclassification of the eight proposed parcels. This would result in fewer opportunities for additional housing in the County.
2. The Board could change either the General Plan or zoning designations recommended by staff on any or all of the proposed parcels. This would result in fewer opportunities for additional housing in the County.
3. The Board could choose the Reduced Housing Opportunity Alternative and remove the Independence parcel. This would result in fewer opportunities for additional housing in the County.
4. The Board could also choose to remove any of the other eight proposed parcels. This would result in fewer opportunities for additional housing in the County.

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

None.

**ATTACHMENTS:**

1. May 2023 BOS Resolution Adopting GPA 2023-01
2. Ordinance 1296
3. Bishop Parcels
4. Indy Parcel
5. Lone Pine Parcels
6. Planning Commission Staff Report 3.22.2023
7. Comments -- Planning Commission

**APPROVALS:**

Cathreen Richards	Created/Initiated - 4/20/2023
Darcy Ellis	Approved - 4/20/2023
John Vallejo	Approved - 4/20/2023
Christian Milovich	Approved - 4/27/2023
John Vallejo	Approved - 4/27/2023
Nate Greenberg	Approved - 4/27/2023
Cathreen Richards	Final Approval - 4/27/2023

**RESOLUTION NO.**

**A RESOLUTION OF INYO COUNTY BOARD OF SUPERVISORS ADOPTING  
GENERAL PLAN AMENDMENT (GPA) 2023-01/INYO COUNTY-VACANT  
LANDS AND HOUSING OPPORTUNITY**

**WHEREAS**, on May 2, 2023, the Inyo County Board of Supervisors held a duly noticed public hearing to review and consider ZR 2023-01/Inyo County Vacant lands and Housing Opportunity and GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, Inyo County Code (ICC) Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZR 2023-01 will result in the reclassification of the zoning of eight parcels in the county to allow for more dwelling units and these changes are concurrent with corresponding General Plan designations that increase the allowed density of dwelling units on the same parcels causing the zoning code to be compliant with the General Plan with regard to certain residential densities; and

**WHEREAS**, on March 22, 2023, the Inyo County Planning Commission held a duly noticed public hearing, following which the Commission voted 2 to 1 to adopt a resolution recommending the Board of Supervisors adopt the General Plan amendment, which did not pass as a matter of law because it was not approved by a majority of the members of the Commission; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County - Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County - Vacant Lands and Housing Opportunity. The EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. Avoidance and mitigation measures were developed and added as conditions to reduce potentially significant impacts to a less than significant level; and

**WHEREAS**, having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, the Board of Supervisors now makes the required findings and adopts GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity.

**NOW, THEREFORE, BE IT RESOLVED** that the Inyo County Board of Supervisors hereby finds and resolves as follows:

**SECTION ONE:** The recitals above are incorporated herein as Findings.

**SECTION TWO:** The Board of Supervisors certifies the EIR for GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity.

**SECTION THREE:** The Board of Supervisors finds that the General Plan Amendment 2023-01 Inyo County - Vacant lands and Housing Opportunity which changes parcels: Bishop (APN 008-240-01; 008-240-02) from Public Facilities to Central Business District; Bishop (008-240-02) from Agriculture to Central Business District; Bishop (APN 008-190-01) from Retail Commercial to Residential High Density; Independence (APN 002-160-08) from Residential Ranch to Residential Medium Density; Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public Facilities to Residential High Density; and, Lone Pine (APN 005-072-06) Residential Medium High Density to Residential High Density is consistent with the goals and policies of the same and any applicable area plans, is reasonable and beneficial at this time, and will not have a substantial adverse effect on surrounding properties.

**PASSED AND ADOPTED this 2<sup>nd</sup> day of May, 2023, by the following vote of the Inyo County Board of Supervisor:**

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Jennifer Roeser, Chair

ATTEST: Nathan Greenberg  
Clerk of the Board

By \_\_\_\_\_  
Darcy Ellis, Assistant

**ORDINANCE NO.**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION NO. 2023-01/INYO COUNTY-VACANT LANDS AND HOUSING OPPORTUNITY AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO BY REZONING EIGHT PARCELS OF LAND INCLUDING, IN THE BISHOP AREA: (APN 008-240-01) FROM LIGHT INDUSTRIAL PRECISE PLAN TO CENTRAL BUSINESS; (APN 008-240-02) FROM PUBLIC TO CENTRAL BUSINESS; (APN 008-190-01) FROM ONE FAMILY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; IN INDEPENDENCE: (APN 002-160-08) FROM RURAL RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; AND IN LONE PINE: (APN 005-072-07; 005-072-24; 005-072-30) FROM PUBLIC TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; AND, (APN 005-072-06) MULTIPLE FAMILY RESIDENTIAL 2-UNITS TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE

**WHEREAS**, County staff applied for and was awarded a Senate Bill (SB) 2 Planning grant to conduct a vacant lands inventory and a zoning and General Plan review of properties located in the County for the purpose of supporting regional housing needs; and

**WHEREAS**, this information was used to identify parcels that are appropriate for zone and General Plan designation changes to promote affordable housing opportunities primarily by increasing allowable residential density; and

**WHEREAS**, eight separate parcels of land located in the Bishop area, Independence and Lone Pine were identified for General Plan and zoning designation changes to increase the allowable housing densities and dwelling units; and

**WHEREAS**, an Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (CEQA); and

**WHEREAS**, as required by law, the EIR was posted to the State CEQA Clearinghouse on November 5, 2022; filed with the County Clerk; and advertised in the Inyo Register; for a forty-five day review and comment period, ending on January 16, 2023; and

**WHEREAS**, one comment was submitted on January 17, 2023, from the Los Angeles Department of Water and Power; and

**WHEREAS**, on March 22, 2023, the Inyo County Planning Commission received a presentation from staff regarding the proposed reclassification of zoning designations on eight separate parcels of land and the associated EIR including avoidance, mitigation measures, and comments, and held a duly noticed public hearing and received public comment; and

**WHEREAS**, following the March 22, 2023, public hearing, the Planning Commission voted 2 to 1 to adopt a resolution recommending the Board of Supervisors adopt the ordinance

amending the General Plan, which recommendation did not pass as a matter of law because it was not supported by a majority of the members of the Commission; and

WHEREAS, on May 2, 2023, the Inyo County Board of Supervisors held a duly noticed public hearing pursuant to Government Code section 65355.

**NOW, THEREFORE, the Board of Supervisors, County of Inyo, ordains as follows:**

**SECTION I: AUTHORITY**

This Ordinance is enacted pursuant to the police powers of the Board of Supervisors and Sections 18.81.310 and 18.81.350 of the Inyo County Code, which establish the procedure for the Board of Supervisors to enact changes to the Zoning Ordinance of the County as set forth in Title 18 of said code. The Board of Supervisors is authorized to adopt zoning ordinances by Government Code Section 65850 et seq.

**SECTION II: FINDINGS**

The recitals above are incorporated herein as Findings.

After considering all testimony, public comment, information and evidence submitted, the Board finds as follows:

- (1) In accordance with Inyo County Code Section 18.81.320, the Inyo County Planning Commission considered amendments to the zoning map of the County of Inyo to change the designations on eight separate parcels to increase housing opportunities as described in Section III of this Ordinance.
- (2) On March 22, 2023 the Inyo County Planning Commission conducted a duly noticed public hearing on Zone Reclassification (ZR) 2023-01/Inyo County - Vacant lands and Housing Opportunity and, also at that time, staff presented eight parcels to the Commission with recommendations to change the zoning of each of the parcels to correspond with the proposed Zone Reclassification. The Planning Commission's vote to approve the Zone Reclassification did not pass as a matter of law.
- (3) The proposed Zone Reclassification is consistent with the goals, policies, and implementation measures in the Inyo County General Plan, including the proposed General Plan Amendment changing designations on eight separate parcels.
- (4) The proposed actions will act to further the orderly growth and development of the County by rezoning the parcels to allow for more housing opportunity within already developed and disturbed areas, which have adequate services and available infrastructure, as this best matches the current policies of the State and County and helps to limit development pressure on currently undeveloped areas of the County.
- (5) Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County - Vacant lands and Housing



Opportunity and ZR 2023-01/Inyo County - Vacant Lands and Housing Opportunity. The EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. Avoidance and mitigation measures were developed and added as conditions to reduce potentially significant impacts to a less than significant level.

**SECTION III: ZONING MAP OF THE COUNTY OF INYO AMENDED**

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on eight separate parcels is changed, as follows:

- Bishop (APN 008-240-01) from Light Industrial, Precise Plan to Central Business;
- Bishop (APN 008-240-02) from Public to Central Business;
- Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above;
- Independence (APN 002-160-08) from Rural Residential to Multiple Family Residential 3-units and above;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above; and,
- Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family Residential 3-units and above.

**SECTION IV: EFFECTIVE DATE**

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption hereof, this Ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this Ordinance together with the names of the Board members voting for and against same.

PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF MAY, 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

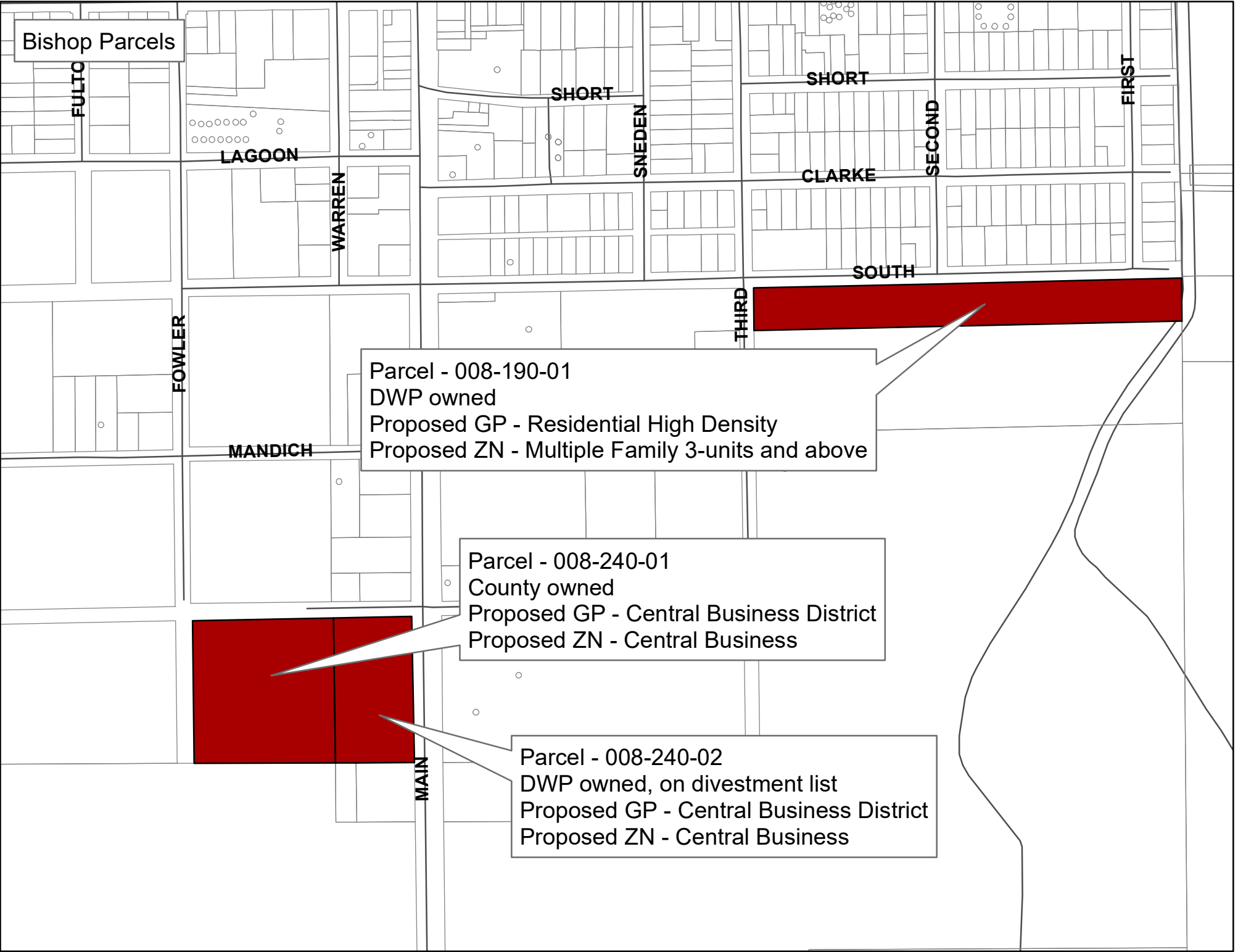
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Jennifer Roeser Chairperson

