



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

NOTICES TO THE PUBLIC: (1) This meeting is accessible to the public both in person and, for convenience, via Zoom webinar. The Zoom webinar is accessible to the public at <https://zoom.us/j/868254781>. The meeting may also be accessed by telephone at the following numbers: (669) 900-6833; (346) 248-7799; (253) 215-8782; (929) 205-6099; (301) 715-8592; (312) 626-6799. Webinar ID: 868 254 781. Anyone unable to attend the Board meeting in person who wishes to make either a general public comment or a comment on a specific agenda item may do so by utilizing the Zoom "hand-raising" feature when appropriate during the meeting (the Chair will call on those who wish to speak). Generally, speakers are limited to three minutes. Remote participation for members of the public is provided for convenience only. In the event that the remote participation connection malfunctions for any reason, the Board of Supervisors reserves the right to conduct the meeting without remote access. Regardless of remote access, written public comments, limited to 250 words or fewer, may be emailed to the Assistant Clerk of the Board at boardclerk@inyocounty.us. (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). (3) 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 September 26, 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: County Administrator.**
- 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) **Introductions** - The following new Public Works employees will be introduced to the Board: Christian Aukee, Equipment Operator; Sean Marsh, Engineering Assistant; Ramon Sanchez Martinez, Gate Attendant; Christian Nott, Building and Maintenance Worker; Sean Pantenburg, Heavy Equipment Operator; Jonathan Ruelas Soto, Heavy Equipment Mechanic; and Tony Russell, Heavy Equipment Operator.
 - 7) **Public Comment**
Comments may be time-limited
 - 8) **County Department Reports**

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

- 9) **Board of Supervisors Meeting Minutes**
Clerk of the Board | Assistant Clerk of the Board

Recommended Action: Approve the minutes from the regular Board of Supervisors meeting of September 12, 2023 and the Budget Hearing of September 12, 2023.
- 10) **Reappointment to the Independence Cemetery District Board of Trustees**
Clerk of the Board | Assistant Clerk of the Board

Recommended Action: Reappoint Ms. Frieda LaCues to a four-year term on the Independence Cemetery District Board of Trustees, expiring October 8, 2027.
- 11) **Letter of Support for Laws Railroad Museum Grant Application**
County Administrator | Assistant Clerk of the Board

Recommended Action: Approve and authorize the Chairperson to sign a letter supporting Laws Railroad Museum's application to the T-Mobile Hometown Grant Program.
- 12) **Updates to Administrative Procedure and Policy Manuals**
County Administrator - Risk Management | Aaron Holmberg

Recommended Action: Acknowledge and approve the update to the County's policy and procedures for the Automated External Defibrillator (AED) program and acknowledge and approve the new Opioid Overdose Reversal Agent policy and procedures.

13) **Determination of Industrial Disability of an Employee**

County Administrator - Risk Management | Aaron Holmberg

Recommended Action: Approve Resolution No. 2023-24, titled, "Resolution of the Inyo County Board of Supervisors Making A Determination of Industrial Disability of an Employee as Required by Government Code Section 21154 and 21156," and authorize the Chairperson to sign.

14) **Home Visiting Coordination (HVC) Contract with Mono County First 5**

Health & Human Services - First 5 | Anna Scott

Recommended Action: Ratify and approve the two-year agreement between First 5 Mono and First 5 Inyo for the provision of home visiting coordination services for the period beginning July 1, 2023 through June 30, 2025 for \$87,646, contingent upon the Board's adoption of the Fiscal Year 2023-2024 and 2024-2025 Budgets, and authorize the First 5 Program Manager to sign contract agreement.

15) **IMPACT Legacy Contract with Mono County First 5**

Health & Human Services - First 5 | Anna Scott

Recommended Action: Ratify and approve the two-year agreement between First 5 Mono and First 5 Inyo for the provision of IMPACT Legacy program services for the period beginning August 2, 2023 through June 30, 2025 for \$148,037, contingent upon the Board's adoption of future budgets, and authorize the First 5 Program Manager to sign contract agreement.

16) **Purchase and Equipping of Sheriff's Department Patrol and Service Units**

County Administrator - Motor Pool | Miquela Beall

Recommended Action: Authorize issuance of a blanket Purchase Order in an amount not to exceed \$694,500, payable to National Auto Fleet Group of Watsonville, CA for the purchase and equipping of patrol and service units for the Sheriff's Department.

REGULAR AGENDA - MORNING

10:15 A.M. 17) **General Plan Amendment 2023-02/Housing Element Revised**

Planning Department | Cathreen Richards

45 minutes (15min. Presentation / 30min. Discussion)

Recommended Action:

- A) Receive a presentation from staff;
- B) Conduct a public hearing;
- C) Certify that GPA 2023-02/Housing Element Revised is a Negative Declaration of Environmental Impact with addenda and does not require a Supplemental Negative Declaration; and
- D) Make certain findings; and, approve and authorize the Chairperson to sign Resolution No. 2023-30 adopting GPA 2023-02/Housing Element Revised.

18) **Adoption of the Fiscal Year 2023-2024 Final Board Approved Budget**

County Administrator | Nate Greenberg
10 minutes (5min. Presentation / 5min. Discussion)

Recommended Action:

- A) Conduct a review and discussion of the Fiscal Year 2023-2024 Final Approved Budget, including but not limited to:
 - 1. Those changes to the County Administrative Officer (CAO) Recommended Budget that were directed by the Board to be included in the Final Budget; and
 - 2. Any other changes which may be made as a result of today's discussion;
 - B) Adopt the Fiscal Year 2023-2024 Budget as recommended by the County Administrator and as amended, and as directed on September 12, 2023; and
 - C) Approve Resolution No. 2023-31, titled, "A Resolution of the Board of Supervisors, County of Inyo, State of California, Adopting a Final Budget for Fiscal Year 2023-2024," and authorize the Chairperson to sign.
- 19) **Sale of Tax-Defaulted Property at Public Auction**

Treasurer-Tax Collector | Alisha McMurtrie
20 minutes (5min. Presentation / 15min. Discussion)

Recommended Action:

- A) Authorize the Treasurer-Tax Collector to conduct a public auction, via the internet, offering for sale to the highest bidder the tax-defaulted parcels of land identified in the attachment that are subject to the Tax Collector's Power to Sell; and
 - B) In the event a parcel does not sell, authorize the Treasurer-Tax Collector to re-offer those parcels for sale within 90 days at a reduced minimum price deemed appropriate by the Treasurer-Tax Collector.
- 20) **Personal Services Contract for Assistant Health and Human Services Director**

County Administrator - Personnel | Keri Oney
5 minutes (2.5min. Presentation / 2.5min. Discussion)

Recommended Action: Approve the contract between the County of Inyo and Gina Ellis for provision of personal services as the Assistant Health and Human Services Director at Range 92, Step A, \$9,079 per month effective September 28, 2023, and authorize the Chairperson to sign.

21) **Change in Authorized Strength - Information Services**

County Administrator - Information Services | Noam Shendar
5 minutes (2min. Presentation / 3min. Discussion)

Recommended Action: Authorize a change in the Authorized Strength in the Information Services Division by deleting one full-time Programmer Analyst (Range 71-82), and adding one full-time Network and Operations Analyst (Range 71-82) and update the publicly available pay schedule accordingly.

LUNCH

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

REGULAR AGENDA - AFTERNOON

23) **Emergency Road Repair Projects Status Update**

Public Works | Michael Errante

40 minutes (10min. Presentation / 30min. Discussion)

Recommended Action: This agenda item is to present information regarding the current status of emergency road repair projects, estimated costs, and allocation of staff time.

ADDITIONAL PUBLIC COMMENT & REPORTS

24) **Public Comment**

Comments may be time-limited

25) **Board Member and Staff Reports**

Receive updates on recent or upcoming meetings and projects



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DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4142

Board of Supervisors Meeting Minutes

Clerk of the Board

ACTION REQUIRED

ITEM SUBMITTED BY

Clerk of the Board

ITEM PRESENTED BY

Assistant Clerk of the Board

RECOMMENDED ACTION:

Approve the minutes from the regular Board of Supervisors meeting of September 12, 2023 and the Budget Hearing of September 12, 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.

FISCAL IMPACT:

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

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

N/A

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

- Draft September 12, 2023 Minutes

2. Draft September 12, 2023 Budget Hearing Minutes

APPROVALS:

Hayley Carter
Darcy Ellis

Created/Initiated - 9/21/2023
Final Approval - 9/21/2023

MINUTES



County of Inyo Board of Supervisors

September 12, 2023

The Board of Supervisors of the County of Inyo, State of California, met in regular session at the hour of 10:02 a.m., on September 12, 2023, in the Board of Supervisors Room, County Administrative Center, Independence, with the following Supervisors present: Chairperson Jennifer Roeser, presiding, Trina Orrill, Scott Marcellin, Matt Kingsley, and Jeff Griffiths. Also present: County Administrator Nate Greenberg, Assistant County Counsel John-Carl Vallejo, and Assistant Board Clerk Darcy Ellis.

Pledge of Allegiance Supervisor Marcellin led the Pledge of Allegiance.

Public Comment Chairperson Roeser asked for public comment related to items not calendared on the agenda and public comment was heard from Independence resident Lauralyn Hundley, Supervisor Marcellin, and Chairperson Roeser.

County Department Reports Chief Probation Officer Jeff Thomson reported that he had attended the annual 9/11 Memorial Stair Climb hosted by the Bishop Fire Department and provided an update to the Board on Assembly Bill 505.

Public Works Director Mike Errante provided an update on Tropical Storm Hilary damages and noted that he will bring back an updated list of projects, along with information on funding sources, to the Board at a future meeting.

Acting Health and Human Service Director Anna Scott reported on changes to reforms for the Mental Health Services Act.

Emergency Services Manager Mikala Torres reported that she had attended an Independence Civic Club meeting and the After-Action Review for Tropical Storm Hilary.

Introductions The following new employees were introduced to the Board: Office Clerk Lauren Johnston, Criminal Investigator Brady Peek, and Legal Secretary Jessica Scida, District Attorney's Office.

Clerk of the Board – Approval of Minutes Moved by Supervisor Orrill and seconded by Supervisor Kingsley to approve the minutes from the regular Board of Supervisors meeting of September 5, 2023. Motion carried unanimously.

Public Works – Spiess Construction Co. Contract Moved by Supervisor Orrill and seconded by Supervisor Kingsley to:

- A) Award the contract for the Lone Pine Sidewalk Construction and ADA Improvements Project to Spiess Construction Co. Inc. of Santa Maria, CA as the successful bidder;
- B) Approve the construction contract between the County of Inyo and Spiess Construction Co. Inc. of Santa Maria, CA in the amount of \$1,888,094.48, and authorize the Chairperson to sign, contingent upon all appropriate signatures being obtained; and
- C) Authorize the Public Works Director to execute all other project contract documents, including contract change orders, to the extent permitted by Public Contract Code Section 20142 and other applicable laws.

Motion carried unanimously.

Public Works- Recycling & Waste Management – Landfill Fee Waiver Moved by Supervisor Orrill and seconded by Supervisor Kingsley to approve a waiver up to the historical cap of \$100 toward the Bishop Paiute Tribe Friends for the Conservation Open Space Area pilot project. Motion carried unanimously.

**Public Works-Road
Department –
Big Pine Paiute Tribe
Fall Fandango
Parade/Road Closure**

Moved by Supervisor Orrill and seconded by Supervisor Kingsley to approve the closure of a portion of Bartell Road in Big Pine on October 14, 2023, between the hours of 8 a.m. and 12 p.m., to accommodate the Big Pine Paiute Tribe Fall Fandango event. Motion carried unanimously.

**Public Works-Road
Department –
CA Indian Day
Parade/Road Closure**

Moved by Supervisor Orrill and seconded by Supervisor Kingsley to approve road closures on Pa Ha Lane, Diaz Lane, Barlow Lane, and See Vee Lane, with detours between the hours of 7 a.m. and 12 p.m. on September 22, 2023, for the purpose of the annual Bishop Paiute Tribe and Toiyabe Indian Health Project California Indian Day Parade/Run. Motion carried unanimously.

**Sheriff –
CA Health and
Recovery Solutions
MOU**

Moved by Supervisor Orrill and seconded by Supervisor Kingsley to approve the Memorandum of Understanding between the County of Inyo and California Health and Recovery Solutions, P.C., for the provision of Correctional Officer Services in an amount not to exceed \$200,000.00 for the period of September 12, 2023 through June 30, 2024, contingent upon the Board's approval of the Fiscal Year 2023-2024 Budget, and authorize the Sheriff or designee to sign the MOU and the related HIPAA compliance MOU. Motion carried unanimously.

**CAO – FY 23-24
Recommended
Budget/Budget
Hearings**

See separate minutes.

Recess/Reconvene

Chairperson Roeser recessed the meeting at 12:32 p.m. and reconvened the meeting at 12:46 p.m. with all Board members present.

**CAO – FY 23-24
Recommended
Budget/Budget
Hearings**

See separate minutes.

**CAO –
Small Business
Resource Center
Update**

The Board received an update on the Small Business Resource Center from Assistant CAO Meaghan McCamman, who noted that as of July 2023, final architectural plans have been approved and the building permit issued.

**CAO –
Bishop Operating Area
Emergency Medical
Services Update**

CAO Greenberg provided updates on Bishop Operating Area Emergency Medical Services, noting that the current 30-day contract with REACH Sierra LifeFlight will expire on September 22.

Greenberg said that staff are working on a recommendation to bring to the Board for a new interim agreement but anticipate negotiations will not be finalized before the REACH contract expires, meriting the need for another 30-day contract.

Public Comment

Chairperson Roeser asked if there was any public comment pending for items not calendared on the agenda and there was no one wishing to speak.

**Board Member & Staff
Reports**

Supervisor Kingsley said he attended a Great Basin Air Pollution Control District meeting last week in Bridgeport and spoke with business owners in the Tecopa-Shoshone area. Kingsley asked fellow Board members for gift basket donations to contribute for the Rural County Representatives of California conference/auction in Monterey next week and said he will be attending a Bureau of Land Management Resource Advisory meeting tomorrow in Visalia.

Supervisor Orrill said she attended an Eastern Sierra Transit Authority meeting, spoke with constituents, and worked on reviewing the Fiscal Year 23-24 proposed budget. Orrill said she

will be attending the RCRC Conference in Monterey next week and shared excitement on learning about her new appointment to the National Association of Counties Energy Environment and Land Use Committee.

Supervisor Roeser said she attended meetings with constituents and reminded Board members that there is a meeting for the Buttermilk Infrastructure and Recreation Planning Initiative meeting tonight.

Supervisor Griffiths said he attended the Sierra Nevada Conservancy meeting in Tulare County, the Eastern Sierra Transit Authority meeting, the Bishop City Council meeting, and a pie auction at Laws Museum with Supervisor Orrill. Griffiths said that he will be attending the Buttermilk Infrastructure and Recreation Planning Initiative meeting, Millpond Music Festival, and the RCRC Conference and reminded everyone about the Blake Jones Derby and Community Auction happening this weekend and the California State Association of Counties Tribal Outreach meeting on Monday.

CAO Greenberg said he has been working on the Fiscal Year 23-24 Budget Presentation and that he attended the Grand Jury Meet and Greet and the Tropical Storm Hilary After-Action Review meeting. Greenberg said he will be attending the Millpond gathering and the Rural County Representatives of California Conference next week.

Assistant Board Clerk Darcy Ellis reminded everyone that the Board will be dark next Tuesday.

Adjournment

The Chairperson adjourned the meeting at 2:33 p.m. to 8:30 a.m. Tuesday, September 26, 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



County of Inyo Board of Supervisors

September 12, 2023 – Budget Hearing (Timed Item During Regular Meeting), 10:15 a.m.

Budget Message

CAO Greenberg introduced an overview presentation of the CAO Recommended Budget, which totals \$156,370,193, by thanking departments, department heads, and fiscal staff and noting his appreciation for the collaborative effort where hard decisions had to be made with this year's budget. Greenberg also thanked Sue Dishion and Meaghan McCamman, Assistant CAOs; Darcy Ellis, Assistant Clerk to the Board of Supervisors and Public Relations Liaison; Rebecca Graves, Administrative Operations Analyst; Keri Oney, Assistant Personnel Director; Wendy Carrington, Senior Personnel Analyst; Amy Shepherd, Auditor-Controller; and Denelle Carrington, Senior Budget Analyst.

Greenberg updated the Board on an addendum and errata changes to the Fiscal Year 2023-2024 Recommended Budget.

Greenberg cited a list of projects/programs for which funding is included in the budget, such as: investment in a Class & Compensation Study; upgrade of the Independence Correctional Detention Facility security system; purchase and installation of a new body scanner for the Independence Correctional Detention Facility; creation of a new inmate-run laundry program; continued investment in commercial air service at the Bishop Airport; construction of a new shop and office building at the Bishop Sunland Landfill; funding of a new project to ensure compliance with AB 1466 requirement for recorded and scanned documents within the Clerk-Recorder's Office; investment in new online permitting software in conjunction with the City of Bishop to streamline operations in Planning, Building, and Code Enforcement; consolidation into a new singular Radio Budget and first-phase improvements to the public safety and administrative radio system; allocation of funds for a new leadership development program in partnership with the California State Association of Counties Institute; implementation of ePoll Books for improved election function; complete restructure of the Correctional Officer program; creation of a new Emergency Medical Services budget unit to support costs associated with supporting 911 ambulance services throughout the County; and contribution of funding to the Other Post Employment Benefits trust account.

Additionally, Greenberg cited another list of projects/programs where significant efforts will carry over in this fiscal year, or for which the County is anticipating funding to materialize, including: the design and construction of last-mile broadband projects; the award of \$2M Congressional Directed Spending (earmarked) request to assist with the construction of a new terminal building at the Bishop Regional Airport; and another pending Congressional Directed Spending (earmark) request to construct two new fire stations in Tecopa and Charleston View for the Southern Inyo Fire Protection District.

Greenberg also outlined other possible funding needs expected to arise, noting the possibility of those coming back to Board as budget amendment items.

Greenberg reported on the status of the County's Reserves and Contingencies, recommending a goal to build up Reserves to 16% from the current 12.9% and allowing the current \$235,000 in Contingencies to grow throughout the year for use for General Fund needs and transfers into the General Fund Reserves.

Greenberg announced that the Auditor-Controller Amy Shepherd had certified the actual Fund Balance for Fiscal Year 2023-2024 at \$5,230,003 which is \$1,030,003 above the \$4,200,000 used to balance the Recommended Budget, and discussed possible options for distributing it between Contingencies, the Accumulated Capital Outlay Budget, Reserves (Economic Stabilization), OPEB Trust Contributions, and/or any other needs identified by the Board.

Auditor-Controller Shepherd added that the anticipated reduction in Transient Occupancy Tax due to road closures and revenue loss should also be taken into consideration prior to deciding how the excess Fund Balance should be distributed. Shepherd recommended presenting a budget amendment to the Board in November after the quarterly reconciliation, which would reflect the reduction in revenue/contingencies, and in turn allow for a transfer of money out of Economic Stabilization to cover the loss.

*Board
Discussion/Public
Hearing*

Chairperson Roeser opened the public hearing at 10:44 a.m.

The Board engaged in a lengthy discussion with staff, requesting clarification on various budget items, and considering where to put the excess Fund Balance and ultimately decided to split the money between Economic Stabilization and Contingencies.

Board members thanked the departments and the Budget Team for their hard work and diligence in preparing the Fiscal Year 2023-2024 Budget.

The Chairperson asked whether there was public comment related to the Recommended Agenda, and nobody requested to address the Board.

Recess/Reconvene

Chairperson Roeser recessed the hearing at 12:32 p.m. and reconvened the hearing at 12:46 p.m. with all Board members present.

*Board
Discussion/Public
Hearing*

Board members asked the Budget Team and department heads additional questions regarding projects and funding.

Additional information was provided to the Board by the following department heads: Public Works Director Mike Errante, Sheriff Stephanie Rennie, Probation Chief Jeff Thomson, Agriculture Commissioner Nathan Reade, Assessor Dave Stottlemire, and Acting Health & Human Services Director Anna Scott.

Chairperson Roeser asked if there was anyone wishing to provide public comment and there was no one wishing to speak.

*FY 22-23 CAO
Recommended
Budget Adoption*

The Board took action to approve the CAO Recommended Budget, accepting the CAO's recommendations for every department budget, and directing the \$1,030,003 in excess Fund Balance be distributed as recommended.

Moved by Supervisor Orrill and seconded by Supervisor Kingsley to direct staff to distribute the \$1,030,003 in excess Fund Balance certified by the Auditor-Controller above \$4,200,000 (for a total Fund Balance of \$5,230,003), be distributed as follows: \$530,003 to Contingencies and \$500,000 to Economic Stabilization.

Moved by Supervisor Griffiths and seconded by Supervisor Marcellin to:

1. Adopt the Fiscal Year 2023-2024 Budget as Recommended by the County Administrator, including the recommendations presented herein.
2. Authorize County Administrator and Auditor-Controller to approve and make payments, greater than \$10,000 to Inter-Agency Visitor Center, Cal Expo Exhibit, Tri-County Fairgrounds; and authorize and direct the County Administrator to develop and execute contracts with all outgoing recipients of line-item grants and fishing promotion funding through the Community Project Sponsorship Program as revised by your Board on October 15, 2019.
3. Authorize County Administrator to develop and execute contracts with all Grants-In-Support program funding recipients identified in the Grants-In-Support Budget.
4. Reaffirm the County Criminal Justice Realignment Policy adopted in Fiscal Year 2011-12.
5. Set adoption of the Final Budget for September 26, 2023.

Motion carried unanimously.

Adjournment

Chairperson Roeser adjourned the Fiscal Year 2023-2024 Budget Hearings at 2:02 p.m.

Chairperson,
Inyo County Board of Supervisors

Attest: *NATHAN GREENBERG*
Clerk of the Board

by: _____
Darcy Ellis, Assistant

DRAFT



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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4147

Reappointment to the Independence Cemetery District Board of Trustees

Clerk of the Board

ACTION REQUIRED

ITEM SUBMITTED BY

Clerk of the Board

ITEM PRESENTED BY

Assistant Clerk of the Board

RECOMMENDED ACTION:

Reappoint Ms. Frieda LaCues to a four-year term on the Independence Cemetery District Board of Trustees, expiring October 8, 2027.

BACKGROUND / SUMMARY / JUSTIFICATION:

Your Board has appointing authority over the local cemetery districts. A term on the Independence Cemetery District Board of Trustees, currently held by Ms. Frieda LaCues, will expire on October 8. The upcoming vacancy was advertised according to statute and Board policy. One letter of interest was received, from Ms. LaCues requesting reappointment to another four-year term.

FISCAL IMPACT:

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

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board may decline to reappoint Ms. LaCues and direct staff to reopen the application period; however, this is not recommended.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Letter of Interest - Frieda LaCues

APPROVALS:

Darcy Ellis	Created/Initiated - 9/20/2023
Darcy Ellis	Final Approval - 9/20/2023

Frieda LaCues

150 N. Webster
Independence, CA 93526
(760) 878-2468

RECEIVED

August 4, 2023

AUG 8 1 2023

Inyo County Administrator
Clerk of the Board

Inyo County Board of Supervisors
P.O. Drawer N
Independence, CA 93526

RE: Re-Appointment to Independence Cemetery District Board

Dear Honorable Board,

I am requesting re-appointment to the Independence Cemetery District Board of Trustees for an additional four-year term ending October 8, 2027. My current term expires on October 8, 2023. Thank you for your consideration of my request.

Sincerely,



Frieda LaCues



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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4195

Letter of Support for Laws Railroad Museum Grant Application County Administrator ACTION REQUIRED

ITEM SUBMITTED BY

County Administrator

ITEM PRESENTED BY

Assistant Clerk of the Board

RECOMMENDED ACTION:

Approve and authorize the Chairperson to sign a letter supporting Laws Railroad Museum's application to the T-Mobile Hometown Grant Program.

BACKGROUND / SUMMARY / JUSTIFICATION:

Laws Museum recently notified the County it is in the process of applying for a T-Mobile Hometown Grant focused on small towns and rural communities. The program pledges funds to projects that foster local connections, like technology upgrades, outdoor spaces, the arts, and community centers. Elected officials, town managers/employees, tribal leaders, or nonprofit community leaders from small towns with populations fewer than 50,000 can apply.

Examples of eligible projects include but are not limited to: adaptive uses of older and historic buildings into community gathering spaces, improvements to outdoor parks or trails, and technology projects for the public library. Grants of up to \$50,000 are available. Laws Museum, if awarded, plans to use the funding to complete the rehabilitation of the 1921 Library Arts Building.

Laws Administrator Raven Angeles has requested a letter of support from your Board to include with the grant application, due Thursday, September 28. A draft support letter is attached for your consideration.

FISCAL IMPACT:

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

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board may decline to approve the letter, or ask for changes.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Support for Laws Grant Application

APPROVALS:

Darcy Ellis	Created/Initiated - 9/21/2023
Darcy Ellis	Approved - 9/21/2023
Nate Greenberg	Final Approval - 9/21/2023



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COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



September 26, 2023

Bishop Museum & Historical Society
c/o Administrator Raven Angeles
P.O. Box 363
Bishop, CA 93515

Subject: Support for T-Mobile Hometown Grant

Dear Ms. Angeles,

On behalf of Inyo County, we are writing to express support for Laws Museum's application for a T-Mobile Hometown Grant of up to \$50,000 to make much-needed improvements at the site.

It is our understanding that the grant program is focused on small towns and rural communities with populations less than 50,000, with projects to build, rebuild, or refresh community spaces that help foster local connections. If awarded funding, Laws has pledged to utilize the grant funding to replace the deteriorating stairs and ramp leading to the 1921 Library Arts Building, and to install new flooring there as well. This strikes the Inyo County Board of Supervisors as an appropriate project under the grant program guidelines, which specifically site "adaptive uses of older and historic buildings into community gathering spaces" as an example of an eligible use of grant funds.

Further, the Inyo County Board of Supervisors supports efforts by the Bishop Museum and Historical Site to preserve and rehabilitate the historic resources at Laws Museum, which is not only a popular attraction for visitors but also a frequent host of public and private social gatherings, including school field trips, reunions, concerts, and the annual Good Ole Days Celebration.

The Board also understands and appreciates that the museum has already raised and spent \$82,500 restoring the Library Arts Building exterior and another \$12,800 repairing the interior walls. We support your application with the shared hope that additional grant funding will facilitate full completion of rehabilitation of the building, to the benefit of the entire community.

Sincerely,

Jennifer Roeser, Chair
Inyo County Board of Supervisors



INYO COUNTY BOARD OF SUPERVISORS

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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4066

Updates to Administrative Procedure and Policy Manuals County Administrator - Risk Management

ACTION REQUIRED

ITEM SUBMITTED BY

Aaron Holmberg, Risk Manager

ITEM PRESENTED BY

Aaron Holmberg, Risk Manager

RECOMMENDED ACTION:

Acknowledge and approve the update to the County's policy and procedures for the Automated External Defibrillator (AED) program and acknowledge and approve the new Opioid Overdose Reversal Agent policy and procedures.

BACKGROUND / SUMMARY / JUSTIFICATION:

The Automated External Defibrillator (AED) policy and procedures is an update to a Board order of 11/10/2020. The AED policy allows the County to install AEDs in stated strategic locations, in the absence of a legal requirement to do so, as a matter of public policy. The AED policy explains device placement, responsibilities, and procedures unique to these valuable and potentially life-saving assets.

The Opioid Overdose Reversal Agent policy is new, though County Public Health, Risk Management, and the Safety Committee have been discussing it for some time. This policy effectively: (a) allows the Risk Management to place Naloxone HCl ("NARCAN") in County AED cabinets; (b) check the cabinets monthly for the medication and replenish the medication if missing; and (c) to send a message to all employees annually about the location of the medication and how to administer it in the event a situation presents itself in the workplace and an employee wishes to administer the medication.

Though both policies allow for the presence of these items to exist in the workplace, neither impose a duty on any employee or agent of the County to use or take any action. Rather, these policy and procedure documents are about readiness and ensuring capability.

FISCAL IMPACT:

Funding Source	General Fund	Budget Unit	500902
Budgeted?	Yes	Object Code	5199
Recurrence	One-Time Expenditure / Ongoing Expenditure		
Current Fiscal Year Impact			
\$0.00			
Future Fiscal Year Impacts			

General maintenance costs associated with AEDs. We have 22 AEDs currently. New batteries every 3 years (\$1,500 total for 22 devices), new pads every 5 years (\$5,000 total for 22 devices), and replace devices every 10 years (@\$1850 each). We have 22 AEDs currently and would like to acquire 3 more in 24/25. Safety Coordinator maintains the equipment.

Additional Information

Opioid Overdose Reversal medication is currently obtained for free from the State of CA and we have no indication that this cost will increase. Operational time for the Opioid program is mostly redundant to time allocated for the AED program, as the materials are stored together.

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

The Board could choose to modify or deny approval of these policies and procedures. Changes are not advised as the programs have been rigorously designed with a lot of input. Denial is not advised as these programs represent potential life-saving advantages in County facilities for employees and the public.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Opioid Overdose Reversal Agent Policy 20230811
2. AED Policy updated 20230727

APPROVALS:

Aaron Holmberg	Created/Initiated - 8/11/2023
Darcy Ellis	Approved - 8/16/2023
Aaron Holmberg	Approved - 8/17/2023
Keri Oney	Approved - 8/17/2023
John Vallejo	Approved - 8/17/2023
Amy Shepherd	Approved - 8/17/2023
Nate Greenberg	Final Approval - 9/20/2023

TITLE: OPIOID OVERDOSE REVERSAL AGENT POLICY AND PROCEDURES

This is enacted by the authority of the County of Inyo Board of Supervisors and is effective upon adoption. State laws applicable to this policy include, but are not limited to, Civil Code §1714.22 and Health and Safety Code §1799.102.

PURPOSE

This document describes the policy of the County of Inyo for the placement, control, and voluntary use and training of opioid overdose reversal agents as made available by the County of Inyo. The County encourages all County employees to become familiar with this policy.

POLICY

It is the intent of the County of Inyo to make opioid overdose reversal agent medication available in designated County facilities in the event an individual experiences an opioid overdose inside one of these facilities. This policy does not impose a duty on any employee or agent of the County to use such medication or to take any other action in response to an overdose or related emergency, nor does it prevent any employee or agent of the County (or any member of the public) from using such medication in an emergency. This policy shall not apply to employees of the Sheriff's Department, which has its own policy on this subject. Members of the Sheriff's Department may refer to sections outlined in ICSO Lexipol Policy Section 407.

DESCRIPTION OF PRODUCT AND GENERAL PRODUCT NOTES

The opioid overdose reversal agent medication is naloxone HCl. Risk Management receives the medication from the Public Health division of Inyo County Health and Human Services, and Public Health receives the medication from the California Department of Healthcare Services. Two single-dose units come in a cardboard box. The product must not be removed from the cardboard box until administration of the product is imminent. Public Health places the box in a paper bag with a pair of gloves and a printed set of instructions in English and Spanish, and then seals the bag with a sticker. Risk Management places one bag in each AED wall cabinet and checks each cabinet monthly for the presence of a bag.

DEFINITIONS

- Emergency Medical Services (EMS): Refers to medical professionals who respond to 911 calls and treat and transport people in crisis health situations.
- Opioids: A class of drugs that include, but not limited to, heroin, morphine, oxycodone, methadone, hydrocodone, and codeine.
- Opioid Antagonist: A medication that is approved by the Food and Drug Administration (FDA) for the treatment of an opioid overdose.
- Opioid Overdose: An acute condition including but not limited to extreme physical illness, decrease level of consciousness, respiratory depression, coma, or death resulting from the consumption or use of an opioid, or another substance with which an opioid was combined, or that a layperson would reasonably believe to be an opioid-related drug overdose that requires medical assistance.

TITLE: OPIOID OVERDOSE REVERSAL AGENT POLICY AND PROCEDURES

- Opioid Overdose Reversal Agent: A medication that is approved by the Food and Drug Administration (FDA) for the treatment of an opioid overdose.
- Naloxone Hydrochloride (naloxone HCL): A medication approved by the Food and Drug Administration (FDA) designed to rapidly reverse opioid overdose. It is an opioid antagonist.

WHERE TO FIND OPIOID OVERDOSE REVERSAL AGENT MEDICATION

Risk Management has placed the medication in each wall-mounted AED cabinet. See County of Inyo Automated External Defibrillator (AED) Policy and Procedures for a list of locations. Cabinets are checked monthly for the presence of the medication, and the medication is replaced, subject to supply.

RESPONSIBILITIES

- A. Department Heads should ensure supervisors report any use or misuse of the medication promptly to Risk Management.
- B. Employees should adhere to this Policy and report any use or misuse of the medication promptly to their supervisor.
- C. Public Health
 1. Produce replacement medication upon request from Risk Management.
 2. Provide signage, in no less than 14-point type, on how to administer the medication, and related training materials upon request to Risk Management.
- D. Risk Management
 1. Send an annual email to all employees notifying them of the location of the medication with printed or video training information.
 2. Place one box of the medication in each AED wall cabinet, where the medication can be stored within temperatures and away from direct sunlight as directed by the manufacturer.
 3. Post training signage, as provided by Public Health, near each cabinet in which the medication may be stored.
 4. Request replacement supplies from Public Health.
 5. Receive and file reports regarding use and/or misuse of the medication.
 6. Conduct monthly visual inspections to verify the presence and expiration dates of the medication stored in AED wall cabinets in compliance with manufacturer guidelines. Risk Manager may designate personnel to assist with this task.

OTHER PROCEDURES

- A. Training: Risk Management will send an email annually to all employees notifying them of the location of the medication with a link to a video or a printed instruction on how to identify opioid overdose and how to administer the medication properly in an emergency. Signage above AED wall cabinets is intended to provide similar training.
- B. Maintenance of the medication: The medication must be maintained in compliance with manufacture directions. Any concerns with the medication or storage should be reported to Public Health.

PROCEDURES FOR ADMINISTERING AN OPIOID REAGENT

Ensuring that EMS personnel are on the way does not prevent any person from administering opioid reversal medication. In all cases of suspected overdose, the following steps should be taken:

- A. **Call 911** for any patient that presents with signs or symptoms of overdose, including but not limited to:
 - 1. Respiratory depression (<10 breaths/min).
 - 2. Cyanosis (blue lips or fingertips).
 - 3. Extreme somnolence (hard to awaken).
 - 4. Progression to stupor or coma (limp body).
 - 5. Cold or clammy skin.
 - 6. Pinpoint (small) pupils.
 - 7. Bradycardia (slow heart rate).
 - 8. Hypotension (low blood pressure).
 - 9. Unable to speak.
 - 10. Gurgling or snoring sounds.
- B. Provide CPR and initiate AED if indicated.
- C. Administer naloxone: **Naloxone starts working in 3-5 minutes and lasts 30-90 minutes. Continue rescue breathing and CPR until naloxone starts to work. Depending on the type of opiate, additional doses may be needed within a few minutes of the original dose.**
 - 1. Remove naloxone nasal spray from the packaging. Peel back the tab to open the naloxone nasal spray.
 - 2. Hold the naloxone nasal spray with your thumb on the bottom of the plunger and your index and middle fingers on either side of the nozzle.
 - 3. Gently insert the tip of the nozzle into one nostril (Tilt persons head back and support with hand) until your fingers on either side of the nozzle are against the bottom of the person's nose.
 - 4. Press the plunger firmly to give the dose of naloxone nasal spray.
 - 5. Remove the device from the nostril after giving the dose.
 - 6. Move patient to recovery position or continue CPR if indicated.
 - 7. Administer a second dose of naloxone if person is not responsive after 2-3 minutes or if they relapse back into respiratory depression.
 - 8. Be prepared for agitation upon emergence from unresponsive state.
 - 9. Nausea and vomiting may occur as the naloxone takes effect. Be prepared to place the patient on their side to avoid aspiration.
- D. Documentation:
 - 1. Note dose(s) & time(s) of administration & patient response.
 - 2. Communicate pertinent information to EMS

TITLE: AUTOMATED EXTERNAL DEFIBRILLATOR (AED) POLICY AND PROCEDURES

This is enacted by the authority of the County of Inyo Board of Supervisors and is effective upon adoption. State laws applicable to this policy include, but are not limited to, Civil Code 1714.21 and Health and Safety Code 1797.196.

PURPOSE

This document describes the policy and procedures for the placement, use, training, and maintenance of AEDs as provided by the County of Inyo. The County encourages all County employees to become familiar with the policy and procedures. The contact person is the Risk Management Safety Coordinator, and the telephone number is 760.872.0923.

POLICY

It is the intent of the County of Inyo to provide AEDs that are readily available in the event an individual experiences sudden cardiac arrest in a County-operated facility and to ensure compliance with subdivision (b) of Health and Safety Code section 1797.196. This policy does not impose a duty on any employee or agent of the County to use an AED or to take any other action in response to an emergency situation, nor does it prevent any employee or agent of the County (or any member of the public) from using an AED in an emergency situation. Risk Management offers an annual AED demonstration to employees and long-term tenants of locations with AEDs. New employees and long-term tenants are advised of locations of AEDs during orientation.

DEFINITIONS

- Automated External Defibrillator (AED): A device capable of cardiac rhythm analysis that will charge and deliver a shock by user interaction after electronically detecting and assessing ventricular fibrillation or rapid ventricular tachycardia.
- Cardiopulmonary Resuscitation (CPR): A means of establishing and maintaining adequate respiration and circulation. This is done by ensuring that the patient has an open airway, by administering rescue breathing, and by maintaining the victim's circulation by means of closed chest cardiac compressions.
- Defibrillation: A method of using an AED to reestablish normal contraction rhythms in a heart that is not beating properly.
- Emergency Medical Services (EMS): Refers to medical professionals who respond to 911 calls and treat and transport people in crisis health situations.
- Sudden Cardiac Arrest (SCA): Sudden cardiac arrest is the abrupt loss of heart function, breathing and consciousness. The condition usually results from an electrical disturbance in the heart that disrupts the pumping action, stopping blood flow to the body. If not treated immediately, sudden cardiac arrest can lead to death.

TITLE: AUTOMATED EXTERNAL DEFIBRILLATOR (AED) POLICY AND PROCEDURES

USE OF THE AED

The AED is to be applied to a victim who is not responding, not breathing, or not breathing normally and has no signs of circulation, such as normal breathing, coughing or movement.

Speed of response is the key to survival following sudden cardiac arrest (SCA). When responding to a victim who may be in SCA and in need of assistance, a primary objective is to ensure that EMS medical personnel are on the way as soon as possible. Ensuring that EMS personnel are on the way does not prevent any person from using an AED and/or administering CPR.

A demonstration in how to use an AED properly in an emergency will be offered annually to personnel stationed in buildings where AEDs are located. Such demonstrations are informative and do not constitute CPR/AED training. Employees who wish to complete a CPR/AED course voluntarily should speak with their supervisor.

PLACEMENTS

As of July 2023, Risk Management has deployed and manages AED units in below listed locations. Additional placements are pending.

- Quilter Consolidated Office Building, second floor south stairwell, includes child pads.
- Quilter Consolidated Office Building, Public Health Clinic, includes child pads.
- Bishop Library, left of circulation desk and behind wall leading to stacks, includes child pads.
- Bishop Senior Center, west wall of dining hall.
- Progress House, east wall of dining room.
- Bishop Airport Terminal, in lobby, includes child pads.
- Big Pine Town Hall, northwest corner of the main hall, includes child pads.
- Big Pine Animal Control Shelter, main building, by the restroom
- Courthouse, middle floor hallway outside of tax office, includes child pads.
- Courthouse Annex, second floor hallway, by women's restroom.
- Independence Administration Building, at threshold to restrooms.
- Independence Legion Hall, by north exit, includes child pads.
- Water Department, northeast corner of conference room.
- Mazourka Shop, in breakroom by refrigerator.
- Juvenile Hall, in hallway by office.
- Independence Jail, booking area, in a backpack with additional equipment.
- Independence Jail, in tower, mounted on the desk.
- Independence Jail, in hallway outside dispatch.
- Eastern California Museum, in office area.
- Statham Hall, on north wall inside hall, about halfway down, includes child pads.
- Lone Pine Consolidated Office Building, behind HHS reception, includes child pads.
- Tecopa Community Center, on east wall, includes child pads.

TITLE: AUTOMATED EXTERNAL DEFIBRILLATOR (AED) POLICY AND PROCEDURES

RISK MANAGEMENT RESPONSIBILITIES

Risk Management maintains the AEDs and related supplies deployed by Risk Management, subject to funding, by doing the following:

- Ensuring that designated persons complete monthly checks.
- Offering annual demonstrations to employees and building tenants where AEDs are located.
- Completing an annual physical inspection of all units.
- Tracking supplies, equipment, and signage.
- Posting signage to assist with locating and using County AEDs.
- Notifying the appropriate EMS agency when an AED is used on a person.
- Registering AEDs upon deployment with the appropriate EMS agency.
- Replacing batteries every 3 years.
- Replacing pads by their expiration dates (every 5 years)
- Replacing AED units by their expiration dates (approximately every 10 years)
- Removing any noncompliant AED or related materials from service.

STEPS TO AED MONTHLY CHECK

Risk Management helps ensure functionality of AEDs by designating trained employees to perform monthly checks. Only trained and designated employees may perform the procedure. Risk Management provides in-person and video training. The procedure takes about 3 minutes. The designated person is the Safety Coordinator for most, but not all, locations.

1. Use key to disengage the alarm. Cabinet does not lock.
2. Verify that the instructions are easy to find and near, on, or inside the cabinet. If instructions are missing, call Risk Management for a replacement.
3. Check around the cabinet and device for visible signs of tampering, wear, damage, or cracks. Listen for chirping which may indicate an expired battery. Only AED stuff and opioid reversal medication, where indicated by the opioid reversal medication policy and procedures, should be in AED cabinets. Report any issues to Risk Management.
4. Check the date on the pads. Expiration is displayed on seal over opening of device and on package of child pads, if any. If expired, report to Risk Management.
5. Check for Green X or Check mark in status window. If Green X does not display, report to Risk Management.
6. Hold down On/Off button for 5 seconds until you hear a click sound. If you don't hold it down long enough, the device will start the lifesaving operation, and you will have to hold down the power button to turn it off again. A red X or Check mark will appear. Device will run a silent 15-second test. When done, device should say "Unit Ok." If test fails, report to Risk Management.
7. Record the monthly check with initials and date on the inspection card inside the unit.
8. Close cabinet and use the key to reengage the alarm. Email Risk Management to confirm that the unit passed the monthly check. Safety Coordinator will log the report.



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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4117

Determination of Industrial Disability of an Employee County Administrator - Risk Management ACTION REQUIRED

ITEM SUBMITTED BY

Aaron Holmberg, Risk Manager

ITEM PRESENTED BY

Aaron Holmberg, Risk Manager

RECOMMENDED ACTION:

Approve Resolution No. 2023-24, titled, "Resolution of the Inyo County Board of Supervisors Making A Determination of Industrial Disability of an Employee as Required by Government Code Section 21154 and 21156," and authorize the Chairperson to sign.

BACKGROUND / SUMMARY / JUSTIFICATION:

Based on competent medical opinion, Corporal Matthew Graeff sustained multiple cumulative injuries over the course of his employment with the Sheriff's Department since 2011, as well as a specific injury while on the job. As a result of these injuries, according to medical opinion, Corporal Graeff is permanently and substantially incapacitated from performing the duties and responsibilities of a law enforcement officer due to the physical demands of the job. As such, under the rules and parameters of the CalPERS system for peace officer industrial disability, Inyo County has the responsibility to review the evidence and make a recommendation to CalPERS as to the granting of an industrial disability retirement to Corporal Graeff. CalPERS makes the final decision on industrial disability retirement.

FISCAL IMPACT:

Funding Source	N/A	Budget Unit	N/A
Budgeted?	N/A	Object Code	N/A
Recurrence	N/A		
Current Fiscal Year Impact			
None			
Future Fiscal Year Impacts			
There may be an unavoidable impact on our PERS rates.			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could choose not to pass this Resolution. This is not advised, given the medical opinion and the resulting need to maintain Mr. Graeff's employment in a position with duties he is, based on medical opinion, no longer capable of fulfilling.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

Personnel, County Counsel, workers' compensation legal counsel, Sheriff

ATTACHMENTS:

1. Industrial Disability Resolution

APPROVALS:

Aaron Holmberg	Created/Initiated - 8/29/2023
Aaron Holmberg	Approved - 8/29/2023
Keri Oney	Approved - 9/18/2023
Darcy Ellis	Approved - 9/18/2023
Sue Dishion	Approved - 9/18/2023
Stephanie Rennie	Approved - 9/18/2023
Aaron Holmberg	Approved - 9/18/2023
John Vallejo	Approved - 9/19/2023
Amy Shepherd	Approved - 9/19/2023
Nate Greenberg	Final Approval - 9/20/2023

RESOLUTION 2023 -

RESOLUTION OF THE INYO COUNTY BOARD OF SUPERVISORS MAKING A DETERMINATION OF INDUSTRIAL DISABILITY OF AN EMPLOYEE AS REQUIRED BY GOVERNMENT CODE SECTION 21154 AND 21156

WHEREAS, the County of Inyo (hereinafter referred to as Agency) is a contracting agency of the California Public Employee's Retirement System (CALPERS);

WHEREAS, CALPERS requires that a contracting agency determine whether an employee of such agency in employment in which he is classified as a local safety member is substantially incapacitated from performance of the usual duties of his position and is permanently disabled based on competent medical opinion due to an industrial injury or condition, and that the determination was not used as a substitute for the disciplinary process;

WHEREAS, an application for industrial disability retirement of Matthew Graeff, employed by the Agency in the position of Corporal, has been filed with CALPERS; and

WHEREAS, the County of Inyo has reviewed a competent medical opinion and other evidence relevant to the disability and its cause.

NOW, THEREFORE, BE IT RESOLVED:

That the Inyo County Board of Supervisors does hereby find and determine that Matthew Graeff is permanently disabled and substantially incapacitated as defined by CALPERS for performance of the usual duties of his position of Corporal due to an industrial left shoulder and back condition; and

BE IT FURTHER RESOLVED that the Inyo County Board of Supervisors finds and determines that such disability is a result of an injury arising out of and in the course of employment. The workers' compensation claims related to the employee's disability have been accepted as industrial, and there is no dispute as to the industrial nature of the disability. The accepted claim numbers are 20212000960 and 20112000014. The primary disabling condition is physical related to continuous trauma over the course of his career with the county, 2011 to 2021. There is no third-party liability.

BE IT FURTHER RESOLVED that the employee will be separated from his employment in the position of Corporal on October 13, 2023, and that will be the last day he will be on payroll. Advanced disability pension payments in the amount of \$1,770.34 biweekly will begin no later than 30 days from the separation date while CALPERS is processing the claim. CALPERS may send a reimbursement check to Inyo County, attention Personnel, PO Box 249, Independence, CA 93526. There is no dispute as to the expiration of his leave rights. There are also no disciplinary proceedings related to the employee and the Board certifies that its disability determination is not being used as a substitute for the disciplinary process.

The employee is believed to be competent to act on his own behalf in legally binding retirement matters. He is represented by an attorney for his workers' compensation claim, but he is not represented for his retirement process.

IN WITNESS WHEREOF, the undersigned have executed this Resolution this ____ day of ____ 2023.

PASSED AND ADOPTED on this _____ day of _____, 2023, by the Inyo County Board of Supervisors, County of Inyo, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jen Roser, Chairperson
Inyo County Board of Supervisors

ATTEST:

NATE GREENBERG
Clerk of the Board

By: _____
Darcy Ellis, Assistant



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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4068

Home Visiting Coordination (HVC) Contract with Mono County First 5 Health & Human Services - First 5 ACTION REQUIRED

ITEM SUBMITTED BY

Katelyne Lent, First 5 Program Manager

ITEM PRESENTED BY

Anna Scott, Acting HHS Director

RECOMMENDED ACTION:

Ratify and approve the two-year agreement between First 5 Mono and First 5 Inyo for the provision of home visiting coordination services for the period beginning July 1, 2023 through June 30, 2025 for \$87,646, contingent upon the Board's adoption of the Fiscal Year 2023-2024 and 2024-2025 Budgets, and authorize the First 5 Program Manager to sign contract agreement.

BACKGROUND / SUMMARY / JUSTIFICATION:

In October 2019, the F5CA State Commission approved up to \$24 million in funding for five years through Fiscal Year 2024–2025 to help counties create a sustainable, unified system that supports families with the home visiting services they need and maximize available funding to serve more families. This catalytic funding is meant to promote increased coordination and collaboration, and is expected to yield significant systems changes, including, but not limited to:

- Increased cross-agency understanding of local population needs and readiness to collaborate on local home visiting services
- Efficient, coordinated, and sustainable local home visiting that serves more families more effectively
- Interconnected local early childhood systems with home visiting embedded as a vital component leading to strong family outcomes
- Networks of cross-county coordination and collaboration that promote shared learning and capacity building, resource sharing, and expertise to strengthen local systems change effort
- Planned and supported coordination across multiple home visiting agencies and other community services is necessary to address system, service, and resource gaps and build upon strengths so that:
 - More families receive culturally and linguistically responsive services that enable them to resettle in new communities
 - Children birth through age five have safe, stable, nurturing relationships, and environments
 - Children are better prepared for school
 - Families are more resilient and self-sufficient

This item is coming before your Board late because both Mono First 5 and Inyo First 5 had to receive our respective Commissions' approval prior to presenting this to your Board. On July 27 2023, the Inyo County Children and Families Commission (Inyo First 5) reviewed and approved the contract agreement between First 5 Mono and First 5 Inyo, contingent upon your Board's approval.

FISCAL IMPACT:			
Funding Source	Grant Funded	Budget Unit	643000
Budgeted?	Yes	Object Code	4499
Recurrence	Two year grant		
Current Fiscal Year Impact			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could choose not to approve the contract agreement for home visiting coordination services across Inyo and Mono County. Doing so would reduce the Department's ability to collaborate and coordinate home visiting services.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Agreement re: Home Visiting Coordination Services

APPROVALS:

Katelyne Lent	Created/Initiated - 8/15/2023
Katelyne Lent	Approved - 8/15/2023
Darcy Ellis	Approved - 8/16/2023
Katelyne Lent	Approved - 8/16/2023
Stephanie Tanksley	Approved - 8/30/2023
Melissa Best-Baker	Approved - 9/7/2023
Anna Scott	Approved - 9/7/2023
John Vallejo	Approved - 9/7/2023
Amy Shepherd	Approved - 9/8/2023
Nate Greenberg	Final Approval - 9/20/2023

**AGREEMENT BETWEEN FIRST 5 MONO
AND FIRST 5 INYO COUNTY
FOR THE PROVISION OF HOME VISITING COORDINATION SERVICES**

INTRODUCTION

WHEREAS, First 5 Mono (hereinafter referred to as “First 5”) may have the need for Home Visiting Coordination services of First 5 Inyo County, a California Governmental Agency (hereinafter referred to as “Contractor”), and in consideration of the mutual promises, covenants, terms, and conditions hereinafter contained, the parties hereby agree as follows:

TERMS AND CONDITIONS

1. SCOPE OF WORK

Contractor shall furnish to First 5, upon its request, those services and work set forth in Attachment A, attached hereto and by reference incorporated herein. Requests by First 5 to Contractor to perform under this Agreement will be made by the Director of First 5 Mono, or an authorized representative thereof. Requests to Contractor for work or services to be performed under this Agreement will be based upon First 5's need for such services. First 5 makes no guarantee or warranty, of any nature, that any minimum level or amount of services or work will be requested of Contractor by First 5 under this Agreement. By this Agreement, First 5 incurs no obligation or requirement to request from Contractor the performance of any services or work at all, even if First 5 should have some need for such services or work during the term of this Agreement.

Services and work provided by Contractor at First 5's request under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and county laws, ordinances, and resolutions. Such laws, ordinances, regulations, and resolutions include, but are not limited to, those that are referred to in this Agreement.

This Agreement is subject to the following Exhibits (as noted) which are attached hereto, following all referenced Attachments, and incorporated by this reference. In the event of a conflict between the terms of an attached Exhibit and this Agreement, the terms of the Exhibit shall govern:

- Exhibit 1:** General Conditions (Construction)
- Exhibit 2:** Prevailing Wages
- Exhibit 3:** Bond Requirements
- Exhibit 4:** Invoicing, Payment, and Retention
- Exhibit 5:** Trenching Requirements
- Exhibit 6:** FHWA Requirements
- Exhibit 7:** CDBG Requirements
- Exhibit 8:** HIPAA Business Associate Agreement
- Exhibit 9:** Other _____

2. TERM

The term of this Agreement shall be from July 1, 2023, to June 30, 2025, unless sooner terminated as provided below.

3. CONSIDERATION

A. Compensation. First 5 shall pay Contractor in accordance with the Schedule of Fees (set forth as Attachment B) for the services and work described in Attachment A that are performed by Contractor at First 5's request.

B. Travel and Per Diem. Contractor will not be paid or reimbursed for travel expenses or per diem that Contractor incurs in providing services and work requested by First 5 under this Agreement, unless otherwise provided for in Attachment B.

C. No Additional Consideration. Except as expressly provided in this Agreement, Contractor shall not be entitled to, nor receive, from First 5, any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement. Specifically, Contractor shall not be entitled, by virtue of this Agreement, to consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays, or other paid leaves of absence of any type or kind whatsoever.

D. Limit upon amount payable under Agreement. The total sum of all payments made by First 5 to Contractor for services and work performed under this Agreement shall not exceed \$87,646.00, plus the amount of any change order(s) approved in accordance with authority delegated by the Board of Supervisors - (hereinafter referred to as "Contract Limit"). First 5 expressly reserves the right to deny any payment or reimbursement requested by Contractor for services or work performed that is in excess of the Contract Limit.

E. Billing and Payment. Contractor shall submit to First 5 quarterly, by October 15, April 15, January 15, and July 15 of each year, an itemized statement of all services and work described in Attachment A, which were done at First 5's request. All statements submitted in request for payment shall identify the date on which the services and work were performed and describe the nature of the services and work which were performed on each day. Invoicing shall be informative but concise regarding services and work performed during that billing period. Upon finding that Contractor has satisfactorily completed the work and performed the services as requested, First 5 shall make payment to Contractor within 30 days of its receipt of the itemized statement. Should First 5 determine the services or work have not been completed or performed as requested and/or should Contractor produce an incorrect statement, First 5 shall withhold payment until the services and work are satisfactorily completed or performed and/or the statement is corrected and resubmitted.

If Exhibit 4 ("Invoicing, Payment, and Retention") is attached to this Agreement, then the language contained in 4 shall supersede and replace this paragraph 3.E. in its entirety.

F. Federal and State Taxes.

(1) Except as provided in subparagraph (2) below, First 5 will not withhold any federal or state income taxes or social security from any payments made by First 5 to Contractor under the terms and conditions of this Agreement.

(2) First 5 shall withhold California state income taxes from payments made under this Agreement to non-California resident independent contractors when it is anticipated that total annual payments to Contractor under this Agreement will exceed One Thousand Four Hundred Ninety-Nine dollars (\$1,499.00).

(3) Except as set forth above, First 5 has no obligation to withhold any taxes or payments from sums paid by First 5 to Contractor under this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Contractor. First 5 has no responsibility or liability for payment of Contractor's taxes or assessments.

(4) The total amounts paid by First 5 to Contractor, and taxes withheld from payments to non-California residents, if any, will be reported annually to the Internal Revenue Service and the California State Franchise Tax Board.

4. WORK SCHEDULE

Contractor's obligation is to perform, in a timely manner, those services and work identified in Attachment A that are requested by First 5. It is understood by Contractor that the performance of these services and work will require a varied schedule. Contractor, in arranging his/her schedule, will coordinate with First 5 to ensure that all services and work requested by First 5 under this Agreement will be performed within the time frame set forth by First 5.

5. REQUIRED LICENSES, CERTIFICATES, AND PERMITS

Any licenses, certificates, or permits required by the federal, state, county, or municipal governments, for Contractor to provide the services and work described in Attachment A must be procured by Contractor and be valid at the time Contractor enters into this Agreement. Further, during the term of this Agreement, Contractor must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, professional licenses or certificates, and business licenses. Such licenses, certificates, and permits will be procured and maintained in force by Contractor at no expense to First 5. Contractor will provide First 5, upon execution of this Agreement, with evidence of current and valid licenses, certificates and permits that are required to perform the services identified in Attachment A. Where there is a dispute between Contractor and First 5 as to what licenses, certificates, and permits are required to perform the services identified in Attachment A, First 5 reserves the right to make such determinations for purposes of this Agreement.

6. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC

Contractor shall provide such office space, supplies, equipment, vehicles, reference materials, support services and telephone service as is necessary for Contractor to provide the services identified in Attachment A to this Agreement. First 5 is not obligated to reimburse or pay Contractor for any expense or cost incurred by Contractor in procuring or maintaining such items. Responsibility for the costs and expenses incurred by Contractor in providing and maintaining such items is the sole responsibility and obligation of Contractor.

7. FIRST 5 PROPERTY

A. Personal Property of First 5. Any personal property such as, but not limited to, protective or safety devices, badges, identification cards, keys, uniforms, vehicles, reference materials, furniture, appliances, etc. provided to Contractor by First 5 pursuant to this Agreement is, and at the termination of this Agreement remains, the sole and exclusive property of First 5. Contractor will use reasonable care to protect, safeguard and maintain such items while they are in Contractor's possession. Contractor will be financially responsible for any loss or damage to such items, partial or total, that is the result of Contractor's negligence.

B. Products of Contractor's Work and Services. Any and all compositions, publications, plans, designs, specifications, blueprints, maps, formulas, processes, photographs, slides, videotapes, computer programs, computer disks, computer tapes, memory chips, soundtracks, audio recordings, films, audio-visual presentations, exhibits, reports, studies, works of art, inventions, patents, trademarks, copyrights, or intellectual properties of any kind that are created, produced, assembled, compiled by, or are the result, product, or manifestation of, Contractor's services or work under this Agreement are, and at the termination of this

Agreement shall remain, the sole and exclusive property of First 5. At the termination of the Agreement, Contractor will convey possession and title to all such properties to First 5.

8. INSURANCE

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

A. Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as (please select all applicable):

Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

Workers’ Compensation: as required by the State of California, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

Worker’s Compensation Exempt: Contractor is exempt from obtaining Workers’ Compensation insurance because Contractor has no employees. Contractor shall notify First 5 and provide proof of Workers’ Compensation insurance to First 5 within 10 days if an employee is hired. Such Workers’ Compensation policy shall be endorsed with a waiver of subrogation in favor of First 5 for all work performed by Contractor, its employees, agents, and subcontractors. Contractor agrees to defend and indemnify First 5 in case of claims arising from Contractor’s failure to provide Workers’ Compensation insurance for employees, agents and subcontractors, as required by law.

Professional Liability (Errors and Omissions): Insurance appropriate to the Contractor’s profession, with limit no less than \$1,000,000 per occurrence or claim, \$1,000,000 aggregate.

Contractors’ Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than \$1,000,000 per occurrence or claim, and \$1,000,000 policy aggregate.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the First 5 requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the First 5.

B. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

- (1) **Additional Insured Status:** First 5, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).
- (2) **Primary Coverage:** For any claims related to this contract, the Contractor's insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects First 5, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by First 5, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
- (3) **Umbrella or Excess Policy:** The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.
- (4) **Notice of Cancellation:** Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to First 5.
- (5) **Waiver of Subrogation:** Contractor hereby grants to First 5 a waiver of any right to subrogation which any insurer of said Contractor may acquire against First 5 by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not First 5 has received a waiver of subrogation endorsement from the insurer.
- (6) **Self-Insured Retentions:** Self-insured retentions must be declared to and approved by First 5. First 5 may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or First 5. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds \$100,000 unless approved in writing by First 5. Any and all deductibles and SIRs shall be the sole responsibility of Contractor or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. First 5 may deduct from any amounts otherwise due Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. First 5 reserves the right to obtain a copy of any policies and endorsements for verification.
- (7) **Acceptability of Insurers:** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to First 5.

- (8) **Claims Made Policies:** If any of the required policies provide claims-made coverage:
- a. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
 - b. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
 - c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work.
- (9) **Verification of Coverage:** Contractor shall furnish First 5 with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by First 5 before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor’s obligation to provide them. First 5 reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. First 5 reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.
- (10) **Special Risks or Circumstances:** First 5 reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

9. STATUS OF CONTRACTOR

All acts of Contractor, its agents, officers, and employees, relating to the performance of this Agreement, shall be performed as an independent contractor, and not as an agent, officer, or employee of First 5. Contractor, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of, or exercise any right or power vested in, First 5, except as expressly provided by law or set forth in Attachment A. No agent, officer, or employee of First 5 is to be considered an employee of Contractor. It is understood by both Contractor and First 5 that this Agreement shall not, under any circumstances, be construed to create an employer-employee relationship or a joint venture. As an independent contractor:

- A. Contractor shall determine the method, details, and means of performing the work and services to be provided by Contractor under this Agreement.
- B. Contractor shall be responsible to First 5 only for the requirements and results specified in this Agreement, and except as expressly provided in this Agreement, shall not be subjected to First 5’s control with respect to the physical action or activities of Contractor in fulfillment of this Agreement.
- C. Contractor, its agents, officers and employees are, and at all times during the term of this Agreement shall represent and conduct themselves as, independent contractors, and not employees of First 5.

10. DEFENSE AND INDEMNIFICATION

Contractor shall defend with counsel acceptable to First 5, indemnify, and hold harmless First 5, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney’s fees, arising out of, resulting from or in connection with, the performance of this Agreement by Contractor, or Contractor’s agents, officers, or employees. Contractor’s

obligation to defend, indemnify, and hold First 5, its agents, officers, and employees harmless applies to any actual or alleged personal injury, death, damage or destruction to tangible or intangible property, including the loss of use. Contractor's obligation under this paragraph extends to any claim, damage, loss, liability, expense, or other costs that are caused in whole or in part by any act or omission of Contractor, its agents, employees, supplier, or anyone directly or indirectly employed by any of them, or anyone for whose acts or omissions any of them may be liable.

Contractor's obligation to defend, indemnify, and hold First 5, its agents, officers, and employees harmless under the provisions of this paragraph is not limited to, or restricted by, any requirement in this Agreement for Contractor to procure and maintain a policy of insurance and shall survive any termination or expiration of this Agreement.

11. RECORDS AND AUDIT

A. Records. Contractor shall prepare and maintain all records required by the various provisions of this Agreement, federal, state, county, municipal, ordinances, regulations, and directions. Contractor shall maintain these records for a minimum of four (4) years from the termination or completion of this Agreement. Contractor may fulfill its obligation to maintain records as required by this paragraph by substitute photographs, micrographs, or other authentic reproduction of such records.

B. Inspections and Audits. Any authorized representative of First 5 shall have access to any books, documents, papers, records, including, but not limited to, financial records of Contractor, that First 5 determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Contractor. Further, First 5 has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement.

12. NONDISCRIMINATION

During the performance of this Agreement, Contractor, its agents, officers, and employees shall not unlawfully discriminate in violation of any federal, state, or local law, against any employee, or applicant for employment, or person receiving services under this Agreement, because of race, religious creed, color, ancestry, national origin, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation. Contractor and its agents, officers, and employees shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12900, et seq.), and the applicable regulations promulgated thereunder in the California Code of Regulations. Contractor shall also abide by the Federal Civil Rights Act of 1964 (P.L. 88-352) and all amendments thereto, and all administrative rules and regulations issued pursuant to said Act.

13. TERMINATION

This Agreement may be terminated by First 5 without cause, and at will, for any reason by giving to Contractor thirty (30) calendar days written notice of such intent to terminate. Contractor may terminate this Agreement without cause, and at will, for any reason whatsoever by giving to First 5 thirty (30) calendar days written notice of such intent to terminate.

Notwithstanding the foregoing, if this Agreement is subject to General Conditions (set forth as an Exhibit hereto), then termination shall be in accordance with the General Conditions and this paragraph shall not apply.

14. ASSIGNMENT

This is an agreement for the personal services of Contractor. First 5 has relied upon the skills, knowledge, experience, and training of Contractor as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement, or any part of it, without the express written consent of First 5. Further, Contractor shall not assign any moneys due or to become due under this Agreement without the prior written consent of First 5.

15. DEFAULT

If Contractor abandons the work, fails to proceed with the work or services requested by First 5 in a timely manner, or fails in any way as required to conduct the work and services as required by First 5, then First 5 may declare Contractor in default and terminate this Agreement upon five (5) days written notice to Contractor. Upon such termination by default, First 5 will pay to Contractor all amounts owing to Contractor for services and work satisfactorily performed to the date of termination.

For contracts that renew annually, termination for failure to provide required insurance certificates and endorsements shall be as set forth in paragraph 8.

16. WAIVER OF DEFAULT

Waiver of any default by either party to this Agreement shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided in paragraph 22.

17. CONFIDENTIALITY

Contractor agrees to comply with various provisions of the federal, state, and county laws, regulations, and ordinances providing that information and records kept, maintained, or accessible by Contractor in the course of providing services and work under this Agreement, shall be privileged, restricted, or confidential. Contractor agrees to keep confidential, all such privileged, restricted or confidential information and records obtained in the course of providing the work and services under this Agreement. Disclosure of such information or records shall be made by Contractor only with the express written consent of First 5.

18. CONFLICTS

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

19. POST-AGREEMENT COVENANT

Contractor agrees not to use any confidential, protected, or privileged information that is gained from First 5 in the course of providing services and work under this Agreement, for any personal benefit, gain, or enhancement. Further, Contractor agrees for a period of two (2) years after the termination of this Agreement, not to seek or accept any employment with any entity, association, corporation, or person who, during the term of this Agreement, has had an adverse or conflicting interest with First 5, or who has been an adverse party in litigation with First 5, and concerning such, Contractor by virtue of this Agreement has gained access to First 5's confidential, privileged, protected, or proprietary information.

20. SEVERABILITY

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

21. FUNDING LIMITATION

The ability of First 5 to enter into this Agreement is based upon available funding from various sources. In the event that such funding fails, is reduced, or is modified, from one or more sources, First 5 has the option to terminate, reduce, or modify this Agreement, or any of its terms within ten (10) days of notifying Contractor of the termination, reduction, or modification of available funding. Any reduction or modification of this Agreement effective pursuant to this provision must comply with the requirements of paragraph 22.

22. AMENDMENT

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

23. NOTICE

Any notice, communication, amendments, additions or deletions to this Agreement, including change of address of any party during the term of this Agreement, which Contractor or First 5 shall be required, or may desire to make, shall be in writing and may be personally served, or sent by prepaid first-class mail or email (if included below) to the respective parties as follows:

First 5 of Mono:

First 5 Mono
Molly DesBaillets
PO Box 130
Mammoth Lakes, CA, 93546
mdesbaillets@monocoe.org

Contractor:

First 5 Inyo County
Katelyne Lent
1360 North Main Street
Bishop, CA, 93514
klent@inyocounty.us

24. COUNTERPARTS

This Agreement may be executed in two (2) or more counterparts (including by electronic transmission), each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument. For purposes of the agreement a photocopy, facsimile, .pdf, and electronically scanned signature,

including but not limited to DocuSign or similar service, shall be deemed to be as valid and as enforceable as an original.

25. ENTIRE AGREEMENT

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

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS, EFFECTIVE AS OF THE DATE LAST SET FORTH BELOW, OR THE COMMENCEMENT DATE PROVIDED IN PARAGRAPH 2 OF THIS AGREEMENT, WHICHEVER IS EARLIER.

FIRST 5 MONO

CONTRACTOR

By: _____

By: _____

Title: _____

Title: _____

Dated: _____

Dated: _____

APPROVED AS TO FORM:

County Counsel

APPROVED BY RISK MANAGEMENT:

Risk Manager

ATTACHMENT A

**AGREEMENT BETWEEN FIRST 5 MONO
AND FIRST 5 INYO COUNTY
FOR THE PROVISION OF HOME VISITING COORDINATION SERVICES**

TERM:

FROM: July 1, 2023 TO: June 30, 2025

SCOPE OF WORK:

First 5 Inyo will adhere to the First 5 California Regional Home Visiting Coordination program requirements as set forth in the Regional Technical Assistance for Home Visiting Coordination and Integration RFA and the application submitted by the Alpine, Inyo and Mono Region, attached to this Agreement as Attachment B-2.

Invoice deadlines are the 15th of October, January, April, and July. The invoice review process will include verifying invoice amounts match back up documentation, adhere to the First 5 California approved budget categories, and meet grant requirements for allowable expenses. Monitoring and tracking budget spending will occur during the review process and will include tracking spending in relation to the approved budget and monitoring expenditures for contract compliance. If, upon review, a discrepancy is identified, First 5 Mono staff will contact First 5 Inyo via email to notify them of the identified discrepancies, ask for correction, and offer support as needed. Corrections will be due to the First 5 Mono Executive Director within 4 business days of receipt of the correction notice to ensure First 5 Mono has sufficient time to compile and submit the regional invoice by the deadline. After submission of invoices to First 5 California and receipt of funds from First 5 California, First 5 Mono will process payments to First 5 Inyo for receipt within one month.

ATTACHMENT B

**AGREEMENT BETWEEN FIRST 5 MONO
AND FIRST 5 INYO COUNTY
FOR THE PROVISION OF HOME VISITING COORDINATION SERVICES**

TERM:

FROM: July 1, 2023 TO: June 30, 2025

SCHEDULE OF FEES:

Program Manager/ First 5 ED 10% FTE
Home Visiting Supervisor 20% FTE
10 iPads & iPad cases
15% indirect

Total: \$87,646

See Attachment B-1, incorporated herein by this reference.

ATTACHMENT B-1: Home Visiting Regional Technical Assistance Plan Template

County: **Mono**

Project Manager: **Molly DesBallets**

SMART OBJECTIVES AND TASKS		MILESTONES/ OUTPUTS	Resources Needed	ASSIGNED TO	TIME FRAME	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Status/Notes (to track progress)	
Objective A:	<i>Coordinate locally and regionally</i>																														
Task 1	Oversee regional and local coordination, fiscal processes, and data collection and reporting	local and regional coordination and engagement have sufficient oversight to ensure completion of grant deliverables	establish a protocol	First 5 Mono Executive Director	On track	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
1.1	<i>Administrator and Coordinator meet regularly to track activities and progress regionally and locally in Mono</i>	<i>work progresses as planned</i>	meeting time, strong understanding of the region and home visiting	First 5 Mono Executive Director	On track	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
1.2	<i>Maintain fiscal records and complete invoicing process in accordance with grant requirements</i>	<i>audit is completed without findings</i>	Demonstrated knowledge of fiscal systems and grant administration experience	First 5 Mono Executive Director	On track	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
1.3	<i>Process invoices from local activities</i>	<i>invoices are paid within one month of receipt of funds from First 5 California</i>	Demonstrated knowledge of fiscal systems and grant administration experience	First 5 Mono Executive Director	On track				x		x			x			x			x							x				
1.4	<i>create and submit invoices to First 5 California in accordance with grant requirements</i>	<i>invoices comply with grant requirements</i>	Demonstrated knowledge of fiscal systems and grant administration experience	First 5 Mono Executive Director	On track				x		x			x			x			x							x				
1.4	<i>Collect and report data in accordance with grant requirements</i>	<i>data submission complies with grant requirements</i>	Demonstrated knowledge of fiscal systems and grant administration experience	First 5 Mono Executive Director	On track				x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Task 2	Hold regular regional meetings	<i>hold a minimum of 6 meetings annually</i>	email, zoom or meeting space, staff time, partner buy in	First 5 Mono Regional & Local Lead Home Visitor (Inyo) TBD in Alpine	On track	x		x		x		x		x		x		x		x		x		x		x		x			
2.1	<i>survey partners to establish meeting times & get agenda input</i>	communications between partners	partner buy in	First 5 Mono Regional & Local Lead Home Visitor (Inyo) TBD in Alpine	On track		x		x		x		x		x		x		x		x		x		x		x				
2.2	<i>plan meetings</i>	agendas are developed and shared with partners ahead of meetings	staff planning	First 5 Mono Regional & Local Lead Home Visitor (Inyo) TBD in Alpine	On track		x		x		x		x		x		x		x		x		x		x		x				
2.3	<i>facilitate meetings</i>	meetings cover the agenda, promote engagement and activity development.	facilitation skill	First 5 Mono Regional & Local Lead Home Visitor (Inyo) TBD in Alpine	On track	x		x		x		x		x		x		x		x		x		x		x		x			
		barrier: participation																													
		to overcome: survey projected participants: FS ED's and support staff, and later potentially other partners																													
2.4	<i>promote engagement</i>	every County participates in meetings and works to foster coordination and collaboration at both the local and regional level	staff participation in and leadership for project meetings, relationships with local partners, knowledge of home visiting or development of knowledge of home visiting leveraging Mono and Inyo experience.	First 5 Eds, the Regional Program Coordinator, Inyo Lead Home Visitor, and Alpine staff TBD	On track																										
Task 3:	<i>Hold and attend regular local meetings</i>	hold or attend a minimum of 6 local meetings annually	email, zoom or meeting space, staff time, partner buy in	First 5 Inyo and Alpine Executive Directors	On track																										
3.1	<i>attend partner agencies' staff meetings</i>	invitations to partner agencies' staff meetings	relationship building, buy in from partner agencies	Mono Program Coordinator, Alpine & Inyo EDs, then, upon hiring, locally defined staff will report to Regional Program coordinator, who will in turn report to F5 Mono ED	On track				x	x	x	x	x	x	x	x	x	x													
3.1.1		barrier: staffing																													
		to overcome barriers	recruitment, human resources department, quality advertising	First 5 Inyo and Alpine Executive Directors																											
3.2	<i>develop or refine action plan</i>	action plan	input from partner agencies, families, and caregivers	Mono Program Coordinator, Inyo Lead Home Visitor, Alpine staff TBD	On track														x	x											
3.3	<i>survey partners to establish meeting times & get agenda input</i>	communications between partners	partner buy in	Mono Program Coordinator, Alpine & Inyo EDs, then, upon hiring, locally defined staff will report to Regional Program coordinator, who will in turn report to F5 Mono ED	On track																	x		x		x		x			



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

September 26, 2023

Reference ID:
2023-4069

IMPACT Legacy Contract with Mono County First 5 Health & Human Services - First 5

ACTION REQUIRED

ITEM SUBMITTED BY

Katelyne Lent, First 5 Program Manager

ITEM PRESENTED BY

Anna Scott, Acting HHS Director

RECOMMENDED ACTION:

Ratify and approve the two-year agreement between First 5 Mono and First 5 Inyo for the provision of IMPACT Legacy program services for the period beginning August 2, 2023 through June 30, 2025 for \$148,037, contingent upon the Board's adoption of future budgets, and authorize the First 5 Program Manager to sign contract agreement.

BACKGROUND / SUMMARY / JUSTIFICATION:

In late 2011, California was awarded a \$75 million grant from the U.S. Departments of Education and Health and Human Services Race to the Top-Early Learning Challenge Fund (RTT-ELC). The objective of RTT-ELC was to develop a successful statewide system to improve the quality of ELC programs and close the achievement gap. At the end of RTT-ELC in 2016, 30 of California's 58 counties were participating in California's Quality Rating and Improvement System (QRIS), Quality Counts California (QCC). After the RTT-ELC grant period, F5CA focused on QCC and continuing the state's momentum and expand quality supports to reach every county through F5CA Improve and Maximize Programs so All Children Thrive (IMPACT) investment.

The IMPACT 2020 investment further expanded to include all 58 counties, 10 regional Hubs, and Tribal Child Care Association of California (TCCAC). IMPACT Legacy will build upon these prior investments in QCC and expand the breadth and depth of serving priority populations identified. IMPACT Legacy is a comprehensive, statewide effort to enhance the quality of early learning and care (ELC) environments, with a focus on addressing the needs of the whole child, including health, child development, and family strengthening. Implementation for IMPACT Legacy will take place primarily at the county level, with some fiscal, training, infrastructure standards, and data reporting activities at the regional level.

IMPACT Legacy is designed to strengthen and advance the ELC system and engage programs and early educators in Quality Counts California (QCC), the state's quality improvement system. IMPACT Legacy aligns with funding from the California Department of Education (CDE) and the California Department of Social Services (CDSS) Block Grants, including on-going policy collaboration with CDE, CDSS, and other partners. As the state's system is refined and functions shift toward sustainability, IMPACT Legacy fosters a sound infrastructure to leverage other funding sources and take QCC into the future.

This item is coming before your Board late because both Mono First 5 and Inyo First 5 had to receive our

respective Commissions' approval prior to presenting this to your board. On July 27 2023, the Inyo County Children and Families Commission (Inyo First 5) reviewed and approved the contract agreement between First 5 Mono and First 5 Inyo, contingent upon your Board's approval. The Department respectfully requests your Board's approval to continue maintaining appropriate training and coaching access for child care providers to offer quality child care services.

FISCAL IMPACT:

Funding Source	Grant Funded	Budget Unit	643000
Budgeted?	Yes	Object Code	4499
	Ongoing grant		
Current Fiscal Year Impact			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your board could choose not to approve the contract agreement that provides necessary coaching and training support to child care centers. Doing so would reduce the Department's ability to maintain this prevention service.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Agreement re: IMPACT Legacy Program Services

APPROVALS:

Katelyne Lent	Created/Initiated - 8/15/2023
Katelyne Lent	Approved - 8/15/2023
Darcy Ellis	Approved - 8/16/2023
Katelyne Lent	Approved - 8/16/2023
Stephanie Tanksley	Approved - 8/30/2023
Melissa Best-Baker	Approved - 8/30/2023
Anna Scott	Approved - 8/31/2023
John Vallejo	Approved - 8/31/2023
Amy Shepherd	Approved - 8/31/2023
Nate Greenberg	Final Approval - 9/7/2023

**AGREEMENT BETWEEN FIRST 5 MONO
AND FIRST 5 INYO COUNTY
FOR THE PROVISION OF IMPACT LEGACY PROGRAM SERVICES**

INTRODUCTION

WHEREAS, First 5 Mono (hereinafter referred to as “First 5”) may have the need for IMPACT Legacy Program services of First 5 Inyo County, a California Governmental Agency (hereinafter referred to as “Contractor”), and in consideration of the mutual promises, covenants, terms, and conditions hereinafter contained, the parties hereby agree as follows:

TERMS AND CONDITIONS

1. SCOPE OF WORK

Contractor shall furnish to First 5, upon its request, those services and work set forth in Attachment A, attached hereto and by reference incorporated herein. Requests by First 5 to Contractor to perform under this Agreement will be made by the Director of First 5 Mono, or an authorized representative thereof. Requests to Contractor for work or services to be performed under this Agreement will be based upon First 5's need for such services. First 5 makes no guarantee or warranty, of any nature, that any minimum level or amount of services or work will be requested of Contractor by First 5 under this Agreement. By this Agreement, First 5 incurs no obligation or requirement to request from Contractor the performance of any services or work at all, even if First 5 should have some need for such services or work during the term of this Agreement.

Services and work provided by Contractor at First 5's request under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and county laws, ordinances, and resolutions. Such laws, ordinances, regulations, and resolutions include, but are not limited to, those that are referred to in this Agreement.

This Agreement is subject to the following Exhibits (as noted) which are attached hereto, following all referenced Attachments, and incorporated by this reference. In the event of a conflict between the terms of an attached Exhibit and this Agreement, the terms of the Exhibit shall govern:

- Exhibit 1:** General Conditions (Construction)
- Exhibit 2:** Prevailing Wages
- Exhibit 3:** Bond Requirements
- Exhibit 4:** Invoicing, Payment, and Retention
- Exhibit 5:** Trenching Requirements
- Exhibit 6:** FHWA Requirements
- Exhibit 7:** CDBG Requirements
- Exhibit 8:** HIPAA Business Associate Agreement
- Exhibit 9:** Other _____

2. TERM

The term of this Agreement shall be from August 2, 2023 until June 30, 2025, unless sooner terminated as provided below.

3. CONSIDERATION

A. Compensation. First 5 shall pay Contractor in accordance with the Schedule of Fees (set forth as Attachment B) for the services and work described in Attachment A that are performed by Contractor at First 5's request.

B. Travel and Per Diem. Contractor will not be paid or reimbursed for travel expenses or per diem that Contractor incurs in providing services and work requested by First 5 under this Agreement, unless otherwise provided for in Attachment B.

C. No Additional Consideration. Except as expressly provided in this Agreement, Contractor shall not be entitled to, nor receive, from First 5, any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement. Specifically, Contractor shall not be entitled, by virtue of this Agreement, to consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays, or other paid leaves of absence of any type or kind whatsoever.

D. Limit upon amount payable under Agreement. The total sum of all payments made by First 5 to Contractor for services and work performed under this Agreement shall not exceed \$148,037.00, plus the amount of any change order(s) approved in accordance with authority delegated by the First 5 Commission (hereinafter referred to as "Contract Limit"). First 5 expressly reserves the right to deny any payment or reimbursement requested by Contractor for services or work performed that is in excess of the Contract Limit.

E. Billing and Payment. Contractor shall submit to First 5 quarterly, by October 15, April 15, January 15, and July 15 of each year, an itemized statement of all services and work described in Attachment A, which were done at First 5's request. All statements submitted in request for payment shall identify the date on which the services and work were performed and describe the nature of the services and work which were performed on each day. Invoicing shall be informative but concise regarding services and work performed during that billing period. Upon finding that Contractor has satisfactorily completed the work and performed the services as requested, First 5 shall make payment to Contractor within 30 days of its receipt of the itemized statement. Should First 5 determine the services or work have not been completed or performed as requested and/or should Contractor produce an incorrect statement, First 5 shall withhold payment until the services and work are satisfactorily completed or performed and/or the statement is corrected and resubmitted.

F. Federal and State Taxes.

(1) Except as provided in subparagraph (2) below, First 5 will not withhold any federal or state income taxes or social security from any payments made by First 5 to Contractor under the terms and conditions of this Agreement.

(2) First 5 shall withhold California state income taxes from payments made under this Agreement to non-California resident independent contractors when it is anticipated that total annual payments to Contractor under this Agreement will exceed One Thousand Four Hundred Ninety-Nine dollars (\$1,499.00).

(3) Except as set forth above, First 5 has no obligation to withhold any taxes or payments from sums paid by First 5 to Contractor under this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Contractor. First 5 has no responsibility or liability for payment of Contractor's taxes or assessments.

(4) The total amounts paid by First 5 to Contractor, and taxes withheld from payments to non-California residents, if any, will be reported annually to the Internal Revenue Service and the California State Franchise Tax Board.

4. WORK SCHEDULE

Contractor's obligation is to perform, in a timely manner, those services and work identified in Attachment A that are requested by First 5. It is understood by Contractor that the performance of these services and work will require a varied schedule. Contractor, in arranging his/her schedule, will coordinate with First 5 to ensure that all services and work requested by First 5 under this Agreement will be performed within the time frame set forth by First 5.

5. REQUIRED LICENSES, CERTIFICATES, AND PERMITS

Any licenses, certificates, or permits required by the federal, state, county, or municipal governments, for Contractor to provide the services and work described in Attachment A must be procured by Contractor and be valid at the time Contractor enters into this Agreement. Further, during the term of this Agreement, Contractor must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, professional licenses or certificates, and business licenses. Such licenses, certificates, and permits will be procured and maintained in force by Contractor at no expense to First 5. Contractor will provide First 5, upon execution of this Agreement, with evidence of current and valid licenses, certificates and permits that are required to perform the services identified in Attachment A. Where there is a dispute between Contractor and First 5 as to what licenses, certificates, and permits are required to perform the services identified in Attachment A, First 5 reserves the right to make such determinations for purposes of this Agreement.

6. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC

Contractor shall provide such office space, supplies, equipment, vehicles, reference materials, support services and telephone service as is necessary for Contractor to provide the services identified in Attachment A to this Agreement. First 5 is not obligated to reimburse or pay Contractor for any expense or cost incurred by Contractor in procuring or maintaining such items. Responsibility for the costs and expenses incurred by Contractor in providing and maintaining such items is the sole responsibility and obligation of Contractor.

7. FIRST 5 PROPERTY

A. Personal Property of First 5. Any personal property such as, but not limited to, protective or safety devices, badges, identification cards, keys, uniforms, vehicles, reference materials, furniture, appliances, etc. provided to Contractor by First 5 pursuant to this Agreement is, and at the termination of this Agreement remains, the sole and exclusive property of First 5. Contractor will use reasonable care to protect, safeguard and maintain such items while they are in Contractor's possession. Contractor will be financially responsible for any loss or damage to such items, partial or total, that is the result of Contractor's negligence.

B. Products of Contractor's Work and Services. Any and all compositions, publications, plans, designs, specifications, blueprints, maps, formulas, processes, photographs, slides, videotapes, computer programs, computer disks, computer tapes, memory chips, soundtracks, audio recordings, films, audio-visual presentations, exhibits, reports, studies, works of art, inventions, patents, trademarks, copyrights, or intellectual properties of any kind that are created, produced, assembled, compiled by, or are the result, product, or manifestation of, Contractor's services or work under this Agreement are, and at the termination of this Agreement shall remain, the sole and exclusive property of First 5. At the termination of the Agreement, Contractor will convey possession and title to all such properties to First 5.

8. INSURANCE

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

A. Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as (please select all applicable):

Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

Worker's Compensation Exempt: Contractor is exempt from obtaining Workers' Compensation insurance because Contractor has no employees. Contractor shall notify First 5 and provide proof of Workers' Compensation insurance to First 5 within 10 days if an employee is hired. Such Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of First 5 for all work performed by Contractor, its employees, agents, and subcontractors. Contractor agrees to defend and indemnify First 5 in case of claims arising from Contractor's failure to provide Workers' Compensation insurance for employees, agents and subcontractors, as required by law.

Professional Liability (Errors and Omissions): Insurance appropriate to the Contractor's profession, with limit no less than \$1,000,000 per occurrence or claim, \$1,000,000 aggregate.

Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than \$1,000,000 per occurrence or claim, and \$1,000,000 policy aggregate.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the First 5 requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the First 5.

B. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

- (1) **Additional Insured Status:** First 5, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work

or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

- (2) **Primary Coverage:** For any claims related to this contract, the Contractor's insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects First 5, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by First 5, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
- (3) **Umbrella or Excess Policy:** The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.
- (4) **Notice of Cancellation:** Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to First 5.
- (5) **Waiver of Subrogation:** Contractor hereby grants to First 5 a waiver of any right to subrogation which any insurer of said Contractor may acquire against First 5 by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not First 5 has received a waiver of subrogation endorsement from the insurer.
- (6) **Self-Insured Retentions:** Self-insured retentions must be declared to and approved by First 5. First 5 may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or First 5. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds \$100,000 unless approved in writing by First 5. Any and all deductibles and SIRs shall be the sole responsibility of Contractor or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. First 5 may deduct from any amounts otherwise due Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. First 5 reserves the right to obtain a copy of any policies and endorsements for verification.
- (7) **Acceptability of Insurers:** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to First 5.
- (8) **Claims Made Policies:** If any of the required policies provide claims-made coverage:

- a. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
 - b. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
 - c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work.
- (9) **Verification of Coverage:** Contractor shall furnish First 5 with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by First 5 before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor’s obligation to provide them. First 5 reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. First 5 reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.
- (10) **Special Risks or Circumstances:** First 5 reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

9. STATUS OF CONTRACTOR

All acts of Contractor, its agents, officers, and employees, relating to the performance of this Agreement, shall be performed as an independent contractor, and not as an agent, officer, or employee of First 5. Contractor, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of, or exercise any right or power vested in, First 5, except as expressly provided by law or set forth in Attachment A. No agent, officer, or employee of First 5 is to be considered an employee of Contractor. It is understood by both Contractor and First 5 that this Agreement shall not, under any circumstances, be construed to create an employer-employee relationship or a joint venture. As an independent contractor:

- A. Contractor shall determine the method, details, and means of performing the work and services to be provided by Contractor under this Agreement.
- B. Contractor shall be responsible to First 5 only for the requirements and results specified in this Agreement, and except as expressly provided in this Agreement, shall not be subjected to First 5’s control with respect to the physical action or activities of Contractor in fulfillment of this Agreement.
- C. Contractor, its agents, officers and employees are, and at all times during the term of this Agreement shall represent and conduct themselves as, independent contractors, and not employees of First 5.

10. DEFENSE AND INDEMNIFICATION

Contractor shall defend with counsel acceptable to First 5, indemnify, and hold harmless First 5, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney’s fees, arising out of, resulting from or in connection with, the performance of this Agreement by Contractor, or Contractor’s agents, officers, or employees. Contractor’s obligation to defend, indemnify, and hold First 5, its agents, officers, and employees harmless applies to any

actual or alleged personal injury, death, damage or destruction to tangible or intangible property, including the loss of use. Contractor's obligation under this paragraph extends to any claim, damage, loss, liability, expense, or other costs that are caused in whole or in part by any act or omission of Contractor, its agents, employees, supplier, or anyone directly or indirectly employed by any of them, or anyone for whose acts or omissions any of them may be liable.

Contractor's obligation to defend, indemnify, and hold First 5, its agents, officers, and employees harmless under the provisions of this paragraph is not limited to, or restricted by, any requirement in this Agreement for Contractor to procure and maintain a policy of insurance and shall survive any termination or expiration of this Agreement.

11. RECORDS AND AUDIT

A. Records. Contractor shall prepare and maintain all records required by the various provisions of this Agreement, federal, state, county, municipal, ordinances, regulations, and directions. Contractor shall maintain these records for a minimum of four (4) years from the termination or completion of this Agreement. Contractor may fulfill its obligation to maintain records as required by this paragraph by substitute photographs, micrographs, or other authentic reproduction of such records.

B. Inspections and Audits. Any authorized representative of First 5 shall have access to any books, documents, papers, records, including, but not limited to, financial records of Contractor, that First 5 determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Contractor. Further, First 5 has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement.

12. NONDISCRIMINATION

During the performance of this Agreement, Contractor, its agents, officers, and employees shall not unlawfully discriminate in violation of any federal, state, or local law, against any employee, or applicant for employment, or person receiving services under this Agreement, because of race, religious creed, color, ancestry, national origin, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation. Contractor and its agents, officers, and employees shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12900, et seq.), and the applicable regulations promulgated thereunder in the California Code of Regulations. Contractor shall also abide by the Federal Civil Rights Act of 1964 (P.L. 88-352) and all amendments thereto, and all administrative rules and regulations issued pursuant to said Act.

13. TERMINATION

This Agreement may be terminated by First 5 without cause, and at will, for any reason by giving to Contractor thirty (30) calendar days written notice of such intent to terminate. Contractor may terminate this Agreement without cause, and at will, for any reason whatsoever by giving to First 5 thirty (30) calendar days written notice of such intent to terminate.

Notwithstanding the foregoing, if this Agreement is subject to General Conditions (set forth as an Exhibit hereto), then termination shall be in accordance with the General Conditions and this paragraph shall not apply.

14. ASSIGNMENT

This is an agreement for the personal services of Contractor. First 5 has relied upon the skills, knowledge, experience, and training of Contractor as an inducement to enter into this Agreement. Contractor shall not

assign or subcontract this Agreement, or any part of it, without the express written consent of First 5. Further, Contractor shall not assign any moneys due or to become due under this Agreement without the prior written consent of First 5.

15. DEFAULT

If Contractor abandons the work, fails to proceed with the work or services requested by First 5 in a timely manner, or fails in any way as required to conduct the work and services as required by First 5, then First 5 may declare Contractor in default and terminate this Agreement upon five (5) days written notice to Contractor. Upon such termination by default, First 5 will pay to Contractor all amounts owing to Contractor for services and work satisfactorily performed to the date of termination.

For contracts that renew annually, termination for failure to provide required insurance certificates and endorsements shall be as set forth in paragraph 8.