ATTEST: Nathan Greenberg  
Clerk to the Board

By: \_\_\_\_\_  
Darcy Ellis, Assistant

Bishop Parcels

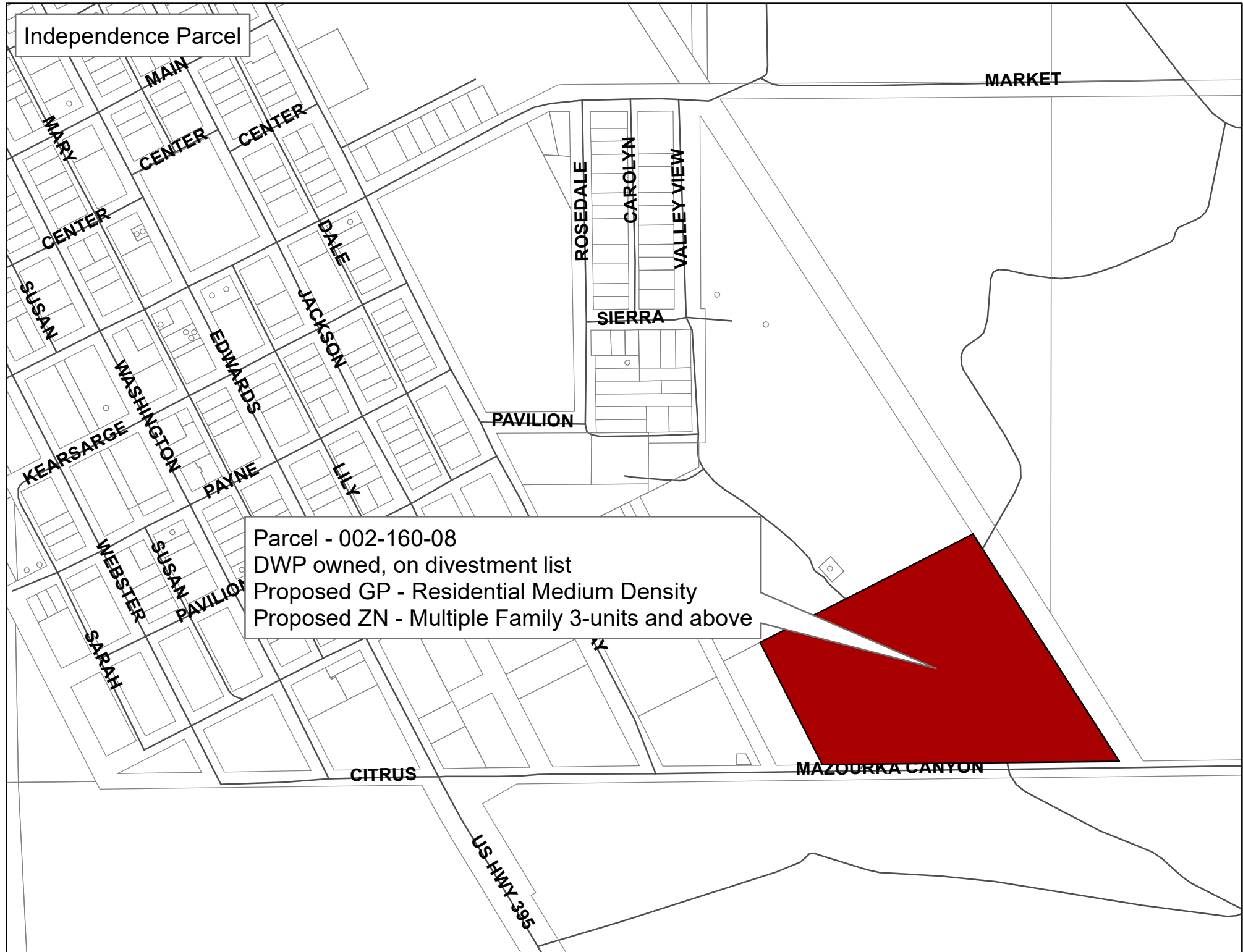


Parcel - 008-190-01  
DWP owned  
Proposed GP - Residential High Density  
Proposed ZN - Multiple Family 3-units and above

Parcel - 008-240-01  
County owned  
Proposed GP - Central Business District  
Proposed ZN - Central Business

Parcel - 008-240-02  
DWP owned, on divestment list  
Proposed GP - Central Business District  
Proposed ZN - Central Business

Independence Parcel



Parcel - 002-160-08  
DWP owned, on divestment list  
Proposed GP - Residential Medium Density  
Proposed ZN - Multiple Family 3-units and above

Lone Pine Parcels

WILLOW

Parcel - 005-072-30  
Parcel - 005-072-07  
DWP owned  
Proposed GP - Residential High Density  
Proposed ZN - Multiple Family 3-units and above

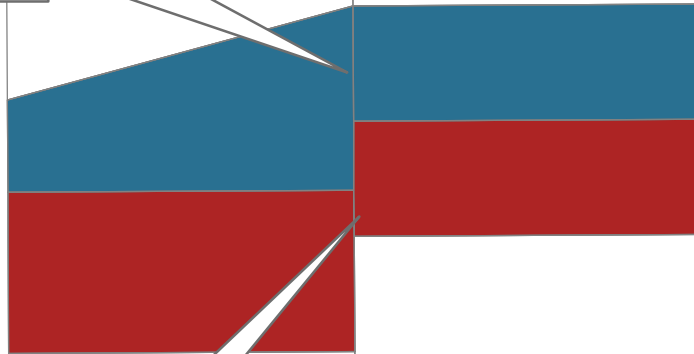
MCELROY

BUSH

Parcel - 005-072-07  
Parcel - 005-072-24  
County owned  
Proposed GP - Residential High Density  
Proposed ZN - Multiple Family 3-units and above

HAY

MOUNTAIN VIEW





**Planning Department**  
**168 North Edwards Street**  
**Post Office Drawer L**  
**Independence, California 93526**

**Phone: (760) 878-0263**  
**FAX: (760) 872-2712**  
**E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)**

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**AGENDA ITEM NO.:** 7 (Action Item – Public Hearing)  
**PLANNING COMMISSION**  
**MEETING DATE:** March 22, 2023  
**SUBJECT:** Zone Reclassification (ZR) 2023-01/Inyo  
County - Vacant lands and Housing  
Opportunity; General Plan Amendment  
(GPA) 2023-01/Inyo County -Vacant lands  
and Housing Opportunity

#### **EXECUTIVE SUMMARY**

*Staff presented this item to the Planning Commission on February 22, 2023. Due to noticing errors, it is being brought back to the Planning Commission for a new hearing.*

Staff applied for and received a Senate Bill (SB) 2 grant that is directed at planning assistance to help local jurisdictions achieve affordable housing. With the help of HELIX Environmental Planning Inc., a vacant lands inventory and a zoning and General Plan review of properties located in the County was conducted. This information was used to identify parcels land that are appropriate for zone and General Plan designation changes to promote affordable housing opportunities primarily by increasing allowable residential density. These parcels were then evaluated under the California Environmental Quality Act (CEQA) and are now being recommended for General Plan and zoning designation changes.

#### **PROJECT INFORMATION**

**Supervisory District:** County-wide  
**Applicants:** Inyo County  
**Landowners:** Multiple  
**Address/**  
**Community:** County-wide  
**A.P.N.:** County-wide

**Surrounding Land Use:**

Various

**Recommended Action:**

**Approve a Resolution Recommending that the Board of Supervisors:**

**1.) Make certain findings with respect to, and approve, Zone Text Amendment ZTA/2023-01/Inyo County - Vacant lands and Housing Opportunity, changing parcels:**

- Bishop (APN 008-240-01) from Light Industrial Precise Plan to Central Business;
- Bishop (APN 008-240-02) from Public to Central Business;
- Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above;
- Independence (APN 002-160-08) from Rural Residential to Multiple Family Residential 3-units and above;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above; and,
- Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family Residential 3-units and above.

**2.) Make certain findings with respect to, and approve a resolution adopting, General Plan Amendment 2023-01 Inyo County - Vacant lands and Housing Opportunity changing parcels:**

- Bishop (APN 008-240-01) from Public Facilities to Central Business District;
- Bishop (008-240-02) from Agriculture to Central Business District;
- Bishop (APN 008-190-01) from Retail Commercial to Residential High Density;
- Independence (APN 002-160-08) from Residential Ranch to Residential Medium Density;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public Facilities to Residential High Density; and,

- **Lone Pine (APN 005-072-06) Residential Medium High Density to Residential High Density.**

**3. Certify the Environmental Impact Report was prepared in compliance with the California Environmental Quality.**

**Alternatives:**

- 1.) Recommend modifications to the proposal.
- 2.) Recommend denial.
- 3.) Continue the public hearing to a future date, and provide specific direction to staff regarding additional information and analysis needed.

**BACKGROUND**

Staff applied for the SB 2 grant funding to address current shortage of family-wage and other affordable housing opportunities in the County. There are many factors that contribute to this including:

- A lack of available private property for development;
- Difficulties in the provision of infrastructure and services;
- Little interest from builders to provide “family-wage” and/or “affordable” housing choices;
- State subdivision regulations that prohibit subdivision of areas outside Community Service District Boundaries (Fire); and,
- Outdated zoning and General Plan designations and regulations.

Staff approached the project with current county residents’ needs in mind by considering what is affordable to people living in the county, how to provide starter type housing so that local youth has an opportunity for housing ownership as well as senior housing so county residents can age in place. This was also evaluated through the lens of not inadvertently creating more opportunity for second/vacation homes.

*Project strategy*

The project’s intended strategy was to:

- Conduct a vacant lands inventory and General Plan/zoning designations review of private properties located throughout the County (GIS exercise with set criteria).
- The information was also to be used to help identify parcels of land for the Regional Housing Needs Allocation (RHNA) for the Housing Element update.
- Identify land that may be appropriate for designation changes to promote housing opportunities, primarily by increasing allowable residential density.
- Include evaluating an increase the amount of multi-family zoning available in the County and/or additional zoning areas with principal permitting for mobile home parks.

- Review of the County's current zoning with a focus on commercial zones for opportunities for infill (residential) development as well as Accessory Dwelling Units (ADU).
- Give preference to areas near public transportation and other services.

## **Environmental Impact Report**

### *Scoping*

On November 5, 2020, after the initial review, a CEQA Notice of Preparation was submitted to the State Clearinghouse. This was followed by a scoping meeting held on November 18, 2020. The scoping meeting was held to:

- Provide information on the Environmental Impact Report (EIR) process.
- Identify the environmental issues the EIR would address.
- Solicit community input on the environmental issues that may be involved with the proposed project.
- Collect comments on the environmental analysis of the proposed project, especially for:
  - The range of alternatives to be considered to avoid or reduce impacts;
  - Potential environmental impacts of greatest concern to public agencies, organizations and individuals; and,
  - Avoidance, minimization and mitigation measures.

The scoping meeting resulted in staff getting very good comments, these included:

- There is an environmental constraints document that was produced by the City of Bishop around 2012 that might have relevant information to this proposed project.
- Better define which Los Angeles Department of Water and Power (DWP) parcels to include, perhaps defining a sphere of influence for each neighborhood or town within which to include parcels.
- Support for mixed use commercial and residential zoning.
- Include DWP lands, particularly lots on Main Street in Lone Pine, even if they are not on divestment lists because it may be possible to request divestment.
- Consider bringing in a large septic tank to support additional housing in areas such as Charleston View or Cartago even if these areas would otherwise fall outside the boundaries of the parcels under review because they do not fall within a sewer or water district.
- Include vacant or lightly developed County-owned lands for consideration.
- Several suggestions for increasing residential density, including easing restrictions for renting rooms in existing housing and changing existing zoning to allow for duplexes and additional accessory dwelling units (ADU) in certain zones.

### *Draft Environmental Impact Report*

County and consultant staff used the ideas collected at the scoping meeting to complete the vacant lands analysis and zone/General Plan designations review. This information was used to generate a project description and baseline for the Environmental Impact Report (EIR) and a final draft parcel list for proposed designation changes. The Geographic Information Systems (GIS) analysis was conducted with a set of parameters



to find the best parcel candidates for designation changes that met the project's objectives and could be inclusive of the scoping comments. The GIS process employed county assessor parcel data with overlays to determine the best fit for county purposes, starting with the countywide parcel dataset, the following parameters were used to identify parcels:

1. Classified as vacant according to county assessor data coding.
2. Located within a local fire protection district.
3. Located within or adjacent to a water and sewer/sanitary service district.
4. Located in an area without high environmental concerns including: Alquist-Priolo identified earthquake fault zones; flood prone areas per the Federal Emergency Management Agency (FEMA) flood maps; and, High and Very High fire hazard zone classifications, per Cal Fire.
5. County and DWP ownership. These were added after the scoping meeting based on public comment.
6. Identified parcels with residential zoning designations that were greater than 0.5 (this was based on requirements in the housing element for the RHNA), and parcels in the Central Business District (CBD) designation.
7. Compiled a list of parcels that met the initial criteria and added parcels identified as priorities in the 2014 Housing Element update.
8. For each parcel included in the recommendation, evaluations of the current minimum and maximum housing density and minimum and maximum number of dwelling units supported by the target parcels was generated.

The preliminary results found 48-parcels that matched the criteria, 27 of these are located in the CBD designation and 14 are in other zoning designations. The parcel list was then further refined by information found in the City of Bishop Constraints report. Eight parcels totaling 32-acres were then evaluated by the Draft Environmental Impact Report.

These parcels are (maps attached):

### *Bishop*

Three undeveloped parcels in the Bishop area, two of the Bishop area parcels (APNs 008-240-01 and 02) are proposed for a General Plan designation change to Central Business District from Public Service Facilities and Agriculture designations; and zoning designation changes to Central Business from Public and Light Industrial - Precise Plan. The third Bishop parcel (APN 008-190-01) is proposed for a General Plan land use designation change from Retail Commercial to Residential High Density and includes a zone change from Single-Family Residential to Multiple Family Residential. Combined, the three Bishop parcels would allow for a maximum of 344 dwelling units. The two parcels along Highway 395 were identified for their potential for mixed use commercial residential development or multi-family housing as they are located in an area with good access to services. The parcel along South Street could provide a mix of housing types from apartments/duplexes to zero lot line townhomes/condos.

### *Independence*

An undeveloped parcel in Independence is 16.9 acres and located along Mazourka Canyon Road, east of Edwards Street. The project parcel is identified as APN 002-160-08. It is owned by DWP and is included on the DWP property divestment list. It was evaluated for a proposed zone change from Rural Residential, 1-acre minimum to Multiple Family Residential and a General Plan change from Residential Ranch to Residential Medium Density for a maximum of 128 dwelling units. Staff's evaluation determined that more units on this parcel would create better affordability for people who currently live and work in the county than a 1-acre ranch/horse property as it is currently zoned for. This type of development, however nice, is not generally affordable to people making an average wage in the county. Discussions about this parcel also included the potential for senior housing, a tiny home village and zero lot line townhomes/condos.

### *Lone Pine*

Four Lone Pine parcels APNs 005-072-06; 005-072-07; 005-072-24; and 005-072-30 are proposed for a General Plan designation change from Public Facilities and Residential Medium-High Density to Residential High Density and a rezone from Public and Multiple Family 2-units to Multiple Family Residential 3-units and above. Combined, the four Lone Pine Parcels would allow for a maximum of approximately 20 dwelling units. These parcels are currently being used as a county road yard that is located inside a residential neighborhood. Considerations for this parcel's potential, included cottage apartments, town homes or duplexes. Two of these parcels are already zoned for duplexes and all current zoning allows for two-story buildings.

The project objectives drafted per Section 15124 of the CEQA Guidelines are:

- Provide for increased housing opportunities in Inyo County primarily through increasing allowable residential density within existing and established communities, especially within the Central Business District land use designation.
- Allow for increased housing opportunities (primarily multi-family) in certain commercial zones ministerially (no additional discretionary action needed).
- Focus future housing opportunities to vacant land located adjacent to existing public transit stops and public utilities/services.
- Minimize direct and indirect impact from increased housing opportunities on the physical, biological, cultural, political, and socioeconomic environments.
- Identify zone changes to be consistent with General Plan land use designations to maximize density.

Project alternatives for the EIR were drafted per Section 15126.6 of the CEQA Guidelines, and include:

1. Proposed Project: Increased housing opportunities resulting in a net increase of approximately 219-492 Dwelling Units
2. No Project Alternative: No change to General Plan land use designations or zoning ordinance.
3. Reduced Housing Opportunity Alternative – This alternative would eliminate the Independence parcel and evaluate up to 364 additional dwelling units.

For this EIR staff also applied for an additional state grant (Regional Early Action Planning Grant) or REAP. This grant was used to provide a Vehicle Miles Traveled (VMT) study and recommendations report to enhance the EIR.

The Draft EIR<sup>1</sup> was prepared and posted on the State CEQA Clearinghouse and recorded with the County Clerk for advertising on November 30, 2022 for a 45-day review period ending on January 16, 2023. The County received one comment on January 17, 2023 from DWP (comment attached).

## **FINDINGS**

*General Plan:* The proposed General Plan land use designation changes are being conducted to increase the allowed density on the parcels chosen for the project as part of a State program to promote housing opportunities through an SB2 grant. Changing the General Plan designations to:

Bishop parcels – Residential High Density (RH) and Central Business District (CBD) designations will result in 7.6 to 24 dwelling units per acre (du/acre) that correspond with the proposed Multiple Family Residential (R-3) and Central Business (CB) zones.

Independence parcel – Residential Medium Density (RM) designation will result in a 4.6 to 7.5 du/acre that corresponds with the proposed R-3 zoning designation.

Lone Pine Parcels – RH designation will result in a 15.1 to 24 du/acre that corresponds with the proposed R-3 zoning designation.

The RH designation is to be used in areas where single-family and multiple family residential units are appropriate and access to adequate water and sewer connections are available. All three areas can accommodate the increase in housing density as evaluated by the EIR and will increase the potential for increased housing opportunity as provided by the State grant program. The CBD designation allows for main street type commercial uses as well as multiple-family dwellings and mixed use projects. The parcels identified for the CBD designation have access to adequate water and sewer services and are appropriate for higher density housing development with mitigations per the EIR analysis. It too will increase the potential for increased housing density. The RM designation is to be used in areas where single-family residential units are appropriate and access to adequate water and sewer connections are available.

*Zoning:* The proposed zoning designation changes are being conducted to be consistent with the allowed density on the parcels, per the proposed General Plan changes and consist of:

Bishop parcels – Central Business (CB) allows for multiple-family dwellings 3-units and above and mixed-use commercial/residential projects, and Multiple Family Residential (R-3) that allows for residential development at 3-units and above.

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<sup>1</sup> <https://www.inyocounty.us/sites/default/files/2022-12/Vacant%20Lands%20DEIR%2011.30.2022.pdf>

Independence parcel – R-3 designation allows for residential development at 3-units and above.

Lone Pine Parcels – R-3 designation allows for residential development at 3-units and above.

#### *Tribal Consultation*

General Plan updates require that jurisdictions offer consultation opportunities to local Tribes. Pursuant to Government Code Section 65352.3, Tribes have 90-days, after receiving invitations to consult on GPAs to request consultation opportunities. Staff mailed consultation invitations on November 5<sup>th</sup>, 2020 to the: Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Fort Independence Indian Community of Paiutes, Kern Valley Indian Council, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone Tribe, Twenty-Nine Palms Band of Mission Indians, and the Walker River Reservation, pursuant to the list provided by the Native American Heritage Commission. The Big Pine Paiute Tribe of the Owens Valley requested consultation, but did not engage in scheduling one. No other Tribes requested consultation and the 90-day window for a consultation request has passed.

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b), tribes identified as being local to Inyo County, were notified via a certified letter on November 4, 2020 about the project and the opportunity for consultation. The tribes notified were as follows: the Twenty-Nine Palms Band of Mission Indians, Big Pine Paiute Tribe of the Owens Valley, Bishop Paiute Tribe, Cabazon Band of the Mission Indians, Fort Independence Indian Community of Paiutes, Lone Pine Paiute-Shoshone Tribe, Timbisha Shoshone Tribe, and the Torres Martinez Desert Cahuilla Indians. None of the Tribes requested consultation.

#### *Environmental Review*

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County – Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County- Vacant Lands and Housing Opportunity. The Draft EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. The issues that are analyzed in detail in the Draft EIR include: aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas (GHG) emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation; tribal cultural resources; utilities and service systems; and, wildfire.

The analysis contained in the Draft EIR identified potentially significant impacts for biological resources, with the proposed project having the potential to affect sensitive or special-status species, a sensitive natural community, or State or federally protected wetlands. With the implementation of mitigation measures that include rare plant

surveys, surveys for Owens Valley vole, avoidance measures for special-status fish, Swainson's hawk and nesting bird surveys, and the completion of a jurisdictional delineation, all potentially significant impacts would be mitigated to a less than significant level. Potentially significant impacts were also identified for cultural resources, but mitigation measures including inadvertent discovery of cultural resources procedures, cultural resource investigations, and procedures for the inadvertent discovery of human remains would reduce potentially significant impacts to a less than significant level. Site-specific geotechnical investigations and avoidance and minimization measures for paleontological resources would be implemented to reduce geology and soils impacts to a less than significant level. The proposed project would also implement stormwater quality protection measures to reduce hydrology and water quality impacts to a less than significant level. Construction noise reduction measures and construction vibration limits would be implemented to reduce noise impacts to a less than significant level. The County would require developers to demonstrate the proposed development would have a residential density equal to or greater than 4.5 dwelling units per acre prior to issuance of a grading permit to reduce transportation impacts to a less than significant level. A minimum density greater than 4.5 dwelling units per acre would meet the criteria for reducing vehicles miles traveled (VMT) at least 15 percent below the County average. Potentially significant impacts were also identified for tribal cultural resources, but mitigation measures including inadvertent discovery of tribal cultural resources procedures would reduce potentially significant impacts to a less than significant level. The proposed project would demonstrate adequate water supply prior to issuance of a grading permit in order to reduce potentially significant impacts to a less than significant level. Table ES-1 (located at the end of the Executive Summary) summarizes the project's potentially significant environmental impacts and proposed mitigation measures by issue, as discussed in Section 4.1-4.20 of the Draft EIR.

### *Noticing*

The project was noticed on March 11, 2023 in the Inyo Register and mailed to residents within 300-feet of the parcels subject to the changes. One comment letter was received at the original hearing, it is attached.

### **RECOMMENDATIONS**

Planning Department staff is recommending:

The Planning Commission adopt a resolution (attached) recommending the Board of Supervisors:

1. Adopt a Resolution Approving General Plan Amendment 2023-01/Inyo County - Vacant lands and Housing Opportunity
2. Adopt an Ordinance Approving Zone Reclassification 2023-01/Inyo County - Vacant lands and Housing Opportunity; and,
3. Approve and certify the EIR was prepared in compliance with CEQA.

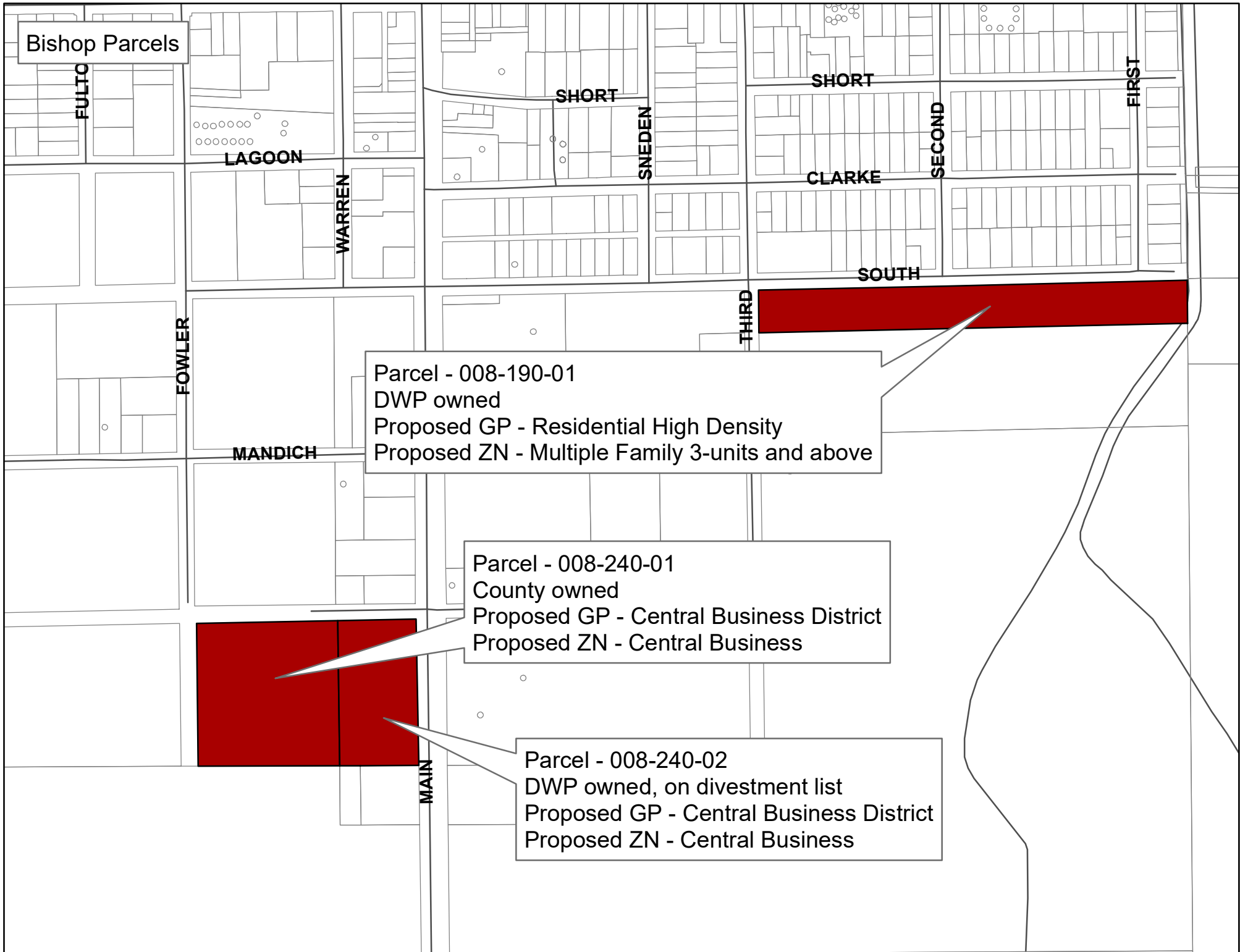
### **ATTACHMENTS**

- Maps of parcels proposed for General Plan and zone reclassifications
- Comment letter
- Response to comments

- Draft Planning Commission Resolution
- Draft Board Ordinance
- Draft Board Resolution
- Comment letter received February 22, 2023

Attachment - Maps

Bishop Parcels



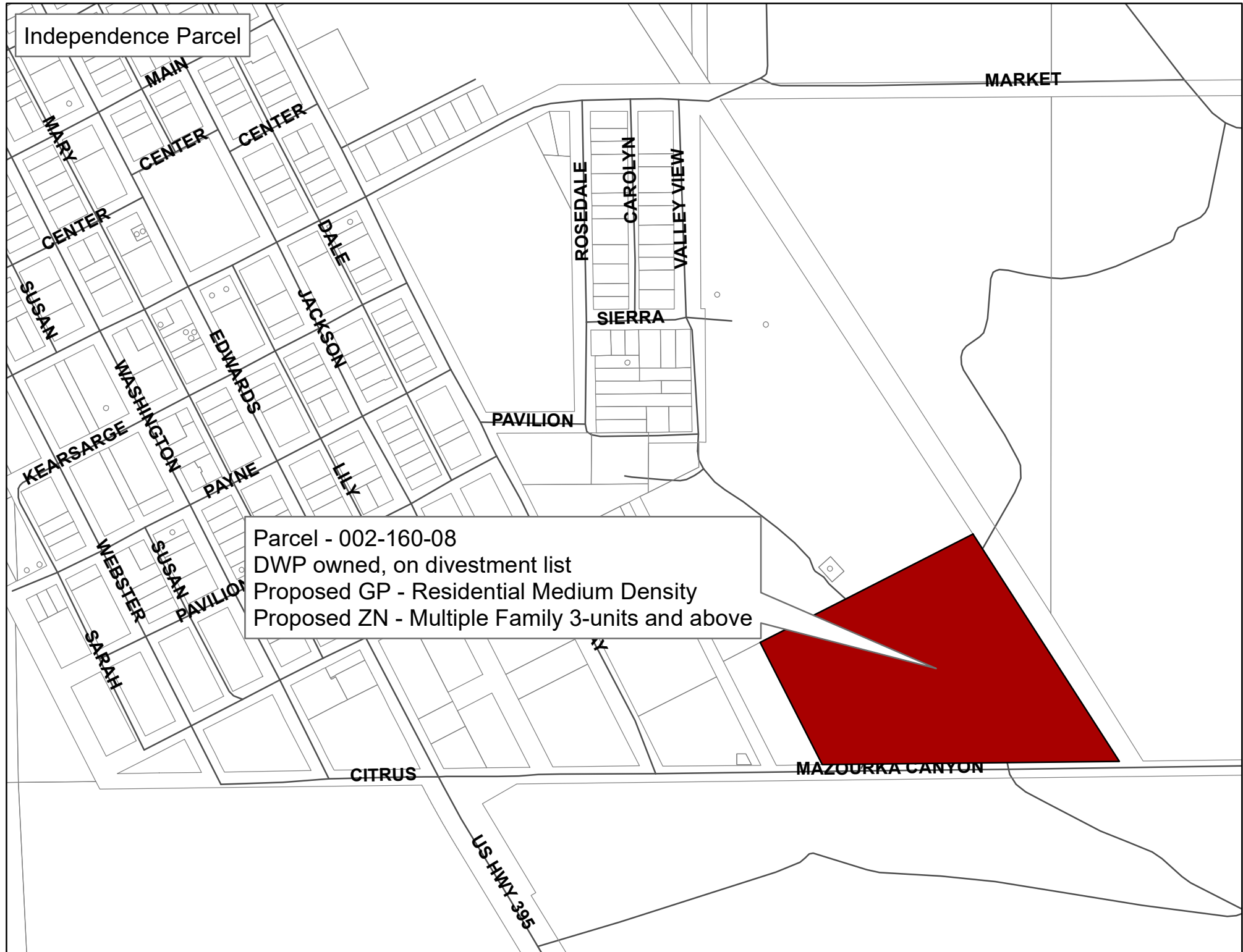
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Proposed GP - Central Business District  
Proposed ZN - Central Business

Parcel - 008-240-02  
DWP owned, on divestment list  
Proposed GP - Central Business District  
Proposed ZN - Central Business