16. WAIVER OF DEFAULT

Waiver of any default by either party to this Agreement shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided in paragraph 22.

17. CONFIDENTIALITY

Contractor agrees to comply with various provisions of the federal, state, and county laws, regulations, and ordinances providing that information and records kept, maintained, or accessible by Contractor in the course of providing services and work under this Agreement, shall be privileged, restricted, or confidential. Contractor agrees to keep confidential, all such privileged, restricted or confidential information and records obtained in the course of providing the work and services under this Agreement. Disclosure of such information or records shall be made by Contractor only with the express written consent of First 5.

18. CONFLICTS

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

19. POST-AGREEMENT COVENANT

Contractor agrees not to use any confidential, protected, or privileged information that is gained from First 5 in the course of providing services and work under this Agreement, for any personal benefit, gain, or enhancement. Further, Contractor agrees for a period of two (2) years after the termination of this Agreement, not to seek or accept any employment with any entity, association, corporation, or person who, during the term of this Agreement, has had an adverse or conflicting interest with First 5, or who has been an adverse party in litigation with First 5, and concerning such, Contractor by virtue of this Agreement has gained access to First 5's confidential, privileged, protected, or proprietary information.

20. SEVERABILITY

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction, or if it is found in contravention of any federal, state, or county statute, ordinance, or regulation, then the remaining provisions of this Agreement, or the application thereof, shall not

be invalidated thereby, and shall remain in full force and effect to the extent that the provisions of this Agreement are severable.

21. FUNDING LIMITATION

The ability of First 5 to enter into this Agreement is based upon available funding from various sources. In the event that such funding fails, is reduced, or is modified, from one or more sources, First 5 has the option to terminate, reduce, or modify this Agreement, or any of its terms within ten (10) days of notifying Contractor of the termination, reduction, or modification of available funding. Any reduction or modification of this Agreement effective pursuant to this provision must comply with the requirements of paragraph 22.

22. AMENDMENT

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

23. NOTICE

Any notice, communication, amendments, additions or deletions to this Agreement, including change of address of any party during the term of this Agreement, which Contractor or First 5 shall be required, or may desire to make, shall be in writing and may be personally served, or sent by prepaid first-class mail or email (if included below) to the respective parties as follows:

First 5 of Mono:

First 5 Mono
Molly DesBaillets
PO Box 130
Mammoth Lakes, CA, 93546
mdesbaillets@monocoe.org

Contractor:

First 5 Inyo County
Katelyne Lent
1360 North Main Street
Bishop, CA, 93514
klent@inyocounty.us

24. COUNTERPARTS

This Agreement may be executed in two (2) or more counterparts (including by electronic transmission), each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument. For purposes of the agreement a photocopy, facsimile, .pdf, and electronically scanned signature, including but not limited to DocuSign or similar service, shall as deemed to be as valid and as enforceable as an original.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the parties, and no representations, inducements, promises, or agreements otherwise between the parties not embodied herein or incorporated herein by reference, shall be

of any force or effect. Further, no term or provision hereof may be changed, waived, discharged, or terminated, unless executed in writing by the parties hereto.

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS, EFFECTIVE AS OF THE DATE LAST SET FORTH BELOW, OR THE COMMENCEMENT DATE PROVIDED IN PARAGRAPH 2 OF THIS AGREEMENT, WHICHEVER IS EARLIER .

FIRST 5 MONO

CONTRACTOR

By: _____

By: _____

Title: _____

Title: _____

Dated: _____

Dated: _____

APPROVED AS TO FORM:

County Counsel

APPROVED BY RISK MANAGEMENT:

Risk Manager

ATTACHMENT A

AGREEMENT BETWEEN FIRST 5 MONO AND FIRST 5 INYO COUNTY FOR THE PROVISION OF IMPACT LEGACY PROGRAM SERVICES

SCOPE OF WORK:

First 5 Inyo will perform, or subcontract with the Inyo County Office of Education to perform, the following activities. All work provided will adhere to the First 5 California IMPACT Legacy program requirements as set forth in the IMPACT Legacy RFA and the Alpine, Inyo and Mono Region 61 application.

A. Regional Activities

1. Participation in Regional Hub Partnership (RHP). Inyo First 5 shall actively participate in RHP meetings, and timely respond to Regional Coordinator email requests.
2. Coaching. Coaching staff at First 5 Inyo and Inyo County Office of Education will participate in the Coaching Companion platform to ensure all coaches in the Region have and use a common understanding of coaching with program participants. Coaches will also participate in at least 3 out of 4 Regional Community of Practice meetings in the year. This will contribute to Hub anchor institutions' understanding of coaching and the development of a regional coaching plan. To ensure equity in coaching, all sites will be offered the opportunity to receive coaching and should the need exceed capacity, providers representing historically marginalized communities will be prioritized. The sustainability plan to be developed over the two year grant cycle will address the sustainability of coaching infrastructure beyond IMPACT Legacy.
3. Support grant-defined focus areas as follows:
 - a. *Develop safe stable and nurturing relationships and environments*. Develop and maintain coach Classroom Assessment Scoring System (CLASS) certifications and support each site to develop a CLASS-centered Quality Improvement Plan. Maintain Ages and Stages Questionnaire (ASQ) training capacity and offer regular ASQ trainings. Require all participating providers to provide the opportunity to each family to participate in an ASQ and ASQ Social Emotional (ASQ-SE) screening. Leverage existing California Department of Education (CDE)- and California Department of Social Services (CDSS)-funded opportunities, e.g.: California Preschool Instructional Network (CPIN), Coaching Companion, California Early Childhood Online (CECO).
 - b. *Family Engagement*. Offer Home Visiting Services and require coach and provider training in family engagement strategies that are shared with the providers. Require a Family Engagement-centered Quality Improvement Plan (QIP) for each participating site. Leverage existing CDE- and CDSS-funded opportunities, e.g.: CPIN, Coaching Companion, CECO.
 - c. *Multilingual learner support*. Identify (CDE- and CDSS-funded opportunities, e.g.:

CPIN, Coaching Companion, CECO) and require coach and provider training in multilingual learner support. Require a Multilingual learner support QIP for each participating site.

B. Local Activities

1. Serve as lead agency. First 5 Inyo will serve as the lead agency for Inyo and will develop the budget and administer IMPACT funds for the local consortia. Inyo First 5 served as the IMPACT 2020 Lead Agency and Inyo County Office of Education (ICOE) oversees the Resource and Referral (R&R), Local Planning Council (LPC), and Alternative Payment Program (APP). First 5 Inyo will bring planning items to the LPC which will serve as the governance structure for the IMPACT local consortia.
2. Facilitation. First 5 Inyo County will be responsible for facilitating conversations at LPC consortia meetings and leading family engagement, including developmental screenings, home visiting, and Triple P Positive Parenting support. ICOE will be responsible for assessments and rating, professional development and data collections.
3. Coordination and Sustainability Plan. First 5 Inyo will coordinate with the R&R and LPC coordinators at a minimum of four meetings per year in addition to their participation as Regional Hub members. Throughout the grant cycle, partnerships with the LPC and R&R will seek to develop a sustainability plan that leverages capacity built through the IMPACT investments and ongoing CDE investments in the LPC and R&R. Cerro Coso Community College will be responsible for ensuring adequate training opportunities are accessible and relevant to the QCC system. The Inyo First 5 ED and R&R Coordinator will seek to participate in the Cerro Coso Community College Child Development Advisory Committee to support coordination and seek to develop a mechanism to sustain professional development opportunities beyond the grant cycle.
4. Home visiting. First 5 Inyo operates the primary Home Visiting program in Inyo County and will be a partner in coordination between families and providers and one-on-one support to Family Friend and Neighbor (FFN) and Family Child Care Home (FCCH) providers through home visits after the end of the grant cycle.
5. Serve as anchor institution. First 5 Inyo County and Inyo County Office of Education will serve as the anchor institutions. Throughout the grant cycle, First 5 Inyo will convene quarterly meetings to consortium members together, to be knowledgeable about current projects, opportunities to provide input and expertise, and guide future efforts. Collective efforts of the consortium will lift up the importance of improving the quality of early learning and care. Having a governance structure and regular meetings will inform the local Quality Counts California (QCC) system of the unique role each agency and staff person has in making this work successful. The First 5 Executive Director will engage partners in discussions to seek to identify ways to leverage R&R and LPC funds to sustain quality support to providers after the end of the grant cycle.
6. Serve priority populations. Through the universal approach focusing on private, traditional, and alternative settings, First 5 Inyo will maximize provider participation, in order to serve priority populations in Inyo's rural and isolated county. Identified priority populations include, infants and

toddlers, children in foster care, children who are multilingual learners, families who are unhoused, children with special needs, and tribal and migrant families.

7. Ages and Stages Developmental Screenings. First 5 Inyo County will continue to ensure all participating sites conduct Ages and Stages Developmental Screenings to support social-emotional wellbeing. First 5 Inyo will support providers in seeking parent completion of an Ages and Stages Questionnaire (ASQ)—Social Emotional (ASQ-SE) & ASQ-3 and will use it for the basis of a parent-caregiver conference. Coaches will support sites in development of a social-emotional-wellbeing-centered QIP. At regularly scheduled LPC meetings, the consortia will seek to collaboratively develop a plan to sustain supports for social emotional wellbeing and nurturing adult-child interactions beyond the grant period.
8. Family Engagement. First 5 Inyo County will offer Home Visits, ICOE staff will be trained as curriculum subscribers in the Parents as Teachers Curriculum. Coaches will support providers to create a family-engagement-centered Quality Improvement Plan (QIP) to include a goal in each of the four family engagement focus areas, programmatic elements, professional development, intentional teaching and promoting dual language learners. Home Visits will be offered to Family Friend and Neighbor (FFN) and Family Child Care (FCC) providers in Inyo County, First 5 Inyo and Inyo County Office of Education's Resource and Referral program (R&R) will conduct outreach to FFN providers including information about family engagement. Coaches will offer providers family engagement strategies to promote family outreach in Family-engagement-centered QIP's. Ongoing family engagement strategies and focus areas will be included in the sustainability plans discussed at Local Planning Council (LPC) meetings.
9. Multilingual Learners. First 5 Inyo will require professional development for coaches and providers to include participation in a Community of Practice, coaching, or training focused on multilingual learners. First 5 Inyo will ensure all public Childcare Quality System materials (including provider, parent, and community communications), coaching, training, home visits, and playgroups will be offered in English and Spanish. The content of support for providers and coaches will include strategies to support Multilingual Learners, e.g.: a text rich environment with labels in multiple languages, books and materials in the home language of students, culturally relevant classroom displays, and other resources found in the multilingual learning toolkit. All public Childcare Quality System materials (including provider, parent, and community communications), coaching, training, home visits, and playgroups will continue to be offered in Spanish and English. Multilingual Learner needs will be included in the sustainability plans to be developed by the consortia at regular LPC meetings.
10. Recruiting. First 5 Inyo will ensure all providers on file with the R&R will receive an email, phone call, or text inviting them to an orientation event each year. To maintain participation, First 5 Inyo will ensure stipends will be provided for completion of program requirements.
11. Coaching. First 5 Inyo will ensure coaching will be offered to all participating sites at beginning of the year meetings by their First 5 Inyo/ICOE advisor. First 5 Inyo will ensure that FCCs will be recruited through the R&R by ICOE Program Coordinator and Quality Improvement (QI) Coach. FFN will be recruited through a media and mailing campaign by First 5 Inyo County Prevention Specialist. Alternative Settings will be recruited through direct outreach by First 5 Inyo County

Prevention Specialist. Coaches funded with IMPACT funds will participate in Coaching Companion funded through California Department of Social Services and will emulate that model with teachers choosing to participate (up to 10) and will offer bi-monthly sessions per program year. After the end of the grant cycle, competencies built through IMPACT investments will be leveraged to offer limited coaching through the Quality Counts California Block Grant (QCC BG) and any other funding streams identified through the process of collaboration and sustainability planning with the LPC, R&R, and Institute of Higher Education (IHE). First 5 Inyo will ensure Inyo Quality Counts California (QCC) coaches will complete a Quality Improvement Plan for every participating site. First 5 Inyo will ensure ICOE coaches will complete QIP for all, center, and FCC sites. First 5 staff will complete QIP for all FFN and alternative sites. Inyo QCC coaches will provide three visits to each site to support the individualized QIP process, once in the beginning to set the QIP, once midyear to check in and support, and once at the end of the year to conclude. First 5 Inyo will ensure ICOE uploads the QIPs to the Hubbe database. First 5 Inyo will ensure that participating providers develop a QIP to address each of the following focus areas: nurturing interactions (CLASS), Social Emotional well-being, and Family Engagement. First 5 Inyo will ensure that coaching staff funded with IMPACT funds will maintain CLASS certification

12. Workforce Registry. First 5 Inyo will ensure all staff at participating sites will have a workforce ID and site administrators will maintain an employer account in the Workforce Registry.
13. Stipends. First 5 Inyo will ensure that each site will earn a set amount for the following: each completed ASQ, creation of each QIP, and progress in each QIP, achievement of each QIP, individual staff completion of 21 hours of PD. In addition, First 5 Inyo will ensure stipends will be offered for completion of additional training through the Workforce Pathways program.

ATTACHMENT B

**AGREEMENT BETWEEN FIRST 5 MONO
AND FIRST 5 INYO COUNTY
FOR THE PROVISION OF IMPACT LEGACY PROGRAM SERVICES**

SCHEDULE OF FEES:

Local Consortia: \$125,864.00 as outlined below
Hub Funded Coaching/ Advising Services: 22,173.00

Total: \$148,037.00

The invoice review process will include verifying invoice amounts match back up documentation, adhere to the First 5 California approved budget categories, and meet grant requirements for allowable expenses. Monitoring and tracking budget spending will occur during the review process and will include tracking spending in relation to the approved budget and monitoring expenditures for contract compliance. If, upon review, a discrepancy is identified, First 5 Mono staff will contact First 5 Inyo via email to notify them of the identified discrepancies, ask for correction, and offer support as needed. Corrections will be due to the First 5 Mono Executive Director within 4 business days of receipt of the correction notice to ensure First 5 Mono has sufficient time to compile and submit the regional invoice by the deadline. After submission of invoices to First 5 California and receipt of funds from First 5 California, First 5 Mono will process payments to First 5 Inyo for receipt within one month

Budget Category	IMPACT Legacy FY 2023-24	IMPACT Legacy FY 2024-25	Total Budget
PERSONNEL			
Salaries	\$ 22,193.00	\$ 22,193.00	\$ 44,386.00
Benefits	\$ 10,823.00	\$ 10,823.00	\$ 21,646.00
Total Personnel	\$ 33,016.00	\$ 33,016.00	\$ 66,032.00
OPERATIONS			
Materials and Supplies	\$ 3,300.00	\$ 3,300.00	\$ 6,600.00
Contractual	\$ 26,616.00	\$ 26,616.00	\$ 53,232.00
Total Operations	\$ 29,916.00	\$ 29,916.00	\$ 59,832.00
Total Amount	\$ 62,932.00	\$ 62,932.00	\$ 125,864.00



INYO COUNTY BOARD OF SUPERVISORS

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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4128

Purchase and Equipping of Sheriff's Department Patrol and Service Units

County Administrator - Motor Pool

ACTION REQUIRED

ITEM SUBMITTED BY

Miquela Beall

ITEM PRESENTED BY

Miquela Beall

RECOMMENDED ACTION:

Authorize issuance of a blanket Purchase Order in an amount not to exceed \$694,500, payable to National Auto Fleet Group of Watsonville, CA for the purchase and equipping of patrol and service units for the Sheriff's Department.

BACKGROUND / SUMMARY / JUSTIFICATION:

Inyo County Motor Pool is the department responsible for ordering, equipping, and maintenance of Sheriff Department patrol units and service vehicles. This purchase order is requested pursuant to our "piggyback" purchasing exception to the bidding requirements as set forth in Section II.D.6 of the Purchasing Policy, via the Sourcewell state purchasing contract. Sourcewell awarded the contract for government vehicle acquisitions to National Auto Fleet Group. Starting in 2022, National Auto has begun requiring purchase orders in order to place vehicle orders. Unfortunately, the auto market is still chaotic and we have been advised that when order banks open, they may only be open for a matter of weeks or, in some cases, days. This does not allow us enough time to get an exact cost for the vehicles, and go to Board to have the exact amount approved. As such, we are requesting a blanket purchase order not to exceed the amount we have been approved to spend on these vehicle purchases for this fiscal year.

FISCAL IMPACT:

Funding Source	Non-General Fund	Budget Unit	200100 Motor Pool - Operating
Budgeted?	Yes with 2023-2024 Budget Approval	Object Code	5655 - Vehicles
Recurrence	Expenditures throughout the fiscal year		
Current Fiscal Year Impact			
This amount is requested for approval in the CAO Recommended FY 2023/24 budget.			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could chose not to authorize this purchase order, but that would greatly inhibit the County's ability to order these units because the agent is requiring Purchase Orders to place orders.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

Sheriff's Department

ATTACHMENTS:

APPROVALS:

Miquela Beall	Created/Initiated - 9/7/2023
Darcy Ellis	Approved - 9/7/2023
John Vallejo	Approved - 9/7/2023
Amy Shepherd	Approved - 9/7/2023
Sue Dishion	Final Approval - 9/8/2023



INYO COUNTY BOARD OF SUPERVISORS

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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4028

General Plan Amendment 2023-02/Housing Element Revised 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;
- B) Conduct a public hearing;
- C) Certify that GPA 2023-02/Housing Element Revised is a Negative Declaration of Environmental Impact with addenda and does not require a Supplemental Negative Declaration; and
- D) Make certain findings; and, approve and authorize the Chairperson to sign Resolution No. 2023-30 adopting GPA 2023-02/Housing Element Revised.

BACKGROUND / SUMMARY / JUSTIFICATION:

The General Plan Housing Element is required pursuant to California Government Code Section 65580 et seq., and works to provide housing for all of Inyo County’s residents. Housing Element law is one of the most complicated of the General Plan Elements and Housing Elements must be approved by the State. It is also the only General Plan Element that has defined update requirements. Inyo County is currently on an eight-year update cycle.

The most current update to the Housing Element began in spring 2020 for the planning period 2021-2029. After a two-year process, the County’s Housing Element was updated, approved and finally certified by the California Department of Housing and Community Development (HCD) in August, 2022. As part of a Housing Element approval, local jurisdictions essentially promise to implement the policies and implementation strategies contained in it. The 2021 Housing Element included that by April 2023 two-parcels of land, identified as sites for the RHNA, would have General Plan and Zoning redesignations to support higher density housing. When this did not happen, the County was put in jeopardy of no longer being in compliance with State Housing Element Law.

ANALYSIS

Housing Element law states that the availability of housing is of vital statewide importance, and the attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order. The 2021 Housing Element Update plans for adequate housing for the County’s population based on income brackets. Planning for this housing in the Element is based on the RHNA numbers that were given to the County at the onset of the Update process. For the 2021 Housing Element, the total RHNA number is 205 housing units. The breakdown of units by income category is as follows:

Income Level	RHNA – Housing Units
Very Low	46
Low	40
Moderate	39
Above Moderate	80
Total	205

Three sites were identified in the 2021 Housing Element Update for the very-low, low, and moderate-income categories. The site selection was extremely difficult since the County has very

little in the way of privately owned vacant land that meets the criteria for RHNA site selection. State guidelines require that the RHNA site parcels for the very-low, low and moderate-income categories be from 0.5-acres to 10-acres, have General Plan and Zoning designations that allow for no less than 20-units per acre - by right, and have direct access to water and sewer utilities. The sites should also be free of environmental factors that could prohibit or make development more difficult/expensive. The sites should be near services, ideally including high-quality transportation opportunities. The sites were also required to be evaluated under the lens of Affirmatively Furthering Fair Housing goals (AFFH)*.

One of the three parcels identified for the RHNA sites met all of the RHNA site selection requirements for very-low, low, and moderate-income housing units. It is located in Big Pine near the corner of Highway 395 and Bartell Road. The other two met all of the required criteria, except for the appropriate General Plan and Zoning designations. The 80-above-moderate income level RHNA site parcels were able to be identified from vacant single family residentially zoned parcels scattered throughout the northern part of the county (Bishop area to Lone Pine). Above moderate income parcels are not subject to the same criteria as the others.

Staff worked on a separate, but parallel project (Vacant Lands and Housing Opportunity) at the same time as the Housing Element Update. This project was an exercise in finding parcels in the county that could support higher density residential development as there is a serious lack of it, which could be a contributing factor to the County's lack of housing - especially affordable housing. Staff used the RHNA site selection criteria as part of this exercise. Eight total parcels were identified for General Plan and Zoning designation changes. None of these parcels are in private ownership since there are no privately owned parcels in the County that meet the criteria. Three of the parcels identified for possible designation changes were County owned parcels and five Los Angeles Department of Water and Power (DWP) owned. These parcels were then evaluated under CEQA with a Program Level Environmental Impact Report (PEIR). Of these parcels, two were selected for the Housing Element Update for the very-low, low and moderate-income sites due to their meeting the RHNA criteria (except for General Plan and zoning designations). These parcels are also located on the edges of the City of Bishop where job, services and transportation opportunities are the most abundant in the County and therefore are in an area considered 'High Opportunity' per AFFH evaluations and mapping conducted by the State. This very same area is also in great need of affordable housing. The other six parcels were also proposed for General Plan and zoning designation changes to increase the amount of available land for higher density housing in the County.

The eight parcels identified for designation changes (GPA and ZR 2023-01) did not receive a recommendation by the Planning Commission for Board adoption. The two parcels selected from the Vacant Lands and Housing Opportunity project for the RHNA sites selection, and one additional parcel not identified as a RHNA site, were not approved by the Board of Supervisors. The other five parcels did have designation changes, but at Board adjusted levels that left them unable to support the 20-units per acre, by-right criteria, based on both the General Plan and zoning designations. This left the County's Housing Element in jeopardy of no longer being in compliance with State Housing Element Law and staff scrambling to find replacement parcels.

Staff focused on finding parcels that do not require General Plan and/or Zoning designation changes – and meet the RHNA sites selection criteria. After an extensive search of the County’s parcel data, staff found two parcels that could replace the two that were lost with regard to the ability to provide adequate housing units under the RHNA criteria. Neither parcel is ideal or ticks all of the boxes like the first two did, but both were accepted by HCD after their review of them. One of the parcels is next to the one already identified in Big Pine on Bartell Road concentrating much of the County’s Housing Element RHNA sites in one place and the other is in Lone Pine west of Mt. Whitney Drive and the Mt. Whitney apartments, located in a Low Opportunity Area, per the State’s AFFH Opportunity Mapper (new sites maps attached).

Staff revised the 2021 Housing Element with the new RHNA sites and narratives regarding them (attached – changes identified in red text). The revised Housing Element was then sent to HCD for review on May 25, 2023. On June 26, 2023, the County received a letter from HCD (attached) stating that the proposed amendment will not negatively impact demonstrating adequate sites to accommodate the RHNA or the County’s current compliance with State Housing Element Law once the revised Housing Element is adopted, submitted to, and approved by HCD.

Staff is now bringing forward GPA 2023-02/Housing Element Revised with the two new RHNA sites for approval. These sites are effectively the only ones in the County’s pool of parcels that meet the State’s RHNA site requirements. The alternative to the Board not approving the GPA is the County having a Housing Element. and consequently, General Plan that are not in compliance with state law.

TRIBAL CONSULTATION

General Plan Amendments require Tribal consultation and on October 28, 2020 the County initiated Native American Consultation pursuant to the California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65352.4, 65562.5, for the Housing Element Update with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians and the Lone Pine Paiute Shoshone. No Tribes requested consultation.

CEQA evaluations also require Tribal consultation. On May 17, 2021 the County initiated Native American Consultation pursuant to Assembly Bill 52 (AB52) and per Public Resource Code Section 21080.3.1(b) with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians, Cazaban Band of Mission Indians, Torres Martinez Desert Cahuilla Indians and the Lone Pine Paiute Shoshone Tribe. Only the Bishop Paiute Tribe requested consultation. It was held on May 27, 2021. Staff presented the Housing Element to the Tribe. They had no comments and did not request further consultation.

ENVIRONMENTAL REVIEW

On June 18, 2021 a Notice of Availability for an Initial Study and Draft Negative Declaration of Environmental Impact (ND) to the State Clearinghouse and County Clerk for public review and comment. The comment period ended on July 18, 2021. No comments were received. Upon review of the revision to the 2021 Housing Element Update staff found that a subsequent ND was not necessary as the two new RHNA sites are on parcels that are highly disturbed and have General Plan and Zoning Designations that allow for the required housing density - by-right. No further discretionary review is required for the two RHNA replacement sites to be built upon. An addendum to the ND was prepared (attached).

CONSISTENCY

The updated RHNA sites in the revised 2021 Housing Element are consistent with respect to their current General Plan and zoning designations to support the RHNA density requirements. The sites all have a Residential High-Density General Plan designation, which allows for up to 24 units per acre, by right. They are also consistent with the existing zoning designations, which are multiple-family residential three-units and above, that also allow for high-density residential development and multi-family housing.

NOTICING

The revised Housing Element was posted on the County website for public review on June 26, 2023. The public review was advertised in the Inyo Register on July 13, 2023. The Board hearing notice was also posted per state noticing requirements. No comments were received.

RECOMMENDATION

On August 23, 2023 the Inyo County Planning Commission conducted a Public Hearing on the Draft Housing Element and provided the opportunity for public comment. No one from the public offered comments on the Draft. After a staff presentation of the Revised Housing Element and Planning Commission discussion, the Planning Commission approved a resolution (2023-03 - attached) recommending that the Board of Supervisors: Certify that GPA 2023-02/Housing Element Revised is a Negative Declaration of Environmental Impact with addenda and does not require a Supplemental Negative Declaration; make certain findings; and, approve the resolution adopting GPA 2023-02/Housing Element Revised.

**Affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics include, but are not limited to: race, religion, age, ancestry, sexual orientation, gender identity, marital status, national origin, color, familial status, or disability.*

FISCAL IMPACT:			
Funding Source	General Fund	Budget Unit	23800
Budgeted?	Yes	Object Code	
Recurrence	Ongoing Expenditure		
Current Fiscal Year Impact			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could not approve the recommended parcels and instead direct staff to find other parcels of land for the Rural Housing Needs Allocation (RHNA) sites requirement. This is not recommended as staff was unable to find parcels other than the two identified for GPA 2023-02 that meet the State's RHNA sites criteria.

Additionally, your Board could choose not to approve GPA 2023-02/Housing Element Revised. This is also not recommended because by not adopting, the County will be out of compliance with State Housing and General Plan law. Repercussions would include a loss of access to State grant opportunities.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

1. Board Resolution - Housing Element and GPA (002)
2. CEQA Addendum

3. Housing Element - Revised August 16, 2023
4. Planning Commission Resolution - signed 8.23.23
5. Site 1 & 2 Map
6. Site 3 Map
7. Approval from Department of Housing and Community Development

APPROVALS:

Cathreen Richards	Created/Initiated - 8/7/2023
Darcy Ellis	Approved - 8/7/2023
Cathreen Richards	Approved - 8/7/2023
John Vallejo	Approved - 9/21/2023
Christian Milovich	Approved - 9/21/2023
Nate Greenberg	Final Approval - 9/21/2023

RESOLUTION NO. 2023-

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, TO ADOPT THE REVISED 2021 HOUSING ELEMENT COVERING YEARS 2021-2029 THAT CONSITUTES AN AMENDMENT TO THE COUNTY OF INYO GENERAL PLAN (2023-02) IN COMPLICANCE WITH STATE HOUSING LAW AND IS A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL ACT AND AUTHORIZES STAFF TO SUBMIT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR RECERTIFICATION

WHEREAS, the General Plan Housing Element is required pursuant to California Government Code Section 65580 et seq., and works to provide housing for all of Inyo County's residents;

WHEREAS, the Inyo County Housing Element is required to be updated every eight years, and the deadline for the update was August 30, 2021, for the Housing Element period extending between April 30, 2021 and April 30, 2029; and

WHEREAS, Inyo County adopted a Housing Element in 1992 and updated it in 2001, 2003, 2009 and 2014;

WHEREAS, on April 20, 2020 HCD transmitted the Regional Housing Need Allocation (RHNA) to Inyo County, which began the update process; and

WHEREAS, the County's RHNA requires a total of 205 new units consisting of 46 very low income units, 40 low income units, 39 moderate income units and 80 above moderate income units;

WHEREAS, Inyo County prepared a Housing Element covering years 2021-2029 in compliance with state housing element law that identifies sites to accommodate housing units to meet county's RHNA;

WHEREAS, correspondence was transmitted to stakeholders in the County in October 2020, including real estate professionals, homeless service providers, public agencies, and others, advising them of the update process and requesting input;

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, on October 28, 2020, the County requested a list of Native American contacts from the California Native American Heritage Commission (NAHC), to request consultations regarding the Housing Element update;

WHEREAS, the NAHC transmitted a list of Native American contacts to the County on October 14, 2020 for purposes of SB18 consultation regarding the Housing Element update;

WHEREAS, on October 28, 2020, the County initiated Native American Consultation pursuant to California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65352.4, 65562.5 with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians and the Lone Pine Paiute Shoshone;

WHEREAS, no Tribes requested consultation;

WHEREAS, on May 17, 2021, the County initiated Native American Consultation pursuant to Assembly Bill 52 (AB52), and per Public Resource Code Section 21080.3.1(b), with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians, Cazaban Band of Mission Indians, Torres Martinez Desert Cahuilla Indians and the Lone Pine Paiute Shoshone Tribe;

WHEREAS, only the Bishop Paiute Tribe requested consultation;

WHEREAS, on May 27, 2021, County staff and the First and Third District County Supervisors meet with the Bishop Paiute Tribe for consultation to discuss housing issues and the Tribe had no comments, nor did they request additional consultation;

WHEREAS, on Wednesday March 24, 2021, the County held an advertised public workshop via a Zoom meeting to educate interested parties about housing issues, the Housing Element update process, the sections with proposed changes in the Public Comment Draft Housing Element Update, and took comments;

WHEREAS, on Wednesday April 28, 2021, staff presented the Public Comment Draft of the Housing Element update to the Planning Commission at a duly noticed public hearing;

WHEREAS, in addition to the March 24 and April 28, 2021 meetings, the County held six additional, duly noticed public and stakeholder workshops;

WHEREAS, on April 28, 2021, the County sent a draft of the proposed changes to the Housing Element to HCD for review and comment;

WHEREAS, on June 25 2021, HCD sent a letter of findings regarding the Housing Element and on June 16 and July 29, 2021 the County met with the HCD to discuss recommended changes;

WHEREAS, after the HCD review, staff made the recommended changes to the Draft Housing Element and prepared it for review and approval;

WHEREAS, on June 18, 2021, the County submitted a Notice of Availability for an Initial Study (IS) and Draft Negative Declaration of Environmental Impact (ND) to the State Clearinghouse and County Clerk for public review and comment;

WHEREAS, on July 19, 2021, the comment period for the Initial Study and Draft Negative Declaration of Environmental Impact ended and no comments were received;

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code, 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;

WHEREAS, on August 11, 2021, the Inyo County Planning Commission, at a duly noticed public hearing, provided a recommendation, through a resolution, to the Board of Supervisors for approval the Housing Element and to certify that it is a Negative Declaration of Environment Impact;

WHEREAS, on August 17, 2021, the Inyo County Board of Supervisors adopted General Plan Amendment (GPA) 2021-01 updating the County's Housing Element meeting the State deadline;

WHEREAS, on August 18, 2021, staff sent the Draft Housing Element Update to HCD;

WHEREAS, on November 16, 2021, the HCD sent a letter of findings that required additional, substantial, additions and changes to the adopted Housing Element;

WHEREAS, County staff spent almost a year updating the Housing Element based on the HCD findings, comments from stakeholders and the public;

WHEREAS, on June 14, 2022, staff held a workshop with the Board of Supervisors at a duly noticed meeting to discuss the changes required by HCD and to take public comment;

WHEREAS, at the end of the workshop on June 14, 2022, the Board of Supervisors directed staff to include the presented changes and complete the Housing Element Update to bring back for adoption;

WHEREAS, on August 16, 2022, staff presented the Final Draft Housing Element Update and the Board of Supervisors approved the re-adoption of GPA 2021-01/Housing Element Update;

WHEREAS, on August 18, 2022, staff sent the Final Housing Element Update to HCD;

WHEREAS, on August 30, 2022, HCD sent a letter to the County stating that the County's Housing Element was in full compliance with State Housing Element Law;

WHEREAS, as part of the policies and programs included in the adopted Housing Element, the County identified two parcels of land for General Plan and Zoning reclassifications to support higher density housing to meet the RHNA sites requirements as prescribed by State Housing Law that were to be completed by April 2023;

WHEREAS, on March 22, 2023, staff presented the General Plan and Zoning reclassifications (GPA 2023-01 and Zone Reclassification 2023-01) to the Planning Commission;

WHEREAS, the Planning Commission by a split vote was unable to provide a recommendation to the Board of Supervisors for adoption;

WHEREAS, on May 2, 2023, staff presented GPA 2023-01 and Zone Reclassification 2023-01 to the Board of Supervisors and recommended approval;

WHEREAS, on May 2, 2023, the Board of Supervisors did not adopt GPA 2023-01 and Zone Reclassification 2023-01 with respect to the two parcels identified in the Housing Element, effectively putting the County's Housing Element in jeopardy of being out of compliance with State Housing Element Law;

WHEREAS, on May 23, 2023, staff contacted HCD for direction on how to keep the County's Housing Element in compliance with State Housing Element Law;

WHEREAS, on May 23, 2023, staff from HCD provided direction to amend the sites inventory and resubmit to them for review;

WHEREAS, staff prepared the amended sites inventory and updated sections of the Housing Element that addressed these sites and sent the revisions to staff at HCD on May 25, 2023;

WHEREAS, on June 26, 2023 staff from HCD sent a letter to the County stating that the draft amendment will not negatively impact demonstrating adequate sites to accommodate the RHNA or the County's current compliance with State Housing Element Law once the revised Housing Element is adopted, submitted to, and approved by HCD;

WHEREAS, on June 27, 2023, County staff posted the Draft Revisions to the Housing Element on its website for public review and comment;

WEREAS, since no individuals, organizations or governments previously requested notification relating to the Housing Element, on July 15, 2023, a notice was posted in the Inyo Register advertising that the Draft Revision to the Housing Element was posted on the county website for review and comment;

WHEREAS, on August 23, 2023, the Inyo County Planning Commission at a duly noticed public hearing received a presentation from staff discussing the revisions to the Housing Element and approved a resolution recommending that the Board of Supervisors approve GPA 2023-02/Housing Element Revised and certify that it is a Negative Declaration of Environment Impact with addenda and the finding that it does not require subsequent environmental review, pursuant to CEQA.

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comments and input received at the September 26, 2023 hearing, including the staff report and recommendation from the Planning Commission, the Board of Supervisors makes the following findings with regard to GPA No. 2023-02/Housing Element Revised:

1. GPA 2023-02/Housing Element Revised is a policy document that works to provide housing for all of Inyo County's residents and is an Addendum to the Negative Declaration of Environmental Impact as reviewed and discussed in the Initial Study for GPA 2021-01/Housing Element Update.
2. Based on substantial evidence in the record, the proposed revisions to the Housing Element are consistent with the goals and policies of the Inyo County General Plan.
3. Based on substantial evidence in the record, the proposed revisions to General Plan Housing Element are consistent with the purposes and intent of Title 18 (Zoning Ordinance) of the Inyo County Code.
4. Based on substantial evidence in the record the Revised 2021-2029 Inyo County Housing Element is consistent with California Government Code Sections 65580-65589.8 (Housing Element Law) as the County contacted the HCD asking for direction regarding the RHNA sites included in the Housing Element that were not approved for General Plan and Zone reclassifications and were given direction to amend the sites inventory and resubmit them for review. Staff amended the sites inventory by finding two replacement parcels for the two that had to be removed and sent them to HCD. After review, staff from HCD directed the County to adopt and submit to them the Revised Housing Element for approval.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Inyo, State of California, does hereby certify GPA No. 2023-02/Revised Housing Element is a Negative Declaration of Environmental Impact, prepared for GPA 2021-01/Housing Element Update with addenda, pursuant to CEQA, and approve GPA No. 2023-

02/Revised Housing Element based on all of the information in the public record and upon the recommendation of the Planning Commission.

PASSED AND ADOPTED THIS 26th DAY OF SEPTEMBER 2023:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jennifer Roeser Chairperson,
Inyo County Board of Supervisors

ATTEST:

Nathan Greenberg, Clerk of the Board

By _____
Darcy Ellis, Assistant

**Addendum No. 1 to the Negative Declaration of Environmental Impact
Prepared for the Inyo County Housing Element Update 2021-2029 - General
Plan Amendment (GPA) 2021-01**

[State Clearinghouse No. 2021060395]

This Addendum has been prepared pursuant to the California Environmental Quality Act (CEQA) in order to evaluate a revision and readoption of the County's Housing Element Update 2021-2029. This update consists of a swap of two parcels of land identified as sites for the County's Regional Housing Needs Allocation (RHNA). The two replacement parcels were not evaluated in the original Initial Study and Draft Negative Declaration (ISND). The project was approved by the Inyo County Board of Supervisors on August 17, 2021 and readopted on August 16, 2022. The two replacement parcels will make up for a loss of RHNA sites that occurred due to the failure of the reclassification (General Plan and Zoning) of the two original RHNA site parcels as set forth in the adopted and certified Housing Element.

Authority

CEQA Guidelines Section 15164 and Inyo County Code Section 15.36.220 indicate, in part, that an addendum to a Negative Declaration may be prepared if none of the requirements for preparation of a subsequent environmental document apply. The decision-making bodies shall consider the addendum prior to making a decision on the project. The addendum need not be circulated for public review.

Project Description

The General Plan Housing Element is required by all California jurisdictions, pursuant to California Government Code Section 65580 et seq., and works to provide housing for all of Inyo County's residents. The County's Housing Element was first adopted in 1992 and updated in 2001, 2003, 2009, 2014 and most recently in 2022.

Beginning in 2020 staff began the 2021-2029 Housing Element Update and it was finally approved by the County Board of Supervisors and Certified by the California Department of Housing and Community Development (HCD) in August 2022. This updated included the requirements set forth in State Housing Element Law including the County's required RHNA. This is the number of housing units, by income categories, that the County must plan for in the Housing Element. The RHNA required a total of 205 new units consisting of 46 very low-income units, 40 low-income units, 39 moderate-income units and 80 above-moderate income units. Two of the Parcels identified as RHNA sites were required to have General Plan and Zoning designation changes to support higher density housing by April 23, 2023. When these changes were not adopted, the Housing Element was put in jeopardy of no longer being compliant with State Housing Element Law. By swapping out the original two parcels with two new parcels the County will maintain its Housing Element compliance.

MND General Plan Amendment 2021-01/Housing Element Update

The MND prepared for GPA 2021-01/Housing Element Update and certified in 2022, evaluated the project through an IS. The ISND identified no impacts that were potentially significant (attached) as the parcels identified for RHNA sites were in areas that would not be impacted by

the level of housing development planned for in the Housing Element and no individual sites had environmental impacts that were considered significant.

Need for an Addendum to the Original ND Prepared for GPA 2021-01/Housing Element Update

The proposed swap of the two RHNA site parcels requires the addendum to the original CEQA document as the two new parcels were not evaluated under the 2021 ISND that was prepared and certified for the project.

Specifically, CEQA Guidelines Section 15162 notes that once a Negative Declaration has been certified for a project, the preparation of a subsequent Negative Declaration is not necessary unless the lead agency for the project (in this case, Inyo County) determines that “substantial changes” are proposed either in or by the project itself, or changes are proposed in the circumstances under which the project is undertaken, or if substantial new information becomes available concerning the project. Staff concluded that there is no need for a subsequent Negative Declaration, since the two replacement RHNA parcels currently have General Plan and Zoning designations that allow for the density and type of housing proposed for them in the Housing Element – by right. In other words, this development could happen without the two parcels being identified in the Housing Element.

CEQA Guidelines Section 15164 notes that an Addendum to a Negative Declaration should be prepared by the lead agency for a project. The Guidelines further note that an Addendum is appropriate “if some changes or additions are necessary but none of the conditions described in (CEQA Guidelines) Section 15162 calling for preparation of a subsequent Negative Declaration have occurred.” Staff has determined that preparing the Addendum is appropriate since the two replacement RHNA sites parcels were not previously reviewed under CEQA but also currently have the correct General Plan and Zoning designations for the development types identified in the Housing Element. They will not require further discretionary approval for development and both parcels are disturbed.

CEQA Guidelines Section 15164 also states an Addendum to an EIR or Negative Declaration “need not be circulated for public review but can be included in or attached to a final EIR or adopted negative declaration” for the project. As a result, staff has not circulated this Addendum to the ND for public review, but rather has included it as an attachment to the original ND prepared for GPA 2021-01/Housing Element Update.

Findings

CEQA Guidelines Section 15162 indicates that no subsequent environmental document is required unless certain conditions apply. These conditions do not exist for proposed GPA 2023-02 Housing Element Revision, as discussed below:

1. No substantial changes will result from the swap of the two RHNA site parcels that will require major revisions to the previous ND as there are no new significant effects or substantial increases in the severity of previously identified significant effects.

The proposed project is consistent with the environmental analysis provided in the ND prepared for GPA 2021-01/Housing Element Update as the two replacement RHNA sites are

already disturbed and denuded of vegetation. These parcels also currently have General Plan and Zoning designations that allow, by right, the type and density of development set forth in the Housing Element.

2. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken, which might require major revisions of the previous ND due to the involvement of significant effects or a substantial increase in the severity of previously identified significant effects.

Staff, has analyzed the proposed project and found that no substantial changes have occurred with respect to the circumstances of the overall project that will result in significant environmental effects or increases in severity. The two replacement RHNA site parcels have no additional significant effects that add to the original ND. As a result, no substantial changes in the circumstances or severity of previously identified effects are expected to occur from the proposed RHNA sites replacement.

3. No new information of substantial importance that was not known, and which could not have been known with the exercise of reasonable diligence at the time the previous ND was certified, shows or indicates that any of the following has occurred, or will occur, as a result of the two parcel's replacement:

- A. One or more significant effects not discussed previously.

There are no substantial changes as the two replacement parcels already have appropriate General Plan and Zoning designations for the type and density of development as set forth in the Housing Element and the project does not cause new impacts that were not evaluated in the certified ND prepared for GPA 2021-01/Housing Element Update.

- B. Significant effects previously examined will be substantially more severe.

There are no significant environmental effects identified on the replacement parcels that were previously identified significant and can be substantially more severe, as these parcels were not previously reviewed and using them to replace the original two RHNA site parcels does not create new significant impacts.

- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project.

There were no mitigation measures or alternatives identified in the ND prepared for GPA 2021-01/Housing Element Update.

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

There were no mitigation measures or alternatives identified in the ND prepared for GPA 2021-01/Housing Element Update.

None of the above-specified conditions apply to the proposed GPA 2023-02/Housing Element Revision; therefore, no subsequent environmental document is required. Consideration of this Addendum is adequate to comply with CEQA for this project, pursuant to CEQA Guidelines Section 15164.

INYO COUNTY HOUSING ELEMENT

2021 Housing Element Update

Updated July 21, 2022
Revised August 16, 2023



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CHAPTER ONE: INTRODUCTION

PURPOSE OF THE ELEMENT

In response to California’s critical housing needs, the state legislature enacted housing element law to fulfill the goal of adequate, safe and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. The Housing Element is one of required elements of a jurisdiction’s General Plan in the State of California.

Housing element law is the State’s main market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development that occur at the local level within the context of the general plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups. California Government Code Section 65588 requires that local governments regularly review and revise the Housing Element of their General Plans. For Inyo County, this is every eight years. Inyo County’s last Housing Element update was in 2014 for the 5th Cycle.

California Housing Element laws have been added since the County’s last Update. The State increased its ability to enforce Housing Element requirements, and the ability for the public to challenge a jurisdiction’s compliance with Housing Element law. Inyo County’s 6th Cycle Housing Element Update has been created to comply with current State housing law as well as other federal, state and local regulations.

REVIEW AND REVISE

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. Table 1 summarizes the State’s current Housing Element requirements, including special needs housing and identifies what chapter the applicable California Government Code sections are addressed in the County’s 2021- 2029 Housing Element Update.

The 5th Cycle Housing Element Update addressed special needs housing and provided policies to update the County code to address new state law regarding it. This was never completed as a complete overhaul of the County code was in progress that included these updates, but was never completed due to a lack of funding for a CEQA evaluation. This 6th Cycle update, again, includes programs that address special needs housing with timeframes and staff commitment to update the County code to include separately from any other potential code updates.

There were also several programs in the 5th Cycle addressing affordable housing. None was built. In this 6th Cycle update, several programs have been added to address possible factors that may be limiting the development of affordable housing. These include updates to the county code addressing: removing the need for a conditional use permit for multi-family development over 15- units; certain design standards such as lot size, parking and height requirements and setbacks; and, allowing for multi-family in additional commercial zones in the county (Programs 2.1.4, 3.2.4, 3.2.5).



None of the sites identified in the 5th Cycle update to satisfy the Regional Housing Needs Allocation provided by HCD were built. A completely new list has been developed for this 6th Cycle version.

The Los Angeles Department of Water and Power owns most of the land in the Owens Valley where the vast majority of people in the County live and where housing is needed the most. In all prior versions, including the 5th Cycle update of the Housing Element, working with Los Angeles to release land has been included. It is included – again in the 6th Cycle update with more emphasis on a regional approach and with hope on help from the State’s surplus lands program that should affect all jurisdictions in the State including the City of Los Angeles.

Table 1 – Government Requirements

Current Housing Element Requirements 2021-2029		
Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Chapter 2, Employment
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Chapter 2, Households Cost Burden, Chapter 3 AFFH
Analysis and documentation of housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Chapter 2, Households Cost Burden, Chapter 3 AFFH
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Chapter 3 Sites Suitable
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Chapter 3 Analysis of Governmental Constraints
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Chapter 3 Analysis of Non-Governmental Constraints
Analysis concerning the needs of the homeless.	Section 65583.a	Chapter 3 AFFH
Analysis of special housing needs: persons with disabilities, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Chapter 3 AFFH
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Chapter 3 Analysis of Non-Governmental Constraints
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Chapter 2 Special Housing Needs
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Chapter 2 Special Housing Needs



Identification of the goals relative to the maintenance, improvement, and development of housing.	Section 65583.a	Chapter 5 Goals and Policies
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Chapter 5 Goals and Policies
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Chapter 3 Sites Suitable
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Chapter 5 Goals and Policies
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Chapter 1 Introduction
Description of the Regional Housing Needs Assessment (RHNA)	Section 65583.e	Chapter 3 Regional Housing Need
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.		Chapter 3 AFFH
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A

PUBLIC PARTICIPATION

The Housing Element reflects the values and preferences of Inyo County residents. The County engaged the public throughout the Update process. A total of 7 public workshops and hearings were held for the Housing Element Update from November 2020 through August, 2021. These included surveys about what the County needs with regard to housing and about issues related to accessibility and fair housing. The comments collected at all of the meetings were used to prepare the housing programs section.

Programs included based on public input include:

- Research into whether or not to allow for more than one ADU/JADU per parcel (Program 3.1.2)
- Definition for Tiny Homes (Program 3.1.3)
- Research into whether or not to allow for more rooms available for rent per single-family home (Program 3.2.4)
- Research on the availability of grants or low interest loans for infrastructure development in the more remote areas of the County (Program 5.3.1).
- Housing Specialist to include assistance in taking fair housing issue (Program 3.1.7).



The Public Review Draft of the Housing Element Update was made available for review and comment on the County’s webpage on April 5, 2021. The Draft was also sent to outreach participants and presented to the Planning Commission at an advertised public workshop on April 26, 2021. No comments were provided at the workshop that caused changes to the Draft.

Staff received numerous comments from HCD staff on the Public Outreach Draft. The Draft was updated based on these comments, sent back to HCD, and presented to the County Planning Commission for a recommendation to the Board of Supervisors for adoption on August 11, 2021. A noticed public hearing was conducted on the Draft Housing Element. No public comments were provided at the meeting or in response to the notice. The Planning Commission voted unanimously to recommend the Board of Supervisors adopt the 2021 Housing Element Update.

The Board of Supervisors held a noticed public hearing on August 17, 2021 for the proposed adoption of the 2021 Housing Element Update. No public comment was received at the hearing or in response to the notice. The Board did recommend that staff add a program to develop a regional housing partnership with the City of Bishop, local Tribes and possibly Mono County and the Town of Mammoth Lakes. This group will work on the housing issues common to all the jurisdictions in the Eastern Sierra Inyo/Mono and especially with the City of Bishop.

More detailed information about these workshops and hearings can be found in Appendix A.

CONSISTENCY WITH THE GENERAL PLAN

The Housing Element is consistent with the goals and policies of the current Inyo County General Plan. Each element in the General Plan was updated in 2001. No General Plan land use designations or regulations regarding them have been revised since 2001 that would trigger the need to update the General Plan to meet the policies and objectives of the Housing Element, or to provide for the County’s fair share of the regional housing need.

This Housing Element will continue to be amended as necessary to maintain consistency with the Inyo County General Plan by incorporating appropriate revisions to the goals and policies. Additionally, the County will maintain consistency throughout the planning period upon any amendments to the Inyo County General Plan.

CHAPTER TWO: HOUSING NEEDS

POPULATION

Population Growth Trends

An understanding of the demographics of Inyo County – past, present, and future – is essential to the process of updating the Housing Element. According to the Department of Finance, the population of the entire county as of January 1, 2020 was 18,584 and 14,763 for the unincorporated area. Table 2 shows population growth trends from 1970 to January 2020 for the unincorporated county.



In the 1960s, Inyo County experienced a 4-percent growth rate as the county gained popularity as a destination for recreation activities and retirement. This was the largest population boom in Inyo County since the early 1900s. In the 1970s, the county saw continued but more limited growth. Population growth slowed in the 1980s, when it increased by only 244 people. Most of this population growth was the result of in-migration of older persons of retirement or near-retirement age.

The 2000 Census showed unincorporated Inyo County as one of the few California jurisdictions that lost population. In the ten-year period from 1990 to 2000, Inyo County's population declined by 390 individuals. The 2010 Census indicated that population grew by 251 people, or 1.7-percent. The 2020 Census was not completed at the time of this update, but based on estimated population between 2010 and 2020 the population in unincorporated Inyo County grew by 96 people or less than 1 percent (0.6). The population of the unincorporated county has increased at an average annual rate of 0.4 percent, or six people per year, between 2013 and 2020.

Table 2- Population Growth Trends (2010–2020) – Unincorporated Inyo County

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
1970	12,073	--	--	--
1980	14,562	2,489	249	2%
1990	14,806	244	24	0.2%
2000	14,416	-390	-39	-0.3%
2008	14,601	185	23	0.2%
2010	14,667	66	18	0.1%
2013	14,696	29	8	0.1%
2020	14,763	67	6	0.4%

**Source: Census Bureau (2010 Census, 2000 Census, SF3: P1 and 1990 Census, STF3: P1), 2008 DOF (Report E-5); HCD-HE Data Packages 2013 and 2020.*

According to California Department of Finance (DOF) information, the total population of Inyo County January 1, 2020 was 18,584. Table 3 shows how the total County population between 1960 to the beginning of 2020 was distributed between the City of Bishop (the only incorporated city in the county) and unincorporated Inyo County. Between 1960 and 2020, the distribution of the County's population between the unincorporated area and the City of Bishop remained stable. As the table shows, at the beginning of 2020 79-percent of the total county population resided in unincorporated areas, while the balance (21-percent) resided in the City of Bishop.

**Table 3 - Inyo County Population (1960–2020)**

Year	Total Population	City of Bishop	Percentage	Unincorporated County	Percentage
1960	11,684	2,875	25%	8,809	75%
1970	15,571	3,498	23%	12,073	78%
1980	17,895	3,333	19%	14,562	81%
1990	18,281	3,475	19%	14,806	81%
2000	17,945	3,575	20%	14,416	80%
2008	18,152	3,551	20%	14,601	80%
2010	18,546	3,879	21%	14,667	79%
2013	18,573	3,877	21%	14,696	79%
2020	18,584	3,821	21%	14,763	79%

*Source: California Department of Finance, Historical Census Population of Counties in California, 1850–1990; City/County Population & Housing Estimates, 1990–1998 (Report E-5); City/County Population & Housing Estimates, 2000–2008 (Report E-5); HCD-HE Data Packages 2013 and 2020

Table 4 provides a summary of the population by race/ethnicity for Inyo County (unincorporated and Bishop) from the 2014-2018 ACS. Those reporting White, American Indian, and Hispanic/Latino race and/or ethnicity made up the majority of the population in the unincorporated county with 63-percent, 13-percent, and 20-percent, respectively. The share of the population of American Indians and Hispanic/Latinos in Bishop differed from that of the unincorporated county. In Bishop, American Indians represented less than 1-percent of the city's population, which is 11-percent less than the share in the unincorporated county (13-percent). The Hispanic/Latino population in Bishop was 7-percent higher than in the unincorporated County (27-percent and 20-percent respectively).



Table 4 - Inyo County Population by Race/Ethnicity 2018

Race/Ethnicity	Unincorporated County		Bishop		Total County	
	Number	Percentage	Number	Percentage	Number	Percentage
White	9,022	63%	2,535	67%	11,557	64%
Black or African American	141	1%	31	1%	172	1%
American Indian or Alaskan Native	1,941	13%	15	< 1%	1,956	11%
Asian	169	1%	101	3%	270	1%
Hawaiian or Pacific Islander	34	< 1%	0	0	34	< 1%
Hispanic/Latino	2,862	20%	1,032	27%	3,894	21%
Some other race	15	< 1%	0	0	15	< 1%
Two or more races	209	< 1%	88	2%	297	2%
Total Population	14,393	100%	3,802	100%	18,195	100%

Source: ACS 2014-2018

EMPLOYMENT

The economic base of the county consists of employers that primarily serve the local population and tourists. Two major employment sectors in the county are considered export employers: hotels and the federal and state components of public administration. The local-serving employers are affected almost exclusively by population and income trends while export industries are affected by factors external to Inyo County. Table 5 provides a summary of employment by industry for Inyo County as reported by the 2014-2018 American Community Survey (ACS).

Of nearly 6,572 total jobs, the education and healthcare industry was the largest employer in the unincorporated county at about 23-percent, and the arts, entertainment, recreation and accommodations was about 17-percent. The next largest category is retail trade at 10-percent and public administration follows with 9-percent of total employment.

Economic projections suggest a continued increase in tourism-related employment and income, and only marginal growth in other private sector industries. The tourism expansion generates increases in higher paying government jobs, with the effect of increasing per capita income despite the lower pay of other tourism-supported business sectors, such as retail and lodging. Other demographic trends can contribute to the upward push in local incomes, such as the continued influx into the county of retirees with independent incomes and lower than average household sizes.



Table 5 - Employment by Industry (2020) – Unincorporated Inyo County

Employment by Industry	Unincorporated	
	Estimate	Percent
Civilian employed population 16 years and over	6,572	100%
Educational services, and health care and social assistance	1,483	23%
Arts, entertainment, and recreation, and accommodation and	1,096	17%
Retail trade	675	10%
Public administration	621	9%
Construction	547	8%
Transportation and warehousing, and utilities	490	7%
Other services, except public administration	411	6%
Professional, scientific, and management, and administrative	362	6%
Agriculture, forestry, fishing and hunting, and mining	285	4%
Finance and insurance, and real estate and rental and leasing	256	4%
Manufacturing	161	2%
Information	110	2%
Wholesale trade	75	1%

**Source: ACS 2014-2018*

The California Employment Development Department (EDD) published projections for the fastest growing occupations in the Eastern Sierra Region (Alpine, Inyo and Mono Counties) for the years 2016 to 2026. Table 6 displays the top ten occupations that were projected to have the most growth in the Region that have annual median incomes less than Inyo County’s median income of \$52,874.

The fastest growing top ten lower-income occupations in the region are projected to add 1,460 jobs by 2026 a growth of 12-percent among lower-income occupations. The “Healthcare Support” occupation category is projected to have the largest growth in the region, at 40-percent between 2016 and 2026, earning an annual median salary of \$38,748, which would fall into the Low Income category. The “Maids and Housekeeping” occupation category has lowest wage earners among the fastest growing occupations in the region, earning an annual median salary of \$24,481, which falls into the Very Low income category.



Table 6 - Growing Lower Income Occupations in the Eastern Sierra Region, 2016–2026

Occupation	Annual Average Employment		Percentage Change	Annual Median Salary
	2016	2026		
Healthcare Support	200	280	40%	\$38,748
Hotel, Motel and Resort Desk Clerks	340	410	20.6%	\$26,798
Maids and Housekeeping	940	1,100	17%	\$24,481
Building and Grounds Cleaning and Maintenance	1,420	1,640	15.5%	\$26,363
Personal Care and Service	780	900	15.4%	\$27,361
Protective Services	490	560	14.3%	\$48,396
Installation, Maintenance, and Repair	820	920	12.2%	\$46,105
Food Preparation and Serving	3,020	3,380	11.9%	\$26,127
Office and Administrative Support	2,310	2,520	9.1%	\$35,754
Sales and Related Occupations	1,450	1,520	4.8%	\$28,026
Total Occupation Growth	11,770	13,230	12%	--

Source: Employment Development Department, Labor Market Info: "Fastest Growing Occupations," 2016-2026.

HOUSEHOLD CHARACTERISTICS

Household Growth Trends

In 1980, there were 5,654 households in unincorporated Inyo County. According to the 2000 Census, the unincorporated county had grown to 6,033 households, representing a 6-percent increase between 1980 and 2000. In 2010 the household number had grown to 6,301. According to the January 2020 estimate provided by HCD, there are 6,148 households in unincorporated Inyo County representing a 2.4-percent decrease from 2010 (Table 7) (2020 Census data was not available at the time of this update).

Inyo County's aging population has a significant effect on household characteristics, as household trends for seniors differ from other demographic cohorts. Nineteen-percent of the unincorporated county's estimated 2018 population was at least 65-years of age. Statewide, 9.6-percent of the population is at least 65 years old. The high percentage of residents aged 65 and over suggests that Inyo County is an attractive location for retirees, and/or the people who live in Inyo County choose to age in place.



Table 7 - Household Growth Trends (1980–2018) – Unincorporated Inyo County

Year	Households	Numerical Change	Percentage Change
1980	5,654	--	--
1990	5,884	230	4%
2000	6,033	149	2.5%
2010	6,301	268	4%
2018	6,148	153	-2%

Source: Census Bureau (2010 Census P12, 2000 Census, SF3: H6 and 1990 Census, STF3: H4) and DOF (E-5 Report) HCD Data Package 2020

Of the total population in unincorporated Inyo County (14,342), the majority 11,603 (81-percent) are living in households. Table 8 presents a summary of the differing household types in the unincorporated county in 2018.

Table 8 - Population by Household Type (2000-2010) – Unincorporated Inyo County

Household Type	Number	Percentage
Family Households	4,300	53%
Married Couple	3,211	40%
Male Householder	283	3%
Female Householder	806	10%
Non-family Households	3,783	47%
Total Households	8,083	100%

Source: American Community Survey 2014-2018 DP02

Households by Tenure

According to the 2018 ACS, 72-percent of the households in unincorporated Inyo County are owner occupied. This was a decrease of 2-percent from 2010. Table 9 provides a summary of the change in tenure in the unincorporated portion of the county between 1980 and 2018. The ratio of owner to renter moves back and forth by 2-3-percent over time, indicating relative stability.



Table 9 - Households by Tenure (1980–2010) – Unincorporated Inyo County

	1990		2000		2010		2018	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Owner	4,227	72%	4,386	73%	4,230	70%	4,434	72%
Renter	1,657	28%	1,647	27%	1,804	30%	1,714	28%
	5,884	100%	6,033	100%	6,034	100%	6,148	100%

Source: Census Bureau (ACS 2014–2018; 2010 Census SF1: H16; 2000 Census, SF 3: H7; 1990 Census, SF 3: H8)

According to 2018 ACS the vacancy rate in the unincorporated portion of the county was 17.6-percent, a difference of about a 1-percent increase from the 2010 vacancy rate. This indicates that there has not been a significant change in the characteristics of the County’s housing status.

Per the 2018 ACS data there are 1,312 vacant units in the unincorporated county representing 17.6-percent all units, of these, 719 were reported vacant as second homes used for “*seasonal, recreational, or occasional use.*” These vacant homes represent about 55-percent of the vacancies in the unincorporated county, showing a growing trend of second homeownership (vacant second homes represented 46-percent of vacancies in 2000). This trend can have a significant effect on housing availability and housing conditions for full time residents within the community.

The 2018 ACS reported that there were 59-rental units vacant and 6 rented, but not occupied. This is about 12-percent of the vacant housing units. There were only 3 homes for sale based on the same ACS date. This represents less than a half of a percent of the vacant units. This is a direct reflection of the tight real estate market and lack of private land available for new development. The majority of privately owned land in Inyo County that is realistically developable - already is.

Given these factors, housing growth has been minimal in Inyo County in recent years. In order to facilitate development of affordable housing, the County currently enforces and encourages state law allowing for the placement of mobile homes on all residentially zoned lots and Accessory Dwelling Unit (ADU) development. The County has also adopted a short-term rental ordinance that does not allow for non-hosted rentals. This means that an owner or resident has to be on the property at all times during a short-term rental, which makes the short-term rental of a whole housing unit by an absentee owner a zoning violation. In addition, current County policy is designed to concentrate new growth within and contiguous to existing communities (e.g., Bishop, Big Pine, Independence, Lone Pine). This will ensure development of housing units in the places of greatest need and where infrastructure is readily available.

Overcrowded Households

The United States Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.



According to the 2018 American Community Survey, only 156 of the total households in the unincorporated County (6,148), approximately 2.5-percent, were in overcrowded situations. This percentage is low compared to the statewide average of 6.7-percent. Overcrowding has been declining since 1980 in the unincorporated areas of Inyo County. In 1990, there were 287 overcrowded households, the 2000 Census reported 237, in 2010 there were 159 and in 2018 there were 156.

Table 10 presents overcrowding data for the unincorporated county and California as a whole. As seen in the table, 1-percent of all owner-occupied households were overcrowded, compared to 6-percent of renter-occupied households. The state reported higher percentages of overcrowding for owners (4-percent) and renters (13-percent).

Table 10 - Overcrowded Households (2018) – Unincorporated Inyo County

Households	Owners		Renters		Total
	Number	Percentage	Number	Percentage	
Total Overcrowded Households	61	1%	95	6%	156
1–1.5 Persons per Room	61	1%	85	5%	149
1.5 or More Persons per Room	0	0	10	1%	10
Total Households	4,434	72%	1,714	28%	6,148
Statewide Overcrowding Rates	4%		13%		

Source: ACS 2018; 2021 HCD Data Package

Households Cost Burden

Cost burden calculations were provided by HCD data. As a rule of thumb, housing is considered affordable if less than 30-percent of household income is spent on rent or mortgage. Table 11 compares cost burden for housing between owners and renters for different income categories.

According to 2012-2016 HCD data, 24-percent of all households (both renter and owner) paid more than 30-percent of their income on housing costs. This is less than in 2010 when it was 32-percent. Table 11 shows the number of households by income category that spent over 30-percent (constituting a cost burden) on housing in unincorporated Inyo County.

Based on HCD household income data, the median household income (1-person) for the County is \$52,500, lower-income households (those earning up to 80-percent of the median income) are those making up to \$ 42,000 per year. According to the data, there were approximately 535 lower-income renter households (extremely low, very low and low) that suffered from cost burdens in paying housing costs, representing 31-percent of all renter households. The percentage of lower-income owner households that experienced a cost burden was higher with approximately 620 households or 14-percent of all owner households (a more detailed analysis can be found in the Affirmatively Further Fair Housing section).



Table 11- Housing Cost Burden (2020) – Unincorporated Inyo County

Housing Cost as a Percentage of Household Income			
Renter-Occupied Households			
Income Range	Households Paying > 30% of Income	Total Households	% of Total Cost Burdened Households
Extremely Low	180	260	69%
Very Low	195	320	61%
Low	160	395	41%
Moderate	20	260	8%
Above Moderate	25	510	5%
Subtotal	580	1,745	31%
Owner-Occupied Households			
Extremely Low	210	345	61%
Very Low	240	500	48%
Low	170	760	22%
Moderate	70	390	18%
Above Moderate	285	2,445	12%
Subtotal	975	4,440	22%
TOTAL	1,510	6,185	24%

Source: California Department of Housing and Community Development, 2020

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. The state and federal government classify household income into several groupings based upon the relationship to the county adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 12. For purposes of the Housing Element, the state income definitions are used throughout the document.

**Table 12 - Inyo County-State Income Limits by Household Size (2020)**

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low (0-30%)	\$15,800	\$18,050	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low (31-50%)	\$26,300	\$30,050	\$33,800	\$37,550	\$40,600	\$43,600	\$46,600	\$49,600
Low (51-80%)	\$42,100	\$48,100	\$54,100	\$60,100	\$64,950	\$69,750	\$74,550	\$79,350
Median (100%)	\$52,550	\$60,100	\$67,600	\$75,100	\$81,100	\$87,100	\$93,100	\$99,150
Moderate (81-120%)	\$63,050	\$72,100	\$81,100	\$90,100	\$97,300	\$104,500	\$111,700	\$118,950

Source: California Department of Housing and Community Development, 2020

AFFORDABILITY OF HOUSING

As shown in Table 12, HCD publishes official State income limits each year. The income categories are used as a determinant for qualifying households for housing programs as well as to understand how much households in the county can afford to spend on housing costs. Table 13 provides a summary of the 2020 state income limits for households by household size. The income limits are sorted by income group and presented as monthly income, monthly rent, and maximum (max.) sales price.

Monthly income is determined by dividing the annual income limit by 12-months. Monthly rent is 30-percent of the monthly income, which is the standard for determining affordable monthly housing cost. Maximum sales price is an estimate of the maximum amount a household could afford assuming a 4-percent interest rate over 30 years, in which no more than 30-percent of the household's gross monthly income is spent on housing cost.

For example, a 2-person household with an annual income of \$26,350 has a gross monthly income of \$2,196 and is considered to be a very low-income household. The affordable rent that the 2-person household could afford without being cost burdened is \$659, and the maximum sales price of a home this household can afford is \$79,026.

The affordable monthly rent and the maximum purchase price of homes in each income category will be used to determine the availability of housing affordable to each income group. This analysis can be found in the following sections of this Housing Element: Housing Rental Market and Housing Sales Market.



**Table 13 - Housing Affordability by Income Level – Inyo County
(2020)**

Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Income	\$1,317	\$1,504	\$1,808	\$2,183
Monthly Rent	\$395	\$451	\$542	\$655
Max. Sales Price	\$49,817	\$58,313	\$72,121	\$89,266
Very Low				
Monthly Income	\$2,192	\$2,504	\$2,817	\$3,1297
Monthly Rent	\$658	\$751	\$845	\$938
Max. Sales Price	\$89,721	\$103,831	\$118,094	\$132,204
Low				
Monthly Income	\$3,508	\$4,008	\$4,508	\$5,008
Monthly Rent	\$1,053	\$1,203	\$1,353	\$1,503
Max. Sales Price	\$149,653	\$172,412	\$195,170	\$217,929
Median				
Monthly Income	\$4,379	\$5,008	\$5,633	\$6,258
Monthly Rent	\$1,314	\$1,503	\$1,690	\$1,878
Max. Sales Price	\$189,253	\$217,929	\$246,302	\$274,827
Moderate				
Monthly Income	\$5,254	\$6,008	\$6,758	\$7,508
Monthly Rent	\$1,576	\$1,803	\$2,028	\$2,253
Max. Sales Price	\$229,005	\$263,447	\$297,586	\$331,724

Source: 2020 Income Limits, California Department of Housing and Community Development, April 2020

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Monthly mortgage calculation: <https://www.zillow.com/mortgage-calculator/house-affordability/#zmm-calc-help>

Note: Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate mortgage at 4% annual interest rate, no money down, \$800 per year homeowners insurance and 1.2 property tax rate.

Housing Rental Market

A survey of fair market rental rates for single-family and multi-family housing in Inyo County was obtained in October 2020. Comparing the market rental rates with the affordable monthly rent amounts presented in Table 14 helps determine the supply of affordable housing for each income level. According to the results of the surveyed rental rates and the monthly rental amounts that households with 1 to 4 persons can afford, households that fall between the very low-income and low-income category can afford rental rates for multi-family housing. The survey results show that households at or below the very low-income category pay in excess of 30-percent of the monthly



gross household income. Households at or above the low-income category earn sufficient monthly incomes to afford the median monthly rental rates found in the survey for all housing types (single-family, multi-family, and mobile homes).

Table 14 reports median rental rates for the county as a whole. Communities in and around Bishop tend to offer rental rates at or above the county median rental rates. Conversely, the communities of Independence and Lone Pine typically have rental rates that are below the county median rates.

**Table 14 - Point-in-Time Rental Survey
(Bishop, Big Pine, Independence, Lone Pine 2020)**

NUMBER OF BEDROOMS	SINGLE-FAMILY		MULTI-FAMILY	
	MEDIAN RENT	NUMBER OF UNITS SURVEYED	MEDIAN RENT	NUMBER OF UNITS SURVEYED
1 BEDROOM	\$788	14	\$650	12
2 BEDROOM	\$850	23	\$750	16
3+ BEDROOM	\$1,750	33	N/A	0
TOTAL	\$1,500	49	\$750	31

Source: Point-in-Time Rental Survey, Inyo County October and December 2020

Housing Sales Market

Home sales prices have been analyzed and compared with the affordability data in Table 13. This analysis allows the County to identify which income groups have the most difficult time finding affordable housing.

New Home Sales

The resale price of homes in the county between 2009 and 2014 as provided by the County Assessor is shown on Table 15. The assessor sales data is shown for the communities of Unincorporated Bishop, Bishop, Big Pine, Independence, Lone Pine, and the county as a whole. According to the Assessor's report, the median sales price for mobile homes situated in mobile home parks in the county as a whole was \$22,000, which means that households at or above the extremely low-income range can afford to purchase a mobile home without being cost burdened. The community with the lowest median mobile home sale price in a park was Lone Pine at \$5,000.

The median price at which condominium units sold in the county as a whole was \$152,500, affordable to households earning above moderate income. The City of Bishop was the only community to have condo sales and the median price was \$152,500. It is difficult to calculate the resale amount of projects with 2 or more units, because the median price reports the total cost of the project and not each individual unit. The median sales price for duplex projects in the county was \$193,500, with the lowest median sale price in Independence at \$117,000. The median sale price of projects with 3 and 4 units in the county as a whole was \$202,500.

Single-family homes have the highest median sales price of all the unit types. Between 2009 and 2014, the median sales price for single-family homes in the county as a whole was \$310,000. This is



up by \$33,500 from the 2010 number of \$276,500. The extremely low household income group identified in Table 13 would be able to afford the median resale price of a single-family home in the very rural areas of south and southeast Inyo County where there are not many services. The community of Independence had the second lowest median sales price of single-family homes at \$175,000 and would be affordable to the Low Income Group. The overall median sales prices for all housing types in the entire county increased from \$150,000 in 2014 to \$215,000 in 2020. The increase in the median sales prices can be attributed to the better economic conditions than what was found for the 2014 Housing Element update analysis. This increase in sales prices also indicates that housing is becoming less affordable to more income groups.

Table 15 - Inyo County Median Home Sales: 2014-2019

Community	Single-family	Condo	Two Units	Three Units and Above	Mobile Home	
					In park	On Private Property
Unincorporated Bishop	\$390,000	\$180,000	\$445,000	\$182,850	\$22,000	\$250,000
Bishop	\$284,000	\$137,000	\$300,000	\$336,000	\$23,500	\$275,000
Big Pine	\$265,000	--	\$197,000	362,500	\$53,835	\$179,000
Independence	\$175,000	--	\$150,000	60,000	\$15,250	\$82,000
Lone Pine	\$199,000	--	\$133,000	153,500	\$2,000	\$140,000
Other areas North	\$380,000	--	--	--	--	--
Other areas South	\$65,000	--	\$27,000	--	\$15,000	\$25,000
County Total	\$310,000	\$150,000	\$193,500	\$202,500	\$21,000	\$177,500

Source: Inyo County Assessor's Office, October, 2020

HOUSING STOCK CHARACTERISTICS

Housing Units by Type

As shown in Table 16, unincorporated Inyo County contains a variety of housing types, including 4,689 detached single-family residences, 137 attached single-family residences, 2,267 mobile homes, and 290 multi-family units (includes "2-4 units" and "5 plus units").

Single-family homes represent the dominant type of housing in the County. Between 2010 and 2020, the number of detached single-family residences increased by less than a percent from 4,850 to 4,879; the number of attached single-family residences increased by 3-percent from 128 to 137 units between 2010 and 2020.

Mobile homes are the second most popular housing type in Inyo County. Between 2010 and 2020 the number of mobile homes increased from 2,206 to 2,226 a 3-percent increase. This shows that mobile homes are still a popular housing type in the county, likely due to their affordability and the rural nature of the County.



Table 16 shows how Inyo County’s housing stock has changed between 2010 and 2020. Not a lot of new building occurred during this time. A total of 58 units have been added to the unincorporated portion of Inyo County’s housing stock, an increase of less than 1-percent.

Table 16 - Housing Units by Type (2010– 2020) – Unincorporated Inyo County

Housing Unit Type	2010		2020		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	4,850	64%	4,879	64%	29	0.5%
Single-Family Attached	128	2%	137	2%	4	3%
2–4 units	229	3%	229	3%	84	0%
5 Plus Units	139	2%	139	2%	6	0%
Mobile Home *	2,206	29%	2,226	29%	62	3%
Total Units	7,552	100%	7,610	100%	58	0.7%

Source: HCD Data Package, 2020

*Mobile home category includes “Other” (e.g., RVs, campers).

Between 2010 and 2020, the county experienced an increase in single-family development and in total mobile homes. This is a little different from the trend since 1990 where single family homes had the highest share of new residential development.

Mobile Homes are, especially in rural areas, a common alternative option for affordable housing. The time between 2010 and 2020 has shown an overall rise in all real estate prices. This would create a need in the housing market for more affordable options. There has also been an increase in single family attached units another more affordable type of housing.

Housing Stock Conditions

Structures older than 30-years are used as the accepted standard determining the need for “major rehabilitation.” Based on the 2020 HCD Data Package, approximately 82-percent, or 5,634 units, of all housing units within the unincorporated areas of the county were older than 30-years of age, indicating that much of the County’s housing stock either needs or has had major rehabilitation. It also illustrates the very low rate of new housing construction in the County. This data is presented in Table 17 below. The County’s Building and Safety inspectors find that approximately 10-percent of the County’s housing is in need of some rehabilitation. This estimate is based on a condition criterion of the housing unit not being at the code standard of the time in which it was built. Using the HCD data package unit number of 7,610 would indicate that about 761 units are in need of some level of rehabilitation. The County has addressed this with the formation of a low interest rehabilitation loan program, as well as, IMACA, County Planning and Building and Safety staffs providing information to the owners of housing in need of rehab about USDA, CDBG and HOME



financial help programs. A program has been added to this 2021 Update to rehabilitate 3-housing units per year during the Planning (Program 1.1.1).

Table 17 - Housing Units by Age – Unincorporated Inyo County (2013-2017)

Year Structure Built	Number	Percentage
Built 2014 or later	58	1%
Built 2010 to 2013	156	2%
Built 2000 to 2009	567	8%
Built 1990 to 1999	744	10%
Built 1980 to 1989	1,309	18%
Built 1970 to 1979	1,733	23%
Built 1960 to 1969	1,045	14%
Built 1950 to 1959	599	8%
Built 1940 to 1949	697	9%
Built 1939 or earlier	552	7%
Total	7,460	100%

Source: HCD Data Package, 2020

SPECIAL HOUSING NEEDS

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special circumstances. In unincorporated Inyo County, these “special needs” groups include extremely low-income households, senior citizen households, large families, disabled and developmentally disabled persons, single-parent-headed households, the homeless, and farmworkers.

Extremely Low-Income Households

Table 18 displays the share of households by income category by HUD adjusted median family income (HAMFI) in the unincorporated portion of the county. The data presented in the table is reported by CHAS (Comprehensive Housing Affordability Strategy) in 2018. According to CHAS, between 2013-2017 9-percent of all households were extremely low-income. Of the 755 extremely low-income households, 380 are renters and 375 are owners. In conjunction with local community agencies and nonprofit service providers, the County has supported providing assistance to lower-income households and will continue to work to implement programs providing support that meets the housing needs of all income segments in the county.



**Table 18 - Unincorporated Inyo County Households by Income Level
(2013-2017)**

Income Level	Owners	Renters	Total	Percentage
Extremely low (0–30% HAMFI)	375	380	755	9%
Very low (30–50% HAMFI)	530	525	1,055	13%
Low (50–80% HAMFI)	810	770	1,580	20%
Moderate and above moderate (80% -100% HAMFI)	575	255	830	10%
Above (100% HAMFI)	2,815	990	3,805	47%
Total	5,110	2,915	8,025	100%

Source: Comprehensive Housing Affordability Strategy (CHAS) HUD Data Report, 2013-2017

Local nonprofit community agencies and the County Health and Human Service Department organize and operate a number of programs countywide, including low-income housing, emergency shelter, emergency food/commodities, and weatherization programs.

Inyo County has one assisted housing project in its jurisdiction owned by the Lone Pine Economic Development Corporation, the Mt. Whitney Apartments, which is a 33-unit housing project developed with funds from the Farmers Home Administration Section 515 Rental Housing Program and managed by a nonprofit staff.

The Housing Authority of the County of Stanislaus administers the Section 8 Housing Assistance Program - Housing Choice Voucher program, which provides vouchers for local privately owned housing to eligible families. The vouchers represent credit that can be applied to rental cost of any housing unit. Currently, there are approximately 29 vouchers allocated to Inyo County residents.

Persons with Disabilities

As reported by the 2018 ACS 2,489 (14%) of the population reported a disability. As seen on Table 19 below, about less than 1% of people reporting a disability are not employed.

**Table 19 - Persons with Disability by Employment Status**

	Number	Percentage
Total	8,003	100%
In the labor force:	6,433	80%
Employed:	6,092	76%
With a disability	252	3%
No disability	5,804	73%
Unemployed:	341	4%
With a disability	21	>1%
No disability	320	4%
Not in labor force:	1,570	20%
With a disability	324	4%
No disability	1,246	16%

Source: HCD 2020 Data Package

Table 20 displays the total number of disabilities reported by type of disability. For persons between the ages of 5 and 64, cognitive disabilities were the most prevalent, followed by ambulatory and independent living difficulties. In the 65-years and over category ambulatory disabilities were the most prevalent, followed by independent living difficulties.

Developmentally Disabled

The Census Bureau does not include developmental disabilities in their data and so it is not shown on Table 20. Developmental disabilities are defined as a continuing disability that originates before an individual becomes 18 years old and includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The Kern Regional Center located in Bakersfield, CA provides services to about 8,000 individuals with developmental disabilities who live in Inyo, Kern and Mono Counties. The Kern Regional Center reports that they serve 128-people with developmental disabilities that are from Inyo County.

People with developmental disabilities can often live and work independently. Individuals with more severe developmental disabilities may require group living quarters with supervision. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are also provided. Since developmental disabilities begin before adulthood, housing for persons with developmental disabilities is a progression from the person's living situation as a child to their needs as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and veteran's homes. The design of housing- accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing



(as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

The Housing Element contains Program 6.2.1 - Reasonable Accommodation. It ensures the availability of reasonable accommodations for persons with disabilities to make modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities in an effort to eliminate barriers to equal opportunity to housing of their choice. This will include establishing an approval process and findings for modifications to design standards found in the zoning code, to ensure that Reasonable Accommodation is addressed. The County will further amend the Zoning Code to clarify that design standards can be modified without a variance and include the criteria for granting reasonable accommodations modifications as part of Program 6.2.1.

**Table 20 - Disability Type
Unincorporated Inyo County**

Disability	Number	Percentage
Total Disability Population 5 to 64 years	634	37%
With a hearing difficulty	107	6%
With a vision difficulty	79	5%
With a cognitive difficulty	325	19%
With an ambulatory difficulty	311	18%
With a self-care difficulty	191	11%
With an independent living difficulty	310	18%
Total Disabilities for Ages 65 and Over	1,074	63%
With a hearing difficulty	410	24%
With a vision difficulty	164	10%
With a cognitive difficulty	301	18%
With an ambulatory difficulty	776	45%
With a self-care difficulty	299	18%
With an independent living difficulty	530	31%
Total Disabilities	1,708	100%

Source: 2020 HCD Data Package

All forms of disability can hinder access to housing units of conventional design as well as limit the ability to earn adequate income. Although needs can vary widely, disabled persons need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops, and switches and outlets at the proper height to allow easy use. Unfortunately, very few housing units have these features, and consequently, they must be remodeled to serve the disabled. The conversion of a conventionally designed housing unit is usually well beyond the financial capability of most disabled persons.



The County actively implements state standards for the provision of accessible units in new developments. The County also encourages housing provided for disabled persons to be in close proximity to public transportation and services.

Seniors

The special needs of many senior households result from limited fixed incomes and from physical disabilities and dependence needs. As a result, seniors experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on the tenure status (owner or renter) of the elderly household. With infrequent and small increases in income and potentially large increases in housing costs, seniors who rent are at a disadvantage compared to seniors who own. Table 21 displays householders by tenure and age from the HCD 6th Cycle Data Package derived from the 2018 ACS. As shown in the table, 2,043 households had a senior householder (age 65 years and older) in Inyo County, representing a significant portion of Inyo County's household population, 33-percent. Of the over 65-years household population 13- percent rent their home.

Table 21 - Householders by Tenure by Age – Unincorporated Inyo County

Householder Age	Owners	Renters	Total
Householder 15 to 24 years	17	151	168
Householder 25 to 34 years	205	503	708
Householder 35 to 44 years	485	327	812
Householder 45 to 54 years	670	250	920
Householder 55 to 59 years	578	98	676
Householder 60 to 64 years	704	117	821
Householder 65 to 74 years	913	199	1,112
Householder 75 to 84 years	681	47	728
Householder 85 years and over	181	22	203
Total Households	4,434	1,714	6,148

Source: HCD 6th Element Data Package 2020

One area of great concern relates to rent increases in mobile home parks. Senior citizens are particularly vulnerable and often cannot afford the cost of moving their mobile homes to less expensive spaces. For example, disassembling, moving, and reassembling a doublewide mobile home can cost several thousand dollars. To troubleshoot this problem, the County supports local assistance organizations in addressing senior housing needs through policies and programs supporting rental subsidies, tenant purchase of mobile home parks, and housing rehabilitation assistance, including weatherization.



Large Households

Large households are defined as households with 5 or more persons. Data provided by HCD indicates that Inyo County has about 6-percent of households meeting that criterion. In comparison with the 2014 Housing Element data, the percentage of large families has decreased slightly by 1- percent. In circumstances in which the housing market does not meet the unique needs of large families, overcrowding can result. Fortunately, the county's relatively small overcrowding problem does not indicate this trend occurring on a broad scale. Table 22 shows households by tenure including large households in the unincorporated county.

The Housing Element establishes programs such as density bonus incentives for larger units and self-help housing to meet the needs of the county's large households. The County has had Density Bonus in its code for years. It will be update as well to accurately reflect current State law.

Table 22 - Household Size by Tenure – Unincorporated Inyo County

	Living Alone		2–4 persons		5+ Persons		Total	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct
Owner	1,290	59%	2,937	83%	207	60%	4,434	73%
Renter	902	41%	622	17%	137	40%	1,661	27%
Total Households	2,192	100%	3,559	100%	344	100%	6,095	100%

Source: Source: HCD 6th Cycle Data Package

Female-Headed Households

According to the 2020 HCD data package, 16-percent of all households within Inyo County are headed by a female and 9% of these have children. Female headed households with children are commonly in need of assistance and are often the households in most need of affordable housing, childcare, job training, and rehabilitation funds.

The financial constraints of single-parent households, especially those headed by females, are seen by the share of households reporting to be below the poverty level. The total number of families living below the poverty level is 468. Of the 468 households living below the poverty level, 188 or 5- percent of households were headed by females. Table 23 provides a summary of female headed households in the county as reported by the ACS 2014-2018.

**Table 23 - Female Headed Households – Unincorporated Inyo County**

Householder Type	Number	Percentage
Female Headed Households	550	16%
Female Heads with Own Children	301	9%
Female Heads without Children	249	7%
Total Householders	3,524	100%
Female Headed Households Below Poverty Level	188	5%
Total Families Below Poverty Level	468	13%

Source: 2020 HCD Data Package

The needs of a single, employed, parent typically includes housing that requires minimal maintenance and is located near employment, schools, transit, shopping, and day care. To address the housing needs of single-parent-headed households, the 2021 Housing Element extends existing affordability programs, such as rent subsidies, and sets forth several new programs, including supporting housing rehab, ADU and affordable housing development to increase the supply.

Families and Persons in Need of Emergency Shelter

There are many social, economic, and physical conditions that have led to an overall increase in the homeless populations throughout the State of California. Factors contributing to the rise in homelessness include the general lack of housing affordable to low, very low, and extremely low-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to lower-income persons, and the deinstitutionalization of persons with mental illness. The 2020 Point in Time Count found there are 123-homeless individuals who are homeless in the County. Seventeen of these individuals are children and 39 are homeless for the first time. Sixty-one people are living out of their vehicles. Table 24 illustrates the number of homeless people by category.

**Table 24 - Homeless Persons - Inyo County (2020)**

Category	Number
Total Homeless	123
Sheltered	22
Unsheltered	101
Number of Children	17
Chronically Homeless	26
First Time Homeless	39
Veterans	16
With a Physical Disability	39
With a psychiatric or Emotional Condition	46
Fleeing Domestic Violence	19
In Families with Children	27
Sleeping in Vehicles	61

Source: Inyo Mono Advocates for Community Action (2020 point in time count)

Inyo County has a transitional housing program (THP+) that serves foster or group home children when they reach age 18. The County helps these populations find an apartment, helps with financial support, and assists with searching for employment. Area non-governmental organizations the Inyo Mono Advocates for Community Action (IMACA) and Wild Iris also operate around 14-transitional housing units.

The County does not have a homeless shelter, but along with IMACA, the Salvation Army and others, provide hotel/motel vouchers for emergency shelter. For homeless families, County Child Protective Services will rent a hotel room for one night then, County Social Services will pay for a longer-term temporary hotel rooms and assist with finding long-term housing and obtaining services.

To address the needs of homeless individuals living in their vehicles, the County added to Program 3.1.4, to design a safe parking program and choose a site or multiple sites where unhoused individuals can safely park their vehicles and have access to onsite restrooms and security. This will be completed within three years of certification. The County is also working on a program to donate 9-FEMA trailers to house homeless people.

A housing development currently being planned by IMACA within the City of Bishop that serves all of Inyo County will include 5-permanent Supportive Housing Units. There are currently none in Inyo County. IMACA also administers a Rapid Rehousing Project on properties scattered throughout the area. There is currently no Low Barrier Navigation Centers in the County; however IMACA is proposing one that will be located within the City of Bishop that will serve all of Inyo County.



As part of Program 3.1.5 (Partnerships for Affordable Development), the County will meet with nearby jurisdictions, including the City of Bishop on an annual basis, to coordinate on affordable housing strategies, consolidate local data and knowledge regarding affordable housing developers, and focus on the needs of Extremely Low Income households.

The County operates two Wellness Centers one on Short Street in Bishop and one on Washington Street in Lone Pine. The centers provide case management services and provide a place for anyone who needs a free shower, coffee, meals, a safe place to be, referrals, bilingual services, and activities. If no temporary shelter can be found, the centers will provide a free sleeping bag and tent. The centers do not advertise their services and instead depend on referrals from the County's Social Services and Mental Health divisions, the Salvation Army, and IMACA. Wellness Center staff also regularly search for people in need, especially during the summer months when there are more homeless in the area - see the Governmental Constraints section of this Housing Element for more discussion on housing for persons in need of emergency shelter and transitional housing services.

Farmworkers

According to the 2017 USDA Census of Agriculture as shown in Tables 25 and 26, there were approximately 193 farmworkers in Inyo County, 57-percent of which are seasonal workers (i.e., less than 150-days). The housing needs of farmworkers do not represent a large portion of the County's housing needs and can be addressed through existing programs to identify lands and assist in the development of housing for low and moderate-income households. Since farmworkers are mostly found in the unincorporated County, countywide data is representative of it.

Table 25 - Number of Farmworkers (2017) – Inyo County

Hired Farm Labor	
Farms	58
Workers	193

Source: USDA 2017 Census of Farmworkers



Table 26 - Farmworkers by Days Worked (2017) – Inyo County

150 Days or More		
	Farms	34
	Workers	82
Farms with 10 or More Workers		
	Farms	0
	Workers	0
Fewer than 150 Days (Seasonal)		
	Farms	33
	Workers	111

Source: USDA 2017 Census of Farmworkers

The 2004 update of the Inyo County Zoning Code included amendments that ensured the County is in compliance with Health and Safety Code Sections 17021.5 and 17021.6, the Employee Housing Act, to facilitate the provision of employee housing, including farmworkers. The County’s Open Space and Recreational Commercial zone (C5), which include agriculture provides for employee housing as an accessory use stated by: *Dwellings of persons regularly employed on the premises for agricultural or domestic duties (OS) or Dwellings of persons regularly employed on the premises for commercial recreational activities (C5) mobile homes subject to the provisions of state law, may be used for this purpose.* There are no limitations on the number of people or structures that can be used for employee housing in this language. There is, however, some disconnect in the County’s definition of employee housing to the implementation of it. Although the term ‘employee housing’ is used in no place in the code except in the definition, it will be changed from calling out “five or more unrelated persons or families” to not calling out a specific number (Program 2.1.5).

Units at Risk of Converting to Market-Rate Uses

Affordable housing units in Inyo County consist of one assisted housing project, the Mt. Whitney Apartments. It is a 33-unit housing project developed with funds from the Farmers Home Administration Section 515 Rental Housing Program. The project was constructed in 1987 and is owned by the Lone Pine Economic Development Corporation (LPEDC). Given its nonprofit ownership and operation, it has been determined that the project is not at risk of converting to market-rate housing. The state of affordable housing in the County has not changed since the 2014 update as no new assisted housing projects have been built since. The County has also not had any developments that have taken advantage of its density bonus program.

CHAPTER THREE: NEED, RESOURCES AND CONSTRAINTS AND AFFIRMATIVELY FURTHER FAIR HOUSING

REGIONAL HOUSING NEED

A Regional Housing Needs Allocation (RHNA) Plan is required pursuant to Section 65584 of Article 10.6 of California Housing Element law and is prepared for jurisdictions in the State by



HCD. The housing need is the minimum number of units needed to serve the projected household population and to accommodate a normal vacancy rate and the expected loss of housing stock.

As shown below on Table 27, unincorporated Inyo County has a projected housing unit need of 205 total units based on household growth expected during the 2021 Housing Element timeframe, with at least 42-percent of these units targeted toward lower-income households. The County has been allocated 46-units for very low-income households and approximately half of those are presumed to be for extremely low-income households (in accordance with AB 2634, which requires the County to document its projected extremely low-income housing need).

Table 27 - Regional Housing Needs (2019-2029) – Unincorporated Inyo County

Income Group	Number	Percentage
Extremely Low	23	11%
Very Low	23	11%
Low	40	20%
Moderate	39	19%
Above Moderate	80	39%
Total	205	100%

Source: 2020 HCD Data Package

For the 6th cycle Housing Element update, the RHNA for Inyo County covers a planning period of December 31, 2018 through April 30, 2029. Therefore, all units built or permitted between that date and the present day can be credited toward the County's RHNA. For a credit to apply to an extremely low, very low, low, or moderate-income allocation, it must have a deed restriction or otherwise documented sales price or rental rate that falls within the affordable range for those income groups.