Independence Parcel



Parcel - 002-160-08  
DWP owned, on divestment list  
Proposed GP - Residential Medium Density  
Proposed ZN - Multiple Family 3-units and above

MARKET

MARY

MAIN

CENTER

CENTER

CENTER

SUSAN

DALE

ROSEDALE

CAROLYN

VALLEY VIEW

SIERRA

PAVILION

JACKSON

EDWARDS

WASHINGTON

KEARSARGE

PAYNE

LILY

WEBSTER

SUSAN

PAVILION

SARAH

CITRUS

MAZOURKA CANYON

US HWY 395

Lone Pine Parcels

WILLOW

Parcel - 005-072-30  
Parcel - 005-072-07  
DWP owned  
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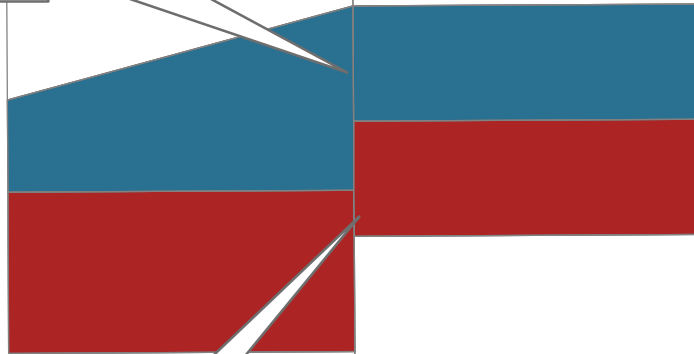
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Parcel - 005-072-24  
County owned  
Proposed GP - Residential High Density  
Proposed ZN - Multiple Family 3-units and above

HAY

MOUNTAIN VIEW



Attachment EIR Comments



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners  
Cynthia McClain-Hill, President  
Cynthia M. Ruiz, Vice President

Mia Lehrer

Nicole Neeman Brady

Nurlt Katz

Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

January 17, 2023

Ms. Cathreen Richards, Planning Director  
Inyo County Planning Department  
P.O. Drawer L  
Independence, CA 93526  
[crichards@inyocounty.us](mailto:crichards@inyocounty.us)

Dear Ms. Richards:

Subject: Public Comments on Draft Environmental Impact Report (DEIR)  
(SCH No. 2020110088)

The Los Angeles Department of Water and Power (LADWP) is providing comments on the Notice of Availability filed on November 30, 2022, regarding Inyo County's (County) Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities. The proposed project is to change the General Plan and Zoning designations on eight vacant parcels, most owned by the City of Los Angeles, to promote increased housing opportunities. The County finds that the project would have no significant and unavoidable environmental effects, and the potential effects would be less than significant with mitigation incorporated. LADWP does not concur with some of the findings and offers the following comments for consideration:

### **Bishop Area**

Assessor Parcel No. 008-190-01

- This area is leased for livestock grazing and classified as Type-C vegetation under the Inyo-Los Angeles Long-Term Water Agreement (Water Agreement). China Slough, a water conveyance ditch, traverses the parcel's southern boundary. Relocation of ditch or reduction of parcel will be required. Relocation of the ditch, loss of riparian areas, and the effect on the Water Agreement have not been analyzed.
- Reduction of the parcel size to exclude the China Slough ditch from the parcel, requires a 50-foot offset on each side of the ditch for operation and maintenance purposes and possibly a lot line adjustment, which was not addressed.

**Attachment – Response to EIR comments**

# Memorandum

HELIX Environmental Planning, Inc.  
1180 Iron Point Road, Suite 130  
Folsom, CA 95630  
916.435.1205 tel  
[www.helixepi.com](http://www.helixepi.com)



**Date:** 07 February 2023

**To:** Cathreen Richards, Inyo County Planning Director

**cc:**

**From:** Robert Edgerton, Principal Planner

**Subject:** Inyo County Vacant Lands EIR – Response to LADWP Comment Letter

A single comment letter was received by the Inyo County Planning Department (County) regarding the public review draft Environmental Impact Report (EIR) for the proposed Vacant Lands Inventory and Zoning Evaluation for Possible Housing Opportunities project. Although the comment letter from the Los Angeles Department of Water and Power (LADWP) was written and received after the close of the public comment period, the County has prepared written responses to the comments.

Communication between Inyo County Planning Department and LADWP in regards to the Vacant Lands EIR began February 2021, as LADWP requested to participate in the planning process for the Vacant Lands EIR. During and subsequent to the Notice of Preparation phase for the EIR, the County provided LADWP with an overview of the project and requested that LADWP provide comment on LADWP-owned parcels during the EIR process. No further communication was provided by LADWP until the County received the late comment letter on January 17, 2023.

LADWP comments are provided in bold text below, followed by County responses to comments.

## **BISHOP AREA**

### Assessor Parcel No. 008-190-01

***This area is leased for livestock grazing and classified as Type-C vegetation under the Inyo-Los Angeles Long-Term Water Agreement (Water Agreement). China Slough, a water conveyance ditch, traverses the parcel's southern boundary. Relocation of the ditch or reduction of parcels will be required. Relocation of the ditch, loss of riparian areas, and the effect on the Water Agreement have not been analyzed.***

As stated on Page 3-2 of the draft EIR, the goal of the proposed project is to streamline the housing approval process in the County through the identification of key parcels that may provide increased residential dwelling capacity, accelerate housing production, and reduce population emigration by processing General Plan land use designation and zoning changes for the proposed project parcels. The project does not currently propose development on any parcel as the purpose of the project is to rezone and change land use designations of vacant parcels for future residential lots. In the future, if a developer seeks to build residential dwelling units on one of the subject parcels, they are required to submit an entitlement application and prepare subsequent analysis for any proposed development. As no development is currently proposed, the China Slough ditch is not proposed for relocation.

***Reduction of the parcel size to exclude the China Slough ditch from the parcel, requires a 50-foot offset on each side of the ditch for operation and maintenance purposes and possibly a lot line adjustment, which was not addressed.***

As stated on Page 3-4 of the draft EIR, the proposed project would include rezoning one Bishop parcel (APN 008-190-01) to R-3. The R-3 zoning district allows for multiple-family dwelling units as a principal permitted use. The parcel size would not be reduced to exclude the China Slough ditch, it will only be rezoned to allow for future residential lots. Future development proposals seeking residential entitlement of this parcel would be required to comply with setback requirements from the slough for LADWP maintenance purposes.

***This parcel is outside the City of Bishop with no legal access to municipal water or sewer. An annexation or an out-of-service agreement with the City of Bishop and/or Eastern Sierra Community Service District should be in place before granting high-density land entitlements that require access to a sewer treatment plant.***

As stated on Page 4.19-12 of the draft EIR, although water availability in the City of Bishop is currently unknown, all eight of the proposed project parcels are located within the Owens Valley groundwater basin which is a low priority groundwater basin. The Owens Valley groundwater basin supplies a total of 1,054 wells, 130 of which are public supply wells. The estimated groundwater use in this basin is 134,680 acre-feet, which is 84 percent of the basin's groundwater supply. The Sustainable Groundwater Management Act (SGMA) 2019 Basin Prioritization report estimated an 8 percent population growth in the Owens Valley Groundwater Basin from 2010 to 2030. As discussed in Section 4.14 of the draft EIR, Population and Housing, the population growth rate between 2010 (18,546 people) and 2020 (18,584 people) is less than 0.01 percent. Therefore, the portion of the proposed project located in the City of Bishop is anticipated to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and/or multiple dry years.

Additionally, as mentioned on Page 4.19-12 of the draft EIR, wastewater treatment for the Bishop parcels would be provided by the City of Bishop. Connections to the wastewater treatment system are available in the adjacent utility easements along the roads bordering the Bishop parcels. According to Deston Dishion, Public Works Director for the City of Bishop, the City has adequate capacity to provide wastewater services to the maximum number of proposed units in Bishop (D. Dishion, personal communication, August 3, 2021). In the future, if a developer proposes to build residential dwelling units on a Bishop parcel, they are required to submit all applicable permits and applications as well as prepare subsequent analysis, as necessary, for any proposed development.

***Hydrology analysis on Page 4.10-15, HYD-3, does not analyze relocation of the China Slough Ditch or putting it in an underground conduit. LADWP is unable to divest in land needed for operational purposes.***

As stated on Page 3 2 of the draft EIR, the goal of the proposed project is to streamline the housing approval process in the County through the identification of key parcels that may provide increased residential dwelling capacity, accelerate housing production, and reduce population emigration by processing General Plan land use designation and zoning changes for the proposed project parcels. The project does not propose any development on the referenced parcel as the purpose of the project is to rezone and change land use designations of vacant parcels for possible, future residential lots. In the

future, if a developer proposes to build residential dwelling units on the referenced parcel, they are required to submit applications and prepare subsequent analysis, including environmental analysis, as necessary, for any proposed development. As no development is currently proposed, the China Slough ditch would not need to be relocated.

Assessor Parcel No. 008-240-02

***This area is leased for livestock grazing and classified as Type-E vegetation under the Water Agreement. Water conveyance ditches traverse the southern and eastern parcel boundaries. The same comments for APN 008-190-01 pertain to this parcel. Impacts on LADWP operations have not been considered.***

Parcel 008-240-02 is listed in the Long Term Water Agreement as a divestment parcel. As stated on Page 3-2 of the draft EIR, the goal of the proposed project is to streamline the housing approval process in the County through the identification of key parcels that may provide increased residential dwelling capacity, accelerate housing production, and reduce population emigration by processing General Plan land use designation and zoning changes for the proposed project parcels. The project does not currently propose development on the referenced parcel as the purpose of the project is to rezone and change land use designations of vacant parcels for possible, future residential lots. In the future, if a developer proposes to build residential dwelling units on the referenced parcel, they are required to submit applications and prepare subsequent analysis, including further environmental analysis, as necessary, for any proposed development. As no development is currently proposed, the water conveyance ditches would not need to be relocated and impacts to DWP's operations and any changes required to be made to the Long Term Water Agreement would have to be considered at the time of divestment.

***This parcel is outside the City of Bishop with no legal access to municipal water or sewer. An annexation or an out-of-service agreement with the City of Bishop should be in place before granting high-density development land entitlements. LADWP is required to reserve all water and water rights. Development can only occur should the City of Bishop service the property with water.***

As stated on Page 4.19-12 of the draft EIR, although water availability in the City of Bishop is currently unknown, all eight of the proposed project parcels are located within the Owens Valley groundwater basin which is a low priority groundwater basin. The Owens Valley groundwater basin supplies a total of 1,054 wells, 130 of which are public supply wells. The estimated groundwater use in this basin is 134,680 acre-feet, which is 84 percent of the basin's groundwater supply. The Sustainable Groundwater Management Act (SGMA) 2019 Basin Prioritization report estimated an 8 percent population growth in the Owens Valley Groundwater Basin from 2010 to 2030. As discussed in Section 4.14 of the draft EIR, Population and Housing, the population growth rate between 2010 (18,546 people) and 2020 (18,584 people) is less than 0.01 percent. Therefore, the portion of the proposed project located in the City of Bishop is anticipated to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and/or multiple dry years.

Additionally, as mentioned on Page 4.19-12 of the draft EIR, wastewater treatment for the Bishop parcels would be provided by the City of Bishop. Connections to the wastewater treatment system are available in the adjacent utility easements along the roads bordering the Bishop parcels. According to Deston Dishion, Public Works Director for the City of Bishop, the City has adequate capacity to provide wastewater services to the maximum number of proposed units in Bishop (D. Dishion, personal communication, August 3, 2021). In the future, if a developer proposes to build residential dwelling units



on a Bishop parcel, they are required to submit all applicable permits and applications as well as prepare subsequent analysis, as necessary, for any proposed development.

***The parcel is subject to the objectives of the 1997 Memorandum of Understanding (MOU) between Lessor and the County of Inyo, the California Department of Fish and Game (Department of Fish and Wildlife as of 2012), the California State Lands Commission, the Sierra Club, the Owens Valley Committee, the Carla Scheidlinger ("1997 MOU"). The development of grazing management plans (collectively, the "Grazing Management Plan") to meet the 1997 MOU objectives include measures to accomplish the goal of sustainable agriculture. It is not clear how the proposed change affects the MOU.***

Parcel 008-240-02 is listed as a divestment parcel in the Long Term Water Agreement. Any changes to the MOU and managements plans as currently set forth would be reviewed and amended if necessary at the time of divestment and again if a development proposal is submitted. As stated on Page 4.2-5 of the draft EIR, one parcel in Bishop, APN 008-240-02, currently has an agricultural land use designation under the General Plan. However, the parcel is zoned as light industrial (M2-PP) and is currently vacant. Page 4.2-6 of the draft EIR states that the proposed project is not located on land zoned for or involved in the production of agriculture or timber, and therefore the proposed project would have no impact and would not contribute to a potential cumulative impact to these resources. As the parcel is zoned light industrial and is currently vacant, it is not currently used or zoned for agricultural use.

***Page 4.2-5 discusses Impact Analysis. It concludes under AG-1 through AG-4 there are no impacts to agricultural property. AG-2 acknowledges this parcel has a general plan agricultural land use designation with a light industrial zoning use designation. AG-4 states the parcel is not currently used or zoned for agricultural use. Therefore, the proposed project would not convert agricultural land to non-agricultural use and concluded there will be no impact. This is not accurate. The land is currently under ranch lease, irrigated, and used for livestock grazing purposes.***

As stated on Page 4.2-5 of the draft EIR, one parcel in Bishop, APN 008-240-02, currently has an agricultural land use designation under the General Plan. However, the parcel is zoned as light industrial (M2-PP) and is currently vacant. Page 4.2-6 of the draft EIR states that the proposed project is not located on land zoned for or involved in the production of agriculture or timber, and therefore the proposed project to rezone would have no impact and would not contribute to a potential cumulative impact to these resources. As the parcel is zoned light industrial and is currently vacant, it is not currently used or zoned for agricultural use.

***Hydrology analysis on page 4.10-15, HYD-3, does not analyze the relocation of the irrigation ditches or putting them in an underground conduit. LADWP is unable to divest in land needed for operation purposes.***

As stated on Page 3-2 of the draft EIR, the goal of the proposed project is to streamline the housing approval process in the County through the identification of key parcels that may provide increased residential dwelling capacity, accelerate housing production, and reduce population emigration by processing General Plan land use designation and zoning changes for the proposed project parcels. The project does not propose any development on the referenced parcel as the purpose of the project is to rezone and change land use designations of vacant parcels for possible, future residential lots. In the future, if a developer proposes to build residential dwelling units on the referenced parcel, they are

required to submit applications and prepare subsequent analysis, including further environmental review, as necessary, for any proposed development.