Population growth and development, in general, in the County is low and slow. As shown in Table 28, the County has issued no building permits since January 1, 2021. Also, no development has occurred since 2018 that counts towards the RHNA progress in Inyo County.

**Table 28 - Progress toward Regional Housing Needs (2019 to 2029)**

Income Group	RHNA	Units Built Since January 2019	Remaining RHNA 2021-2029
Extremely Low	23	0	23
Very Low	23	0	23
Low	40	0	40
Moderate	39	0	39
Above Moderate	80	0	80
Total	205	0	205

Source: Regional Housing Need Plan, 2019-2029; County of Inyo Planning Department

RESOURCES AND CONSTRAINTS

Land Inventory

Inyo County has a very large land area (10,500-sq-miles). More than 98-percent of this land, however, is public land and under Federal and State management or owned by the City of Los Angeles. This leaves less than 2-percent of the land in the County for development. A vacant land inventory conducted by the County in 2020 found that most of the County's privately owned vacant land is outside of established communities, in areas with environmental constraints, located outside of fire district boundaries (making subdivision impossible), outside of water and sewer service district boundaries (making development prohibitively expensive) and large distances from services. Virtually, all of the vacant land within or adjacent to existing infrastructure, within the communities located along the Highway 395 corridor where a majority of Inyo County's population lives, is owned by the City of Los Angeles.

Since 1970, Inyo County and the Los Angeles Department of Water and Power (DWP) have been in litigation over the construction of a second aqueduct and associated groundwater pumping and water export. In 1989, the Inyo County Board of Supervisors and Los Angeles City Council gave tentative approval to a groundwater management agreement. An environmental impact report (EIR) was prepared by the two parties to address the impacts of the second aqueduct and the agreement. One of the mitigation measures identified in both the tentative agreement and the EIR was the need to release Department-owned lands in the Owens Valley to lessen the impacts of DWP land ownership patterns on the orderly growth of the county and affordability of housing.

The final agreement provided for the release of 75-acres of land in the county adjacent to communities with access to water and sewer systems. A majority of the properties selected are currently zoned for residential development and were given General Plan designations appropriate for residential development. The identified parcels are in or adjacent to the communities of Lone Pine, Independence, Big Pine, and Bishop. To date none of these lands located in the unincorporated county has been sold to private interests.



Additionally, Program 3.1.1 commits the County to identifying alternate sites in the event that DWP is unwilling to develop housing on these sites. Program 3.1.1, also includes that the County will facilitate dialogues with other agencies in the region who are large holders of land. Nearby jurisdictions including Mono County, Mammoth Lakes and Bishop will be included in these conversations to facilitate housing development for both their employees and the region's residents.

The LADWP also owns properties located along the main streets of Inyo County towns that could also be considered for sale. Practically all of these properties are zoned for commercial and mixed use development that allows for multi-family dwellings.

For the 2021 update a new site list has been developed. The parcels included on it (for very low to moderate income categories) are: located within fire districts; within or adjacent to water and sewer service districts; are outside of environmentally sensitive areas; and, they are vacant. County Assessor Parcel Maps were reviewed by County staff to determine the development potential of residential lots.

Analysis of Suitability - General: Physical and Environmental

There are many physical and environmental attributes of land in Inyo County that can impede development. There are potential physical and environmental constraints to consider that can inhibit development on vacant and underutilized sites.

Physical Attributes – A majority of vacant parcels in Inyo County have development limitations based on their distance from existing infrastructure. Most of the undeveloped private land in the county is located in remote areas or rural communities that do not have water and sewer systems nor are they located within a local fire district.

Vacancy Rates – Inyo County's reliance on tourism for its economic foundation also plays a part in the lack of available land and/or properties for suitable housing. The County has a rather high vacancy rate (about 18%), which would intuitively equate to more available rentals or sales. This is not the case; however. Many of the County's vacancies are actually second/vacation homes. This keeps them both empty most of the time and off rental and/or sales market exacerbating the already constrained housing inventory. Allowing a higher intensity of uses on sites may increase their redevelopment potential and lower overall vacancy rates. Additionally, the County has considered exploring other strategies such as vacancy taxes.

Infrastructure – As previously mentioned, many communities in Inyo County are not served by water or sewer services primarily due to the expense of creating new systems to serve outlying rural areas with low populations. Program 5.3.1 seeks long term development of new systems for the outlying rural areas, but all above moderate and moderate income sites have water and sewer available through a community service district, other than sites indicated in the inventory as requiring well and septic. Sites 1, 2, and 3 in the inventory all have water and sewer access up to the street.



The information below summarizes total water and sewer and sewer access, as confirmed by the Big Pine and Lone Pine Community Service Districts and the Inyo County Water System for Lone Pine and the City of Bishop – ensuring there is adequate supply to meet the County’s RHNA.

Site 1 and Site 2 is are served by the Big Pine Community Service District (BPCSD) and a contractor for the district confirmed that there is sufficient water and sewer capacity for 100 additional households, well enough over the to serve the expected capacity of 8162-units. Sites 2 and 3 can be is served by the City of Bishop Lone Pine Community Service District (sewer) and the County Water Systems that serves Lone Pine (water). In discussions with the Lone Pine Community Service District’s Administrative Manager City of Bishop’s public works director, the County confirmed that there is sufficient sewer capacity at their Wastewater Treatment Plant (WWTP) for 1.6 million gallons per day (GPD), and only 600,00 GPD are currently being utilized as it is currently under capacity and can handle about twice of what it is serving now (serving about 700-households with the capacity for 600-700 more). This more than adequately provides for the 45-units proposed for the Lone Pine site. Water provision is also adequate for the proposed Lone Pine Site according to the Deputy Director of County Public Works that runs the Lone Pine Water System. The County Water System that provides water service in Lone Pine is allocated a defined amount of water by the Inyo County, City of Los Angeles Long Term Water Agreement (LTWA). Lone Pine is allocated 550-acre feet of water annually by the LTWA, which is currently close to capacity (the 5-year average 2009/10-2018/19 was 515-acre feet), but can support the 45 units/households proposed. There are no issues with the ability of obtaining extra water, but there may be a higher cost to the County to purchase water over the 550-acre-feet currently allocated. At a rate of 425 gallons per day per person, this leaves more than sufficient capacity for 2,300 households, well over the 125-units being attributed to the given sites. Total water capacity is 3 million gallons per day and on highest demand days, the provider produces about 2.3 million gallons. The remaining 700,000 gallons of available capacity and the Public Works Director estimated each household uses 687 gallons per day, ensuring available water capacity for more than 1,000 new units.

Environmental Attributes – Due to the remoteness and the long-term vacancies of undeveloped properties in Inyo County, there are many environmental attributes that affect developable areas. The presence of listed species is the most common. There are also wetlands, earthquake faults and some areas are also prone to avalanches. These physical attributes do not prohibit development but rather restrict development and increase development costs.

The County of Inyo does not have any Williamson Act properties but does have several large tracts of agricultural land. These lands were not considered for the land inventory identifying potential residential development.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Introduction AFFH

Affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics include, but are not limited to: race, religion, age, ancestry, sexual orientation, gender identity, marital status, national origin, color, familial status, or disability. Assembly Bill 686 (AB 686) caused AFFH to be included into California State Law. An assessment of AFFH must now be included in all Housing



Elements.

The California Department of Housing and Community Development prepared the 2020 Impediments to Fair Housing Choice (AI) for regions in California. Inyo County is part of Region 8 – the Eastern Central California Region. It also includes: Alpine, Amador, Calaveras, Mariposa, Mono, and Tuolumne counties. Information in the AI has been used, in part, to help prepared this section of the 2021 Housing Element update.

Most of the counties in the Eastern Central Region had a low number of building permits occurring from 2013 to 2018 and Calaveras was the only county with a significant amount of units built that



count towards the very low and low income RHNA allocation. Inyo County had a total of 31 building permits occurring between 2013 and 2018. This is an average of about 6-units per year, illustrating the slow growth and development in Inyo County. There were no very low income units, 1-low income, 8-moderate and 22-above moderate. Only 14-percent of the Inyo County's RHNA was realized during this 5-year period, including in the above moderate category.

Fair Housing Enforcement and Outreach

The Fair Housing Act prohibits discrimination in housing because of: Race; Color; National Origin; Religion; Sex; Familial Status; Disability or other protected characteristics. The eastern sierra, including Inyo County is served by one fair housing service provider, the Eastern Sierra Continuum of Care (CoC). It also serves Mono and Alpine Counties and all of the incorporated cities in the three counties. The CoCs mission is to end homelessness through street outreach and providing emergency shelters, transitional housing, permanent supportive housing, rapid rehousing and other assistance to homeless individuals and families. The CoC's partners include IMACA, Wild Iris, the Inyo County department of Health and Human Services, Mammoth Lakes Housing, Inyo-Mono Association for the Handicapped, the Mono County Dept. of Social Services, the Alpine County Dept. of Health and Human Services, and the Salvation Army. Current CoC programs include: Homeless Housing, Assistance and Prevention (HHAP) Program, a 1-time block grant providing local jurisdictions with funds to address homelessness challenges (CoC is also seeking HHAP funds to support new and expanded safe parking facilities, a new homeless navigation/crisis center, landlord incentives and new/expanded youth homeless service projects). These will primarily be located within or on the boundary of the City of Bishop, but will service all of Inyo County.

Additionally, as part of Program 3.1.4, the County is committing to coordinating with the Eastern Sierra Continuum of Care to identifying a safe parking site and developing a program that allows unhoused individuals living in their cars to have access to onsite restrooms and security.

Information on the AFFH Data Viewer indicates that no Equal Opportunity Fair Housing and (FHEO) cases have been filed in Inyo County as of 2020. The Department of Fair Employment and Housing (DFEH) also take complaints regarding employment and fair housing infractions. The annual reports prepared by DFEH for the years 2015-2019 showed there were no fair housing complaints filed in Inyo County, as well.

A comment was received during a public outreach meeting for the update, regarding fair housing complaints which pointed out that most people in the County probably do not know where to file a complaint or who to ask about access to fair housing. The County is currently in the process of working on establishing a housing specialist position for the County. A program is being added to the Update to include having this specialist's services include helping people submit fair housing complaints, as well as, providing housing information (Program 3.1.7).

Opportunity Mapping

HCD together with the California Tax Credit Allocation Committee (TCAC) created the California Fair Housing Task Force to provide research, policy and other strategic recommendations to further assist public entities in California in affirmatively furthering fair housing. The Task force developed Opportunity Area Maps to examine and demonstrate how resources are geographically distributed.



The maps provide an illustrative summary of economic, environmental, and education resources available, and include a “filter” to identify areas with poverty and racial segregation based on the following criteria:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

As the following table and map indicate, Block Groups 060270008003, 060270008004 and 060270001001 are low resource areas. Block Groups 060270008003 and 060270008004 include the town of Lone Pine. It is the second largest community in the County with approximately 1,800 people. The third Block Group is located outside of the City of Bishop to the north and east. People living in this Block Group are located on the west and south sides of it and have access to moderate, high and very high resource areas surrounding them. Most of this Block Group is unpopulated and located in the Inyo National Forest and Bureau of Land Management lands.

The County is adding a program to the 2021 Housing Element Update to research possible opportunities and potential funding sources to help develop infrastructure in the more remote locations in the County (also moderate and low opportunity areas) to help promote more housing development (Program 5.3.1). There is still very little in the way of growing employment opportunities in these areas, however, which causes a more limited need for housing and services.

Table 29 - Inyo County Opportunity Areas by Block Group

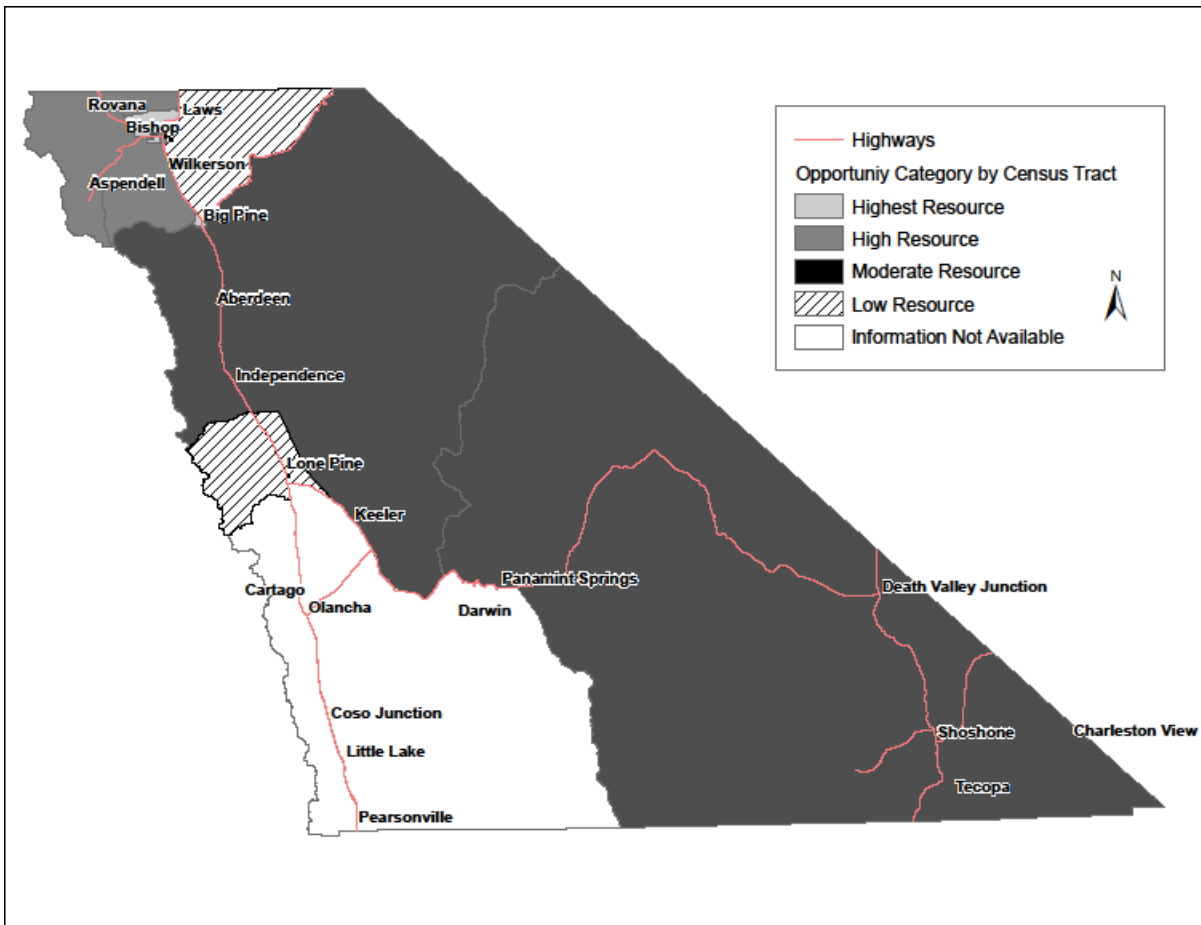


Block Group	Opportunity Category	Economic Score	Environmental Score	Education Score
060270001001	Low	0	78	21
060270001002	Highest	78	78	21
060270002001	High	64	64	7
060270002002	High	71	64	21
060270003001	High	92	50	21
060270003002	Highest	100	50	21
060270004001	Moderate	50	0	21
060270004002	High	86	0	21
060270004003	Moderate	57	0	21
060270004004	Low	36	0	21
060270005001	Moderate	14	92	85
060270005002	Highest	43	93	100
060270008001	Moderate	21	29	93
060270008002	N/A	N/A	N/A	N/A
060270008003	Low	29	29	0
060270008004	Low	7	29	14

Source - California Fair Housing Task Force map viewer 2021



Opportunity Map



Source - California Fair Housing Task Force map viewer 2021

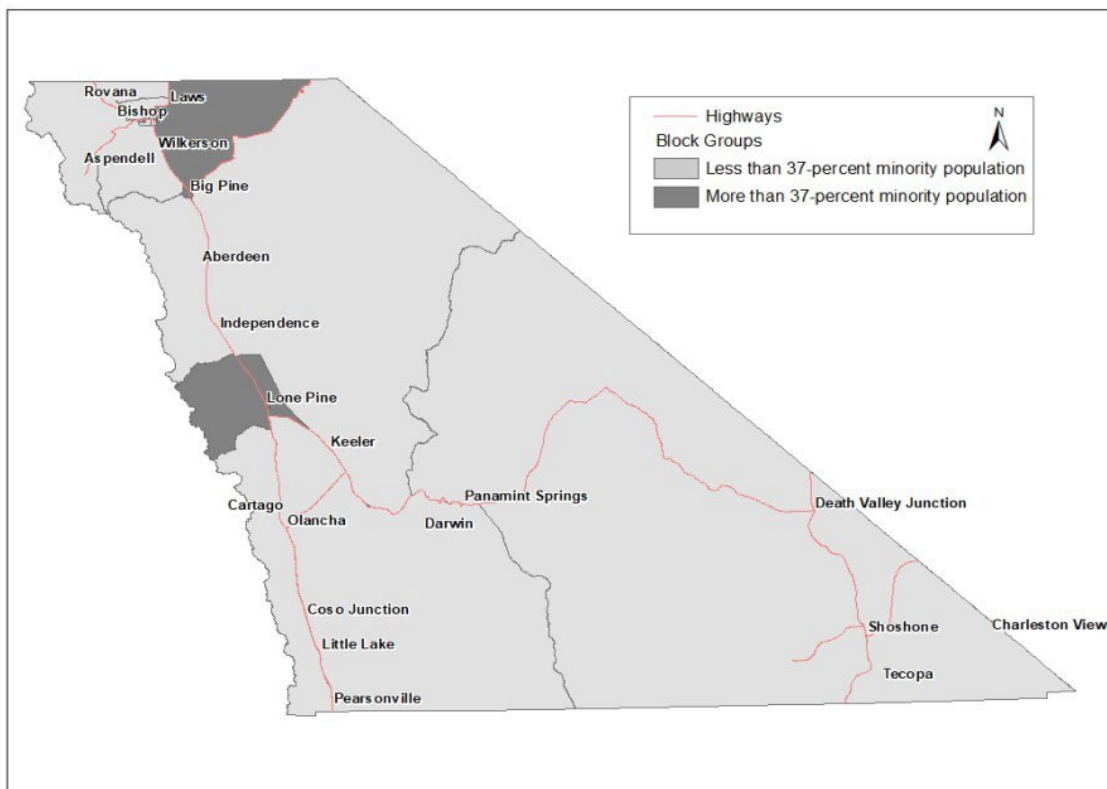
Integration and Segregation

Race and Ethnicity

Because Inyo County’s towns are small and the geographies used to illustrate segregation are too large, it is difficult, at best, to determine whether there are pockets of concentrated protected classes in the County. The small town sizes most likely works to the benefit of better integration than is found in urban areas. For example, all children in a specific Inyo County town go to the same school. Everyone has access to the same stores, transit system, parks, medical facilities and etc. According the DFEH reports 2015-2019 there were no reports of civil rights infractions in Inyo County. Based on the County’s local knowledge, some of the towns located in remote areas do tend to have lower income residents than in the more populated area in the northern part of the County near the City of Bishop. People living in these remote areas must travel long distances to acquire goods and services, but even in these instances, everyone who lives in these communities face the same limitations.



The 2020 Regional Analysis of Impediments to Fair Housing Choice (2020 Regional AI) defined minority concentrations as a census block group with a proportion of minority households that is greater than the overall minority average of the total area (in this case Inyo County). In Inyo County the minority population represents 37-percent of the total population. This percentage does include the City of Bishop as it could not be subtracted out based on data available from the Census. The following Map shows that the highest concentration of minorities in Inyo County is found in the Lone Pine area Block Groups 060270008003 and 060270008004 Big Pine 060270005002, the area north and east of Bishop 060270001001 and Block Group 060270004001, which entirely covers the Bishop Paiute Reservation where the high minority percentage (91-percent) is by design. In total, there are 5 total Block Groups with high minority concentrations. It is of worthy of noting that the Big Pine Block Group 060270005002 is also a high opportunity area (see map below). There is also a concentration of minority population in the Lone Pine Block Groups. An Indian reservation is included in one of the Lone Pine Block Groups 060270004001, as well, but it is not all of it.



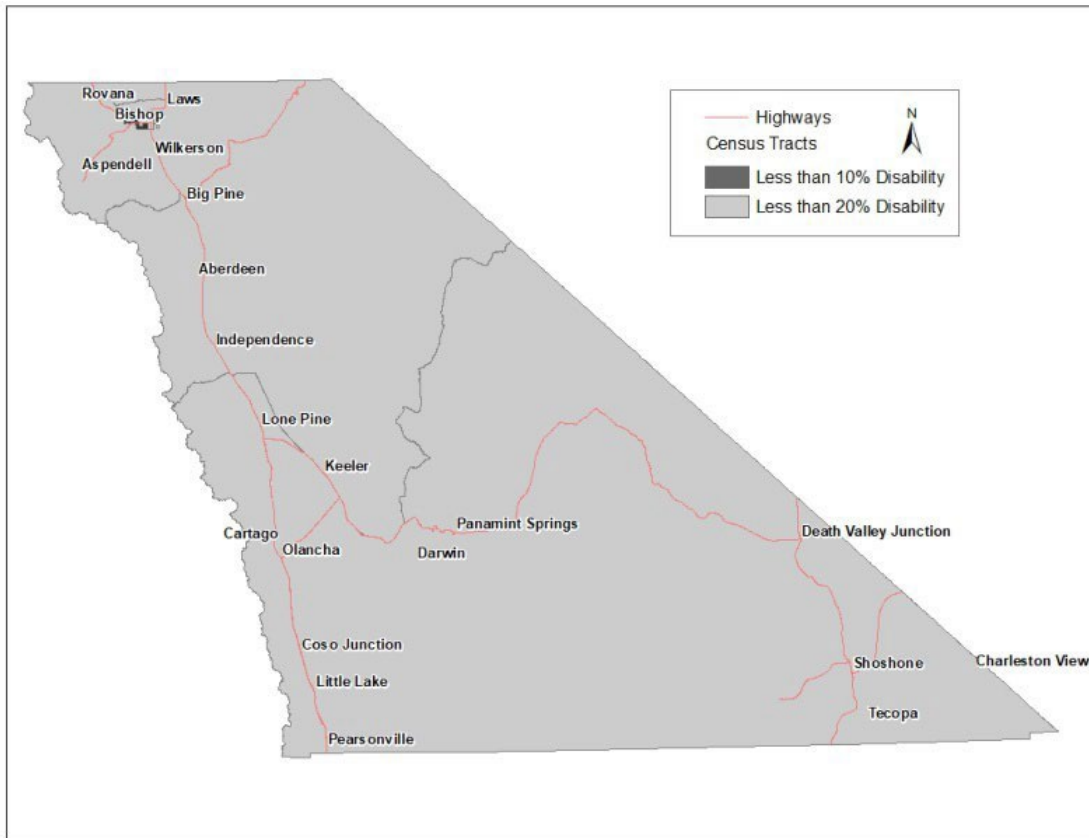
Source – ACS DP05-2019

Disability

Census data captures disability characteristics as having: vision, hearing, ambulatory, cognitive, and independent living difficulties. As seen on the map below, in Inyo there are no Census Tracts with a disability percentage over 20-percent. The percentages of disabled people in the County are also very evenly distributed between Census Tracts showing no areas of concentration. The highest rate of disability by Census Tract is found in CT 4, CT 5 and CT 8 all with 16-percent; CT 1 is 15-percent;



CT 2 11-percent and CT 3 has 8-percent. This illustrates no areas of concentrated disability in the County. The overall disability rate in the County is 14-percent. This is somewhat higher than the State rate of about 11-percent. The County also has an older population, which likely influences the disability rate.



Source – ACS S1810-2019

Familial Status

As shown on the following Table 30, about 42-percent of households in Inyo County identify as married couple families. Census Tracts CT 1, CT 2 and CT 3 exceed this number with about 56, 58, and 73-percent respectively. CT 4 has the lowest percentage of married couple households with 25-percent. In the County, about 12-percent of households have children under 18-years. CT 3 has the highest percentage of households with children under 18 with 25-percent. Census Tract 4 has the lowest percentage of married couple households (25-percent) and the highest percentages of both female headed households and those with children under 18 (15-percent and 7-percent respectively). Non-family households exceed the percentage of married couple households in CT 1, CT 4, CT 5 and CT 8. CT 4 has the highest percentage of non-family households at 56-percent. It also has the highest percentage of householders living alone at 52-percent. Householders living alone that are also over 65-years are fairly evenly distributed from 13-20-percent, except in CT 2 where it is 9-percent. Overall, the County has a 45-percent of householders living alone and 20-percent are over 65-years. This is another example of the aging population trend in Inyo County. Female



Householders with children under 18-years do not represent a large proportion of Inyo County Households and they are fairly evenly distributed. Census Tracts 4 and 8 have the highest percentages (6.8 and 6.7 respectively).

Table 30 – Familial Status

	Inyo County	CT 1	CT 2	CT 3	CT 4	CT 5	CT 8
Total Households	7,950	1,177	703	973	2,601	1,076	1,420
Number Married Couple Households (HH)	3,307	660	406	709	655	336	541
Pct. Married Couple	41.6	56.1	57.8	72.9	25.2	31.2	38.1
Households with Children under 18	988	189	88	241	497	142	239
Pct. HH with Children under 18	12.4	16.1	12.5	24.8	19.1	13.2	16.8
Number Female Householder no spouse present	779	124	39	39	386	82	109
Pct. HH Female Householder no spouse present	9.8	10.5	5.5	4.0	14.8	7.6	7.7
Number Female Householder no spouse present with Children under 18	315	0	11	19	178	12	95
Pct. HH Female Householder no spouse present with Children under 18	4.0	0.0	1.6	2.0	6.8	1.1	6.7
Number Non-Family Household	3,654	368	247	214	1,464	598	763
Pct. HH Non-Family Hous	46.0	31.3	35.1	22.0	56.3	55.6	53.7
Pct. Housholder Living Alone	45.0	29.9	22.8	20.0	52.0	44.0	45.0
Pct. Householder Living Alone Over 65	20.0	14.0	9.0	13.0	16.0	20.0	20.0

Source – ACS S1101-2019

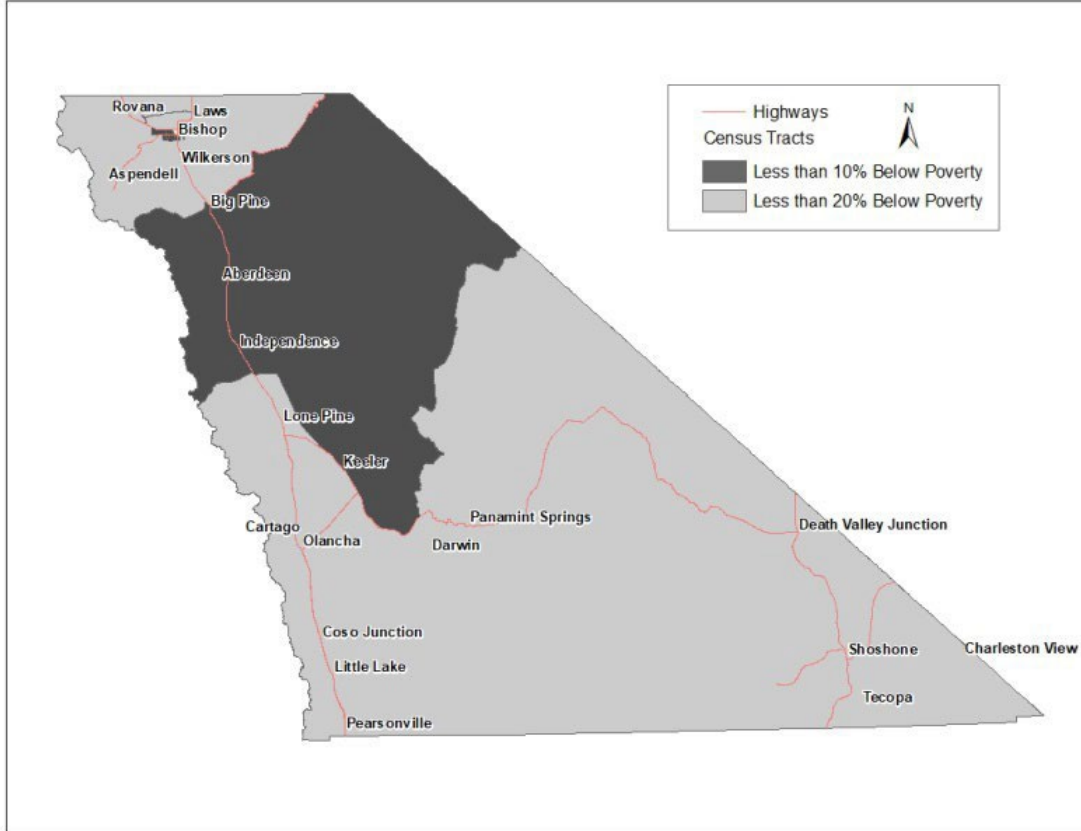
Poverty Status

Inyo County as a whole has a 9.3-percent poverty rate, or 1,635 people who are identified as living under the poverty level. This number is dispersed across the County fairly evenly with one Census Tract (CT 3) with a much lower rate than the rest with 3.6-percent. Census Tract 8 has the highest poverty rate of 14.5-percent. None of the CTs are over 30-percent, which is the metric of significance in the opportunity mapping conducted by California Fair Housing Task Force.

Table 31 – Poverty Status

	Inyo County	CT 1	CT 2	CT 3	CT 4	CT 5	CT 8
Total Population for Whom Poverty Status is determined	17,562	2,709	1,693	2,541	5,395	2,215	3,009
Number below Poverty Level	1,635	277	185	92	459	187	435
Pct. Below Poverty Level	9.3	10.2	10.9	3.6	8.5	8.4	14.5

Source – ACS S1701-2019



Source – ACS S1701-2019

Racially Concentrated Areas of Affluence

Another indicator used help evaluate fair housing choice is Racially Concentrated Areas of Affluence (RCAAs). These are broadly defined by HUD as affluent white communities. No formal definition for RCAA has been offered by HCD or HUD, though. HCD has suggested that they can be determined by identifying census tracts with a white population over 40-percent, and high median income levels. Inyo County overall has a 62-percent White population. There is not a single Census Tract with a White population under 40-percent. Census Tract 3 has the highest White population with 87-percnet and CT 4 has the lowest with 50-percent, showing some varying range, but no concentration in specific areas. The County’s median household income is \$57,316. This is lower than the State median household income of \$75,235. There are, however, two Census Tracts that are over the County and State median incomes at \$86,875 (CT2) and \$96,036 (CT3). Based on HCD’s - Inyo County-State Income Limits by Household Size (2020) the County’s median income as a whole and by Census Tract fall roughly fall into the Low – Moderate income categories.

Racially/ ethnically concentrated areas of poverty

The Housing and Urban Development Department (HUD) Racially and Ethnically Concentrated Areas of Poverty (RECAPs) illustrate the cross sections of poverty and segregation found within a community. These areas are common throughout California; however, the Eastern Central Region



does not have any RECAP areas according to the current data used to identify them. This means that there are not intersections of concentrated poverty and race/ethnicity classified in Inyo County based on the RECAP data. To further explore this, the CoC developed a tool called the Racial Equity Tool. It includes homelessness and poverty counts by race in the CoC area (Inyo, Mono and Alpine counties) and for California as a whole. This Tool is was developed to help analyze potential racial disparities among people experiencing homelessness. Using the data gathered from the CoC Point-In-Time Count, and American Community Survey data, racial equity data was created for the CoC Counties (Alpine, Inyo and Mono).

The data summarized on Table 32 indicates that the CoC study area has an overall lower rate of poverty, and substantially lower rate of homelessness, than California as a whole. The CoC has a slightly higher rate of poverty for black residents (24.8%) than the State overall (22.2%), but a lower rate of homelessness than for all races evaluated.

Table 32 – Racial Equity in Continuum of Care Counties

State of California and CoC Counties (Alpine, Inyo Mono) - Race Equity Comparison						
	Total Population		Population living below poverty rate		Homeless Population	
	CA	CoC	CA	CoC	CA	CoC
Total Pop.	33,982,847	33,457	5,773,408	3,419	151,378	214
Total Pct.	100%	100%	17%	10.20%	4.70%	0.64%
White Tot.	23,607,242	27,498	3,183,011	2,623	92,164	195
White Pct.	61%	82%	13%	9.50%	3.90%	0.004%
Black Tot.	2,263,222	266	502,610	66	44,086	0
Black Pct.	6%	1%	22.20%	24.80%	0.019%	0
Native Tot.	292,018	2,730	62,078	462	6,797	19
Native Pct.	1%	8%	21.20%	16.90%	2.30%	0.7%
Asian Tot.	5,655,699	602	629,262	125	4,783	0
Asian Pct.	15%	2%	23.70%	21%	0.8%	0
Other Tot.	7,164,666	2,360	1,396,447	143	13,448	0
Other Pct.	18%	7%	19.5	6%	0.19%	0

Source – CoC Racial Equity Tool

This of course does not mean that there are no areas with some concentrations of race/ethnicity and poverty in the County, even though they do not rise to the levels usually found in more populated urban and suburban areas. CT 8 has the highest levels of minority population, female householders with no spouse present and children under 18, persons with disabilities and persons living in poverty. A program has been included to focus efforts on housing opportunities for extremely low income groups, in general, and with a special focus on CT 8, especially the area including Lone Pine (Program 7.1.1).



Access to opportunity

Residents in the remote areas of the County have less access to opportunity than those living in the more populated areas. Towns located in the south and east parts of the County range from around 230 to 7 people. Some of these communities require long distance travel to employment, schools, medical facilities, stores and etc.

Education

Inyo County has six public school districts. These are Bishop Unified, Big Pine, Death Valley, Lone Pine, Owens Valley and Round Valley. Between these Districts there are 17 schools. Several of these schools operate from the same campus. For example, an elementary, middle and high school are all located on a single site in Shoshone. Inyo County's public schools are located in CT 2, 3, 4, 5 and 8. There are also various private schools and preschools scatter throughout the County. A Community College (a branch of the Cerro Coso system) is located in the Bishop area in CT2. Between 2015 and 2020 all of the County's School Districts, except Owens Valley (in CT5) had Title I eligible schools. The other school District in CT5 was Title 1 eligible. A Title I eligible school is one in which the percentage of children from low-income families is at least 35 percent of the children from low-income families, served by the Local Education Agencies. This data is consistent with the County's overall poverty data and does not show concentrations of schools with children in poverty in specific areas. They tend to be spread over the County fairly evenly.

The High school graduation rate in Inyo County is 85.2%. This is only slightly less than the State rate of 87.6%. It is impossible to get these rates by district as many of the County's high schools are very small in population and graduate less than 10 students per year. The State Office of Education does not release data for less than 10 graduating students due to privacy issues.

Employment

According to the 2019 ACS data, there are 8,579 people 16-years and over that are in the civilian labor force. Of these, 8,229 were employed. This represents 96% of the civilian labor force, leaving about a 4-percent unemployment rate. The poverty rate for employed people in the County is 5.4- percent and for unemployed it is 36.9-percent. Table 33 shows these same characteristics by Census Tract.

**Table 33 – Employment Status**

	Inyo County	CT 1	CT 2	CT 3	CT 4	CT 5	CT 8
Total Population for Whom Poverty is Determined	17,562	2,709	1,693	2,541	5,395	2,215	3,009
Civilian labor force 16 years and over	8,579	1,233	891	1,136	2,794	1,082	1,443
Percent Total Pop for Whom Pov is Determined in Civilian Labor Force 16-Years and Over	48.8%	45.5%	52.6%	44.7%	51.8%	48.8%	48.0%
Number Civilian labor force 16 Years and Over Employed	8,229	1,171	860	1,118	2,644	1,055	1,381
Pct. Civilian labor force 16 Years and Over Employed	95.9%	95.0%	96.5%	98.4%	94.6%	97.5%	95.7%
Number Civilian labor force 16 Years and Over Unemployed	350	62	31	18	150	27	62
Pct. Civilian labor force 16 Years and Over Unemployed	4.1%	5.3%	3.6%	1.6%	5.4%	2.5%	4.3%
Pct. Living in Poverty of Civilian labor force 16 Years and Over Employed	5.4%	4.7%	4.0%	5.1%	4.9%	9.6%	5.1%
Pct. Living in Poverty of Civilian labor force 16 Years and Over Unemployed	36.9%	64.5%	N/A	55.6%	26.7%	3.7%	61.3%

Source – ACS S1701-2019

Only CT 5 shows a poverty rate of employed people (9.6-percent) that is (slightly) higher than the County's overall poverty rate of (9.3-percent). It also has the second highest percentage of employed people and lowest percentage people who are unemployed in poverty. The rest of the Census Tracts have rates of working poor (those employed and living in poverty) that are quite a bit lower than the County's poverty rate. This is a good sign that the rate of working poor in the County is not especially high.

As illustrated on Table 34, the County also does not show a lot of disparity by race/ethnicity in its unemployment numbers. Native Americans have the highest unemployment rate in the County at 8.7-percent followed by Hispanic or Latinos at 6.2-percent. These are not especially large numbers and are lower than the overall County percentage. The County has added a program (Program 7.3) to update its General Plan policies to ensure all Environmental Justice requirements are met, per State law.

Table 34 - Percent Unemployed by Race/Ethnicity

	Inyo County
Percent Unemployed	4.1%
White	2.8%
Black or African American alone	5.1%
American Indian and Alaska Native alone	8.7%
Asian alone	1.9%
Native Hawaiian and Other Pacific Islander alone	0.0%
Some other race alone	1.1%
Two or more races	2.4%
Hispanic or Latino origin (of any race)	6.2%



Transportation

Transportation is an important factor in the ability of a person to access opportunity. Inyo County's low population and huge land area make access to jobs, schools, goods and services much more difficult than in urban and suburban areas. There is one transit service provider in the County (Eastern Sierra Transit) and it does not service all of the small towns in the County. The southwest part of the County has no transit service and southeast has one bus a week that takes people from Tecopa to Pahrump Nevada. The City of Bishop and closely surrounding area has more local service provision than the rest of the County. There are two buses that go from Bishop to Lone Pine and back twice a day.

All Transit provides and evaluates metrics that reveal the social and economic impacts of transit, specifically by looking at connectivity, access to jobs, and frequency of service. According to All Transit, and not surprisingly, Inyo County has a very low ranking of 0.4. This indicates a low combination of trips per week and a low number of jobs accessible by transit resulting in a low number of people who take transit to work. This is, again, a symptom of the geography and land use patterns in the County.

The area around Bishop has much more transit service opportunity than the rest of the County. It is also the area with high and very high opportunity areas, as well as the greatest need for housing opportunities. Program 2.1.7 has been added to address disparity in transportation services by having the regional housing working group (Program 2.1.6) along with its review and evaluation of housing needs at the regional level will also look at issues, policies and programs to address gaps in transportation that might be contributing to fair access to jobs and services in relation to housing opportunities. This will include, but not be limited to: working with regional employers on ride share, van pool and transit voucher programs for their employees to better attain access to jobs in the Bishop area. The County's General Plan also already includes policies to address public transit for special needs populations, including PT 1.3, which speaks to accessibility. PT 1.3 states: Support and promote accessibility in public transportation to the maximum extent practicable, including continued support of special service vans that provide a high level of service to low mobility groups.

To meet the needs of lower income households who may not be able to afford a car, the county will complete a carshare pilot program within three years of certification, as described in Program 2.1.7. The purpose of this program is to establish methods to share transportation costs, carpool as needed to the largest regional employers, and manage recent large rises in energy prices.

Environmental

The California Office of Environmental Health Hazard Assessment (OEHHA) assesses health risks caused by environmental contaminants. To help identify areas that are disproportionately burdened by pollution, OEHHA developed the California Communities Environmental Health Screening Tool (CalEnviroScreen). The OEHHA assessment for Inyo County's six Census Tracts can be seen on Table 35. A higher score reflects a higher burden. The results for each indicator range from 0- 100 and represent the percentile ranking of the census tracts compared to other census tracts throughout the State. Census Tracts 5 and 8 have the highest percentile ranking in the County. These rankings are, however, low-moderate at 40 and 47 respectively. They both have high solid



waste effects (CT 5 is high and CT 8 is very high) and both have County landfills within their boundaries. Census Tracts 5 and 8 have the highest percentile of population characteristics.

The Cal Enviro Screen Tool also provides information on Disadvantaged Communities. Inyo County has no disadvantaged communities. The County does, however, have existing policies in its General Plan that directly relate to Environmental Justice issues, these include:

- RH 1.2 - Encourage reduction of vehicle miles traveled to promote energy conservation and reduce air pollution.
The County is also in the process of conducting a Vehicle Miles Traveled (VMT) study.
- WR 1.4 - Continue the review of development proposals and existing uses pursuant to the requirements of the Clean Water Act, LRWQCB, and local ordinances to reduce polluted runoff from entering surface waters.
- AQ 1.1 - Work with the LADWP and the GBUAPCD to reduce wind-raised dust from Owens Lake.
- AQ 1.3 - Work with the GBUAPCD to develop programs and project review requirements that will reduce air pollution generation, especially PM10.

The County has two Board of Supervisors' members who sit on the Great Basin Unified Air Pollution Control District (GBUAPCD) Board to ensure the County's concerns and ideas are heard in policy development and implementation programs.

- AQ 1.2 - The County shall require large development projects (hospitals, schools, high-occupancy public facilities, and industrial/commercial facilities over 20,000 square feet) to mitigate air quality impacts. Mitigations may include, but is not limited to the following: providing bicycle access and parking facilities, provide preferential parking for high-occupancy vehicles and car pools, and establishing telecommuting programs or satellite work centers.
- LU 2.16 - The County may permit the siting of churches, schools, child care, social institutions, cultural institutions and/or activities, parks and recreation facilities, greenbelts, and similar public facilities within a residentially designated area. The County may permit the siting of public facilities and utility system components in lands designated as NR. These uses are allowed so long as these uses are designed and operated in a manner that does not adversely impact the residential areas.
- PSU 2.2 - The County shall require that new development pays its fair share of the cost of developing new facilities and services and upgrading existing public facilities and services. Exceptions may be made when new development generates significant public benefits (e.g., low income housing) or when alternative sources of funding can be identified to offset foregone revenues.
- GOV 2.1 - Continue Participation on Collaborative Planning Efforts. The County shall continue its participation in collaborative planning efforts and work to expand participation to all affected government agencies.
- GOV 2.2 - Public Participation The County shall work with federal and state agencies, local districts, utilities (e.g., LADWP), and Native American tribes to ensure that the County and the public are involved early in any planning process and that routine feedback and public input is requested.



In addition to the programs already included in the County’s General Plan that address environmental justice, the County will add an Environmental Justice Element to its General Plan (Program 7.3).

Table 35 – Environmental Factors

	CT 1	CT 2	CT 3	CT 4	CT 5	CT 8
Overall Percentiles						
CalEnvrioScreen 4.0 Percentile	8	19	14	37	40	47
Pollution Burden Percentile	0	17	2	14	21	70
Population Characteristics Percentile	40	24	43	59	54	33

Source – Cal EnviroScreen 2021

Disproportionate Housing Needs

‘Disproportionate housing needs’ as defined by (24 C.F.R §5.152) are: ‘significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ The determination of disproportionate need accounts for housing cost burden (payments exceeding 30% of gross income) and severe burden (payments exceeding 50-percent of gross income), overcrowding (housing with more than 1 person per room), and substandard housing (lacking complete kitchen or bathroom facilities), are shown on Table 36 – note that data showing payments exceeding 50-percent of gross income are unavailable.



Table 36 –Disproportionate Housing Needs

	Inyo County	CT 1	CT 2	CT 3	CT 4	CT 5	CT 8
Housing Factor							
Occupants per Room							
Occupied Housing Units	7,950	1,177	703	973	2,601	1,076	1,420
1.00 or fewer occupants	4,452	1,116	699	966	2,583	1,074	1,314
Pct. 1 or fewer	97.5%	94.8%	99.4%	99.3%	99.3%	99.8%	92.5%
1.01 or more occupants	177	50	4	7	13	2	101
Pct. 1.01 - 1.51	2.2%	4.2%	0.6%	0.7%	0.5%	0.2%	7.1%
1.51 or more	21	11	0	0	5	0	5
Pct 1.51 or more	0.3%	0.9%	0.0%	0.0%	0.2%	0.0%	0.4%
Gross Rent as a Percentage of Household Income							
<i>All Occupied Units Paying Rent</i>	2,428	102	151	N/A	1,391	271	490
Less than 30% of Gross Income	56.6%	88.2%	65.6%	N/A	51.5%	68.3%	58.2%
More than 30% of Gross Income	43.4%	11.8%	34.4%	N/A	48.5%	31.7%	41.8%
Substandard Conditions							
Occupied Housing Units	7,950	1,177	703	973	2,601	1,076	1,420
Lacking Complete Plumbing	48	0	0	0	0	0	48
Pct. Lacking Complete Plumbing	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%
Lacking Complete Kitchen	114	0	0	0	63	2	49
Pct. Lacking Complete Kitchen	1.4%	0.0%	0.0%	0.0%	2.4%	0.2%	3.5%
No Telephone Service	92	9	5	0	20	3	55
Pct. No Telephone Service	1.2%	0.1%	3.3%	0.0%	0.8%	0.3%	3.9%

Source – ACS S1701-2019

Inyo County and its associated Census Tracts do not have significant numbers of overcrowding or substandard conditions. The County as a whole, however, does show that 43.4-percent of occupied rental units have renters who are cost burdened. Census Tract 4 has the highest percentage of renters who are cost burdened at 48-percent this is the CT that primarily represents the City of Bishop and it is subject to the City's jurisdiction and Housing Element. Census Tract 8 has 41.8- percent of renters that are cost burdened. Programs 2.1.4, 3.1.2, 3.2.2, 3.2.3 and 3.2.4 are included to help in the provision of high density housing, ADU/JADU development, more rental opportunity in single family homes and opening up commercially zoned property to more multi-family housing, which is intended to promote higher density housing and more rentals in the County.

Other factors contributing to disproportionate housing needs are elderly residents who are commonly on fixed incomes. As can be seen on Table 30, age is a factor in Inyo County where 20- percent of Households have a householder who is 65-years or older. Census Tracts 5 and 8 both also show that 20-percent of households have a householder 65-years or older. The County shall explore the issues facing its seniors and their housing needs. The housing stakeholder group established during the housing element update will continue to meet to further define housing issues in the county including senior and employee housing. This work will include identifying and applying for grants to provide affordable and special needs housing (Program 7.2.1).



Displacement Risk

The level of displacement risk faced by Inyo County residents is difficult to assess primarily due to geography and landuse patterns. There are definite concerns about availability of housing, rental costs and an aging population, though. During the several public meetings held for the housing element, lack of housing, lack of land to build housing and lack of rentals and rental costs were expressed repeatedly. There are also concerns related to the increase of second home ownership in the County. The high costs and lack of available land has been and can continue to drive prices up that could result in people leaving the County. Census Tract 8 has the highest proportion of renters paying over 30-percent of their income to rent at 41.8-percent and CT 2 is the next highest with 34.4-percent.

Displacement among seniors is especially pervasive in California. The County will also implement Program 3.1.2 to create a promotional brochure for ADUs that will focus on their value to households with seniors as a way to facilitate aging in place and collecting a second rent to offset housing costs. This brochure will advertise the various sources of funding, including a CalHFA program that offers \$25,000 for lower income homeowners to fund preconstruction costs for ADUs as well as a County program with funds available for rehabilitation loans. Program 3.1.2 also includes the County making a determination about Accessory Commercial Units (ACUs) within two years of certification. These ACUs can offer light commercial uses, including grocery stores, childcare centers, and coffeeshops. The County will ensure that if ACU's are added as a permitted use, the development standards will intensify to ensure no loss of housing capacity. Having these options in residential neighborhoods can also help to reduce Vehicle Miles Traveled (VMT) and help homeowners offset housing costs and fund rehabilitation.

Summary of Fair Housing Issues and Programs

1. Inyo County does not currently have a person dedicated to helping people with fair housing complaints and working to help fill the housing needs of its citizens.

The County is currently in the process of developing a housing specialist position for the County. This specialist's services will include taking fair housing complaints, as well as, providing information and support for affordable housing, as well as, other services as appropriate. (Program 3.1.7).

2. There are extremely low income people scattered throughout the county. Census Tract 8, however, does show some concentration of poverty, disability, female householders with children under 18 and householders 65-years and older.

Efforts to provide housing opportunities for the extremely low income group and special needs populations will include an additional focus on CT 8, especially in the Lone Pine and Tecopa areas (Program 7.1.1).

3. Factors contributing to disproportionate housing needs are elderly residents who are commonly on fixed incomes. Inyo County overall has 20-percent of Households with a householder who is 65- years or older. Census Tracts 5 and 8 on their own also show that 20-percent of households have a householder 65-years or older.



The housing stakeholder group established during the housing element update will continue to meet to further define housing issues in the county including senior housing. This work will include identifying and applying for grants to provide affordable and special needs housing including senior housing (Program 7.2.1).

4. Census Tract 8 has the highest percentages of people identified, by the metrics analyzed in this assessment, as disproportionately disadvantaged when compared to the remaining 5 Census Tracts in Inyo County. Census Tract 8 also includes two of the Block Groups that are identified as low resource in the County. Census Tract 1 is also identified as low resource, but based on the other evaluations at a finer scale, this is inconsistent. The geography of CT1 is more likely the culprit to its low resource score. The population lives on south and west sides of CT1. The rest of the Tract is in the Inyo Nation Forest and BLM lands that are vacant. The people who live in CT 1 use the resources found in the Bordering Census Tracts that are High and Moderate Resource areas. This leaves CT 8 as the Tract with the highest displacement risk.

A program has been included in the Housing Element to direct special focus to CT 8 when pursuing affordable housing grants and fair housing support opportunities (Program 7.1.1).

5. High cost burdens on renters is found within all of the County's Census Tracts, except CT 1. All but CT 1 have over 30-percent of renters cost burdened. In contrast, CT 1 is roughly 12-percent. The distribution of this is fairly even 31.7-percent to 41.8-percent across the other five CTs. This excludes CT 4, which is primarily influenced by the City of Bishop. It is 48.5-percent, but would fall under the City's jurisdiction and Housing Element programs.

(Programs 1.1.1, 2.1.3, 2.1.4, 3.1.1, 3.1.2, 3.2.2, 3.2.3, 3.2.4, and 5.3.1 address affordable housing, including rental housing).

Analysis of Realistic Capacity

The County's RHNA suitable sites as a product of the analysis realistic capacity (see below) are enough to meet the County's allocation of 23-units for Extremely Low 23-units, Very-Low, 23-units for Low and 39-units for Moderate income residents. In an effort to help achieve the goal of providing affordable housing for extremely low income and special needs residents, the County has developed several programs to address these issues, please see programs section.

The Residential Site Inventory, based on the state's selection criteria only evaluates those lands that are between 2 and 10-acres, are sufficiently served by existing infrastructure, can be easily connected to sewer and water systems, or have the required area for individual water wells and septic systems and have access to phone and internet services. Since Inyo County has no privately owned vacant land that meets this criteria, sites owned by the City of Los Angeles and the County were used for the extremely low, very low, low and moderate income sites. The capacity calculations used to identify sites for extremely low, very low, low and moderate income housing were conducted per Government Code 65583.2(c)(2). The 20-unit per acre, based on the County being listed as a non-metropolitan county, was used along with an 80% reduction of total capacity to achieve *realistic capacity*. It should also be noted that since Inyo County also has no parcels that meet the site criteria, provided by statute that are zoned for high density residential development, anywhere near infrastructure and services, Sites 2 and 3 will be required to be re-zoned so the County can meet the



overall capacity requirements. Program 2.1.3 is included to ensure that Sites 2 and 3 are re-zoned within 2-years of the Housing Element adoption. These parcels are currently part of a vacant land study and re-zone analysis being conducted by the County through an SB2 grant.

To address any possible shortfall and further streamline housing development, the County will ensure by-right rezoning requirement in accordance with state housing law. In the event that Sites 1 and 3 are not made available by DWP, the County will ensure that rezoned sites also adhere to the by right zoning requirements outlined in Government Code 65583.2, subdivisions (h) and (i). These rules will, among other things, ensure that sites will allow 100 percent residential and any mixed use project includes at least 50-percent residential as well. This action will be completed simultaneously with the actions outlined in Program 2.1.3 to rezone and change the general plan designation for Sites 1 and 3.

Through this Housing Element, the County is taking several concrete actions that increase the probability for housing development on sites. These programs include, Program 7.1.1, that reduces many development standards including front and rear setbacks, as well as Program 3.2.3. which commits the County to allowing mixed use and multifamily housing as a by right permitted use in the CB zone.

The County also plans to distribute a survey to property owners outlining the updated development standards by December 2024. This will help to ensure the County is in dialogue with these property owners and can help facilitate development.

Sites Suitable for Extremely Low, Very Low, Low and Moderate Income Units

Inyo County's RHNA allocation for very-low (includes extremely low), low and moderate-income units is 125, with no carry over units from 2014. For all of the sites listed below, the County has confirmed that there is water and sewer access up to the street. Additionally, Program 2.1.3 will ensure that there is by-right zoning for all of these sites in accordance with Government Code 65583.2 by April 2023. The County has identified 3-sites (see Appendix C for maps) that can accommodate the allocations, these include:

Site 1 – Bartell Street/Big Pine – This is an approximate 3-acre parcel that is located in the community of Big Pine. The General Plan designation of this parcel is Residential High Density that allows up to 24-dwelling units per acre, meeting the 20-unit/per acre site selection requirement for non-metropolitan counties. This parcel is zoned Multi-family Residential, 3 units and above (R3). For the purposes of meeting the County's lower-income RHNA, the County will assume a realistic capacity of 80% of the 24-dwelling unit per acre maximum for a total of 61 dwelling units/. The County will plan to pursue a 100% affordable site and therefore expects all units to be affordable to lower income households. This site is in an area that is identified as a High Resource area.

Adequate sewer and water is available through the Big Pine Community Service District to this parcel and the infrastructure for it is available to the site. It is also located in a local fire district and has readily available phone and internet service. It is currently owned by the City of Los Angeles.



Additionally, Program 3.1.1 includes that the County will identify alternate sites in the event that DWP is unwilling to release this site for sale or develop them for affordable housing. Since the county code includes that multi-family residential development of more than 15-units per acre, in the R3 zone, requires a Conditional Use Permit and this can be considered a constraint, a program (Program 2.1.4) is being added to remove this requirement by April 2023 to ensure consistency with the by right zoning requirements in Government Code 65583.

Site 2 – Highway 395 and Bartell /Big Pine – This is an approximate 2.4-acre parcel that is located in the community of Big Pine. The General Plan designation of this parcel is Residential High Density that allows up to 24-dwelling units per acre, meeting the 20-unit/per acre site selection requirement for non-metropolitan counties. This parcel is zoned Multi-family Residential, 3 units and above (R3). For the purposes of meeting the County’s lower-income RHNA, the County will assume a realistic capacity of 80% of the 24-dwelling unit per acre maximum for a total of 46 dwelling units. The County plans to pursue a 100% Moderate income site. This site is in an area that is identified as a High Resource area.

Adequate sewer and water is available through the Big Pine Community Service District to this parcel and the infrastructure for it is available to the site. It is also located in a local fire district and has readily available phone and internet service. It is currently owned by the City of Los Angeles.

Additionally, Program 3.1.1 includes that the County will identify alternate sites in the event that DWP is unwilling to release this site for sale or develop them for affordable housing. Since the county code includes that multi-family residential development of more than 15-units per acre, in the R3 zone, requires a Conditional Use Permit and this can be considered a constraint, a program (Program 2.1.4) was added to remove this requirement by April 2023 to ensure consistency with the by right zoning requirements in Government Code 65583. This was adopted by the County in December 2022.

Site 3 – Locust Street/Lone Pine – This parcel is 3.6-acres and the General Plan designation of this parcel is Residential High Density that allows up to 24-dwelling units per acre, meeting the 20-unit/per acre site selection requirement for non-metropolitan counties. This parcel is zoned Multi-family Residential, 3 units and above (R3). For the purposes of meeting the County’s lower-income RHNA, the County will assume a realistic capacity of 80% of the 24-dwelling unit per acre maximum for a total of 69 dwelling units/. The County will plan to pursue 25-units for lower income households and 20-units to moderate.

Adequate sewer is available through the Lone Pine Community Service District to this parcel and water from the Inyo County Town Water System. The infrastructure for these services are available to the site. It is also located in a local fire district and has readily available phone and internet service. It is currently owned by the City of Los Angeles.

Additionally, Program 3.1.1 includes that the County will identify alternate sites in the event that DWP is unwilling to release this site for sale or develop them for affordable housing. Since the county code includes that multi-family residential development of more than 15-units per acre, in the R3 zone, requires a Conditional Use Permit and this can be considered a constraint, a program (Program 2.1.4) was added to remove this requirement by April 2023 to ensure consistency with the by right zoning requirements in Government Code 65583. This was adopted by the County in December 2022.

Site 2 – Jay Street/Bishop – This parcel is close to 6 acres and has a General Plan Designation of Public Facilities and a zoning designation of Public. This parcel is currently undergoing CEQA review for a General Plan designation change to Central Business District and zoning to Central Business



~~(CB), which meets the 20 dwelling unit per acre requirement for a non-metropolitan county. The County's CB zone allows for mixed use commercial/residential outright as well as multi-family with a CUP. Since requiring a CUP can be considered a constraint a program (Program 3.2.3) has been included for the County to move forward with allowing for multi-family outright in the CB zone. The 20-unit per acre calculation also had an 80% reduction to achieve a realistic capacity number of 91-units. These units can be a mix of (extremely low, very-low, low and moderate-income households) and are allocated by income with 54 lower income units and 8 moderate. This site is in an area that is identified as a High Resource area.~~

~~Adequate sewer and water is available to this parcel from the City of Bishop, although it will require either a boundary adjustment or out of area service contract through the Local Agency Formation Commission (LAFCo). The site is located in a local fire district and has available phone and internet service. It is currently owned by the County. This parcel is considered a good candidate for a mixed commercial/mixed income residential project.~~

~~**Site 3 – East South Street/Bishop** This parcel is over 5-acres and has a General Plan designation of Retail Commercial and a Zoning designation of One-Family Residential. This parcel is currently undergoing CEQA review for a General Plan designation change to Residential High Density and zoning to Multi-family Residential, 3 units and above (R3), which meets the 20 dwelling unit per-acre requirement for a non-metropolitan county. The General Plan designation will be updated to match the zone's density by June 2023. Since the County code includes that multi-family residential development of more than 15-units per acre, in the R3 zone, requires a conditional use permit, the same program to eliminate this requirement as in Site 1 (Program 2.1.4) affects this parcel. These units can be a mix of (extremely low, very-low, low and moderate-income households) and are allocated by income with 43 lower income units and 20 moderate. This site is in an area that is identified as a High Resource area. Adequate sewer and water is available to this parcel from the City of Bishop, although it will require either a boundary adjustment or out of area service contract through the Local Agency Formation Commission (LAFCo). The site is located in a local fire district and has available phone and internet service. It is currently owned by the City of Los Angeles; there are no current plans to sell the property within the planning period. A program to require the zone and General Plan designation change within 2-years of adoption of the housing element is included under 2.1.3.~~

~~Program 3.1.1 includes that the County will identify alternate sites in the event that DWP is unwilling to release this site for sale or develop them for affordable housing. Since the county code includes that multi-family residential development of more than 15-units per acre, in the R3 zone, requires a Conditional Use Permit and this can be considered a constraint, a program (Program~~



~~2.1.4) is being added to remove this requirement by December 2024 to ensure consistency with the by right zoning requirements in Government Code 65583.~~

Property Owner Survey

To increase the feasibility of housing development for sites in the inventory, the County will reach out to the property owners of each parcel with (1) a brochure outlining new development standards as well as (2) a survey to gauge the property owners' interest in redevelopment by December 2024. As part of Program 3.2.1.

Sites Suitable for Above Moderate Income

The County identified 58 infill parcels that can accommodate the 80 above moderate income dwelling units identified in the RHNA. All of these parcels are located within a local fire district boundary so they can be subdivided where appropriate. These parcels are also either located within or adjacent to a water and sewer service provider, or they are over .5-acres as recommended for septic systems.

Communities in the more remote areas of the county such as Keeler, Darwin, Cartago, Olancho, Tecopa, Shoshone, Sandy Valley, and Charleston View, include vacant parcels with residential zoning. Since limited development of residential units in these areas can be anticipated, they are not included in the land inventory. These areas do; however, provide for additional residential development opportunities throughout the planning period including for affordable housing.

Accessory Dwelling Units are also a realistic means to provide more housing opportunities in Inyo County. Permits are being applied for more frequently for ADUs in the County and the County has updated its code to reflect all current State regulations regarding ADUs. Although not counted towards the site inventory, they will most likely add to it during the 6th Housing Element Cycle. The County is also committing to advertising the value of ADUs and JADUs to homeowners through Program 7.1.1 and the development of certain promotional brochures. The County will highlight the relatively cheap cost of second units through garage conversions and target senior households to share the value of these for aging in place. In addition to highlighting the \$25,000 CalHFA ADU grant program, the County's housing rehabilitation loan program is also applying for additional HCD grant money to fund the program. This money will be distributed during the planning period for loans to at least 15-ADUs or rehabilitation projects, equaling about 3 per year for the Housing Element Planning period.

County Owned Sites

The County owns 66 parcels throughout the County with existing administrative buildings and road yards. Of the 66-parcels, 32 are located in the Owens Valley.

All but 3 of the Owens Valley parcels are currently built on for various County offices, roads yards, libraries, parks -etc. The 3 vacant parcels are located in Bishop and Big Pine. ~~The Bishop parcel is currently in the process of a zone change and is included in the RHNA site inventory Site 2. This zone change will be completed by April 2023.~~ The two parcels in Big Pine are environmentally



constrained with special status species and a wetland. The Bishop parcel would need to be annexed into the City of Bishop for services, so the County believes this parcel should be evaluated and rezoned by the City. This parcel will, however, be further evaluated for housing development viability as included in Program 5.3.2

The County also has several road yards and an airport on some of its properties in the Owens Valley. Two of the road yard parcels are currently undergoing zone and General Plan reclassifications to multi-family residential to encourage high density housing development. These parcels are located in Lone Pine. The County will complete the two zone changes and reclassifications by April 2023.

The County will also evaluate its other roads yards in Bishop, Big Pine and Independence for possible consolidation to eliminate the need for all of them and/or at these particular locations, as well as, for potential locations for housing development. Zoning and General Plan designation changes will also be proposed for any parcels that are deemed appropriate for high density and/or affordable residential development.

~~In the Sites Inventory, there is a total of one County Owned site. It is labeled accordingly and has a total capacity of 63 units. This site is in the process of a by right rezoning during the planning period, particularly in the event that Sites 1 and 3 are unavailable. Capacity in the sites inventory below is currently based on the existing zoning and general plan designations. However, the County is in the process of rezoning these sites. On lots with existing buildings, the County will evaluate development standards and look to develop housing.~~

Table 37 below provides a site-by-site inventory of the vacant land that is currently available to provide sites to meet the County's 2021 RHNA. Table 38 provides a comparison of the County's remaining RHNA with the capacity provided by the sites in Table 37.



**Table 37 - Vacant Land Inventory – Unincorporated Inyo County
(SEE MAP IN APPENDIX B)**

APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	County Owned? (Yes/No)	Realistic capacity	Existing Use	Infrastructure Present/On-Constraint
004-160-05	Mixed income: extremely low, very low (43-units), moderate (19-units)	RH	R3	7.6-24	3.2	24	61	0	0	No	61	Vacant	Water and sewer available to prop
008-240-04 004-120-11	Mixed income: extremely low, very low, low, (43-units) moderate-Moderate income: (20-units)	Changing to RH	Changing to R3	7.6-24	5.25 2.4	24	43	19 20	0	No	62 46	Vacant	Water and sewer available to prop
008-240-04 026-330-10	Mixed income: extremely low, very low, low, (54 25-units) moderate (8 20-units)	Changing to CBD	Changing to CB	7.6-24	5.69 3.6	24	54 25	8 20	0	Yes	62 69	Vacant	Water and sewer available to prop
002-036-10	Subdivision – above moderate	RMH	RMH-5,800	7.6-15	0.17	2	0	0	2	No	2	Vacant	Water and sewer available to prop
002-034-07	Infill – above moderate	RM	RMH-5,800	4.6-7.5	0.15	2.6	0	0	1	No	1	Vacant	Water and sewer available to prop
002-095-09	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.15	1.1	0	0	1	No	1	Vacant	Water and sewer available to prop
002-051-04	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.15	1.1	0	0	1	No	1	Vacant	Water and sewer available to prop
002-043-14	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.15	1.1	0	0	1	No	1	Vacant	Water and sewer available to prop
002-055-12	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.30	1.1	0	0	1	No	1	Vacant	Water and sewer available to prop
004-070-42	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.17	2.3	0	0	1	No	1	Vacant	Water and sewer available to prop



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APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	County Owned? (Yes/No)	Realistic capacity	Existing Use	Infrastructure Present/On-Constraint
004-020-48	Infill above moderate	RM	RMH-05,800	4.6-7.5	0.23	1.3	0	0	1	No	1	Vacant	Water and sewer available to prop
004-031-17	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.25	1.7	0	0	1	No	1	Vacant	Water and sewer available to prop
004-090-05	Subdivision above moderate	RM	RMH-5,800	4.6-7.5	0.60	1.9	0	0	3	No	3	Vacant	Water and sewer available to prop
004-101-09	Subdivision above moderate	RM	RMH-5,800	4.6-7.5	1.00	4.5	0	0	5	No	5	Vacant	Water and sewer available to prop
005-071-09	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.16	7.5	0	0	1	No	1	Vacant	Water and sewer available to prop
005-071-10	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.17	1.2	0	0	1	No	1	Vacant	Water and sewer available to prop
005-109-48	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.20	1.3	0	0	1	No	1	Vacant	Water and sewer available to prop
005-113-32	Infill above moderate	RM	RMH-5,800	4.6-7.5	0.25	1.5	0	0	1	No	1	Vacant	Water and sewer available to prop
008-270-14	Subdivision above moderate	RM	RMH-7,200	4.6-7.5	0.45	1.9	0	0	2	No	2	Vacant	Water and sewer available to prop
010-352-15	Infill above moderate	RM	RMH-7,200	4.6-7.5	0.31	3.4	0	0	1	No	1	Vacant	Water and sewer available to prop
010-352-15	Infill above moderate	RM	RMH-7,200	4.6-7.5	0.31	2.3	0	0	1	No	1	Vacant	Water and sewer available to prop
010-361-28	Infill above moderate	RM	RMH-7,200	4.6-7.5	0.32	2.3	0	0	1	No	1	Vacant	Water and sewer available to prop
010-361-27	Subdivision above moderate	RM	RMH-7,200	4.6-7.5	0.38	2.4	0	0	2	No	2	Vacant	Water and sewer available to prop
010-353-13	Subdivision above moderate	RM	RMH-7,2000	4.6-7.5	0.41	2.9		0	2	No	2	Vacant	Water and sewer available to prop



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APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	County Owned? (Yes/No)	Realistic capacity	Existing Use	Infrastructure Present/On-Constraint
010-550-23	Infill above moderate	RM	RMH-7,200	4.6-7.5	0.22	3.1	0	0	1	No	1	Vacant	Water and sewer available to prop
010-550-22	Infill above moderate	RM	RMH-7,200	4.6-7.5	0.22	1.7	0	0	1	No	1	Vacant	Water and sewer available to prop
011-080-55	Infill above moderate	RRH	R1-1.0	1	0.56	1.7	0	0	1	No	1	Vacant	Water and sewer available to prop
011-080-53	Infill above moderate	RRH	R1-1.0	1	0.56	0.6	0	0	1	No	1	Vacant	Water and sewer available to prop
011-020-50	Infill above moderate	RRH	R1-1.0	1	0.76	0.6	0	0	1	No	1	Vacant	Water and sewer available to prop
011-070-51	Infill above moderate	RRH	R1-1.0	1	1.05	0.8	0	0	1	No	1	Vacant	Water and sewer available to prop
011-080-31	Infill above moderate	RRH	R1-1.0	1	1.16	1.1	0	0	1	No	1	Vacant	Water and sewer available to prop
011-330-56	Infill above moderate	RL	R1-10,000	2.0-4.5	0.64	1.2	0	0	1	No	1	Vacant	Water and sewer available to prop
011-480-20	Infill above moderate	RVL	R1-0.5	2	0.51	2.9	0	0	1	No	1	Vacant	Water and sewer available to prop
011-480-21	Infill above moderate	RVL	R1-0.5	2	0.51	1.0	0	0	1	No	1	Vacant	Water and sewer available to prop
011-470-04	Infill above moderate	RVL	R1-0.5	2	0.71	1.0	0	0	1	No	1	Vacant	Water and sewer available to prop
011-470-31	Infill above moderate	RVL	R1-0.5	2	0.71	1.4	0	0	1	No	1	Vacant	Water and sewer available to prop
011-500-21	Infill above moderate	RVL	R1-0.5	2	0.88	1.4	0	0	2	No	2	Vacant	Water and sewer available to prop
011-490-09	Infill above moderate	RVL	R1-0.5	2	0.99	1.8	0	0	2	No	2	Vacant	Water and sewer available to prop



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APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	County Owned? (Yes/No)	Realistic capacity	Existing Use	Infrastructure Present/On-Constraint
011-480-16	Infill above moderate	RVL	R1-0.5	2	1.01	2.0	0	0	2	No	2	Vacant	Water and sewer available to prop
011-490-15	Infill above moderate	RVL	R1-0.5	2	1.08	2.0	0	0	2	No	2	Vacant	Water and sewer available to prop
011-470-17	Infill above moderate	RVL	R1-0.5	2	1.13	2.2	0	0	2	No	2	Vacant	Water and sewer available to prop
011-500-06	Infill above moderate	RVL	R1-0.5	2	1.15	2.3	0	0	2	No	2	Vacant	Water and sewer available to prop
011-500-02	Infill above moderate	RVL	R1-0.5	2	1.15	2.3	0	0	2	No	2	Vacant	Water and sewer available to prop
011-520-23	Infill above moderate	RL	R1-14,000	2.0-4.5	0.65	2.3	0	0	1	No	1	Vacant	Water and sewer available to prop
011-530-01	Infill above moderate	RL	R1-14,000	2.0-4.5	1.17	2.9	0	0	2	No	2	Vacant	Water and sewer available to prop
011-430-32	Subdivision above moderate	RL	R1-14,000	2.0-4.5	1.33	5.3	0	0	3	No	3	Vacant	Water and sewer available to prop
013-100-23	Infill above moderate	RRH	RMH-1.0	1	0.67	6.0	0	0	1	No	1	Vacant	Water and sewer available to prop
026-044-01	Subdivision above moderate	RM	RMH-7,200	4.6-7.5	1.25	0.7	0	0	6	No	6	Vacant	Water and sewer available to prop
026-430-01	Infill above moderate	RRM	RR-2.5	0.4	2.50	9.4	0	0	1	No	1	Vacant	Septic and well required
026-430-06	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-10	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well 0required
026-430-03	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required



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APN	Project Type	GP Designation	Zoning	Allowable Density	Acres	General Plan Max. Units	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	County Owned? (Yes/No)	Realistic capacity	Existing Use	Infrastructure Present/On-Constraint
026-430-04	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-07	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-02	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-05	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-08	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
026-430-09	Infill above moderate	RRM	RR-2.5	0.4	2.50	6.3	0	0	1	No	1	Vacant	Septic and well required
002-036-10	Subdivision above moderate	RMH	RMH-5,800	0.4	0.15	6.3	0	0	2	No	2	Vacant	Septic and well required



Table 38 provides a summary of the County's RHNA needs and the units provided to meet the remaining allocations in the land inventory from Table 37 above. Table 38 shows that based on the reasonable estimates of realistic capacity that were developed by the County, there is a slight surplus of sites to fulfill the RHNA.

Table 38 - RHNA and Vacant Land Summary

Income Level	2021 RHNA Allocation	Unit Provided by Land Inventory	Shortfall/Surplus
Extremely Low	23	33	0
Very Low	23	32	0
Low	40	85	+45
Moderate	39	91	+71
Above Moderate	80	80	0
Total	205	321	+116

OTHER HOUSING RESOURCES

Tribal Housing Departments

Local Native American tribes provide housing services, including programs for construction and rehabilitation of residences, relocation assistance, and emergency housing. Although units produced pursuant to these programs on tribal lands cannot be counted toward the RHNA, the programs provide important resources for housing production and support for affordable and emergency housing in Inyo County.

ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the County can have an impact on the price and availability of housing in Inyo County. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

Land Use Controls

Land use and zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods.



The Land Use Element of the Inyo County General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the county. Residential densities in Inyo County provide for a wide range of development from Residential High (RH), which has a minimum density requirement of 15.1-dwelling units per acre and a maximum of 24-dwelling units per acre and its corresponding zoning districts for multiple residential, to larger lot 5-acre minimum rural residential designations. The Zoning Ordinance contains six residential districts that correspond to the residential densities established in the General Plan. Further description of each zone can be found in Table 39 below.

Table 39 - Land Use Designations

Land Use Designation	Description
Rural Residential (RR)	Intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.
Starlite Estates Zone (RR-0.5)	Provides suitable areas and appropriate environment for low density, single-family rural residential uses, where certain agricultural activities can be successfully maintained in conjunction with residential uses. The RR (rural residential) 0.5 acre-Starlite Estates zone is intended to be applied to the area known as Starlite Estates and adjoining private lands which may be without fully developed services.
One Family Residence (R-1)	Intended to protect established neighborhoods of one-family dwellings and to provide space in suitable locations for additional development of this kind, with appropriate community facilities.
Multiple Residential (R-2)	Intended to protect established neighborhoods of such dwellings and to provide space suitable in appropriate locations for additional housing developments of duplexes.
Multiple Residential (R-3)	Provides a zone classification for those areas designated for multiple residential development beyond that permitted by the R-2 zoning district. It is intended to provide locations for multiple-housing developments such as apartments, townhouses, condominiums and mobile home parks.

Source: Inyo County code, 2009

Tables 40 and 41 below show the development standards for each residential land use and zoning designation. Residential densities range from less than 1 dwelling unit per acre in the Residential Ranch, Residential Estate, and Rural Residential designations to between 15.1 and 24 units per acre in the Residential High designation. The maximum height limit for residential units in the R-2 and R-3 zones under the Residential Medium High and Residential High designations allows up to 3 stories or 40 feet, which is appropriate for population centers where higher density development is encouraged in a rural area such as Inyo County. Parking standards for single-family require two off- street parking spaces per unit. The requirements are appropriate for a rural county and are



considered vital to preserving the county’s character. Therefore, considering the variety of land use and zoning designations provided by the County’s General Plan and Zoning Ordinance, the development standards displayed in the following two tables do not constrain housing development.

These standards will be reviewed and updated to provide for higher densities and FARs, smaller minimum lot sizes and lower parking requirements to match with corresponding changes to zoning design standards by December 2024.

Table 40 - General Plan Land Use Designations for Residential and Commercial Uses

General Plan					Zoning		
Land Use Designation	Label	Residential Density (du/acre)	Non-residential Intensity (FAR)	Minimum Parcel Size (Acre)	District	Label	Minimum Lot Size
Residential							
Residential High	RH	15.1–24.0	N/A	N/A	Multiple Residential	R-3	10,000 sq. ft.
Residential Medium-High	RMH	7.6–15	N/A	N/A	Multiple Residential	R-2	6,500 sq. ft.
					Multiple Residential	R-3	10,000 sq. ft.
					Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)
Residential Medium	RM	4.6–7.5	N/A	N/A	One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies (5,800 sq. ft. typical)
					Misc.	Misc.	Misc.
Residential Low	RL	2.0–4.5	N/A	N/A	One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies
					Misc.	Misc.	Misc.
Residential Very Low	RVL	2.0	N/A	0.5	One Family	R-1	None
					Single Residential or Mobilehome Combined	RMH	Varies
					Starlite Estates	RR-0.5 Starlite	0.5 acre



General Plan					Zoning		
Land Use Designation	Label	Residential Density (du/acre)	Non-residential Intensity (FAR)	Minimum Parcel Size (Acre)	District	Label	Minimum Lot Size
Residential Rural High	RRH	1.0	N/A	1.0	Rural Residential	RR	1 acre
					One Family	R-1	1 acre
					Single Residential or Mobilehome Combined	RMH	Varies
					Misc.	Misc.	Misc.
Rural Residential Medium	RRM	0.4	N/A	2.5	Rural Residential	RR	1 acre
Residential Estate	RE	0.2	N/A	5	Rural Residential	RR	1 acre
Residential Ranch	RR	0.1	N/A	10	Rural Residential	RR	1 acre
Commercial							
Central Business District	CBD	7.6–24.0	1.00	N/A	Central Business	CB	10,000 sq. ft.
Retail Commercial	RC	7.6–24.0	0.40	N/A	General Commercial and Retail	C-1	10,000 sq. ft.
					Highway Services and Tourist Commercial	C-2	10,000 sq. ft.
					Misc.	Misc.	Misc.
Heavy Commercial/Commercial Service	HC	7.6–24.0	0.40	N/A	Heavy Commercial	C-4	10,000 sq. ft.
Resort/Recreational	REC	0.4–24.0	0.40	2.5	Open Space	OS	40 acres
					Commercial Recreation	C-5	5.0 acres
					Misc.	Misc.	Misc.
					Misc.	Misc.	Misc.
					Misc.	Misc.	Misc.

Source: Inyo County Zoning Ordinance and General Plan.



Table 41 - Additional Residential Zoning District Development Standards

Development Standard	RR	RR-0.5	R-1	R-2	R-3	RMH
Minimum Lot Width	125 ft	100 ft	50 ft	50 ft	75 ft	50 ft
Front Yard Setback	50 ft	25 ft	25 ft	25 ft	15 ft ³	25 ft
Interior Side Yard Setback ²	20 ft	5 ft	5 ft	5 ft	5 ft ¹	5 ft
Street Side Yard Setback ²	20 ft	5 ft	5 ft	5 ft	5 ft ¹	5 ft
Rear Yard Setback ²	30 ft	25 ft	20 ft	20 ft	15 ft	20 ft
Maximum Building Height of Primary Structures ¹	2.5 stories	2.5 stories	2.5 stories	3 stories (or 40 ft)	3 stories (or 40 ft)	2.5 stories
Parking	2 sp/du	2 sp/du	2 sp/du	2 sp/du	2 sp/du; 1 guest sp/4 du	2 sp/du

Source: Inyo County code, 2009; Land Use Element of General Plan

¹ 5 feet for one-story. An additional 5 feet per story is required for multi-story projects.

² Accessory structures (other than second dwelling units) may encroach into required side and rear yards in the rear half of the property, provided that at least a 5-foot setback from the property line is maintained. In the R-3 zone, no rear yard setback is required. In the RMH zone, primary structure encroachments may be permitted into the rear yard under specified circumstances.

³ Exceptions apply.

PROVISION FOR A VARIETY OF HOUSING TYPES

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this identification is evaluating the County's Zoning Code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multiple unit dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units. Table 42 below summarizes the housing types permitted, conditionally permitted, and prohibited under the County's Zoning Code and is updated based on the required changes generated from this update.

The Zoning Ordinance permits residential development in the county's non-CB commercial districts as a conditional use. In the CB zone, multi-family uses are conditionally permitted and mixed-use is permitted by right. ADUs and JADUs are allowed in all of the residential and mixed use zones. Single family homes are allowed in the industrial zones as an accessory use if occupied by the owner, lessee, caretaker, or watchman of the business and agriculture worker housing is allow in the Open Space zone. Mobile home parks are permitted in the commercial, C-5 zone. The County has approved an ordinance to conditionally permit multiple dwellings and mixed uses in the remaining non-CB commercial zones. The county is also updating the CB Zone to allow for 100-percent residential (multi-family) without a conditional use permit and mixed-use with 50-percent residential development.

As part of Program 7.1.1, the County will ensure updates to the zoning code pursuant to SB-9 in all areas where SB-9 apply. The County will also update residential zones to reduce minimum lot size requirements, setbacks and parking requirements as well as change some of the current one-family zones to multi-family. After the SB9 updates, additional updates will begin with the Lone Pine area as a program targeted to providing more housing opportunities in a low opportunity area. Additionally, as part of Program 3.1.4, the County will permit SRO's ministerially and add them as a permitted use in the R3 Zone to encourage naturally affordable housing types, by the end of 2024.

All of the residential and commercial zoning design standards will be reviewed and updated to provide for higher densities, smaller minimum lot sizes, reduced setbacks and lower parking requirements to match with corresponding changes to the General Plan standards by December 2024.

HOUSING ELEMENT

Table 42 - Housing Types Permitted by Zoning District

Housing Types	RR	RR-0.5	R1/RMH	R-2	R-3	C-1	C-2	C-3	C-4	C-5	CB	OS
Single-Family Detached	P	P	P	P	P	P ²	P ²	P ²	P ²	P ²	C ¹	P
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached	P	P	P	P	P	P ²	P ²	P ²	P ²	P ³	C ¹	NP
Duplexes	NP	NP	NP	P	P	C	C	C	C	P	P	NP
Multi-family 3-units and above	NP	NP	NP	NP	P	C	C	C	C	C	P	NP
Mobile Homes/Manufactured Homes	P	P	P	P	P	P ²	P ²	P ²	P ²	P ³	C ¹	P
Farm Worker Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Emergency Housing/Shelters	NP	NP	NP	NP	NP	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	NP
Single-Room Occupancy (SRO)	NP	NP	NP	NP	P	P	P	P	NP	NP	P	NP
Transitional/Supportive Housing/ Group Homes	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	NP
Boardinghouse	NP	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP
Mobilehome Park	NP	NP	NP	C	C	NP	NP	NP	NP	C	NP	NP
Residential Care Facility	C	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP

Source: Inyo County Zoning Code, 2021

P = Permitted Use

C = Conditional Use

A = Accessory Use

NP = Not permitted

P* = Transitional housing, supportive housing and group homes are permitted in the same manner as other residential dwellings of the same type in the same zone

(Government Code Section 65583(a)(5)).

¹ *Conditionally allowed when: A detached residential dwelling unit, if it is for occupancy by the owner or lessee of the business premises on the same parcel, or by a caretaker or watchman.*

² *A dwelling unit within a business building may be qualified as an accessory use if it is for occupancy by the owner or lessee of business premises therein, or by a caretaker or watchman, provided that a minimum fifty percent of the usable floor area is being utilized for the principal permitted use.*

³ *As an accessory use: dwellings of persons regularly employed on the premises for commercial recreational activities. Mobile homes may be used for this purpose.*

⁴ *Allow outright if proposal meets the requirements provided for in CA Government Code 65662*

⁵ *Parking requirements can only include for staff working at the facility*

Density Bonus Overlay Zoning District

The State enacted density bonus law to allow developers to build residential projects at greater densities than a jurisdiction's General Plan allows if such projects include very low, low and moderate- income housing units. Inyo County's Density Bonus Overlay Zone District (Inyo County code Chapter 18.65) was adopted in 2004 and amended in 2007. It follows the provisions of CA Government Code 65915 Density Bonuses and other Incentives, and includes language that *'the maximum building density for any affordable housing development or senior citizen development shall be as follows or as required by statute . . .'* Or, as required by statute' causes the County's Density Bonus Zoning 18.65 to continue to be in compliance as any updates to the building densities made by the state automatically update the code. The County will, however, update its Density Bonus code section to consistently reflect current State law as the table included does not.

Central Business Zoning District

The County's General Plan, which was adopted in 2001, included provisions to allow for mixed and residential uses in commercially designated areas. Subsequently, the County implemented the General Plan's direction to permit such uses in the Central Business (CB) District land use designation. This action instituted a new CB zoning district in the hearts of Big Pine, Independence, Lone Pine, and Keeler that conditionally permits multiple dwellings and permits mixed uses by right. The ordinance creating the new CB zoning district regulations and amending the County's zoning maps accordingly was adopted in early 2007, and it is current.

The County is also including a program to allow multi-family dwellings in the CB zone by right (Program 3.2.3) by December 2024.

Multiple Dwellings and Mixed Uses in all Commercial Zoning Districts

The County's General Plan and Zoning Code include provisions to allow for mixed commercial and residential use in all of the County's commercially designated areas as conditional uses, except for the CB zone where mixed use is allow outright. The County is also including a program to allow for by right mixed use in additional commercial zones (Program 3.2.3) by December 2024.

Constraints to Housing for Persons with Disabilities (Community Care Facilities Act SB 520)

Inyo County recently updated its Zoning Code with a process for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The Planning Director may administratively approve requests for modification to certain standards with regard to reasonable accommodation (Program 6.3.1). The County Building and Safety Division is also responsible for ensuring that all building permit applications for new construction meet the requirements of the Americans with Disabilities Act (ADA) and the California Disabled Accessibility Guidebook (CalDAG). Additionally, any permits for renovation or structure modification require that the structure be brought into conformance with ADA and CalDAG.

Senate Bill 812 (Persons with Disabilities)

In January 2011, California housing element was amended by SB 812. This law requires an analysis of the special housing needs of persons with disabilities, including an estimate of the number of persons with developmental disabilities, an assessment of their housing needs, and discussion of potential resources. SB 812 defines a "developmental disability" as a continuing disability that originates before an individual becomes 18 years old, and includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. These estimates can be found in the Person's with Disabilities section.

Zoning and Land Use

In effort to remove any zoning or land use regulations that may inhibit the development of housing and facilities for disabled persons the County updated its Zoning Code with language addressing reasonable accommodation. Also, the 2004 update of the Zoning Code reviewed and modified the County's policies to ensure compliance with fair housing law, including occupancy standards. These are still relevant in this 2021 update.

The Zoning Code does not provide residential parking standards for persons with disabilities that differ from the County's regulated parking standards. However, exceptions to the parking requirements may be granted in conjunction with any discretionary development permit, including a reduction in parking requirements for special needs housing.

Inyo County has made efforts to remove constraints on housing for persons with disabilities by providing flexibility as to the location of group homes, adult day care homes, and residential care homes and facilities. Residential care facilities for more than 6 persons must be permitted without discretionary review in all residential zones. The County will update its zoning code to correctly state this (Program 6.2.1). Updates to this program will also include defining application requirements as well as approval findings for Reasonable Accommodation.

Permits and Processing for Reasonable Accommodation

The County strives to remove any permitting and processing barriers for persons with disabilities by ensuring that requests to retrofit homes for accessibility comply with ADA and CalDAG, and meet all

of the development and building standards in Title 24. These would be reviewed on a case by case basis by Building and Safety staff in conjunction with planning staff. The Planning Director will approve the exceptions to the zoning (Program 6.3.1).

Building Codes

The County uses and enforces the Uniform Building Code (UCB) as its local building code as mandated by the State Attorney General. The County does not have additional building codes beyond what is in the UCB. These codes are considered to be the minimum necessary to protect public health, safety, and welfare. Enforcement of the UCB is delegated to the County's Building and Safety Department and is carried out at the plan review stage and at the time of building/site inspection as well as thorough code enforcement. All work for which a building permit is issued must be inspected at the time of completion and/or at specified stages of construction. Inyo County does not have cases where the cost or length of time to obtain a building permit have hampered or ended a development project. Typically, the time from a call for a request for an inspection to the time the building inspector shows up is less than a week. Inspections to the remote areas of the County tend to take longer than those located in the Owens Valley.

Any request by a developer to build units under the minimum set by the General Plan and implemented by the zoning code, would require a Variance approval from the Planning Commission. A request to lower the unit requirement in a multi-family zone or commercial zone that does not have a verifiable reason based on a parcel's inability to accommodate the units would not be recommend by staff and would not likely be approved by the Planning Commission.

The County does not have code that conflicts with the UCB or that might diminish the ability to accommodate persons with disabilities and as discussed above the County is open to amendments to its codes as long as the health and safety of persons who may be affected are not affected by them.

The county had approximately 1,708 residents living with a disability according to the 2020 HCD Data Package American Community Survey and roughly 128 with Developmental Disabilities, also per the HCD data. To better accommodate the needs of this population and provide for persons with disabilities seeking fair access to housing in the application of its zoning and building regulations, the County has incorporated a reasonable accommodations ordinance into the Zoning Code per Program 6.3.1. This ordinance will provide a means of requesting exceptions to the zoning and building regulations that may be a barrier to fair housing opportunities. These requests will be reviewed on a case by case basis and will be approved based on a criterion that the building inspectors' finding that the proposed changes will not affect the building's ability to meet building and safety code. Additionally, the County has amended the Zoning Code to allow residential care facilities for 6 or fewer persons in all residential zones as permitted uses as well as Single Room Occupancy opportunities are allowed in all of the County's commercial zones.

State Requirements Regarding Fire Hazards

Senate Bill 1241 Section 66474.02 was added to the Government Code on September 13, 2012. 66474.02. It requires that before approving a tentative or a parcel map for which a tentative map was

not required, the legislative body of a County make three findings regarding areas located in either a state responsibility area or a very high fire hazard severity zone, these findings include:

(1) A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:

(A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

(B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

(3) A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

(b) This section shall not supersede regulations established by the State Board of Forestry and Fire Protection or local ordinances that provide equivalent or more stringent minimum requirements than those contained within this section.

These new requirements have already affected the County's ability to subdivide land, as the findings have proven impossible to meet due to the County's very rural nature and the fact that Cal Fire will not enter into agreements to provide service to residential areas. Fire Districts in the County are all volunteer organizations. This makes providing additional facilities and firefighters extremely difficult. Currently, no subdivision applications affected by SB-1241 include those that have been identified in this updated Housing Element for meeting the County RHNA, the County anticipates, however, that the fire findings will continue to be an issue until there are changes or clarifications in SB-1241.

Second Residential Units/Accessory Dwelling Units

To ensure compliance with new State ADU laws and to mitigate the constraints to the development of ADUs, the County amended the Zoning code to allow for ADUs as permitted uses, in all Residential and Mixed Use zones, and allows all ADU applications to be ministerially reviewed for conformance with the minimum allowable standards. The County is also participating in a loan program for housing rehabilitation and ADU and JADU development and it has been included as a program (Program 3.1.2).

To meet the County's RHNA, a total of 32 ADUs and JADUs are projected during the planning period, for a total of 4 per year. Given the County's programs to develop a promotional brochure on ADUs within one year certification, an acceleration in permits can be anticipated. In addition, as part of Program 7.1.1, the County is also considering permitting 2 ADU's on many single unit lots, with incentives for deed restrictions for affordability. To ensure that its targets are being met, the County added a monitoring component to Program 3.1.2 to see that projections are being met and will recalculate, if necessary.

Emergency Shelters, Transitional and Supportive Housing

The County’s zoning code allows transitional housing as a permitted use in all residential zones and emergency shelters as a permitted use in the Commercial Zone – Highway Services and Tourist Commercial (C2). This complies with Senate Bill 2 (SB 2) that was signed into law effective January 1, 2008. The C2 zoning encompasses approximately about 490-acres over 166-parcels. Currently, there are 8-vacant parcels of land with the C2 Zoning designation. They range in size from about 100,000- sq-ft to 8,000-sq-ft. Any of these could be used as a whole parcel or the parcel could be partially used for emergency shelters. They also range in location and are found in Pearsonville, Olancho, Cartago, and there are several in the City of Bishop. This indicates there is potential for emergency shelters to be built on each end of the County and in the most populated area – Bishop. To satisfy the requirement that emergency shelters must be regulated the same as other residential uses of the same type in the same zone the County will review and update its code where necessary (Program 5.1.1).