INDEPENDENCE

Assessor Parcel No. 002-160-08

***The County should consider purchasing the Independence wastewater treatment system for future development purposes.***

As stated on Page 4.19-13 of the draft EIR, per a personal communication with the LADWP Independence Chief Plant Operator, the wastewater system in Independence was designed to serve a population roughly three times the size of Independence's existing population and therefore has capacity to serve the maximum number of additional units proposed by this project. In the future, if a developer proposes to build residential dwelling units on the parcel, they are required to submit all applicable permits and applications as well as prepare subsequent analysis, as necessary, for any proposed development.

- This parcel is outside of the City of Bishop with no legal access to municipal water or sewer. An annexation or an out-of-serve agreement with the City of Bishop and/or Eastern Sierra Community Service District should be in place before granting high-density land entitlements that require access to a sewer treatment plant.
- Hydrology analysis on page 4.10-15, HYD-3, does not analyze relocation of the China Slough Ditch or putting it in an underground conduit. LADWP is unable to divest in land needed for operational purposes.

Assessor Parcel No. 008-240-02

- This area is leased for livestock grazing and classified as Type-E vegetation under the Water Agreement. Water conveyance ditches traverse the southern and eastern parcel boundaries. The same comments for APN 008-190-01 pertain to this parcel. Impacts on LADWP operations have not been considered.
- This parcel is outside of the City of Bishop with no legal access to municipal water. An annexation or an out-of-serve agreement with the City of Bishop should be in place before granting high-density development land entitlements. LADWP is required to reserve all water and water rights. Development can only occur should the City of Bishop service the property with water.
- This parcel is subject to the objectives of the 1997 Memorandum of Understanding (MOU) between Lessor and the County of Inyo, the California Department of Fish and Game (Department of Fish and Wildlife as of 2012), the California State Lands Commission, the Sierra Club, the Owens Valley Committee, and Carla Scheidlinger ("1997 MOU"). The development of grazing management plans (collectively, the "Grazing Management Plan") to meet the 1997 MOU objectives include measures to accomplish the goal of sustainable agriculture. It is not clear how the proposed change affects the MOU.
- Page 4.2-5 discusses *Impact Analysis*. It concludes under AG-1 through AG-4 there are no impacts to agricultural property. AG-2 acknowledges this parcel has a general plan agricultural land use designation with a light industrial zoning use designation. AG-4 states the parcel is not currently used or zoned for agricultural use. Therefore, the proposed project would not convert agricultural land to non-agricultural use and concludes there will be no impact. This is not accurate. The land is currently under ranch lease, irrigated, and used for livestock grazing purposes.

Ms. Cathreen Richards  
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- Hydrology analysis on page 4.10-15, HYD-3, does not analyze the relocation of the irrigation ditches or putting them in an underground conduit. LADWP is unable to divest in land needed for operational purposes.

### **Independence**

Assessor Parcel No. 002-160-08

- The County should consider purchasing the Independence wastewater treatment system for future development purposes.

If you have any questions regarding these comments, please write to LADWP at 300 Mandich Street, Bishop, CA 93514.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam', with a long horizontal line extending to the right.

Adam Perez  
Manager of Aqueduct

SRC:fm  
c: Mrs. Sue Chudy

Attachment - Draft Resolution

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PROJECT WAS PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKE CERTAIN FINDINGS WITH RESPECT TO AND APPROVE ZONE RECLASSIFICATION (ZR) 2023-01/INYO COUNTY - VACANT LANDS AND HOUSING OPPORTUNITY AND GENERAL PLAN AMENDMENT (GPA) 2023-01/INYO COUNTY -VACANT LANDS AND HOUSING OPPORTUNITY**

**WHEREAS**, the Inyo County Board of Supervisors, through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

**WHEREAS**, the Environmental Impact Report (EIR) for the proposed project was prepared in compliance with CEQA; and

**WHEREAS**, mitigation and avoidance measures were prepared to reduce potentially significant impacts to a less than significant level; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing on February 22, 2023 to review and consider ZR 2023-01/Inyo County Vacant lands and Housing Opportunity and GPA 2023-01/Inyo County-Vacant lands and Housing Opportunity and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZR 2023-01 will result in the reclassification of the zoning of eight parcels in the county to allow for more dwelling units and these changes are concurrent with corresponding General Plan designations that increase the allowed density of dwelling units on the same parcels causing the zoning code to be compliant with the General Plan with regard to certain residential densities; and

**WHEREAS**, the approval of GPA 2023-01 will result in the reclassification of General Plan designations on eight parcels in the county and these changes are consistent with the changes to the Inyo County Zoning code as it causes higher densities matching the increase of dwelling units concurrent with the zoning code.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that based on all written and oral comments and input received during the February 22, 2023, hearing, including but

not limited to the Planning Department Staff Report and all associated attachments, the Planning Commission makes the following findings regarding the proposal and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

**RECOMMENDED FINDINGS:**

1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County - Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County - Vacant Lands and Housing Opportunity. The EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. Avoidance and mitigation measures were developed and added as conditions to reduce potentially significant impacts to a less than significant level.
2. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with the Goals and Policies of the Inyo County General Plan.
3. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors take the following actions:

**RECOMMENDED ACTIONS:**

1. Make certain findings with respect to, and approve, Zone Text Amendment ZTA/2023-01/Inyo County - Vacant lands and Housing Opportunity, changing parcels: Bishop (APN 008-240-01) from Light Industrial Precise Plan to Central Business; Bishop (APN 008-240-02) from Public to Central Business; Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above; Independence (APN 002-160-08) from Rural Residential to Multiple Family Residential 3-units and above; Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above; and, Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family Residential 3-units and above.
2. Make certain findings with respect to, and approve, General Plan Amendment 2023-01 Inyo County - Vacant lands and Housing Opportunity changing parcels: Bishop (APN 008-240-01; 008-240-02) from Public Facilities to Central Business District; Bishop (008-240-02) from Agriculture to Central Business District; Bishop (APN 008-190-01) from Retail Commercial to Residential High Density; Independence (APN 002-160-08) from Residential Ranch to Residential Medium

Density; Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public Facilities to Residential High Density; and, Lone Pine (APN 005-072-06) Residential Medium High Density to Residential High Density.

3. Certify the Environmental Impact Report was prepared in compliance with the California Environmental Quality Act.

PASSED AND ADOPTED this 22<sup>nd</sup> day of February, 2023, by the following vote of the Inyo County Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairperson  
Inyo County Planning Commission

ATTEST:  
Cathreen Richards, Planning Director

By \_\_\_\_\_  
Paula Riesen, Secretary of the Commission



Attachment - Draft Ordinance

## ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION NO. 2023-01/INYO COUNTY-VACANT LANDS AND HOUSING OPPORTUNITY AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO BY REZONING EIGHT PARCELS OF LAND INCLUDING, IN THE BISHOP AREA: (APN 008-240-01) FROM LIGHT INDUSTRIAL PRECISE PLAN TO CENTRAL BUSINESS; (APN 008-240-02) FROM PUBLIC TO CENTRAL BUSINESS; (APN 008-190-01) FROM ONE FAMILY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; IN INDEPENDENCE: (APN 002-160-08) FROM RURAL RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; AND IN LONE PINE: (APN 005-072-07; 005-072-24; 005-072-30) FROM PUBLIC TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE; AND, (APN 005-072-06) MULTIPLE FAMILY RESIDENTIAL 2-UNITS TO MULTIPLE FAMILY RESIDENTIAL 3-UNITS AND ABOVE

WHEREAS, county staff applied for and was awarded a Senate Bill (SB) 2 grant to conduct a vacant lands inventory and a zoning and General Plan review of properties located in the County; and

WHEREAS, this information was used to identify parcels that are appropriate for zone and General Plan designation changes to promote affordable housing opportunities primarily by increasing allowable residential density; and

WHEREAS, eight separate parcels of land located in the Bishop area, Independence and Lone Pine were identified for General Plan and zoning designation changes to increase the allowable housing densities and dwelling units; and

WHEREAS, an Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, as required by law, the EIR was posted to the State CEQA Clearinghouse on November 5, 2022; filed with the County Clerk; and advertised in the Inyo Register; for a forty-five day review and comment period, ending on January 16, 2023; and

WHEREAS, one comment was submitted on January 17, 2023 from the Los Angeles Department of Water and Power; and

WHEREAS, on February 22, 2023 the Inyo County Planning Commission received a presentation from staff regarding the proposed reclassification of zoning designations on eight separate parcels of land and the associated EIR including avoidance, mitigation measures and comments; held a public hearing and received public comment; made all necessary findings and adopted a resolution recommending the Board of Supervisors adopt the resolution amending the General Plan, adopt the ordinance approving Zone Reclassification No. 2023-01 and certify the EIR was prepared in compliance with CEQA; and

WHEREAS, on March 28, 2023, the Board held a duly noticed public hearing.

NOW, THEREFORE, the Board of Supervisors, County of Inyo, ordains as follows:

#### SECTION I: AUTHORITY

This Ordinance is enacted pursuant to the police powers of the Board of Supervisors and Sections 18.81.310 and 18.81.350 of the Inyo County Code, which establishes the procedure for the Board of Supervisors to enact changes to the Zoning Ordinance of the County as set forth in Title 18 of said code. The Board of Supervisors is authorized to adopt zoning ordinances by Government Code Section 65850 et seq.

#### SECTION II: FINDINGS

The recitals above are incorporated herein as Findings.

After considering all testimony, information and evidence, submitted, including the recommendation of the Inyo County Planning Commission and statements made at the public hearings held on this matter, this Board finds as follows:

- (1) In accordance with Inyo County Code Section 18.81.320, the Inyo County Planning Commission considered amendments to the zoning map of the County of Inyo to change the designations on eight separate parcels to increase housing opportunity as described in Section III of this Ordinance.
- (2) On February 22, 2023 the Inyo County Planning Commission conducted a duly noticed public hearing on Zone Reclassification (ZR) 2023-01/Inyo County - Vacant lands and Housing Opportunity, following which, the Commission made various findings and recommended that this Board amend Title 18, to rezone the parcels as described in Section III of this Ordinance.
- (3) The findings of the Planning Commission are supported by the law and facts and are adopted by this Board.
- (4) Staff presented eight parcels of land to the Inyo County Planning Commission to have the Inyo County General Plan Land Use Map amended to best match the proposed zoning and in support of higher density housing.
- (5) The proposed Zone Reclassification is consistent with the goals, policies, and implementation measures in the Inyo County General Plan, including the proposed General Plan Amendment changing designations on eight separate parcels.
- (6) The proposed actions will act to further the orderly growth and development of the County by rezoning the parcels to allow for more housing opportunity within already developed and disturbed areas, which have adequate services and available infrastructure, as this best matches the current policies of the State and County and helps to limit development pressure on currently undeveloped areas of the County.

(7) Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County - Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County - Vacant Lands and Housing Opportunity. The EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. Avoidance and mitigation measures were developed and added as conditions to reduce potentially significant impacts to a less than significant level.

### SECTION III: ZONING MAP OF THE COUNTY OF INYO AMENDED

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on eight separate parcels is changed, as follows:

- Bishop (APN 008-240-01) from Light Industrial, Precise Plan to Central Business;
- Bishop (APN 008-240-02) from Public to Central Business;
- Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above;
- Independence (APN 002-160-08) from Rural Residential to Multiple Family Residential 3-units and above;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above; and,
- Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family Residential 3-units and above.

### SECTION IV: EFFECTIVE DATE

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption hereof, this Ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this Ordinance together with the names of the Board members voting for and against same.

PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF MARCH, 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Jennifer Roeser Chairperson

ATTEST: Nathan Greenberg  
Clerk to the Board

By: \_\_\_\_\_  
Darcy Ellis, Assistant

**Attachment – Draft Board Resolution**

**RESOLUTION NO.**

**A RESOLUTION OF INYO COUNTY BOARD OF SUPERVISORS ADOPTING  
GENERAL PLAN AMENDMENT (GPA) 2023-01/INYO COUNTY-VACANT  
LANDS AND HOUSING OPPORTUNITY**

**WHEREAS**, on March 28, 2023, the Inyo County Board of Supervisors held a duly noticed public hearing to review and consider ZR 2023-01/Inyo County Vacant lands and Housing Opportunity and GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZR 2023-01 will result in the reclassification of the zoning of eight parcels in the county to allow for more dwelling units and these changes are concurrent with corresponding General Plan designations that increase the allowed density of dwelling units on the same parcels causing the zoning code to be compliant with the General Plan with regard to certain residential densities; and

**WHEREAS**, on February 22, 2023, the Inyo County Planning Commission held a duly noticed public hearing, following which it approved a resolution recommending the Board of Supervisors adopt GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity and certify the EIR was prepared in compliance with CEQA; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Appendix G, an EIR was prepared for GPA 2023-01/Inyo County - Vacant lands and Housing Opportunity and ZR 2023-01/Inyo County - Vacant Lands and Housing Opportunity. The EIR contains an environmental analysis of the potential impacts associated with implementing the project in accordance with CEQA. Avoidance and mitigation measures were developed and added as conditions to reduce potentially significant impacts to a less than significant level; and

**WHEREAS**, having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, and the recommendation of the Planning Commission, the Board of Supervisors now makes the required findings and adopts GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity.

**NOW, THEREFORE, BE IT RESOLVED** that the Inyo County Board of Supervisors hereby finds and resolves as follows:

**SECTION ONE:** The recitals above are incorporated herein as Findings.

**SECTION TWO:** The Board of Supervisors certifies the EIR for GPA 2023-01/Inyo County-Vacant Lands and Housing Opportunity.

**SECTION THREE:** The Board of Supervisors finds that the General Plan Amendment 2023-01 Inyo County - Vacant lands and Housing Opportunity which changes parcels: Bishop (APN 008-240-01; 008-240-02) from Public Facilities to Central Business District; Bishop (008-240-02) from Agriculture to Central Business District; Bishop (APN 008-190-01) from Retail Commercial to Residential High Density; Independence (APN 002-160-08) from Residential Ranch to Residential Medium Density; Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public Facilities to Residential High Density; and, Lone Pine (APN 005-072-06) Residential Medium High Density to Residential High Density is consistent with the goals and policies of the same and any applicable area plans, is reasonable and beneficial at this time, and will not have a substantial adverse effect on surrounding properties.