Additionally, transitional and supportive housing types must be considered residential uses and be subject only to the restrictions that apply to other residential uses of the same type in the same zone. Both “transitional” and “supportive” housing must be explicitly defined as they are in the California Health and Safety Code Sections 50675.2 and 50675.14, respectively. Transitional housing may take many forms, including group housing or multi-family units, and may provide supportive services for its recipients but with a limited stay of up to 6-months. Supportive housing is more permanent in nature, is linked to either on-site or off-site services, and is occupied by a target population as defined by Health and Safety Code 53260 such as persons with AIDS, low-income persons with mental disabilities, person recovering from substance abuse, or persons with chronic illnesses.

To comply with current State regulations, the County will expand its definition of transitional housing and will add a separate definition for supportive housing types to ensure clarity in the zoning code. Transitional and supportive housing will also be listed as permitted accessory uses in each residential zone. To satisfy the requirement that these use types must be regulated the same as other residential uses of the same type in the same zone the County will review and update its code where necessary (Program 5.1.1).

AB 2162, which updated Government Code 65651, requires that supportive housing meeting specific criteria be permitted by right where multi-family housing is permitted including in mixed use and nonresidential zones. And if such housing is located within half mile from transit, no minimum parking can be required. The County will update the zoning code to ensure compliance with AB 2162 (Program 5.1.1).

Extremely Low-Income Households

Assembly Bill 2634 (AB 2634) (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The County’s existing need is documented in Table 37 and its projected need is 23-units, which is half of its official very low-income allocation as discussed in the RHNA section. Housing Element updates must also identify zoning to encourage and facilitate housing for extremely low-income households. These housing types tend to be supportive housing and single-room occupancy units (SROs). As noted in the discussion of

transitional and supportive housing above, Program 3.1.4 addresses the County's need to facilitate supportive housing types.

In an effort to facilitate the development of housing for extremely low-income households and comply with AB 2634, the County has explicitly listed single-room occupancy unit as a use type in the Zoning Code. SROs are typically meant for occupancy by one person as they are small (200–250 square feet) and may include food preparation or sanitary facilities, or both. The update includes SROs as an outright permitted use in the R3, C1, C2, C3, and CB (Program 3.1.4). Program 3.2.3 will also expedite SRO development by allowing for by right multi-family residential development in the R3 and CB zone. Program 5.2.2 addresses development standards currently found in the County's zoning code that can hinder high density and affordable housing. It, among other things addresses parking standards that may be acting as a hindrance to development. Program 3.1.4 includes allowing for SROs in the R3 zone, as well.

Zoning and Building Permit Fees - Transparency

Inyo County charges various fees for development permitting. These fees are set to only cover the cost of staff time to process permits. Table 43 summarizes the County's fee requirements for residential development. These fees are considerably lower than fees charged in most jurisdictions throughout the state. Fees do not impose an unreasonable burden upon applicants, as Inyo County has one of the lowest fee structures in the state.

A typical building permit is a ministerial action in Inyo County, meaning additional landuse entitlements and/or CEQA review - are not required. After a building permit is submitted, it is reviewed by Planning Department staff for zoning consistency. Typically, there are no zoning issues that cause a land use entitlement to be required (for those that might occur, see Tables 43 and 44). For this typical review, the Planning Department charges \$50. Building and safety also charges for building permit applications. According to the Building and Safety Department, the cost of a building permit is set by the value of the work being done including material and labor. The total cost is generated by the Engineering New Record Building Cost Index. A typical building permit for an average single family home in the County is roughly \$7,000. A multi-family home building permit is more difficult report. There has been one multi-family project in about 10-years. It was a triplex that had a building permit fee of \$6,785, which represents an approximate \$2,262 per unit cost. Currently multi-family projects with over 15-units also require a Conditional Use Permit (\$1,490). Program 2.1.4 is being added to remove the requirement for multi-family housing over 15 units to require a conditional use permit as a way to lower the cost of larger multi-family developments. Applicants can find all of the information they need to complete an application for a building permit on the County's website. The fee structure for land use entitlements and 'how to' handouts are also available. Anyone can also access the County's Geographic Information Systems portal to look up individual parcels to find zoning and General Plan designations as well as parcel size. The County Planning Department webpage provide access to the General Plan and its land use designations. The zoning code can be found on the County's main page, as well as, through a link on the Planning Department webpage. It contains all of the development standards necessary to prepare a development proposal. In addition to this, planning and building and safety staffs are always available to answer questions via phone call or email.

**Table 43
Inyo County Typical Fees for a Typical Residential Development**

TYPICAL FEES FOR TYPICAL RESIDENTIAL DEVELOPMENT		
FEE CATEGORY	FEE AMOUNT	
PLANNING AND APPLICATION	Single-Family	Multifamily
Plan Check – Zoning Review (Planning Department)	\$50	\$50
Building Permit (Building and Safety Department)	Approx. \$7,000	Approx. 2,262 per unit
Total Building Permit Fees	\$7,050	Approx. 2,312 per unit
SUBDIVISION		
Certificate of Compliance	\$1,000	\$1,000
Parcel Merger	\$600	\$600
Parcel Map	\$1,800	\$1,800
Tract Map	\$2,325	\$2,325
ENVIRONMENTAL		
Initial Study	\$500	\$500
Negative Declaration	\$600	\$600
Environmental Impact Report	Cost deemed by estimate	Cost deemed by estimate
IMPACT		
List typical fees, e.g., Police, fire, water and sewer, etc.	N/A	N/A
LAND USE ENTITLEMENTS – NOT TYPICAL FOR RESIDENTIAL DEVELOPMENT	Single-Family	Multifamily
Conditional Use Permit – A conditional use permit is required by the County for Multi-family structures over 15-units (R-3 zone)	Not Typical \$1,500	\$1,490
Variance – Variances may be required if the proposed project does not meet the development standards of the district in which it is proposed.	Not Typical \$1,500	Not Typical \$1,500
General Plan Amendment – A General Plan Amendment would be required if someone wished to change the designation or allowed residential density of a parcel.	Not Typical \$1,525	Not Typical \$1,525
Zone Reclassification – A Zone Reclassification would be required if someone wished to change the designation or allowed residential density of a parcel.	Not Typical \$1,450	Not Typical \$1,450

On/Off-site Improvement Standards and Impact fees

The County does not currently charge the type of impact fees common in many municipalities. Instead, it requires each land developer to mitigate only the problems that their subdivision or project creates. For example, if a subdivision is located in an area where drainage may be an issue, the developer is required to mitigate the problem so that it will not adversely affect surrounding properties. For roads, the County’s requirements are based on Caltrans requirements which specify only those on- and off-site improvements necessary to maintain an efficient and safe road system.

The exclusion of costly impact fees effectively reduces the cost of developing housing in Inyo County. More specifically, the County subdivision ordinance requires 60-foot street widths for local and collector streets, with curbs, gutters and sidewalks (40 feet with a waiver). However, “rolled curbs” are permitted, and the Planning Commission often waives requirements for sidewalks where circumstances warrant, such as in lower density developments. The County also provides flexibility in these requirements for affordable housing projects. Circulation improvements in mobile home parks are governed by Title 25, which allows for gravel roads and reduced street widths, resulting in lower development costs.

In addition to County fees charged at the time building permits are issued, fees for sewer and water connections and school impact fees are collected by each individual district. These fees vary widely by district according to the services they provide, individual financial and project objectives, and the special circumstances of each district. The fees these districts charge are not under the control of the County.

Table 44 - Process, Procedures and Timeframes

	Process/Procedure	Time/Approximately
Single Family Dwellings	A Plan check review is conducted for zoning and general plan compliance, including: density, height, setbacks, use, parking and environmental factors.	One week
Multi Family Dwellings	A Plan check review is conducted for zoning and general plan compliance, including: density, height, setbacks, use, parking and environmental factors.	One week
Ministerial Building Permit	For new homes, building permits typically can be reviewed and approved in two to three weeks. The permit is reviewed by both the Building and Planning Departments before final approval.	2-3-weeks
Tentative Tract Map	Reviewed by Subdivision Committee and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission; if approved Final Map must be approved by Board of Supervisors	45-90-days The applicant then has 2-years to complete and submit the Final Map.
Tentative Parcel Map	Reviewed by Subdivision Committee and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission; if approved Final Map must be approved by Board of Supervisors	45-90-days The applicant then has 2-years to complete and submit the Final Map.
Conditional Use Permit and Variance	Reviewed by County departments, planning staff and other required agencies; CEQA evaluation is conducted; Planning staff presents to Planning Commission.	30-90-days
Enforcement	Inyo County enforces the California State Building Codes (UBC). These codes are considered to be the minimum necessary to protect public health, safety, and welfare. Enforcement of the UBC is delegated to the County's Building and Safety Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction. Inyo County primarily enforces housing code violations through inspections performed on a complaint basis. Where code citations are issued, property owners are given a reasonable time frame in which to correct deficiencies.	30-days and up

ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Fees, site improvement costs, processing and permit procedures, building codes, land use controls, availability of public services, and environmental considerations are necessary considerations but do not impose significant constraints to development in Inyo County in comparison to non-governmental factors such as limited private land resources and high housing costs in relation to incomes. These variables are national in scope and widely recognized. The discussion below focuses on these non-governmental and market constraints to housing development.

Land Costs

While land costs in Inyo County are well below highly urbanized areas, the scarcity of privately owned vacant land has resulted in inflated land values (especially in northern Inyo County near Bishop). The most significant constraint to provision of additional housing opportunities in Inyo County is the lack of privately owned vacant land. Currently land costs in the County, based on Zillow listings, range from around \$11,000 for a third of an acre in Olancho to \$225,000 for just over a third of an acre in the Bishop area. These land costs are lower than the State average, but can still constrain development. According to the Federal Housing Finance Agency, the average land value in California in 2019 was \$512,500 for a quarter-acre lot.

Construction Costs

Construction costs include materials, labor, construction financing, and builder profit. These costs will vary depending on structural requirements and by the quality of the construction (such as roofing materials, carpeting, cabinets, bathroom fixtures, and other amenities). Because of these factors, it is hard to establish an absolute measure of construction cost.

The International Code Council provides estimates of construction costs. The average cost to construct a one-two residential unit home (2020) is \$124-\$157 per square foot. Multi-family buildings average \$114-\$169 per square foot. Based on previous evaluations, the material costs represents about 57-percent, labor costs approximately 42-percent, and equipment 1-percent of the total cost estimate. This would make a modest 1,200-square-foot house cost about \$148,800 to build.

Custom homes and units with extra structural requirements or amenities can run much higher. Lower costs can be achieved by reducing amenities and using less costly building materials, decreasing construction financing costs, and use of alternative construction methods such as manufactured housing or mobile homes. Additional savings can be realized through use of mass production methods. This can be of particular benefit when density bonuses are used for the provision of affordable housing.

Though the County does not have much control over market conditions, lower housing costs can be achieved by encouraging (a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); (b) availability of skilled construction crews

who will work for reasonable wages; and (c) use of manufactured housing (including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. When the number of units developed is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

Infrastructure Constraints

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure including major and local streets, curbs, gutters, sidewalks, water and sewer lines, and street lighting. In many cases, these improvements are dedicated to the County which is then responsible for their maintenance. The cost of these facilities are typically borne by developers and added to the cost of new housing units and eventually passed on to the homebuyer or property owner. The County, typically, does not, require these types of exactions. This can be attributed to several factors, but is primarily because large housing developments – do not – get built in Inyo County. New housing units are most commonly single family homes (frequently manufactured) located on vacant parcels within an already established neighborhood, or in a remote area on a large lot. Services are generally already available or the development requires septic and well installations. Roads are usually already available built and most do not have sidewalks. The County looks at each project individually and requires each land developer to mitigate only the problems that their subdivision or building project creates. For example, if a subdivision is located in an area where drainage may be an issue, the developer is required to mitigate the problem so that it will not adversely affect surrounding properties. For roads, the County's requirements are based on Caltrans requirements which specify only those on and off- site improvements necessary to maintain an efficient and safe road system.

Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Although Inyo County cannot affect interest rates charged by lending institutions, they can assist developers of low cost housing in finding more favorable financing, such as financing through the Community Reinvestment Act. According to lending institutions in the county, currently, most homebuyers will secure a mortgage with an interest rate between 2.5 and 4 percent, depending on the financial position of the mortgage applicants.

Environmental Constraints

Some land in Inyo County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, County regulations limit development in these areas because of the danger involved. Environmental constraints to development include the following:

- Geologic Hazards – Earth quake zones, landslide and avalanche areas and other geologic hazards may pose a threat to property and lives. County policy discourages development in these areas to ensure the public's safety, although it does not prohibit it.

- Soils with Low Permeability Rates – Many parts of the county are not served with public sewer systems and therefore must rely on septic systems. In some parts of the county, non-engineered septic systems cannot be used because the soils have low permeability rates which prevent effective operation of septic tank systems.
- Excessive Slope – In areas of 30-percent slope, improvements for accessibility, site preparation, and sewage disposal are very difficult.
- Listed Species – In some areas of the county, private land is situated within endangered or threatened species habitats. Development within these areas requires mitigation measures that may be costly to implement.

Energy Conservation

Inyo County has adopted and implemented Title 24 of the California Code of Regulations through its Building and Safety Department. This allows the County to apply the most up-to-date energy conservation standards to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stories. The regulations specify energy-saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power.

Opportunities for additional energy conservation practices include the implementation of “mitigation measures” contained in environmental documents prepared on residential projects in Inyo County. The energy consumption impacts of housing developments may be quantified within the scope of these reports, prepared by or for the County. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of the reports. These mitigation measures, in turn, may be adopted as conditions of project approval.

Although the standards seem extensive and costly, builders and consumers realize that the benefits in energy savings over the long run outweigh the initial cost, especially in climates like that of Inyo County. Utilities now account for a substantial amount of the total monthly cost of maintaining a house. Building energy-efficient homes and encouraging weatherization programs will over time reduce residents’ monthly housing expenses (Program 1.3.1).

Zoning Ordinance 18.79 governs the installation of small wind energy conversion systems in the unincorporated portion of the county. The ordinance is designed to allow residents to take advantage of generating power via wind while ensuring that the placement and installation of wind energy conversion systems does not have an adverse impact on public health and safety.

The county encourages small-scale renewable energy facilities in the Government Element and through the Renewable Energy General Plan Amendment. The County also provides for streamlined permitting for small-scale, such as roof-top and ground mount solar energy generation.

Energy Conservation Programs for Low-Income Households

Southern California Edison (SCE) operates numerous programs that are available to assist low-income families with conserving energy and reducing expenditures for electricity. The High Bill Helper provides for rebates for new air conditioners, refrigerators, swamp coolers, and pool pumps. The Energy Star Lighting program provides compact fluorescent bulbs. Through its Energy Management Assistance program, SCE pays for purchase and installation of certain appliances for income-qualified applicants. SCE's CARE and FARE programs provide for utility bill reductions for income-qualified applicants as well. Additionally, local SCE staff will undertake on-site energy audits upon request to advise how to reduce energy consumption and associated costs.

LADWP has similar programs to help with rebates for inefficient appliances and assistance for low-income rate payers through its Lifeline program. LADWP staff will also provide energy audits upon request.

CHAPTER FOUR: PROGRESS IN MEETING 2014 HOUSING ELEMENT GOALS

Appendix B includes a table of the effectiveness of the implementation measures from the 2014 Housing Element. The County did not include programs for special needs housing in the 2014 version. To remedy this exclusion Programs: 3.1.4, 5.1.1, 6.3.1 and 7.1 have been included in this 6th Cycle Housing Element Update.

The County's primary accomplishments regarding the Housing Element has been updating the zoning code to make Accessory Dwelling Units and Junior Accessory Dwelling Unit development, only subject to County design guidelines when they are not in conflict with State regulation; beginning a rehabilitation program for affordable housing and ADU/JADU development, and continuing to work with the Los Angeles Department of Water and Power (DWP) to release land located in the county to increase the amount of buildable land. An increase in available vacant land in populated areas would, in turn, increase the capacity for residential development in the county, which would help facilitate development of housing for all income levels. Another major accomplishment was the reclassification of the Central Business (CB) zone in the County code to allow for mixed and residential uses, thus increasing the residential development capacity throughout the county. In addition, amendments to the remaining commercial zones have been approved that will open up land in these zones to residential development, as well. These actions will provide additional capacity for residential units.

In many cases, the essence of existing programs has been continued but may have been combined with other programs or the language may have been modified to better reflect the County's role in the housing market and to focus on the tools it has at its disposal to facilitate the development of housing affordable to all income levels. The required review of the status of reaching the Goals stated in the 2014 Housing Element Update includes:

CHAPTER FIVE: HOUSING PROGRAM

This section of the Housing Element contains goals and policies the County has adopted and will continue to implement as practicable to address a number of important housing-related issues. Six major issue areas are addressed by the goals and policies of the Housing Element: (1) maintain the supply of sound, affordable housing through the conservation of existing sound housing stock; (2) provide adequate sites for housing; (3) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; (4) increase opportunities for homeownership; (5) remove constraints to the development of affordable housing; and (6) promote equal opportunity of housing choice for all residents. Each issue area and the supporting goals and policies are identified and discussed in the following section. Implementation measures identifying the time frame in which each policy will be implemented and the responsible entity follows the discussion of each program.

GOALS AND POLICIES

Maintenance and Preservation of Housing

Existing housing conditions vary considerably throughout Inyo County. Although much of the housing stock may be sound, there are many dwelling units that are dilapidated or require substantial repairs. As the County's housing stock continues to age, ongoing maintenance is vital to prevent widespread deterioration. It is also important to focus on what is already built as the County has very little available, vacant, land. The Housing Element focuses on expanding rehabilitation efforts by pursuing available federal and state funds to upgrade and maintain the County's housing stock.

Goal 1.0 - Maintain the existing housing stock and eliminate substandard housing conditions in Inyo County.

Policy 1.1 - Housing Rehabilitation Funding

In addition to its own investment, the County shall seek and manage additional federal and state funds for housing rehabilitation and weatherization assistance. The County will also continue to provide outreach programs to educate the public about available housing rehabilitation and weatherization assistance and fire safety issues.

Program 1.1.1: The County supports the provision of rehabilitation assistance to owner and renter-occupied households to facilitate unit upgrading. The County has initiated a rehabilitation program with the goal of encouraging owners of vacant houses to rehabilitate them and rent or sell them. This program also includes funding for ADUs/JADUs as well as the management of other rehabilitation funding such as No Place Like Home that focuses on low-income rentals and owner occupied dwellings.

Funding: Community Development Block Grant (CDBG) and Inyo County. The County shall encourage financing housing rehabilitation efforts and ADU/JADU development. To do this, the County shall consider and if appropriate complete grant applications for CDBG and possibly HOME funds at least twice during the planning period for extremely low, very low and low income units.

Research available state funds on an annual basis as Notice of Funding Availability (NOFA) is released. The County has set a goal of the rehabilitation of 15-units between 2021-2029 (equals 3-units per year for 5-years).

Responsible Party: County Planning Department; Department of Health and Human Services.

Time Frame: CDBG, HOME applications, 2021-2029 as NOFAs are released and 15-units 2021- 2029

Policy 1.2 - Housing Rehabilitation Code Enforcement

The County shall advocate for the rehabilitation of substandard residential properties by homeowners and landlords.

Program 1.2.1: The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard residential structures and neighborhoods into compliance with County codes and to be improved to meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing. Fire safety is also enforced by the County Building and Safety officials as a required element of their inspections of new buildings and is commonly an element of subdivision applications.

Funding: Community Development Block Grant (CDBG). The County shall encourage financing housing rehabilitation efforts and affordable housing construction. To do this, the County shall consider and if appropriate, complete grant applications for CDBG and possibly HOME funds. Research available state funds on an annual basis and pursue as appropriate (as Notice of Funding Availability (NOFA) is released).

Responsible Party: County Planning Department and Building and Safety Department

Time Frame: 2021-2029 as NOFAs are released

Policy 1.3 - Energy Efficiency

The County will focus efforts to promote energy efficiency by supporting programs such as weatherization and utility assistance programs that alleviate energy costs for households. The County shall maintain its webpage dedicated to energy efficiency education and programs.

Program 1.3.1: The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing an informational webpage dedicated to energy efficiency and programs that support providing weatherization and utility bill assistance to low-income households; encouraging reduction of housing costs through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services.

Funding: CDBG, LIHEAP, Southern California Edison, and the Los Angeles Department of Water and Power.

Responsible Party: Planning and Building and Safety Departments, local housing service providers, Southern California Edison, Los Angeles Department of Water and Power (LADWP)

Time Frame: Ongoing

Program 1.3.2: The County shall rebuild its dedicated webpage to housing resources including for energy efficiency and loan programs.

Funding: Planning Department budget.

Responsible Party: Planning Department

Time Frame: Within 1-year of HCD Certification of the 6th Cycle Housing Element

Goal 2.0 - Provide adequate sites for residential development.

For the 2021 update the County reevaluated its site inventory. No sites identified in the 4th or 5th Cycle Update were re-used as most relied on land that cannot be subdivided and/or is not near necessary infrastructure, or services. None of sites identified in the 4th or 5th Cycle Update have been developed; therefore, none identified to meet the very low, low or moderate income RHNA have developed at inappropriate densities.

Policy 2.1 – Adequate Sites 2021-2021, monitoring: The County will monitor the sites identified for very low, low and moderate income units.

Program 2.1.1 – If monitoring indicates that development has occurred on any of the parcels identified in the site inventory, the County shall ensure there is existing adequate capacity or identify additional sites to compensate for the loss.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 2.1.2: The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory will include DWP land release sites.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 2.1.3: The County shall complete the re-zoning of Sites 2 and 3 as well as reclassifying the General Plan designation as identified in the sites inventory by April 2023. These sites will be rezoned

in accordance with Government Code 65583.2, subd. (h) and (i), which will ensure that 100 percent residential is a by right permitted use and any mixed use project will have at least 50 percent residential. The updates will also ensure that projects with 20 percent affordable to lower income households are approved by right.

Funding: SB2 Grant Funding

Responsible Party: Planning Department

Time Frame: Rezone, general plan designation changes and by right zoning in accordance with Government Code 65583.2 to be completed by April 2023.

Program 2.1.4: The County shall complete an update to the Code to remove the requirement for multi-family housing over 15 units to require a conditional use permit by April 2023, with the timeline coinciding with the above by right rezoning.

Funding: Planning Department budget

Responsible Party: Planning Department

Time Frame: CUP requirement to be removed by April 2023.

Program 2.1.5: The County shall update its Code definition of employee housing to remove the description of “five or more unrelated persons or families” eliminating the number based restriction in the definition, and making it compliant with current State regulations, within 2-years of HCD Certification of the 6th Cycle Housing Element.

Funding: Planning Department budget

Responsible Party: Planning Department

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Program 2.1.6: The County shall within the 2021-2029 Housing Element timeframe and beyond create a regional housing working group including but not limited to the City of Bishop, Local Tribes, and Inyo County to review and evaluate housing needs at a regional level and prepare policies and programs to address those needs and to ensure adequate housing throughout the region.

Funding: County and City of Bishop budgets

Responsible Party: Inyo County

Time Frame: Within the 2021-2029 Housing Element timeframe and beyond

Program 2.1.7: The regional housing working group along with its review and evaluation of housing needs at the regional level will also look at issues, policies and programs to address gaps in

transportation that might be contributing to fair access to jobs and services in relation to housing opportunities. This working group will meet at least once per year. This will include, but not be limited to: working with regional employers on ride share, van pool and transit voucher programs for their employees. The County will establish a carshare pilot program within three years of certification that will offer residents methods to share transportation costs, and carpool to the largest employers. Transportation costs are one of the largest expenses for residents of the County and are subject to rise with shifts in energy prices. Additionally, the cost of providing parking for housing developers. As part of this carshare pilot program, the County will look to allow carshare parking in lieu of standard parking minimums in multifamily and mixed use buildings.

Funding: County and City of Bishop budgets

Responsible Party: Inyo County

Time Frame: Working group meeting will occur annually. County to complete carshare pilot program with recommendations on parking within three years of certification.

Housing Opportunities

Inyo County encourages the construction of new housing units to ensure that an adequate housing supply is available to meet the County's existing and future needs. Providing a balanced inventory of housing in terms of unit type (single-family, mobile home, multi-family, etc.), cost, and location will allow the County to fulfill a variety of housing needs.

Goal 3.0 - Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents.

Policy 3.1 - Variety of Housing

The County shall continue to identify and evaluate the best approaches to providing a variety of residential development opportunities to meet the needs of all its citizens. This includes all housing types, such as: single-family homes, mobile homes, accessory dwelling units (ADU/JADU), apartments, to accommodate special needs and income levels.

Program 3.1.1: The County shall meet on an annual basis with DWP, BLM, the Forest Service and other federal, state, and local agencies to identify appropriate land for release, thus enabling the County to provide additional sites for housing development. These meetings will also seek to include nearby jurisdictions including the City of Mammoth Lakes and the City of Bishop, to further facilitate regional coordination. Additionally, the County will continue to coordinate with various Tribal Councils to pursue collaborative housing projects. In addition to meeting on annual basis, the County will obtain a concrete determination on the LADWP's willingness to permit housing development on Sites 1 and Sites 3 listed in the inventory by the end of 2024. If LADWP is unwilling or unable to facilitate housing on these sites, the County will determine alternate sites to accommodate this capacity by the end of 2023.

Funding: Planning Department Budget

Responsible Party: County, local housing service providers, Tribal Councils, Bureau of Land Management (BLM), DWP, Forest Service

Time Frame: Annual meetings with DWP, BLM and other federal / state agencies Determination for alternate sites for Sites 1 and Sites 3 if LADWP is unwilling or unable to facilitate housing on sites by end of 2024.

Program 3.1.2: The County shall continue to encourage ADU/JADU development. Since development opportunities are mostly available through infill, the County has consistently followed State law regarding ADUs, although it has had outdated ADU language in its zoning code. In March 2021 the zoning code was updated to accurately reflect State ADU regulations, by incorporating the State regulations by reference. Along with this work, ideas were brought forward related to additional allowances for ADU/JADUs (2 per parcel) in the County beyond the State's. The County will continue to explore ideas for allowing expanded ADU/JADU development.

As described in Program 7.1.1, ADUs and JADUs are an important way to facilitate anti-displacement by supporting seniors who need to age in place. The County will develop a promotional brochure advertising ADUs and JADUs within one year of certification from HCD.

The County will also identify which zones to permit Accessory Commercial Units (ACUs) within three years of certification and will allow ACUs as a conditional use within at least one residential zone. This can provide for more flexibility in terms of land uses, increasing opportunities for small businesses and mitigating issues with food access by making groceries and restaurants more readily available. If pursued, these ACUs will be permitted in addition to all allowed residential development and will not be counted towards any limitations on density.

To ensure that ADUs are permitted at the expected rate projected, the County will monitor and reassess its ADU projections mid-cycle in 2025 and adjust, as necessary.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Promotional brochure within one year of certification. Evaluation of ACUs within three years of certification. To ensure that ADUs are permitted at the expected rate projected, the County will monitor and reassess its ADU projections mid-cycle in 2025 and adjust, as necessary.

Program 3.1.3: Tiny Homes are currently not defined in the County code. They are allowed by right as the County does not regulate the minimum size of residential units. They are also allowed as ADU/JADUs. To make tiny home development more accessible the County shall update the zoning code to include a definition of Tiny Homes.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Program 3.1.4: Based on new and still relevant existing State law, Low Barrier Navigation Centers, and Transitional and Supportive Housing will be added to the County code definitions. These along with Emergency Shelters and Single Occupancy Residences (SROs) will have language added and/or updated to accurately match requirements provided for by State law. This includes: Transitional housing, supportive housing and group homes are permitted in the same manner as other residential dwellings of the same type in the same zone. Low Barrier Navigation Centers and Emergency shelters cannot have parking requirements beyond spaces needed for employees and cannot be required if located within one-half-mile of a transit stop.

The County will also add SROs as a permitted use in the Multi-family 3-units and above residential (R3) zone and design development standards with reduced parking requirements by the end of 2023. The County will propose no more than 0.5 parking spaces per SRO unit.

The County intends to design a program for safe parking sites for approximately 25 individuals sleeping in their vehicles to ensure access to onsite restrooms and security. The County will choose a possible site(s) for safe parking within three years of certification.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: SROs as an outright permitted use in R3 zone by end of 2023. Safe Parking site chosen within three years of certification.

Program 3.1.5: The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households. As part of these partnerships, the County will obtain local data and knowledge from nearby jurisdiction on an annual basis, as outlined in Program 3.1.1. This will include a list of qualified entities, discussions on past successful projects, discussions on suitable development standards, and experiences with affordable housing developers.

Funding: Available State, Federal, and local funds (HOME, MHP, CDBG, etc.)

Responsible Party: County, local housing service providers

Time Frame: Annual meetings and coordination with nearby jurisdictions regarding affordable housing projects through the 6th cycle.

Program 3.1.6: The County will continue to explore Employer Assisted Housing Programs by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County.

Funding: Planning Department Budget; available state, federal, and local funds (HOME, MHP, CDBG, etc.)

Responsible Party: County, local housing service providers

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 3.1.7: The County will continue working on establishing a housing specialist position for the County. This person will help identify housing opportunities for income levels, be available to take fair housing complaints and help get people to the appropriate organization/agency for help.

Funding: County General Fund

Responsible Party: County, Mammoth Lakes Housing

Time Frame: Within the 2021-2029 Housing Element timeframe

Policy 3.2 - High Density Housing

The County shall encourage the development of higher density housing in appropriate locations throughout the communities. Locate higher density residential development within close proximity to services, jobs, transit, recreation, and neighborhood shopping areas.

Program 3.2.1: The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available.

Once the changes to development standards outlined in Program 7.1.1 are updated, the County will create a brochure describing the more permissive development standards and how they may reduce development costs and increase total allowable housing. Within one year of the rezone completion date (rezone date is no later than December 2024), the County will circulate this brochure to the owners of all properties in the sites inventory and also include a template letter requesting responses on if the property owners may be interested in redevelopment.

Funding: Planning Department Budget

Responsible Party: County, local housing service providers

Time Frame: Complete brochure on new development standards and distribute property owner survey for all owners of sites listed in sites inventory by no later than December 2024

Program 3.2.2: The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall prepare updates to the density bonus chapter (18.65) of the County code as required by the State and inform applicants of new opportunities for density increases.

Funding: Planning Department Budget (development fees)

Responsible Party: Planning Department

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Program 3.2.3: Encourage high density residential development in specific Commercial Zones. The County will continue to explore ideas brought forth during its SB2 Vacant Lands grant work in allowing for outright permitting of multi-family units in the Central Business zone, as well as, explore opportunities for permitted by right mixed use and high density housing in other commercial zones. Areas along the County's small town main streets (highway 395) have vacant commercial parcels and empty buildings. Reevaluating these parcels for 'missing middle' housing opportunities, such as cottage apartments, 4-plexes and etc. could potentially do a lot to help the County meet its own housing goals. This work will also include a review of design requirements such as parking, setbacks, minimum lot size and height standards that could be improved to encourage more high density housing. The County will also seek out resources for the development of missing middle preapproved plans that require low cost renovations and may share indoor spaces and amenities to meet certain development standards.

In addition to the updates outlined in Program 7.1.1 updating development standards such as minimum parcel size, the County will also allow multifamily and mixed use housing as a permitted use in the CB zone. This will allow the County to expand the number of candidate sites for housing, which is particularly useful in the event that the LADWP-owned sites (Sites 1 and 3) are not available for reasons outside of the County's control.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within 3 years of HCD certifying the 2021-2029 Housing Element

Program 3.2.4: Encourage higher density in established residential neighborhoods by evaluating current residential codes for the appropriateness of increasing the number of rooms allowed to be used for long term rentals.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 3.2.5: Encourage higher density in established residential neighborhoods by evaluating current residential codes for design standards that might work to better encourage multi-family housing. This will include setback, minimum lot size, height and especially parking standards in the County's multi-family zones.

Funding: Planning Department Budget

Responsible Party: Planning Department

Time Frame: Within 3 years of HCD certifying the 2021-2029 Housing Element

Policy 3.4 - Manufactured and Mobile Homes

The County will continue to promote the utilization of manufactured housing and mobile home purchase and placement as an affordable homeownership opportunity.

Program 3.4.1: The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants.

Funding: Planning Department Budget, Mobilehome Park Resident Ownership Program (MPROP)

Responsible Party: County, local housing service providers

Time Frame: Within the 2021-2029 Housing Element timeframe on an as-needed basis and as NOFAs for MPROP are released

Program 3.4.2: The County will remove its Mobile Home overlay as it is not used and is non-compliant. Language clarifying that mobile/manufactured homes on a foundation are to be processed the same as the process applicable to a conventional single dwelling unit in the same zone.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Policy 3.5 - Financial Assistance for Housing

Provide financial assistance for the conservation and/or development of housing affordable to extremely low, very low, and low-income households.

Program 3.5.1: The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150-households annually through the LIHEAP (Low-income Energy Assistance Program).

Funding: State Department of Economic Opportunity, CSBG

Responsible Party: County, local housing service providers

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 3.5.2: The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers.

Funding: HUD Section 8 Housing Choice Vouchers

Responsible Party: County, Stanislaus Housing Authority

Time Frame: Within the 2021-2029 Housing Element timeframe

Program 3.5.3: The County shall provide for the continued affordability of the County’s low and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households.

Funding: County, local housing service providers

Responsible Party: County, local housing service providers

Time Frame: Within the 2021-2029 Housing Element timeframe

Homeownership

The option of homeownership in California has become a privilege which is often not available to lower-income households or potential first-time homebuyers. Rising construction and land costs due to the scarcity of land for residential development in Inyo County have greatly contributed to the cost of housing. In addition, interest rates can exclude certain households from qualifying for loans. The County will continue to help facilitate the creation of affordable homeownership opportunities in its jurisdiction.

Goal 4.0 - Provide increased opportunities for homeownership.

Policy 4.1 - Self-Help

The County shall encourage “self-help” housing to allow lower-income households to build their own homes.

Program 4.1.1: The County will continue to make efforts to coordinate with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households.

Funding: Planning Department Budget

Responsible Party: County, local housing service providers

Time Frame: Within the 2021-2029 Housing Element timeframe

Policy 4.2 - Purchase Assistance Programs

The County will facilitate the availability of home purchase assistance programs for low and moderate-income households.

Program 4.2.1: The County will consider, as appropriate, applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs.

Funding: Planning Department Budget, CDBG, HOME

Responsible Party: Planning Department

Time Frame: Within the 2021-2029 Housing Element timeframe, with a goal of completing at least one project benefiting low income households.

Removal of Constraints on Housing Development

Governmental and non-governmental constraints to development can impede both the supply and affordability of housing. Certain governmental constraints can be minimized to facilitate new construction.

Goal 5.0 - Remove governmental constraints on housing development.

Policy 5.1 - Compliance with new State Regulations

Program 5.1.1: The County shall update its zoning code to properly address new State laws regarding Density Bonus, Low Barrier Navigation Centers, Emergency Shelters and Transitional and Supportive Housing, pursuant to AB 2162.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Within 1-year of HCD Certification of the 6th Cycle Housing Element

Program 5.2.1: The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Annually and ongoing as projects are submitted for review

Policy 5.2 - Expedited Permit Processing and Project Review: The County shall continue to expedite project review and facilitate timely building permit and development plan processing for residential developments, especially those with an affordable housing component or density bonus proposal.

Program 5.2.1: The County routinely works with homeowners to expedite their permits and provide flexibility in submittal requirements for owners developing their own homes. The County will also annually review its permit and development plan processing timelines and look for ways to expedite or simultaneously conduct development reviews to ensure timely processing.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Annually and ongoing as projects are submitted for review

Program 5.2.2: The County shall evaluate and consider alternative processes to help expedite and encourage affordable housing projects, such as administrative approvals of use permits projects and modifications to the design standards in the zoning code regarding setbacks, lot sizes, parking and height standards..

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Within 3-years of HCD Certification of the 6th Cycle Housing Element

Policy 5.3 - Infrastructure

The County has very remote areas without water or waste water treatment facilities. Some of these same areas also have vacant private land that other better served areas of the County do not. In an effort to help to open the possibility of development in these areas, the County will work to identify potential ways provide adequate infrastructure to accommodate residential development in all areas of the unincorporated county.

Program 5.3.1:

The County has water and sewer infrastructure up to the street for each of Sites 1, 2, and 3 in the inventory. For sites listed for moderate and above moderate income, all are within a community service district and have to be served water and sewer access, unless otherwise indicated that well and septic is required.

For other sites in more remote areas, the County shall explore ways to help to facilitate the provision of infrastructure to accommodate residential development by researching opportunities for providing the necessary infrastructure in remote locations for residential development. Strategies to increase

densities in these locations will also include development standards where it is feasible with regard to infrastructure, especially with regard to water and sewer.

Funding: Planning Department Budget

Responsible Party: County, local housing service providers.

Time Frame: Annually seek out grant funding from federal and local sources, within the 2021-2029 Housing Element timeframe

Accessibility of Housing

Program 5.3.2 County Property:

The County currently owns 66-parcels of land in the County. Of the 66-parcels, 32 are located in the Owens Valley. The rest are in the more remote areas of the County with limited to no infrastructure or services. All but 3 of the Owens Valley parcels are currently built on for various County offices, roads yards, libraries, parks -etc. The 3 vacant parcels are located in Bishop and Big Pine. ~~The Bishop parcel is currently in the process of a zone change and is included in the RHNA site inventory Site 2. This zone change will be completed by April 2023.~~ The two parcels in Big Pine are environmentally constrained with special status species and a wetland. This parcel will, however, be further evaluated for housing development viability. The County also has several road yards and an airport on some of its properties in the Owens Valley. Two of the road yard parcels are currently undergoing zone and General Plan reclassifications to multi-family residential to encourage high density housing development. These parcels are located in Lone Pine. The County will complete the two zone change and reclassifications by December 2024.

The County will also evaluate its other roads yards in Bishop, Big Pine and Independence for possible consolidation to eliminate the need for all of them and/or at these particular locations, as well as, for potential locations for housing development. Zoning and General Plan designation changes will also be proposed for any parcels that are deemed appropriate for high density and/or affordable residential development.

Funding: Planning Department Budget

Responsible Party: Inyo County Planning and Public Works departments, County Administrative Officer.

Time Frame: Rezone County Owned Within 3-years of HCD Certification of the 6th Cycle Housing Element..

On order to make adequate provision for the housing needs of all segments of the community, the County must ensure equal and fair housing opportunities are available to all residents.

Goal 6.0 - Promote equal opportunity for all residents to reside in housing of their choice.

Policy 6.1 - Equal Opportunity

The County shall work to prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, household composition or other protected characteristics.

Program 6.1.1: The County shall take positive action to assure unrestricted access to housing. The County will continue to support local housing service providers to provide fair housing services and assist in program outreach.

Funding: Planning Department Budget

Responsible Party: County, local housing service providers, Stanislaus Housing Authority

Time Frame: Within the 2021-2029 Housing Element timeframe

Policy 6.2 - Residential Care Facilities The County shall work to ensure that equal and fair housing opportunities are available to all residents.

Program 6.2.1: The County will continue efforts to mitigate or remove constraints on housing for persons with disabilities and will update its code to accurately follow new State regulations.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Policy 6.3 - Reasonable Accommodation – The County shall ensure the availability of reasonable accommodations for persons with disabilities, including developmental disabilities.

Program 6.3.1

The zoning code will be updated to more clearly state that the Planning Director may administratively approve requests for modification to certain standards with regard to reasonable accommodation on a case by case basis and with the criterion that the modifications do not affect the structure meeting building and safety standards per Building and Safety staff. In addition, the County will define its Reasonable Accommodations process, including its approval process and required findings. This process will not just be limited to building code requirements, but also to zoning and land use provisions. The County will update its Development Code in accordance with these requirements within three years of certification.

Funding: Planning Department Budget

Responsible Party: County

Time Frame: Within 2-years of HCD Certification of the 6th Cycle Housing Element

Goal 7.0 – Affirmatively Furthering Fair Housing.

As defined by State law, and pursuant to AB 686, the County will affirmatively further fair housing by taking meaningful actions, in addition to opposing discrimination, that overcomes patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected classes. This will be accomplished with the following programs.

Policy 7.1 The County shall work to ensure housing opportunities in areas with concentrations of minority population, female householders with no spouse present and children under 18, persons with disabilities and persons living in poverty that were found in the County through the AFFH evaluation. Even though they do not rise to the levels usually found in more populated urban and suburban areas in Inyo County, they are there. Census Tract 8 that incorporates the entire county south of Lone Pine and east to the Nevada border has the highest levels these concentrations.

Program 7.1.1

The County shall work to provide affordable housing opportunities for areas with concentrated poverty and other protected characteristics in the County. This is primarily found in Census Tract 8, and more specifically the community of Lone Pine. This will be accomplished by partnering with local organizations to target this area and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households.

The County shall work to provide affordable housing opportunities for areas with concentrated poverty and other protected characteristics in the County. This is primarily found in Census Tract 8, and more specifically the community of Lone Pine. This will be accomplished by partnering with local organizations to target this area and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low-income households.

The County will also ease development standards in the RMH, R1, R2 and R3 zones to, reduce setbacks, and allow more missing middle housing types on lots traditionally zoned for single-family homes. By doing so, the County will offer aging homeowners an opportunity to finance their retirement and offset their cost of living by renting additional units. This program will also act as an anti-displacement strategy, by highlighting to homeowners how ADUs and JADUs can be used to fund needed home repairs as well as offsetting mortgage costs. This program will be started in Lone Pine and applied to other communities after.

Table 41 and 42 reflect current development standards by zoning district. The County will update the minimum lot width, minimum lot size, minimum parcel size and maximum densities for all residential zones and revise the front and rear yard setbacks per zoning district to accommodate higher density housing. The County will make these revisions by the end of 2023. Easing these development standards will raise the probability of housing development on these sites and increase the allowable floor area that can go to residential development.

In light of recent legislation (SB-9, updating Government Code 65852.21), duplexes are now a permitted (P) use in all residential zones in certain specific areas of rural Inyo County surrounding the City of Bishop. The County will update the permitted uses within residential zones located in areas subject to SB-9 to include duplexes, and adopt procedures to facilitate SB-9 within two years of certification.

Funding: Available State, Federal, and local funds (HOME, MHP, CDBG, USDA, etc.)

Responsible Party: County, local housing service providers

Time Frame: ADU Promotional Brochure within one year of certification. Remove minimum lot width, minimum lot size, minimum parcel size and maximum densities for all residential zones, except Rural Residential due to infrastructure concerns, and revise front yard / rear yard setbacks to facilitate higher density development by the end of 2023.

Policy 7.2 - The County shall work to ensure that the needs of its senior population are met. Inyo County overall has 20-percent of Households with a householder who is 65-years or older. Census Tracts 5 and 8 on their own also show that 20-percent of households with a householder 65-years or older.

Program 7.2.1

The County will continue working with the housing stakeholder group established during the housing element update to further define housing issues in the county and specifically senior housing. This work will include identifying and applying for grants to provide affordable housing located near services. A focus will be placed on Census Tracts 5 and 8 as these include the areas in the County with the highest percentages of households with a householder 65-years and older. The housing stakeholder group will target new members from these Census Tracts and meet every six months. The group will discuss strategies to support multigenerational households and designing development standards that support aging in place. Intensifying existing single unit homes with ADUs, JADUs, can be an important way to fund housing costs, including mortgages and rehabilitation projects for senior households. The group will evaluate shared housing strategies and look to design / adopt template agreements that can help facilitate cost-sharing arrangements for a variety of households by the end of 2023.

Funding: County Planning Department budget, available State, Federal, and local funds (HOME, MHP, CDBG, USDA, etc.)

Responsible Party: County, housing stakeholder group, local housing service providers, senior program providers

Time Frame:

Meetings with housing stakeholder group twice per year, design materials and policies for cost-sharing programs for senior households by the end of 2023.

Program 7.3

The County currently has policies that address environmental justice issues. Pursuant to CA Government Code 65302(h), the County will add policies in appropriate sections of its General Plan that relate to healthy food access, safe and sanitary homes and physical activity. In addition, the County will create an Environmental Justice Element within four years of adoption that includes all objectives listed. The Environmental Justice element will discuss the carshare program described in Program 2.1.7 and collaborate through an annual meeting with regional employers and neighboring jurisdictions to provide alternatives to vehicle ownership.

In addition to the carshare pilot program, the County will evaluate Accessory Commercial Units (ACUs) and the prospect of allowing light commercial uses in residential zones in addition to existing residential. The County will make a decision on which zones to permit ACUs within three years of certification and will allow ACUs as a conditional use within at least one residential zone. This will help to reduce Vehicle Miles Traveled and also provide for more flexibility in terms of land uses, increasing opportunities for small businesses and mitigating issues with food access by making groceries and restaurants more readily available. If pursued, these ACUs will be permitted in addition to all allowed residential development.

Funding: Funding source yet to be identified

Responsible Party: Planning Department

Time Frame: Environmental Justice Element with carshare pilot program to be completed within three years of adoption. Regional employers and neighboring jurisdictions meeting will occur annually.

Table 45 - Quantified Objectives

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Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
RHNA	23	23	40	39	80	205
Construction Goals (from Sites Inventory)	23	23	40	39	80	80
ADUs and JADUs	13	13	6	0	0	32
Energy Efficient Units	1	1	1	1	0	4
Preservation Goals (Mobilehome Parks)	2	2	2	2	2	10
Home Rehabilitation Program	3	3	3	3	3	15
Housing Assistance (Housing Choice Vouchers provided)	1	1	1	0	0	3
Total	33	33	52	50	90	233

Source: HCD, 2020 and Inyo County Planning Department, 2020

**Appendix A
Public Outreach**

The County began work on the 2021 update in November 2020. Staff took questions and comments related to housing issues during a public outreach meeting for a Vacant Lands Inventory and Evaluation of General Plan and Zoning Designations for Possible Rezoning to Encourage Affordability through Higher Density Housing. A meeting was also held with County Health and Human Services and Mammoth Lakes Housing (a local affordable housing non-profit) in November 2020 and a meeting with the Inyo Mono Advocates for Community Action (IMACA) in January 2021, a low income (focus on extremely low), special needs and housing non-profit. These meetings focused on the barriers to providing housing for the populations they work with. The issues they identified were:

- No land for development
- No developer interest/affordable housing not profitable
- Infrastructure issues to support development are too expensive to address
- Rural area non-profits have a difficult time competing for funding
- Rural areas cannot get the necessary points for grant opportunities due to transit requirements among others. Funding geared to urban areas.