**PASSED AND ADOPTED this 28<sup>th</sup> day of March, 2023, by the following vote of the Inyo County Board of Supervisor:**

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Jennifer Roeser, Chair

ATTEST: Nathan Greenberg  
Clerk of the Board

By \_\_\_\_\_  
Darcy Ellis, Assistant

**Attachment – Public Comments**



February 17, 2023

Planning Commission  
Drawer L  
Independence, CA 93526

Subject: Vacant Lands and Housing Opportunity

I live at 146 N Lone Pine Ave next to The County Road Yard. The Road Yard is proposed to become High Density Housing. I am strongly Opposed to:

Affordable Housing

Hi Density Housing

Government Funded Housing

Adjacent to our Home. If you must move the Road Yard It should be replaced with four private lots to be sold on the private market. These lots should be zoned the same as their neighbors which could create housing for up to eight residents. Anything more would change the neighborhood with potential to disrupt and devalue the adjacent property.


In 1986 all lots surrounding The Road Yard were rezoned to R-2-6,500 MH. A packet with a letter and map was sent to me and I assume other property owners surrounding the Road Yard, to let us know of their intentions and of a public meeting. This did not happen for these proposed changes. Tribes were notified via certified letter November 4, 2020. I find this rather alarming.

I first became aware of these proposed changes February 4, 2023 in an article in our local paper, "Supervisors to receive county housing update". Then another Public Notice in the local paper I believe February 10, 2023 of the Planning Commission Meeting February 22, 2023. I was told by some one, the problem is, no one wants High Density Housing next to there home. Maybe there is good reason for this. Would you?

High Density Property should have its own area like Mt Whitney Apartments and the property next to Mc Donald's. not adjacent to private homes. No one wants people looking down into their homes or yards. This is our community lets do it right.

I believe there is a lot of pressure from Sacramento along with Tax Payers dollars i.e. Grant Money to create housing. If you must use our tax dollars to create High Density Housing maybe a land trade north of the Mt Whitney Apartments or somewhere similar would work. The cost to put in infrastrucure would be much less costly than a low density neighborhood.

Bruce Pischel

  
760-614-0018

February 17, 2023

Planning Commission  
Drawer L  
Independence, CA 93526

Subject: Vacant Lands and Housing Opportunity

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Hi Density Housing

Government Funded Housing

Adjacent to our Home. If you must move the Road Yard It should be replaced with four private lots to be sold on the private market. These lots should be zoned the same as their neighbors which could create housing for up to eight residents. Anything more would change the neighborhood with potential to disrupt and devalue the adjacent property.

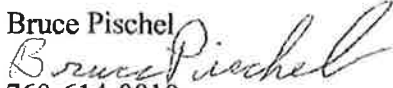
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Bruce Pischel

  
760-614-0018

From: InyoPlanning  
Sent: Wednesday, March 15, 2023 1:32 PM  
To: Cathreen Richards  
Subject: FW: bishop zoning changes

Hi Cathreen:

Here is a letter for your vacant lands project.

Thank you,  
Paula Riesen  
Inyo County Planning  
(760) 878-0263

From: Jerry Rodgers [mailto:jjsierra48@yahoo.com]  
Sent: Wednesday, March 15, 2023 12:55 PM  
To: InyoPlanning  
Subject: bishop zoning changes

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You don't often get email from jjsierra48@yahoo.com. Learn why this is important

To the planning commission

My wife and I have lived at 487 east south street 40 years. We have enjoyed living here along with our great neighbors. If the proposed plan to build high density housing units ever comes to fruition, it would be devastating to the land owners/ property tax payers on south street.

The enormous increase in traffic and noise, would destroy the peace and tranquility we have enjoyed over the years. Where would all the cars park, this street can not handle all that activity.

We are 100 percent against changing the zoning on south street, it would immediately decrease the value of our properties. There are other places within the city limits that are more appropriate for this type of housing, that would not disturb current landowners.

I do not believe this plan was well thought out, and the distress it would put on current landowners. I am proposing you reconsider your plan for East South Street and leave the zoning as it is currently.

From: InyoPlanning  
Sent: Monday, March 20, 2023 4:52 PM  
To: Cathreen Richards  
Subject: FW: Letter

:)

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

From: Krista Evangelist [mailto:kristamevangelist2015@gmail.com]  
Sent: Monday, March 20, 2023 2:55 PM  
To: InyoPlanning  
Subject: Letter

CAUTION: This email originated from outside of the Inyo County Network. DO NOT click links or open attachments unless you recognize and trust the sender. Contact Information Services with questions or concerns.

[You don't often get email from kristamevangelist2015@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This is in regards to a letter sent out about the parking lot we currently lease. We Neighborhood Church did not receive a letter regarding this. We were given info today from a neighbor. We do not want housing going in across the street.

Sent from my iPhone

From: InyoPlanning  
Sent: Monday, March 20, 2023 4:51 PM  
To: Cathreen Richards  
Subject: FW: opposition of zoning change near bishop

:)

From: Joe Buffington [mailto:joe\_buffington@hotmail.com]  
Sent: Monday, March 20, 2023 1:21 PM  
To: InyoPlanning  
Subject: opposition of zoning change near bishop

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You don't often get email from joe\_buffington@hotmail.com. Learn why this is important

I am writing in response to the zoning change of Bishop (APN 008-240-01) from Light Industrial Precise Plan to Central Business; \* Bishop (APN 008-240-02) from Public to Central Business; \* Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above.

I am in opposition to these changes for the following reasons.

1. the change of agricultural land takes away from a key asset to farmers and ranchers. taking away grazing land takes feed away from the cattle and horses that graze these allotments.
2. loss of scenery in the areas, when building these buildings one will take away the natural beauty of bishop and see apartments on the outskirts of our town.
3. loss of value of houses, Many houses are in this area and if over 200 low-income apartments are built on these lots it will drive down the value of the neighborhood houses. houses that value depends on the views and open surrounding land
4. environmental concerns. I have read the environmental impact statement on this change and it is unclear how the chya shough will be dealt with. making a half-mile pipeline is hard to do and has not been studied if it is even environmentally friendly. this will take away the water used by birds and wildlife as well as stock water used for the livestock on the remaining land.

Please reconsider this adjustment and consider finishing the other projects that are proposed in less visible as well as environmentally and agriculturally valuable areas of the city of Bishop.

thank you

joe buffington

From: betsy forsyth <betsy.forsyth28@gmail.com>  
Sent: Monday, March 20, 2023 5:17 PM  
To: InyoPlanning  
Subject: E. South Street Rezoning

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You don't often get email from betsy.forsyth28@gmail.com. Learn why this is important

I am writing because I am not able to be at the meeting on 3/22 in Independence. I wish I could as I am opposed to the rezoning of the land on E. South St.

I live on E. South St. and love my view. I realize that DWP owns the open field across the street from my house, and that they have the ability to sell or rezone the property. That said, I am hoping that it does not happen. It was explained to me that we need more high-density (low-income and/or veteran) housing. I believe there is a project already in the works on Maciver, correct? And that there are a few other parcels that have been rezoned for the same purpose? Isn't it better to infill portions of the city rather than expand our footprint? So do we need to move forward with the rezoning of the land on E. South St.? I am hoping not. It makes me concerned that DWP might also sell the land to a private entity, and really, I am hoping to keep E. South St. as it is.

Thank you,  
Betsy Forsyth

PS - I did not receive the notice regarding the rezoning, but was told my a neighbor. How do I make sure that I receive any further updates?

From: tenaya roberts <tenaya.d.roberts@gmail.com>  
Sent: Monday, March 20, 2023 8:12 PM  
To: InyoPlanning  
Cc: Mikestansberry@ymail.com  
Subject: Against Residential High Density on E. South St. Bishop 93514

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You don't often get email from tenaya.d.roberts@gmail.com. Learn why this is important

To whom it may concern,

My family purchased the home at 459 E South St. April of 2016. Since my grandparents recent passing, the house is temporarily in the Schotz Family Trust. I occupy the home with my two young children. The beautiful, open land across E. South Street is the sole reason we purchased this property. I have a few concerns regarding the decision to allow development in that area besides my main personal concern I share with my neighbors, the complete sabotage of our street privacy, view, neighborhood community, and property value.

The area across the street from my home is 50ft from a water source. The land itself is entirely marsh, its swamp. I don't understand how that can be a viable foundation. This year is a primary example of what to consider when this valley does get water. The rain washed out the canal roads right there. That entire area completely flooded. There was no where else for the water to go. I am also curious what the methane gas levels are in that area. The school zone was evacuated several times this year due to rising methane gas. Will we be evacuated from our homes if methane gas rises? Development on the south side of E. South St. would absolutely cause more flood and methane gas concerns and hazards.

The marsh, swamp lands on the south side of E. South street occupy thousands of species (From mammal to fowl and amphibians). There are cranes, owls, and hawks that are all part of California Endangered Species List, and the other species could be too. There are consequences to moving these species further from the water source and canals into the desert, including losing them completely. So I would absolutely protest this development any possible way I could because that is the reason I live here, to respect and enjoy the nature.

I have only lived on E. South St. for 7 years, and in that period of time have seen a massive change to Main St./HWY395 traffic. When I first moved to this street in 2016, I would only have to wait a minute or two to turn from E. South St. onto Main St. Presently, it can take anywhere as long as 30 mins if there is any reason for North or South bound traffic (Any holiday). I have to leave earlier to get anywhere, like in the mornings to get my kids to school on time. This is where the speed limit changes and where North bound drivers come too fast into town, too fast to turn out on to Main St. Could the City support High Density Residential on E. South St.? What steps will be taken to assure traffic and pedestrians would be safe? Would side walks, street lamps and a traffic light go in before residential was developed? Will my children be able to ride their bikes safely outside? Since this street is an alternate route through town, we already

From: Mike Stansberry <mikestansberry@ymail.com>  
Sent: Tuesday, March 21, 2023 6:57 AM  
To: InyoPlanning  
Cc: tenaya.d.roberts@gmail.com  
Subject: South St. zoning changes.....

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You don't often get email from mikestansberry@ymail.com. Learn why this is important

Dear Inyo Planning Commission,

My name is Michael Stansberry. I currently live at 463 E South St. in Bishop where I have lived for over 8 years. This house has been in our family since 2001 and having that open field across the street has led to our decision of staying there for this long. I also have a welding business located on E. South St. so I have first hand experience with the current planning and development in that area.

I am writing this email with strong opposition to the proposed plans of changing the zoning to Residential High Density. This plan seems to only benefit the county and does not seem to benefit the many residents currently living on South St. I understand the need of creating new housing areas in Bishop but there are many other sites that would work great and not hurt current homeowners. Potentially bringing in high density residences to the already limited space on E South St. does not seem responsible or realistic. In fact it actually seems completely opportunistic and potentially harmful to current property values and the safe and secure feel of that neighborhood.

The land proposed for this zoning change is literally a marshland that has flooded multiple times this year alone. It has forced the closure of the canal area located directly east of lot due to overflowing waters. Where would the water flood if there were apartment buildings there? Would it flood into the streets? Would it flood our front yards? Would our sewers overflow?

Not only is this proposed change harmful to the wildlife and locals, this could also potentially DESTROY the view that all of us residents absolutely love that live on this street. I have not found a single resident that supports this plan, and in contrary, I have only heard strong opposition. It just doesn't make sense.

Please reconsider this proposal to change the zoning on E South St in Bishop.

Thank you for your time,  
Mike Stansberry



From: Krista Evangelist <kristamevangelist2015@gmail.com>  
Sent: Monday, March 20, 2023 2:55 PM  
To: InyoPlanning  
Subject: Letter

Categories: Cathreen

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Sent from my iPhone

From: Joe Buffington <joe\_buffington@hotmail.com>  
Sent: Monday, March 20, 2023 1:21 PM  
To: InyoPlanning  
Subject: opposition of zoning change near bishop

Categories: Cathreen

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2. loss of scenery in the areas, when building these buildings one will take away the natural beauty of bishop and see apartments on the outskirts of our town.
3. loss of value of houses, Many houses are in this area and if over 200 low-income apartments are built on these lots it will drive down the value of the neighborhood houses. houses that value depends on the views and open surrounding land
4. environmental concerns. I have read the environmental impact statement on this change and it is unclear how the chya shough will be dealt with. making a half-mile pipeline is hard to do and has not been studied if it is even environmentally friendly. this will take away the water used by birds and wildlife as well as stock water used for the livestock on the remaining land.

Please reconsider this adjustment and consider finishing the other projects that are proposed in less visible as well as environmentally and agriculturally valuable areas of the city of Bishop.

thank you

joe buffington

From: kegregorich <kegregorich@gmail.com>  
Sent: Tuesday, March 21, 2023 10:32 AM  
To: InyoPlanning  
Subject: Vacant lands and housing opportunity

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You don't often get email from kegregorich@gmail.com. Learn why this is important

To the Planning Commission,

My wife and I own 475 E. South St in Bishop, across the street from Parcel APN 008-190-01 being considered for re-zoning.

We chose this home because of the views and minimal congestion afforded by the vacant LADWP land to the south.

Re-zoning parcel APN 008-190-01 as Residential High Density will immediately reduce property values along East South St.

Approximately 17 homes are on the north side of E. South St. opposite Parcel APN 008-190-01. High density residential development with upwards of 100 units will totally change the character of the neighborhood, with increased congestion causing problems with traffic, parking, and noise.

We ask the planning commission to reconsider the rezoning of parcel APN 008-190-01.

Thank you for your consideration,  
Kenneth and Carola Gregorich

From: Meryl <meryl.picard@gmail.com>  
Sent: Tuesday, March 21, 2023 7:33 PM  
To: Cathreen Richards  
Subject: support of GPA 2023-01

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I am writing in full support of GPA 2023-01. There is a critical need for housing. Families can't afford to buy homes here and must double up with other family members. We're also challenged with attracting talent for needed positions for vital services in our community without more housing.

Meryl Picard

From: Stacey Burke <sjburke927@gmail.com>  
Sent: Tuesday, March 21, 2023 10:02 PM  
To: Cathreen Richards  
Subject: Support for GPA: Vacant Lands & Housing Opportunity & Zone  
Reclassification

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You don't often get email from sjburke927@gmail.com. Learn why this is important

Hello there,

I am a nurse at Northern Inyo Hospital, working in almost all of the hospital's departments. I am therefore very well connected with many of the staff members throughout the hospital, from nurses to secretaries, physicians to technicians, respiratory therapists to physical therapists and more. I am very aware of the housing shortage in Bishop, as I have had countless co-workers over the past four years of my employment discuss the struggle in finding good quality, affordable housing. Every year, it gets harder to find housing, as it is so limited, and rent becomes more and more expensive.

A local example of what could happen if we don't address our housing shortage problem immediately is Mammoth Hospital and their Obstetrics Department. I also work as a nurse at Mammoth Hospital, and since my hire approximately two years ago, they have had to completely shut down their OB department, due to Mammoth Lake's housing crisis. Too few housing options, all at extremely elevated prices, created a terrible situation where the hospital was able to hire nurses to staff their OB dept, but sadly, the nurses could not find affordable housing. The hired nurses then had to turn the positions down. As a result, the hospital had no choice but to close their OB department all together. Residents of Mammoth Lakes are now forced to have their children delivered out of town, an hour to multiple hours drive away, with providers they do not know. This has led to many unsafe deliveries of babies. This is a scenario I do not wish on any of my fellow community members. It is a scenario that could be prevented, if we act now and take charge of our housing shortage in Bishop.

This is why I write, in support of taking advantage of the General Plan Amendment, that would reclassify vacant lands and create new housing opportunities for people in Bishop and Inyo County.

Thank you for your time in reading this support letter. I hope to see this amendment pass, in order to keep our hospital well staffed, and our community safe.

Stacey Burke

From: InyoPlanning  
Sent: Wednesday, March 22, 2023 7:59 AM  
To: Cathreen Richards  
Subject: FW: Against Residential High Density on E. South St. Bishop 93514

:/

From: tenaya roberts [mailto:tenaya.d.roberts@gmail.com]  
Sent: Monday, March 20, 2023 8:12 PM  
To: InyoPlanning  
Cc: Mikestansberry@ymail.com  
Subject: Against Residential High Density on E. South St. Bishop 93514

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The area across the street from my home is 50ft from a water source. The land itself is entirely marsh, its swamp. I don't understand how that can be a viable foundation. This year is a primary example of what to consider when this valley does get water. The rain washed out the canal roads right there. That entire area completely flooded. There was no where else for the water to go. I am also curious what the methane gas levels are in that area. The school zone was evacuated several times this year due to rising methane gas. Will we be evacuated from our homes if methane gas rises? Development on the south side of E. South St. would absolutely cause more flood and methane gas concerns and hazards.

The marsh, swamp lands on the south side of E. South street occupy thousands of species (From mammal to fowl and amphibians). There are cranes, owls, and hawks that are all part of California Endangered Species List, and the other species could be too. There are consequences to moving these species further from the water source and canals into the desert, including losing them completely. So I would absolutely protest this development any possible way I could because that is the reason I live here, to respect and enjoy the nature.

I have only lived on E. South St. for 7 years, and in that period of time have seen a massive change to Main St./HWY395 traffic. When I first moved to this street in 2016, I would only have to wait a minute or two to turn from E. South St. onto Main St. Presently, it can take anywhere as

From: InyoPlanning  
Sent: Wednesday, March 22, 2023 7:58 AM  
To: Cathreen Richards  
Subject: FW: E. South Street Rezoning

:/

From: betsy forsyth [mailto:betsy.forsyth28@gmail.com]  
Sent: Monday, March 20, 2023 5:17 PM  
To: InyoPlanning  
Subject: E. South Street Rezoning

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I am writing because I am not able to be at the meeting on 3/22 in Independence. I wish I could as I am opposed to the rezoning of the land on E. South St.

I live on E. South St. and love my view. I realize that DWP owns the open field across the street from my house, and that they have the ability to sell or rezone the property. That said, I am hoping that it does not happen. It was explained to me that we need more high-density (low-income and/or veteran) housing. I believe there is a project already in the works on Maciver, correct? And that there are a few other parcels that have been rezoned for the same purpose? Isn't it better to infill portions of the city rather than expand our footprint? So do we need to move forward with the rezoning of the land on E. South St.? I am hoping not. It makes me concerned that DWP might also sell the land to a private entity, and really, I am hoping to keep E. South St. as it is.

Thank you,  
Betsy Forsyth

PS - I did not receive the notice regarding the rezoning, but was told my a neighbor. How do I make sure that I receive any further updates?

From: Kody Jaeger <kjaeger395@gmail.com>  
Sent: Tuesday, March 21, 2023 7:27 PM  
To: Cathreen Richards  
Subject: Support GPA-2023-1

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[You don't often get email from kjaeger395@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good evening,

I am in full support of GPA 2023-01. There is a critical need for housing. We are unable to attract talent for needed positions that provide essential services in our community. Our community can't grow or thrive if we are unable to provide housing to our residents.

I live and work on the Bishop Paiute Reservation and this lack of available housing is impacting all of us.

This is action in the right direction.

Thank you for your time.

Kody Jaeger

Cell 562.234.1768

Would need email send email to

[crichards@inyocounty.us](mailto:crichards@inyocounty.us)

Kody





# INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG  
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS  
ASST. CLERK OF THE BOARD



## AGENDA ITEM REQUEST FORM

May 2, 2023

Reference ID:  
2023-3703

### Treasury Status Report for the Quarter Ending March 31, 2023

**Treasurer-Tax Collector**

NO ACTION REQUIRED

**ITEM SUBMITTED BY**

Moana Chapman

**ITEM PRESENTED BY**

Alisha McMurtrie, Treasurer

**RECOMMENDED ACTION:**

Review the Treasury Status Report for the Quarter Ending March 31, 2023, and direct any questions to the County Treasurer.

**BACKGROUND / SUMMARY / JUSTIFICATION:**

The report is provided pursuant to the provisions of Section 53646(b) of the Government Code. The primary purposes of the report are to disclose the following:

- the investments and deposits of the treasury;
- the cost basis and market value of the investments;
- compliance with the County Investment Policy;
- the weighted average of the investments; and
- the projected ability of the treasury to meet the expected expenditure requirements of the treasury's pooled participants for the next six months.

**FISCAL IMPACT:**

<b>Funding Source</b>	N/A	<b>Budget Unit</b>	
<b>Budgeted?</b>	N/A	<b>Object Code</b>	
<b>Recurrence</b>	N/A		
<b>Current Fiscal Year Impact</b>			
<b>Future Fiscal Year Impacts</b>			
<b>Additional Information</b>			

**ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:**

N/A

**OTHER DEPARTMENT OR AGENCY INVOLVEMENT:**

Pursuant to Section 53646(g) of the Government Code, copies of this report, while no longer mandated, will continue to be provided to the members of the Treasury Oversight Committee.

**ATTACHMENTS:**

1. 03-31-2023 Treasury Status Report

**APPROVALS:**

Moana Chapman	Created/Initiated - 4/10/2023
Darcy Ellis	Approved - 4/11/2023
Moana Chapman	Approved - 4/17/2023
Alisha McMurtrie	Final Approval - 4/17/2023

COUNTY OF INYO  
TREASURER-TAX COLLECTOR  
168 NORTH EDWARDS STREET  
POST OFFICE DRAWER O  
INDEPENDENCE, CA 93526-0614  
(760) 878-0312 • (760) 878-0311 FAX



ALISHA McMURTRIE  
TREASURER-TAX COLLECTOR

TO: Honorable Members of the Inyo County Board of Supervisors  
FROM: Alisha McMurtrie, Treasurer-Tax Collector  
SUBJECT: Report of the Status of the Inyo County Treasury as of: March 31, 2023  
DATE: April 10, 2023

The following status report of the County Treasury as of 03-31-2023 is provided pursuant to the provisions of Section 53646(b) of the Government Code.

The attached copy of the "Treasurer's Daily Reconciliation" provides a breakdown of the dollar amount of the Treasury assets by depository for monetary assets and by issuer for securities.

The attached copy of the custody statement from TRACKER, a Division of C2, LLC reflects, among other things, the following information regarding each security held: issuer, maturity date; CUSIP number; face amount; cost basis; and market value (calculated by Merrill Lynch).

The weighted average maturity of the investments of the Treasury was 598 days.

The latest PARS/OPEB investment statement is attached for reference.

It is anticipated that the County Treasury will be able to meet the liquidity requirements of its pooled participants for the next six months.

The investment portfolio is in compliance with the Inyo County Treasury Investment Policy.

NOTES: Regarding Inyo County's monetary assets held outside the County Treasury:

- Various Inyo County Departments and treasury pool participants maintain and administer bank checking accounts outside the County Treasury.
- Inyo County's PARS relationship for our OPEB investment began in June 2010. To date: the PARS balance as of:03/31/2023 was \$9,432,566.05 (Principal: \$9,285,438.38 plus Contributions: \$00.00 plus Interest: \$149,426.18 less Fees: \$-2,298.51)

C: Members of the Inyo County Treasury Oversight Committee

**TREASURER'S DAILY RECONCILIATION**  
For the Business Day of:  
3/31/2023

**AUDITOR BALANCES:**

Beginning "Claim on Cash in Treasury"	<b>\$205,600,680.33</b>	
Deposit Authorizations	\$476,707.08	
Checks Paid on: 3/30/2023	(\$118,990.99)	
Journal Entry:	\$0.00	
Outgoing Debits:	(\$138,099.26)	03/31/23 SEE ATTACHED EXHIBIT "A" FOR OUTGOING DEBIT DETAILS
Ending "Claim on Cash in Treasury"	<b>\$205,820,297.16</b>	

**TREASURER BALANCES:**

**CASH ON HAND:**

Drawer	\$605.73
Vault	\$45,635.00

**CHECKS ON HAND:**

Date: 3/27/2023	\$201,922.18
Date: 3/28/2023	\$1,053.50
Date: 3/28/2023	\$81,016.90
Date: 3/29/2023	\$15,422.70
Date: 3/30/2023	\$19,457.07

**BANK ACCOUNTS:**

Union Bank - General Account.	\$9,525,255.48
Eastern Sierra Community Bank - Gen	\$3,228,159.70
El Dorado #2107 - Directs Account	\$11,190.93
El Dorado #9703 - Cash Account	\$100,541.50

**INVESTMENTS:**

		Agency	Limit
Local Agency Investment Fund	\$15,000,000.00		50,000,000
UBS Money Market	\$3,500,000.00	1.70%	of 5.00%
Local Agencies	\$288,835.23	0.14%	of 100.00%
Federal Agencies	\$126,745,000.00	61.58%	of 100.00%
Federal Agencies-Treasury Notes/Bonds	\$9,927,498.43	4.82%	of 100.00%
Commercial Paper	\$22,306,212.22	10.84%	of 15.00%
Corporate Obligation	\$2,000,000.00	0.97%	of 30.00%
CDs	\$6,941,000.00	3.37%	of 30.00%
U.S. Bank Money Market	\$5,873,578.83	2.85%	of 5.00%
Grand TTL Investments	\$192,582,124.71		

**NOTES**

Maturities > 1 Year	\$116,246,192.61	56.48%	of 60.00%
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**GRAND TOTAL TREASURY BALANCE:** **\$205,812,385.40**

**RECONCILIATION**

<b>Treasury Over/Short:</b>	<b>(\$7,911.76)</b>	
<b>Explanation:</b>	\$500.00	03/31/23 MISC. TELLER CREDIT
	(\$217.00)	03/31/23 MISC. TELLER DEBIT
	(\$1,000.00)	03/31/23 MISC. TELLER DEBIT
	(\$1,883.19)	03/31/23 MISC. TELLER DEBIT
	(\$5,311.57)	03/31/23 MISC. TELLER DEBIT

(\$1,053.50) \_\_\_\_\_ 03/28/23 ED9703: POOLED DEPOSIT TXFER - CK# 2162  
**(\$7,911.76)**

<b>EXHIBIT "A"</b>	
<b>OUTGOING DEBIT DETAILS</b>	
Administration	(\$39,927.72)
Auditor - Personal Payment	(\$2,121.34)
Auditor - Personal Payment	(\$13,500.00)
Aud PY - Sierra Highlands CSD	(\$908.26)
Aud PY - Independence FPD	(\$299.03)
Aud PY - Big Pine Cemetery Dist.	(\$118.58)
Aud PY - Independence Cemetery Dist.	(\$311.14)
Aud PY - Pioneer Cemetery Dist.	(\$2,941.92)
Aud PY - Lone Pine CSD	(\$2,135.15)
Aud PY - Big Pine FPD	(\$591.20)
Aud PY - Mt. Whitney Cemetery Dist.	(\$634.78)
Aud PY - Olancho CSD	(\$397.85)
Aud PY - Lone Pine FPD	(\$1,400.45)
Aud PY - So Inyo FPD	(\$692.95)
Aud PY - Big Pine CSD	(\$666.45)
Aud PY - Special District PY	(\$30,949.24)
Aud PY - Lone Pine CSD	(\$267.33)
Aud PY - Lone Pine FPD	(\$128.06)
Aud PY - Sierra Highlands CSD	(\$23.26)
Aud PY - Independence FPD	(\$30.00)
Aud PY - Big Pine FPD	(\$65.00)
Aud PY - Olancho CSD	(\$10.00)
Aud PY - So Inyo FPD	(\$33.13)
Aud PY - Big Pine CSD	(\$57.33)
Aud PY - Pioneer Cemetery Dist.	(\$389.09)
Auditor - Corporate Vendor Pmt	(\$39,500.00)
<b>TOTAL</b>	<b>(\$138,099.26)</b>

**TREASURER'S DAILY RECONCILIATION**

*For the Business Day of*

**3/31/2023**

Prepared and attached by: Moana Chapman

Inyo County  
Portfolio Holdings  
Compliance Report | by Investment Policy  
Report Format: By Transaction  
Group By: Asset Category  
Average By: Face Amount / Shares  
Portfolio / Report Group: All Portfolios  
As of 3/31/2023

Description	CUSIP	Settlement Date	YTM	Face Amount	Cost Value	Market Value	Maturity Date	Days To Maturity
Certificate of Deposit - 30 %								
1ST FINANCIAL BANK USA 0.45 8/19/2025	32022RNT0	8/19/2020	0.450	248,000.00	248,000.00	223,033.84	8/19/2025	872
AMERICAN COMMERCE BANK 0.9 3/27/2024	02519TBA3	3/27/2020	0.900	248,000.00	248,000.00	237,923.76	3/27/2024	362
BEAL BANK USA (FKA NEVADA) 2.8 7/26/2023	07371DDC8	7/27/2022	2.800	248,000.00	248,000.00	246,154.88	7/26/2023	117
BMO HARRIS BANK NA 2.75 7/21/2023	05600XHF0	7/21/2022	2.750	248,000.00	248,000.00	246,194.56	7/21/2023	112
CAPITAL ONE BANK USA NA 1.1 11/17/2026	14042TDW4	11/17/2021	1.100	248,000.00	248,000.00	216,918.16	11/17/2026	1,327
CAPITAL ONE NA 1.1 11/17/2026	14042RQB0	11/17/2021	1.100	248,000.00	248,000.00	216,918.16	11/17/2026	1,327
CELTIC BANK 1.85 11/27/2024	15118RTC1	11/27/2019	1.850	248,000.00	248,000.00	235,575.20	11/27/2024	607
CENTERSTATE BANK 1.25 4/30/2025	15201QDE4	4/30/2020	1.250	250,000.00	250,000.00	231,917.50	4/30/2025	761
Citibank National SD 3.4 1/9/2024	17312QZ36	1/9/2019	3.400	245,000.00	245,000.00	241,768.45	1/9/2024	284
EAST BOSTON SAVINGS BANK 0.45 8/12/2025	27113PDP3	8/12/2020	0.450	248,000.00	248,000.00	223,400.88	8/12/2025	865
ENERBANK USA 1.8 11/22/2023	29278TMN7	11/27/2019	1.800	248,000.00	248,000.00	242,816.80	11/22/2023	236
FIRST CAROLINA BANK 0.45 8/20/2025	31944MBB0	8/20/2020	0.450	248,000.00	248,000.00	223,006.56	8/20/2025	873
FLAGSTAR BANK 1.15 4/29/2025	33847E3D7	4/29/2020	1.150	245,000.00	245,000.00	226,823.45	4/29/2025	760
GOLDMAN SACHS BANK USA 1.1 11/17/2026	38149MK51	11/17/2021	1.100	248,000.00	248,000.00	216,918.16	11/17/2026	1,327
GREENSTATE CREDIT UNION 0.4 8/18/2023	39573LAP3	8/18/2020	0.400	248,000.00	248,000.00	243,650.08	8/18/2023	140
JPMORGAN CHASE BANK NA 3 7/26/2023-23	46593LDJ5	7/26/2022	3.000	248,000.00	248,000.00	246,370.64	7/26/2023	117
LIVE OAK BANKING COMPANY 1.85 11/27/2024	538036GU2	11/27/2019	1.850	248,000.00	248,000.00	235,575.20	11/27/2024	607
LUANA SAVINGS BANK 0.6 5/8/2025	549104PQ4	5/8/2020	0.600	245,000.00	245,000.00	223,959.40	5/8/2025	769
MEDALLION BANK 1.2 4/30/2024	58404DGU9	4/30/2020	1.200	250,000.00	250,000.00	239,857.50	4/30/2024	396
MORGAN STANLEY PRIVATE BANK NA 1.9 11/20/2024	61760A3B3	11/27/2019	1.900	248,000.00	248,000.00	236,011.68	11/20/2024	600
NORTHEAST COMMUNITY BANK 0.45 8/20/2025	664122AF5	8/20/2020	0.450	248,000.00	248,000.00	223,006.56	8/20/2025	873
PACIFIC WETERN BANK 1.25 4/30/2025	69506YRL5	4/30/2020	1.250	250,000.00	250,000.00	231,917.50	4/30/2025	761
SAFRA NATIONAL BANK OF NEW YORK 2.9 7/27/2023-23	78658RJV4	7/27/2022	2.900	248,000.00	248,000.00	246,276.40	7/27/2023	118
SOMERSET TRUST CO 1 3/19/2025	835104BZ2	3/19/2020	1.000	248,000.00	248,000.00	229,630.64	3/19/2025	719

Description	CUSIP	Settlement Date	YTM	Face Amount	Cost Value	Market Value	Maturity Date	Days To Maturity
TEXAS EXCHANGE BANK SSB 2.9 7/21/2023-22	88241TNT3	7/22/2022	2.900	248,000.00	248,000.00	246,388.00	7/21/2023	112
UBS BANK NA 1.1 11/17/2026	90348JW97	11/17/2021	1.100	248,000.00	248,000.00	216,632.96	11/17/2026	1,327
VIRIVA FCU 1.85 11/27/2024	92823NAA9	11/27/2019	1.850	248,000.00	248,000.00	235,575.20	11/27/2024	607
WELLS FARGO BANK NA 3 7/28/2023	949763X43	7/29/2022	3.000	248,000.00	248,000.00	246,281.36	7/28/2023	119
Sub Total / Average Certificate of Deposit - 30 %			1.569	6,941,000.00	6,941,000.00	6,530,503.48		611
Commercial Paper - 15 %								
CREDIT AGRI CIB 0 10/16/2023	22533UXG3	1/20/2023	5.086	3,000,000.00	2,890,158.33	2,914,410.00	10/16/2023	199
CREDIT AGRI CIB 0 10/26/2023	22533UXS7	3/30/2023	5.182	5,000,000.00	4,853,291.67	4,850,100.00	10/26/2023	209
MUFG BANK LTD 0 4/14/2023	62479MRE5	7/20/2022	3.594	5,000,000.00	4,869,722.22	4,992,450.00	4/14/2023	14
MUFG BANK LTD 0 8/24/2023	62479MVQ3	1/20/2023	4.985	6,000,000.00	5,825,760.00	5,875,380.00	8/24/2023	146
NATIXIS NY BRANCH 0 11/22/2023	63873KYN1	3/30/2023	5.213	4,000,000.00	3,867,280.00	3,865,360.00	11/22/2023	236
Sub Total / Average Commercial Paper - 15 %			4.778	23,000,000.00	22,306,212.22	22,497,700.00		154
Coporate Obligation - 30 %								
CITIGROUP GLOBAL MARKETS 3.75 7/20/2023	17330PSX8	7/20/2022	3.750	2,000,000.00	2,000,000.00	1,984,800.00	7/20/2023	111
Sub Total / Average Coporate Obligation - 30 %			3.750	2,000,000.00	2,000,000.00	1,984,800.00		111
Federal Agencies - 100 %								
FFCB 0.44 11/4/2024-21	3133EMFP2	11/4/2020	0.440	3,000,000.00	3,000,000.00	2,818,230.00	11/4/2024	584
FFCB 0.47 1/27/2025-21	3133EMER9	10/27/2020	0.470	3,000,000.00	3,000,000.00	2,795,910.00	1/27/2025	668
FFCB 0.52 10/21/2025-21	3133EMDZ2	10/21/2020	0.520	3,000,000.00	3,000,000.00	2,745,090.00	10/21/2025	935
FFCB 0.53 10/22/2025-21	3133EMEC2	10/22/2020	0.530	3,000,000.00	3,000,000.00	2,745,600.00	10/22/2025	936
FFCB 0.53 8/12/2025-22	3133EL3P7	8/12/2020	0.530	4,000,000.00	4,000,000.00	3,681,800.00	8/12/2025	865
FFCB 0.55 9/16/2025-21	3133EL7K4	9/16/2020	0.550	5,000,000.00	5,000,000.00	4,591,050.00	9/16/2025	900
FFCB 4.88 1/24/2024-23	3133EN6X3	1/24/2023	4.880	2,000,000.00	2,000,000.00	1,994,520.00	1/24/2024	299
FHLB 0.52 1/28/2025-22	3130ANEJ5	7/28/2021	0.520	5,000,000.00	5,000,000.00	4,663,800.00	1/28/2025	669
FHLB 0.55 7/30/2024-20	3130AJUN7	7/30/2020	0.550	3,000,000.00	3,000,000.00	2,843,910.00	7/30/2024	487
FHLB 0.7 3/16/2026-22	3130ALEP5	3/16/2021	0.700	5,000,000.00	5,000,000.00	4,530,900.00	3/16/2026	1,081
FHLB 0.75 1/29/2025-21	3130ALY65	4/29/2021	0.750	2,000,000.00	2,000,000.00	1,873,320.00	1/29/2025	670
FHLB 0.75 6/30/2025-21	3130AMX31	6/30/2021	0.750	3,000,000.00	3,000,000.00	2,784,630.00	6/30/2025	822
FHLB 1 12/30/2024-22	3130AQFN8	12/30/2021	1.000	3,000,000.00	3,000,000.00	2,820,270.00	12/30/2024	640
FHLB 1 12/30/2024-22	3130AQ4Z3	12/30/2021	1.000	3,000,000.00	3,000,000.00	2,834,670.00	12/30/2024	640
FHLB 1 6/30/2026-21	3130AMT28	6/30/2021	1.000	4,000,000.00	4,000,000.00	3,624,760.00	6/30/2026	1,187
FHLB 1 9/30/2024-22	3130AQD59	12/30/2021	1.000	5,000,000.00	5,000,000.00	4,747,900.00	9/30/2024	549
FHLB 1.2 12/22/2025-22	3130AQ5D1	12/22/2021	1.200	4,000,000.00	4,000,000.00	3,703,280.00	12/22/2025	997

Description	CUSIP	Settlement Date	YTM	Face Amount	Cost Value	Market Value	Maturity Date	Days To Maturity
FHLB 1.2 4/28/2026-21	3130ALXP4	4/28/2021	1.200	2,000,000.00	2,000,000.00	1,830,320.00	4/28/2026	1,124
FHLB 1.55 12/22/2026-22	3130AQ5C3	12/22/2021	1.550	3,000,000.00	3,000,000.00	2,738,820.00	12/22/2026	1,362
FHLB 5 7/28/2026-23	3130AUMR2	1/30/2023	5.000	3,000,000.00	3,000,000.00	2,979,450.00	7/28/2026	1,215
FHLB Step 6/16/2026-21	3130AMR46	6/16/2021	8.316	3,000,000.00	3,000,000.00	2,733,300.00	6/16/2026	1,173
FHLMC 0.25 6/26/2023	3137EAES4	7/25/2022	3.084	10,000,000.00	9,745,000.00	9,899,500.00	6/26/2023	87
FHLMC 0.6 11/12/2025-21	3134GXBM5	11/17/2020	0.600	3,000,000.00	3,000,000.00	2,748,300.00	11/12/2025	957
FHLMC 0.6 9/30/2025-21	3134GWTG1	9/30/2020	0.600	5,000,000.00	5,000,000.00	4,592,050.00	9/30/2025	914
FHLMC 0.62 12/1/2025-21	3134GXDM3	12/1/2020	0.620	4,000,000.00	4,000,000.00	3,650,920.00	12/1/2025	976
FHLMC 0.625 8/19/2025-21	3134GWQN9	8/19/2020	0.625	3,000,000.00	3,000,000.00	2,766,270.00	8/19/2025	872
FHLMC 0.625 9/23/2025-20	3134GWP75	9/23/2020	0.625	5,000,000.00	5,000,000.00	4,597,200.00	9/23/2025	907
FHLMC 5 12/26/2025-23	3134GYAK8	12/30/2022	5.000	3,000,000.00	3,000,000.00	2,999,400.00	12/26/2025	1,001
FHLMC 5.05 1/28/2028-23	3134GYF64	1/30/2023	5.050	4,000,000.00	4,000,000.00	3,963,320.00	1/28/2028	1,764
FNMA 0.55 11/4/2025-22	3135GA2N0	11/4/2020	0.550	5,000,000.00	5,000,000.00	4,577,200.00	11/4/2025	949
FNMA 0.56 8/21/2025-23	3136G4N74	8/21/2020	0.560	3,000,000.00	3,000,000.00	2,761,530.00	8/21/2025	874
FNMA 0.58 10/28/2025-22	3135GA2A8	11/17/2020	0.580	3,000,000.00	3,000,000.00	2,747,880.00	10/28/2025	942
FNMA 0.625 7/21/2025-22	3136G4ZJ5	7/21/2020	0.625	4,000,000.00	4,000,000.00	3,696,400.00	7/21/2025	843
FNMA 0.7 7/21/2025-21	3136G4ZG1	7/21/2020	0.700	4,000,000.00	4,000,000.00	3,702,880.00	7/21/2025	843
Sub Total / Average Federal Agencies - 100 %			1.485	127,000,000.00	126,745,000.00	118,784,380.00		844
Local Agency Investment Fund - \$ 50M								
LAIF LGIP	LAIF4000	9/30/2018	2.831	15,000,000.00	15,000,000.00	15,000,000.00	N/A	1
Sub Total / Average Local Agency Investment Fund - \$ 50M			2.831	15,000,000.00	15,000,000.00	15,000,000.00		1
Treasury Notes   Bonds - 100 %								
T-Bill 0 6/15/2023	912796X53	7/8/2022	2.703	2,000,000.00	1,950,600.00	1,981,180.00	6/15/2023	76
T-Note 1.625 4/30/2023	912828R28	5/11/2022	2.007	5,000,000.00	4,981,750.00	4,988,400.00	4/30/2023	30
T-Note 2.75 5/31/2023	9128284S6	6/16/2022	2.921	3,000,000.00	2,995,148.43	2,990,370.00	5/31/2023	61
Sub Total / Average Treasury Notes   Bonds - 100 %			2.420	10,000,000.00	9,927,498.43	9,959,950.00		48
U.S. Bank Money Market - 5%								
U.S. Bank MM	MMV567	8/3/2021	4.610	5,873,578.83	5,873,578.83	5,873,578.83	N/A	1
Sub Total / Average U.S. Bank Money Market - 5%			4.610	5,873,578.83	5,873,578.83	5,873,578.83		1
UBS Money Market - 5 %								
UBS Financial MM	MM9591	6/30/2018	4.570	3,500,000.00	3,500,000.00	3,500,000.00	N/A	1
Sub Total / Average UBS Money Market - 5 %			4.570	3,500,000.00	3,500,000.00	3,500,000.00		1
Total / Average			2.207	193,314,578.83	192,293,289.48	184,130,912.31		598



*COUNTY OF INYO  
PARS OPEB Trust Program*

**Account Report for the Period  
3/1/2023 to 3/31/2023**

Nathan Greenberg  
County Administrative Officer  
County of Inyo  
P.O. Drawer N  
Independence, CA 93526

### *Account Summary*

Source	Beginning Balance as of 3/1/2023	Contributions	Earnings	Expenses	Distributions	Transfers	Ending Balance as of 3/31/2023
OPEB	\$9,285,438.38	\$0.00	\$149,426.18	\$2,298.51	\$0.00	\$0.00	\$9,432,566.05
<b>Totals</b>	<b>\$9,285,438.38</b>	<b>\$0.00</b>	<b>\$149,426.18</b>	<b>\$2,298.51</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,432,566.05</b>

### *Investment Selection*

Source

OPEB **Moderate HighMark PLUS**

### *Investment Objective*

Source

OPEB The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

### *Investment Return*

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
OPEB	1.61%	4.45%	-6.19%	7.97%	4.64%	5.53%	6/16/2010

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.

Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.

Account balances are inclusive of Trust Administration, Trustee and Investment Management fees