Possible solutions:

- Continue to work with the Los Angeles Department of Water and Power (DWP) on land divestments and long term leases for mobile home parks located on their land
- Grants for infrastructure improvements
- More opportunities for re-purposing and rehabilitating properties, especially multi-family, with restrictions on raising rents
- Include the communities in the remote southeast part of the County, primarily Tecopa
- Incentives for owners of vacant houses to rent, IMACA can provide property rehabilitation funding if rented to homeless or at risk people
- Encourage ADU development.

To initiate the formal outreach process, more than 20-letters/emails were sent to a broad cross-section of stakeholders in the County. Consultation invitations were also sent to 10-tribal representatives. The

letters briefly described the reason for the update and requested the stakeholders provide input at any time during the update process by visiting the Housing Element update section on the County's website, directly contacting County staff, requesting a meeting, or by attending a virtual public workshop.

Tribal Consultations

One Tribe, the Big Pine Paiute Tribe of the Owens Valley, requested consultation, but never responded to scheduling requests.

Public Workshops

In addition to the several meetings County staff held with local non-profits. A meeting with: IMACA and Mammoth Lakes Housing; a local realtor; property manager; developer; a representative from DWP; and a representative from the Northern Inyo Hospital District (a major employer in the County) was held in February 2021. An additional public workshop was hosted by the Planning Commission during the draft stage of the 2021 Housing Element in March 2021. The goal of these workshops was to gather feedback from stakeholders and the attending public regarding the housing concerns of Inyo County residents and housing service providers.

At the first meeting staff posed several questions, including:

1. What do you see as the most limiting factor in your organizations' ability to succeed in its housing mission?
2. What sort of policies or programs do you think would be the most effective in improving your organization's ability to succeed your housing mission?
3. What do you think local governments should do to help your organization achieve its mission?
4. Other relevant questions, thoughts, ideas?

Responses included:

1.
 - I deal primarily with moderate and above moderate properties; there is never enough rental stock
 - All but one attendee agreed that there is not enough housing stock or land for development in the County
 - DWP has to balance. Their land is considered essential for water provision for the City of Los Angeles

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- State regulations regarding fire protection puts limitations on subdivision and the affordability of building
- The lack of housing opportunity is a challenge for local employers. It affects their ability to secure and retain employees. This includes even at the high end of housing opportunities
- DWP employees leave the area too, due to the lack of available housing
- It took IMACA over 10-years to purchase property from DWP for a permanent supportive housing project, this is too long
- There is a growing homeless population
- There needs to be more gap funding from local jurisdictions to make up for what grants do not cover.

2.

- Change County zoning to allow for more than one ADU per property (restrict to long term rentals)
- Relax zoning to allow for more units in general
- Create incentives for developers
- Creation of more Community Service Districts – fire protection
- Infrastructure planning
- Infrastructure financing
- DWP needs to release more land, especially in the Bishop City limits
- Down payment assistance programs by employers (DWP)
- Assistance for rehabilitation of rundown and/or vacant properties
- Loan fund for ADU development or vacant houses (income restricted)
- New taxes or fees to create a pool of money to grant or loan to developers
- Self-build housing projects and co-ops.

3.

- It is easier for DWP to release land to other jurisdictions than to private parties
- Create a twenty-year housing plan identifying areas for development, rezoning, etc. Community input would be very beneficial. Plan should include south County as well
- Put limitations on the number of short-term rental permits per year and limit the number of nights they can be rented
- Work on vacancy issues (second homes)
- Landlord incentives to rent to low income and get more to participate in Section 8 housing
- Rehabilitation funding can create more habitable space
- Allow for more residential use on commercially zoned property
- Get DWP properties zoned for residential development prior to divestment. Chose by infrastructure availability
- Target properties that are easiest to develop for General Plan and zoning designation changes
- Taxation programs for vacant properties with a very targeted program for allocation these funds to affordable housing projects.

4. There were no additional questions, thoughts or ideas.

Planning Commission Workshop

The Planning Commission hosted a public workshop on the Housing Element Update on March 24, 2021. Staff prepared a number of questions for the attendees to respond to. These questions were:

1. Have you or someone you know experienced housing discrimination in Inyo County?
2. If so, were there barriers to reporting it?
3. What barriers exist locally to access to housing?
4. What do you think the County can do to improve access to housing?

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5. Is access to services an issue where you live?
6. If you have a disability, does your home have reasonable accommodations?
7. What housing types does the County need more of?
8. What housing types does the County need less of?
9. What has been the most difficult barrier for you, personally, in finding housing opportunities in the County?
10. Where should additional housing be located in the County?
11. What is your dream home?

Responses included:

1. No one had experiences with housing discrimination
2. There may be barriers to reporting. People might not know where to report and there may also be a lack of legal aid.
3.
 - As a property manager the barriers to getting rental housing I find are: income, credit, a lack of rental housing and multi-family units, and pets. As for ownership: out of price range, no workforce housing or down payment assistance, not enough land for development.
 - The hospital has contract employees that need shorter rental periods and lower costs as many have homes and mortgages elsewhere, pets. The hospital has had to purchase property so there contract employees have housing
 - The costs of development here are too high for non-profit developers to be interested
 - The lack of land has made it impossible for the hospital to build housing for their workers
 - Look into vacant commercial buildings and sites for residential development. Local gap funding for grants, makes getting the points for low-income housing easier to get
 - Look into land transfer concept and lots sales DWP-USDA
 - Allow for 2 ADUs per parcel and make rezoning requirements easier for smaller lots so more units can be built per parcel.
 - Limit ADUs rented for short-term

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4.
 - Reasonable accommodations for disabled is expensive there need to be programs to help financially
5. There were no responses to this question
6.
 - Small infill, affordable rentals and ownership opportunities, first time buyer help
 - Look into homeowner land trust model
 - Senior housing
 - 1 and 2 bedroom units are in high demand – not enough of them
 - Encourage repurposing vacant commercial properties
 - Empty DWP homes should be rented or sold
 - Help people who want to move here from somewhere else without community connections to find available housing a housing availability clearinghouse
 - Local online rental finder
 - Approach owners of vacant homes to try to get them to rent or sell
 - Create a vacant building tax to help fund affordable housing projects
 - The lack of land supply creates the biggest barrier, maybe use eminent domain to get land and/or units in disrepair, etc.
7.
 - County does not need more large lot developments, there are plenty
8.
 - I just had the opportunity to get a job in the County and a rental in Big Pine that is my dream home.
 - Safe and warm that costs no more than 35% of monthly incomes.

Planning Commission Hearing

The Planning Commission held a hearing on August 11, 2021 to consider a resolution recommending the Board of Supervisors adopt the 2021 Housing Element as presented by staff. A comment from the commission was offered suggesting that the County should be looking at its housing issues from a more regional perspective.

No public comment was received at the hearing or in response

Board of Supervisors Hearing

The Board of Supervisors held a noticed public hearing on August 17, 2021 to consider adopting the 2021 Housing Element Update. The Supervisors provided direction to staff to add a housing program to develop a regional housing workgroup to evaluate housing issues at the regional level and prepare policies and programs to address them.

No public comment was received at the hearing or in response to the notice.

Comment Letters

In addition to gathering comments from attendees at the public workshop, residents were invited to submit comments directly to the County regarding the questions related to access and availability as well as the draft of the Housing Element update. No comment letters were received by the County during the housing element update process.

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Appendix B Housing Program Review 2014-2020

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.1</i></p> <p>The County supports the provision of rehabilitation assistance to lower-income owner and renter-occupied households to facilitate unit upgrading. The County will encourage initiation of a rehabilitation program with the goal of improving 15 units over the planning period (3 per year). Funding: CDBG</p>	2014–2019	<p>Effectiveness/Progress: The County did not initiate a rehabilitation program during the planning period due to a lack of staff and funding for this type of activity.</p>	<p>Appropriateness: The County will continue to support local housing assistance providers' efforts and is in the process of initiating its own rehabilitation loan program.</p>
<p><i>Implements Policy 1.2</i></p> <p>The County shall ensure sensitive residential code enforcement and provide information on available rehabilitation assistance to bring substandard units into compliance with County codes and to meet current fire safe ordinances. Funding: County</p>	Ongoing	<p>Effectiveness/Progress: The County continued to educate the public and stakeholders about housing programs, including housing rehabilitation and weatherization assistance.</p>	<p>Appropriateness: The County will continue to support outreach efforts for rehabilitation, fire safety or weatherization efforts in the county. These are primarily conducted by Building and Safety and Planning staff.</p>
<p><i>Implements Policy 1.3</i></p> <p>The County shall continue to provide outreach programs to educate the public about available housing rehabilitation assistance and fire safety issues.</p>	Ongoing	<p>Effectiveness/Progress:</p> <p>The County continued to educate the public and stakeholders about housing programs, including housing rehabilitation and weatherization assistance.</p>	<p>Appropriateness: Will continue this program. It has been added to the one above to reduce repetition.</p>
<p><i>Implements Policy 1.4</i></p> <p>The County shall continue to focus efforts on promoting energy efficiency through participation in weatherization, utility assistance and maintaining an energy efficiency webpage.</p> <p>Funding: County, local utility providers</p>	Ongoing	<p>Effectiveness/Progress: The County works with local non-profits and utility providers to raise awareness of energy efficiency, utility assistance and weatherization programs.</p>	<p>Appropriateness: The County will continue to support outreach efforts for energy efficiency programs and maintain its webpage.</p>
<p><i>Implements Policy 1.4</i></p> <p>The County shall continue to support efforts to improve the energy efficiency of dwelling units by providing weatherization assistance to low-income households. Funding: HUD Section 8 Certification and Housing Vouchers</p>	Ongoing	<p>Effectiveness/Progress: The County does not provide funding for this activity but if a need for this service arises, the County would refer inquiries to local housing service providers. The County coordinated a series of task forces to educate the public and stakeholders about housing programs, which may have included roommate location assistance.</p>	<p>Appropriateness: This program will be continued.</p>

HOUSING ELEMENT

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 1.4</i></p> <p>The County shall work to provide assistance to low-income households with utility bills by encouraging utilities and local housing service providers to continue to implement and expand programs to assist such households, including reductions and other utility assistance programs for income-qualified candidates. Augment current program funding. Funding: State of California Older Americans Act, CDBG</p>	Ongoing	<p>Effectiveness/Progress: According to DWP, one local housing service provider assists approximately 150 households per year through the LIHEAP (Low-income Energy Assistance Program). The utilities also provide assistance to income-qualified families. They intend to continue and expand these programs.</p>	<p>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 1.4</i></p> <p>The County shall continue to encourage utility providers and local housing service providers in reducing housing cost through energy conservation by providing households with light bulbs, reduced price energy-efficient appliances, energy audits, and other services. Funding: CDBG</p>	Ongoing	<p>Effectiveness/Progress: The County is not aware of the effectiveness or progress of this light bulb program. However, if possible, the County would continue to support this program if implemented. Alternatively, the County refers interested residents to the Southern California Edison (SCE) California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) program.</p>	<p>Appropriateness: The County will continue to support weatherization and energy efficiency efforts administered by other entities in the county.</p>
<p><i>Implements Policy 2.1</i></p> <p>The County shall facilitate the development of vacant and underutilized residential parcels identified in the Housing Element residential site inventory.</p>	Ongoing	<p>This program has been implemented, however, no sites in the inventory were developed.</p>	<p>Appropriateness: This program has been revamped to meet new state regulations and will continue.</p>
<p><i>Implements Policy 2.1</i></p> <p>The County shall maintain an up-to-date inventory of sites suitable for residential development and provide this information to residential developers and to the real estate community. This inventory includes DWP land release sites. Funding: State Department of Economic Opportunity, CDBG</p>	Ongoing	<p>Effectiveness/Progress: Site information was provided through a Vacant lands inventory and general plan and zoning designation assessment. The Planning Department provides information about property that is available for housing development upon request. The County has continued to try to coordinate with DWP and other public agencies for land releases of property available for housing development.</p>	<p>Appropriateness: This program is updated and will be continued.</p>

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2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i></p> <p>The County shall continue to work with DWP, BLM, the Forest Service and other federal, state, and local agencies to identify appropriate land for release, thus enabling the County to provide additional sites for housing development. Additionally, the County will continue to coordinate with various Tribal Councils to pursue development of affordable housing units on reservations. Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County has worked with DWP to release lands for residential development. The County is currently working with a variety of local, state, and federal agencies to identify appropriate government lands for release.</p>	<p>Appropriateness: Continue to work with DWP and various federal, state, and local agencies to identify appropriate government land for release. This program will continue.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall provide expanded affordable housing opportunities by partnering with local organizations and providing technical assistance and/or pass-through funds as appropriate for the development of units affordable to extremely low, very low, or low- income households.</p> <p>Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County did apply for CDBG funding in 2013, but was not awarded. The County will continue to facilitate the application for funding with local partners.</p>	<p>Appropriateness: The County will continue to pursue funding opportunities as appropriate.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County will explore an Employer Assisted Housing Program by forming a working group with major employers in the area to discuss how the County can assist in the development of employer-assisted housing in Inyo County. Funding: Planning Department budget</p>	<p>Ongoing</p>	<p>Effectiveness/Progress: The County was not able to make progress on this program due to the depressed economy and subsequently Covid.</p>	<p>Appropriateness: The County will facilitate discussions with employers regarding housing assistance.</p>

HOUSING ELEMENT

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.1</i></p> <p>The County will continue to implement the final Housing Plan developed by the Housing Task Force adopted in 2005 in conjunction with the Housing Element programs. Funding: Planning Department budget (development fees)</p>	Ongoing	<p>Effectiveness/Progress: The County has continues to monitor the Home program and potential opportunities for additional housing funding as well as provide information to developers about the density bonus provisions in the code.</p>	<p>Appropriateness: The County will continue this program.</p>
<p><i>Implements Policy 3.1</i></p> <p>The County shall support local housing assistance providers to work to assist in locating roommates to share existing housing. This will be accomplished by contributing to funding and assisting in program outreach to expand program utilization. Funding: Planning Department budget</p>	Ongoing	<p>Effectiveness/Progress: The County does not provide funding for this activity but if a need for this service arises, the County would refer inquiries to local housing service providers.</p>	<p>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 3.2</i></p> <p>The County shall encourage higher density residential development in areas of population concentration by conducting outreach to developers and property owners to encourage higher density residential development. In addition, the County will explore funding options for appropriate housing as funds become available. Funding: Planning Department budget</p>	Ongoing	<p>Effectiveness/Progress: The County works with land owners and develops to encourage and aid in the development of high density residential construction.</p>	<p>Appropriateness: This program will be continued to facilitate the provision for affordable home opportunities.</p>
<p><i>Implements Policy 3.2</i></p> <p>The County shall encourage development of housing for low-income households through provision of density bonus incentives. The County shall provide the updated density bonus chapter of the code as requested to inform applicants of opportunities for density increases. Funding: Respond to NOFAs for MHP, HOME program</p>	Ongoing	<p>Effectiveness/Progress: The County does offer a density bonus to developers. The ordinance was updated in 2007. It includes guidelines for one, two, or three concessions for affordable housing: one concession for housing developments that include at least 5 percent of the total units for very low- income households, at least 10 percent for lower-income households, or at least 10 percent for moderate-income households in a common interest development; two concessions for housing developments that include at least 10 percent of the total units for very low-income households, at least 20 percent for lower-income households, or at least 20 percent for moderate-income households in a common</p>	<p>Appropriateness: This program is not appropriate to continue because the County is not a developer. However, it does support the efforts of developers planning to build homes affordable to low- or moderate-income households. The County will also update the Code to reflect current State Law.</p>

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2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
		interest development; three concessions for projects that include at least 15 percent for very low-income households, at least 30 percent of the total units for lower-income households, or at least 30 percent for persons or families of moderate income in a common interest development. The density bonus chapter of Title 18 of the County code is distributed upon request.	
<p><i>Implements Policy 3.4</i></p> <p>The County shall provide technical assistance to mobile home park residents who want to purchase their mobile home park. To accomplish this, the County will advertise the program to mobile home park residents, including conducting meetings with tenants. Funding: Available State, Federal, and local funds (HOME, MHP, CDBG, etc.)</p>	Ongoing	Effectiveness/Progress: The County provides information to mobile home park residents and provides referrals to HCD, USDA and other mobile home advocacy groups, as well as local real estate lenders.	Appropriateness: This program will continue.
<p><i>Implements Policy 3.4</i></p> <p>The County will continue to allow manufactured housing as a permitted use in all residential zones. Funding: Planning Department budget, HOME, MHP</p>	Ongoing	Effectiveness/Progress: County code allows for manufactured housing in all residential zones.	Appropriateness: This will continue as practice, but since it is not a program, it will be removed.
<p><i>Implements Policy 3.5</i></p> <p>The County will support the efforts of local housing service providers to assist low-income households with utility bills by providing assistance to a minimum of 150 households annually through the LIHEAP (Low-income Energy Assistance Program). Funding: Pursue FmHA funds</p>	Ongoing	Effectiveness/Progress: The County works with local non-profit recipients of LIHEAP funding to continue this program	Appropriateness: This program will be continued.
<p><i>Implements Policy 3.5</i></p> <p>The County shall encourage rental subsidies for lower-income families and elderly persons. The County shall encourage listing of rental units with local housing service providers. Coordinate with HCD to receive additional subsidies for rental assistance. Funding: Planning Department budget</p>	Ongoing	Effectiveness/Progress: One local housing service provider administers Housing Choice Vouchers (Section 8) for the County. The County routinely refers inquiries to local housing service providers.	Appropriateness: This program will be continued.

HOUSING ELEMENT

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
<p><i>Implements Policy 3.5</i></p> <p>The County shall provide for the continued affordability of the County's low and moderate-income housing stock. Although not anticipated, if any deed-restricted affordable units currently serving County residents are at risk of converting to market rates, the County will facilitate a preservation program with the owner and/or operator of the project at risk. The goal will be to identify additional funds to either continue the affordability of the at-risk project or to replace those units once they are no longer affordable to lower-income households. Funding: Planning Department budget</p>	Ongoing	<p>Effectiveness/Progress: The County works with housing developers to provide for and maintain housing, in the event that deed restricted units are at risk, the County will work to preserve the units and educate the public regarding the importance of low-income units.</p>	<p>Appropriateness: This program will continue</p>
<p><i>Implements Policy 4.1</i></p> <p>The County will continue to make efforts to coordinate with established self-help housing groups to solicit interest in developing projects in the county to facilitate self-help housing as a form of homeownership for lower-income households. Funding: Planning Department Budget, CDBG</p>	Ongoing	<p>Effectiveness/Progress: The County routinely works with potential housing developers to increase housing supply. This includes to self-help housing groups.</p>	<p>Appropriateness: The County will continue to provide homeownership information to county residents.</p>
<p><i>Implements Policy 4.2</i></p> <p>The County will annually consider applying for state and federal grant funds to provide homeownership opportunities that may include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs. Funding: Planning Department budget</p>	Ongoing	<p>Effectiveness/Progress: The County did not directly apply for any funding to provide homeownership opportunities that include interest rate write-downs, down payment assistance, and mortgage revenue bond financing through state and federal programs.</p>	<p>Appropriateness: This program will be continued.</p>
<p><i>Implements Policy 4.2</i></p> <p>The County shall coordinate with local lenders to provide program information to the public about homebuyer assistance programs such as CalHFA, RCRC, and USDA.</p>	Ongoing	<p>Effectiveness/Progress: The County works with local lenders, real estate professional and housing providers to provide information to the public on loan opportunities available.</p>	<p>Appropriateness: Lenders do not work with these programs – Removed.</p>
<p><i>Implements Policy 5.1</i></p> <p>The County shall continue to allow second units, condominium</p>	Ongoing	<p>Effectiveness/Progress: Zoning code allows for all of these affordable options to be available to County</p>	<p>Appropriateness: This practice will continue, but since it is not a program it</p>

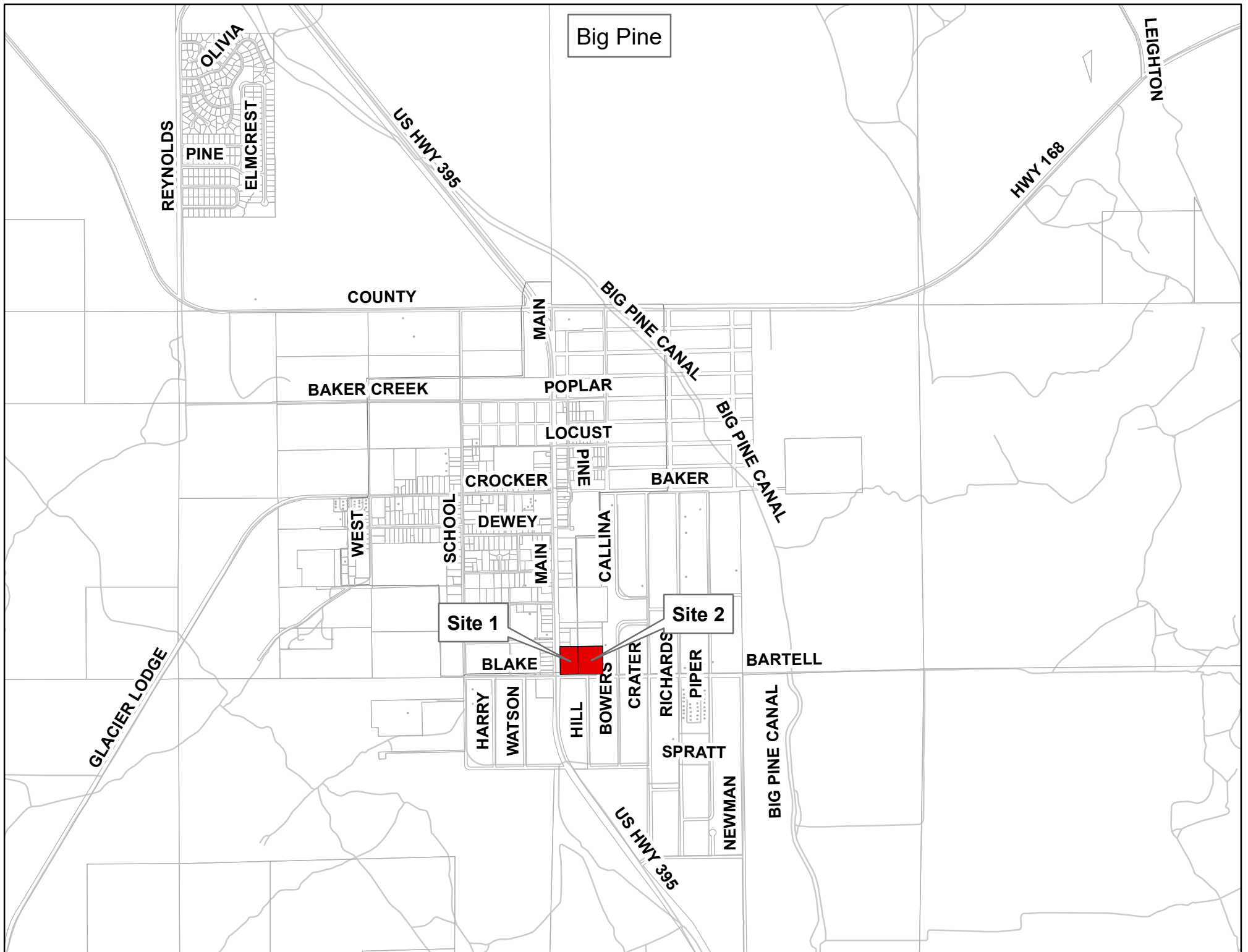
HOUSING ELEMENT

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
conversions, density bonuses, and residential units in commercial zones as specified in the County's Zoning and Subdivision Ordinances.		residents.	is being removed.
<p><i>Implements Policy 5.1</i></p> <p>The County shall continue to expedite project review and facilitate timely building permit and development plan processing for residential developments, including those with an affordable housing component.</p>	Ongoing	<p>Effectiveness/Progress: The County routinely works with homeowners to expedite their permits and provides flexibility in submittal requirements for owners developing their own homes. Typical processing times are relatively short. County staff attempt to do all plan processing as efficiently as possible. A planner is assigned to a project when it is first submitted as follows it through permitting to minimize some inefficiency.</p>	<p>Appropriateness: This program will continue.</p>
COMPLETED PROGRAMS			
Chapter 633 of the Statutes of 2007, also known as SB 2, requires jurisdictions to allow for permanent emergency shelters as a permitted use in at least one zone. This zone may be residential, commercial, or industrial but must be appropriate for this type of use and not be completely built out. In accordance with SB 2, the County will evaluate the most appropriate zone to permit shelters and amend the County code accordingly within one year of the adoption of this Housing Element.	Completed		
According to Chapter 633 of the Statutes of 2007, also known as SB 2, the County must explicitly allow both supportive and transitional housing types in all residential zones. The County shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.	Completed		
To ensure zoning flexibility that allows	Completed		

HOUSING ELEMENT

2014 Housing Program	Time Frame	Accomplishments	Continue/Modify/ Delete
for the development of single-room occupancy (SRO) units, the County will update its Zoning Ordinance to explicitly allow for SROs in developed areas near services and transit.			
Chapter 1062 of the Statutes of 2002, also known as AB 1866, requires jurisdictions to allow second units ministerially in all residential zones. The County will amend the County code to reflect this requirement while maintaining its current standards for second units that require a floor area of up to 30 percent of the principal dwelling unit up to a maximum of 1,200 square feet.	Completed		
Currently residential care facilities are permitted with a conditional use permit in the RR and R-3 zones. Pursuant to Chapter 671 of the Statutes of 2001, also known as SB 520, the County will amend the County code to allow flexibility for the location of residential care facilities by permitting facilities for 6 or fewer persons by right in all residential zones.	Completed		
The County shall incorporate reasonable accommodation provisions into its Zoning Code to provide a means for persons with disabilities to request exceptions to zoning and building regulations that may be act as a barrier to their housing choice.	Completed		

Appendix C – Proposed RHNA Sites Maps



Big Pine

LEIGHTON

US HWY 395

HWY 168

REYNOLDS

PINE

ELMCREST

OLIVIA

COUNTY

BAKER CREEK

MAIN

POPLAR

LOCUST

CROCKER

PINE

BAKER

DEWEY

MAIN

CALLINA

Site 1

Site 2

BLAKE

CRATER

BARTELL

HARRY

WATSON

HILL

BOWERS

RICHARDS

PIPER

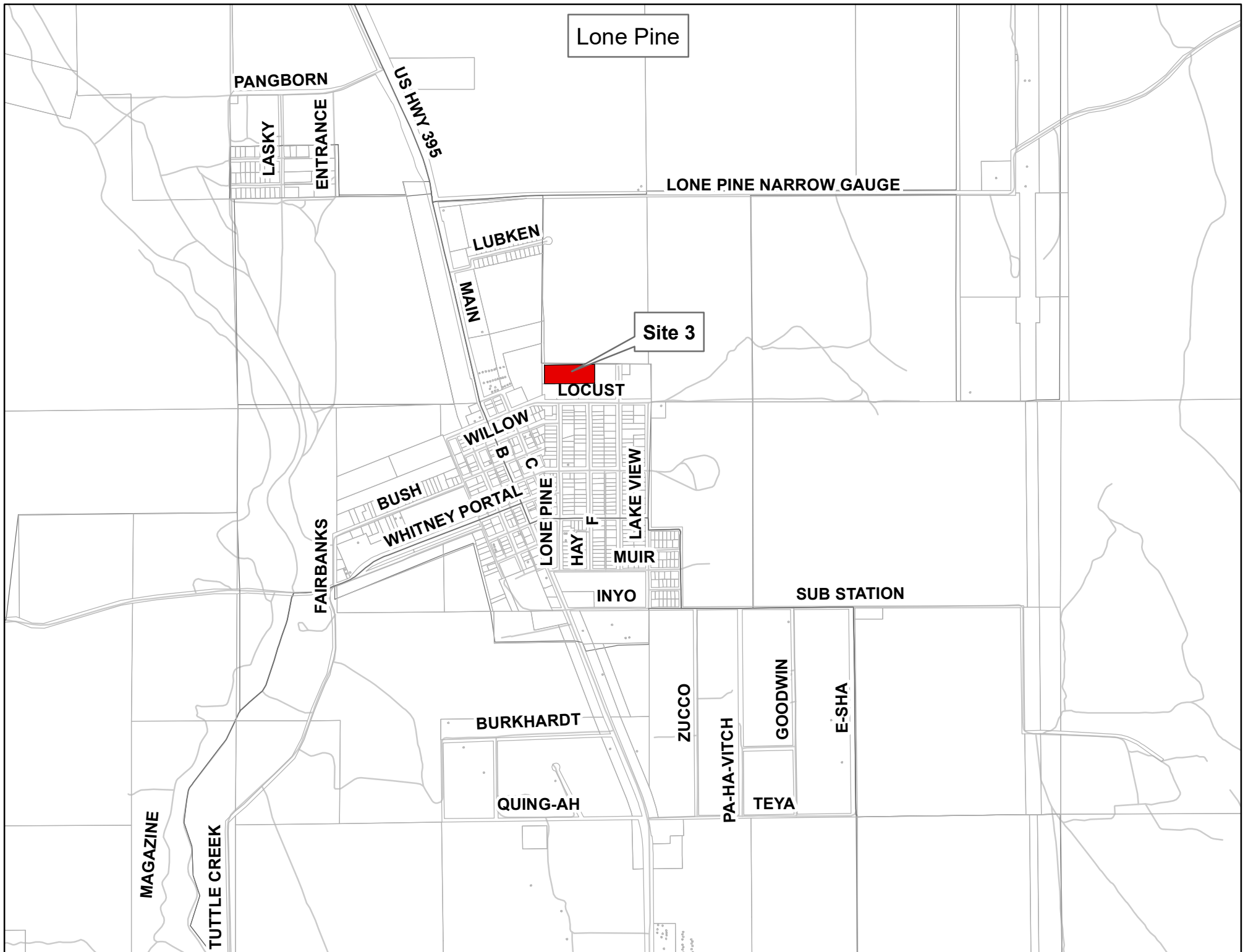
SPRATT

NEWMAN

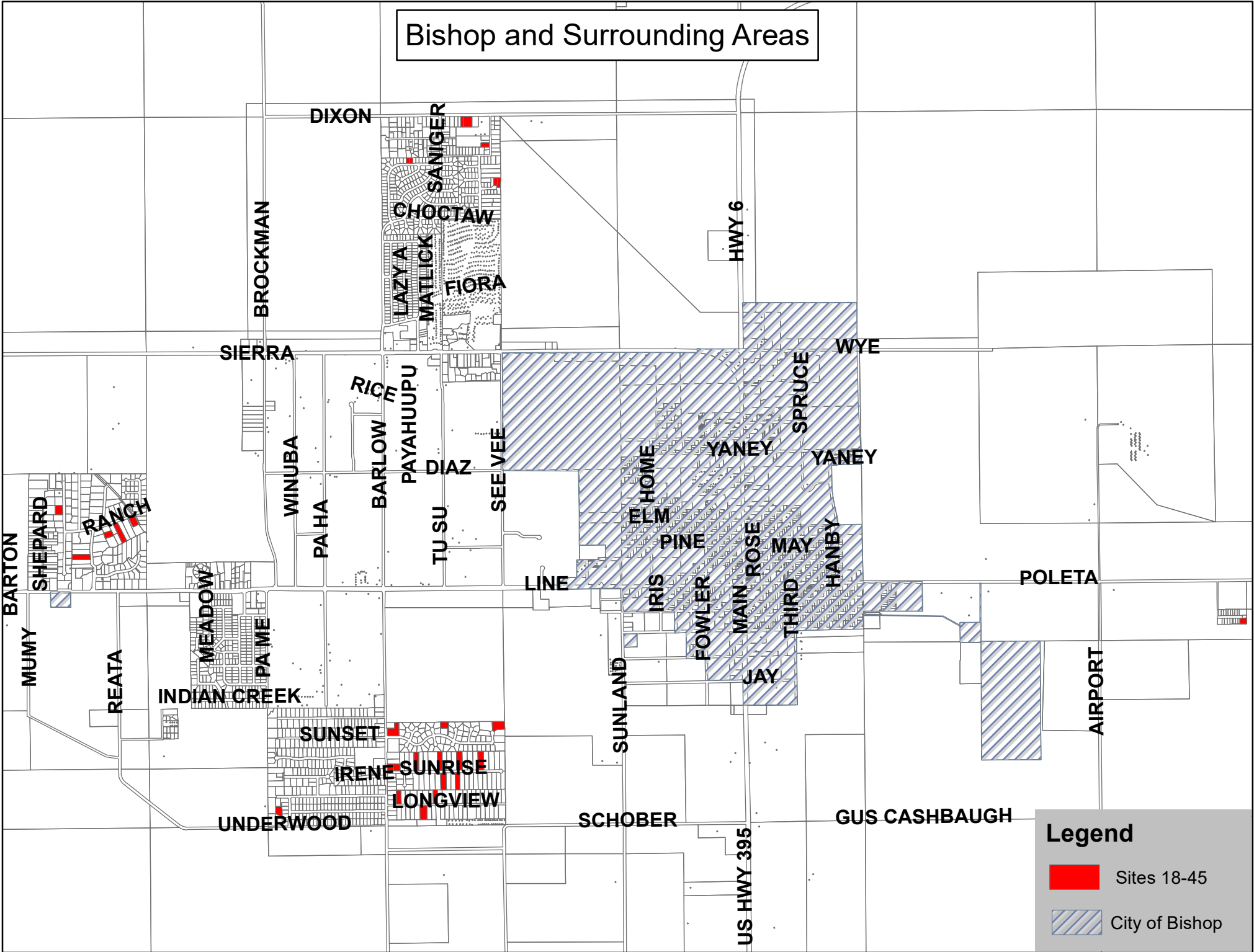
BIG PINE CANAL

GLACIER LODGE



US HWY 395

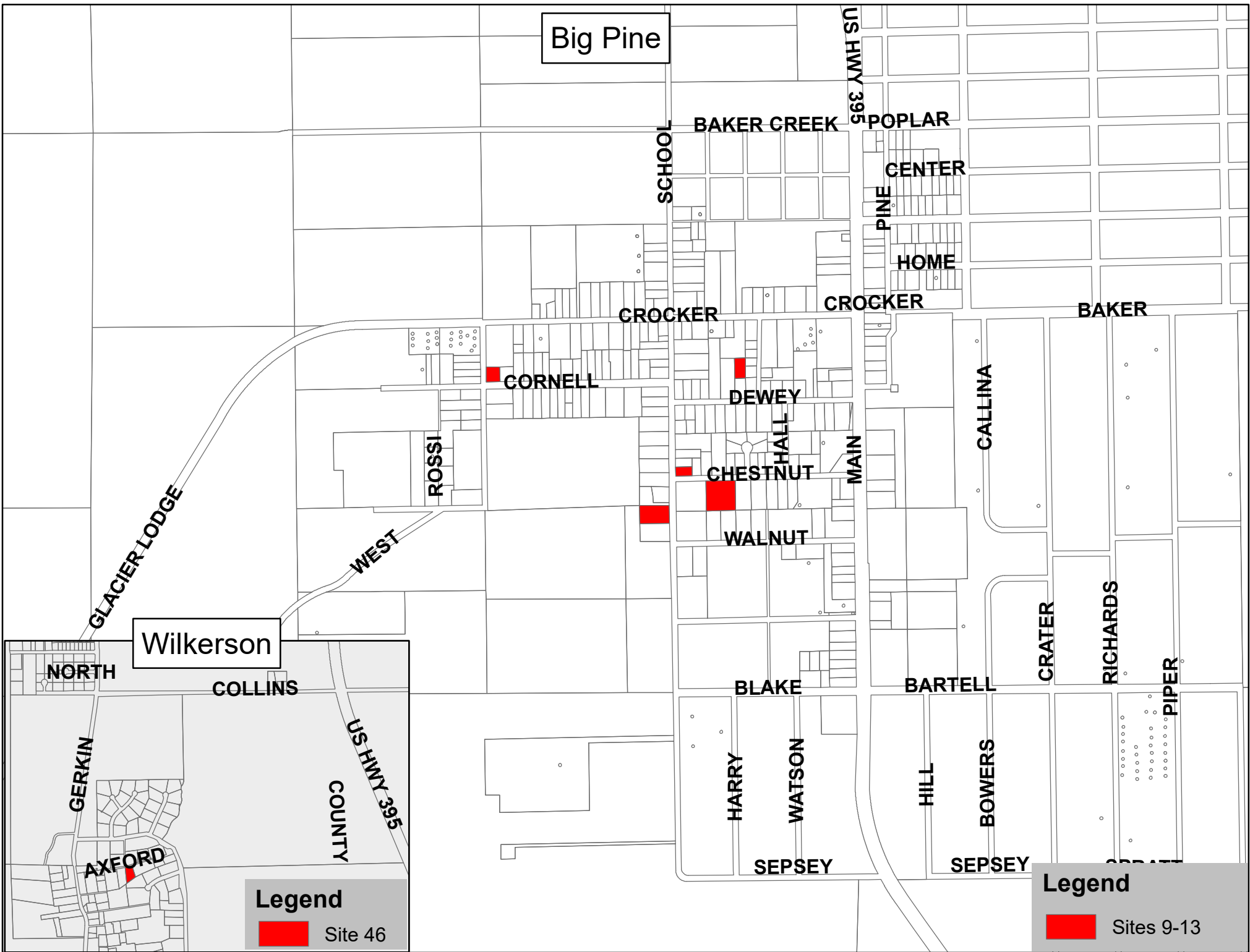


Bishop and Surrounding Areas



Legend

-  Sites 18-45
-  City of Bishop



Big Pine

Wilkerson

Legend



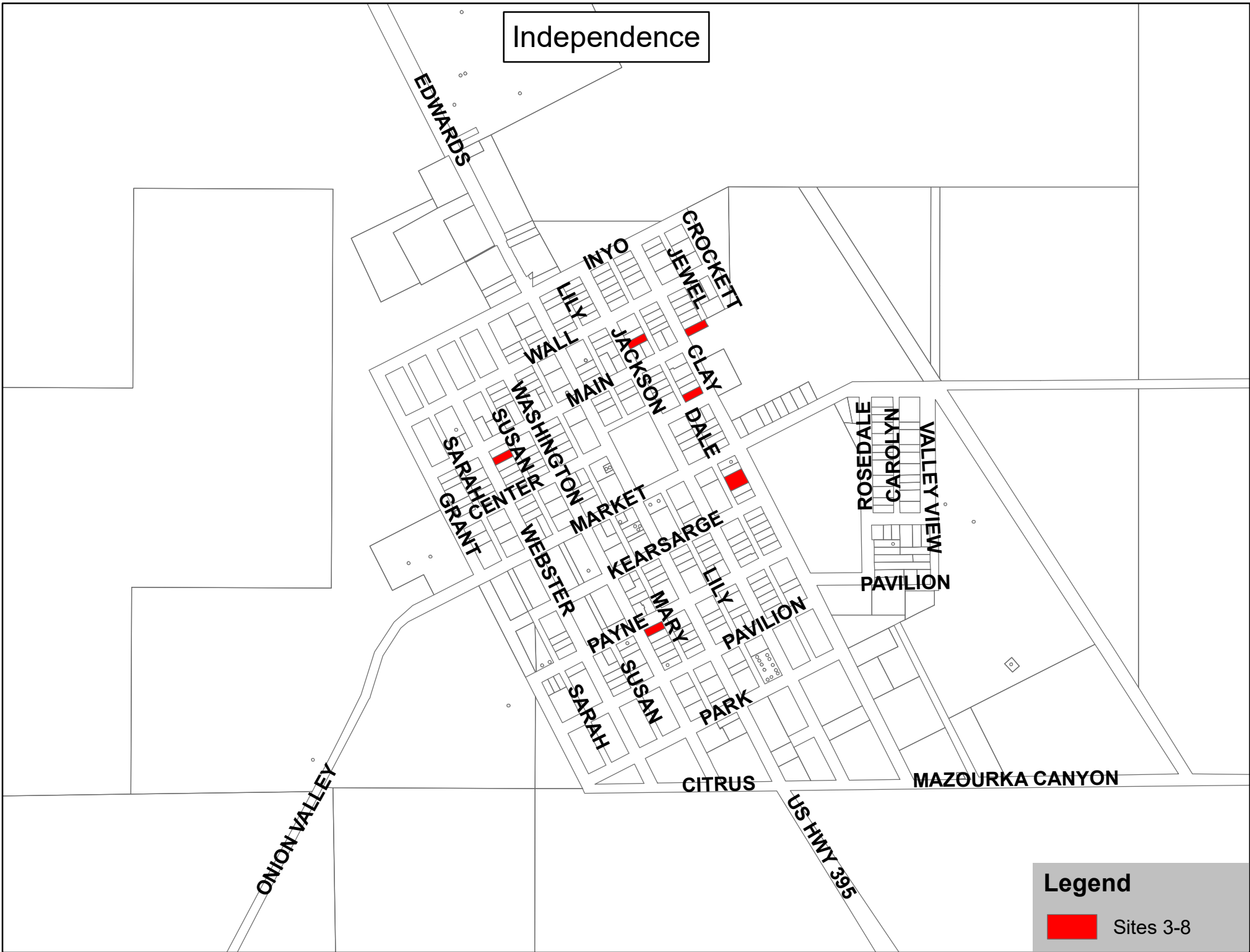
Site 46

Legend



Sites 9-13

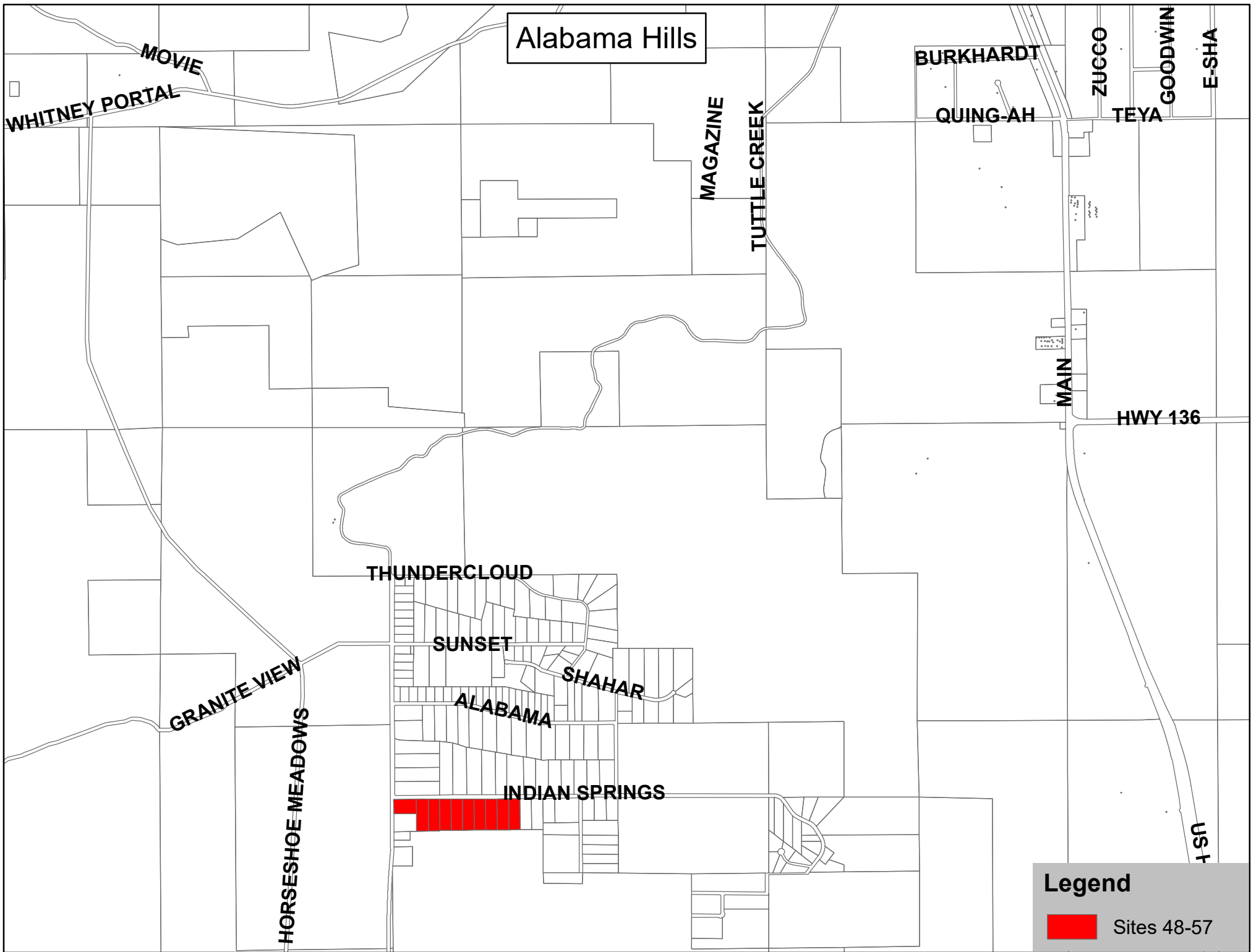
Independence



Legend



Sites 3-8



Alabama Hills

MOVIE
WHITNEY PORTAL

BURKHARDT
QUING-AH

ZUGCO
GOODWIN
E-SHA
TEYA

MAGAZINE
TUTTLE CREEK

MAIN

HWY 136

THUNDERCLOUD

SUNSET

SHAHAR


ALABAMA

GRANITE VIEW

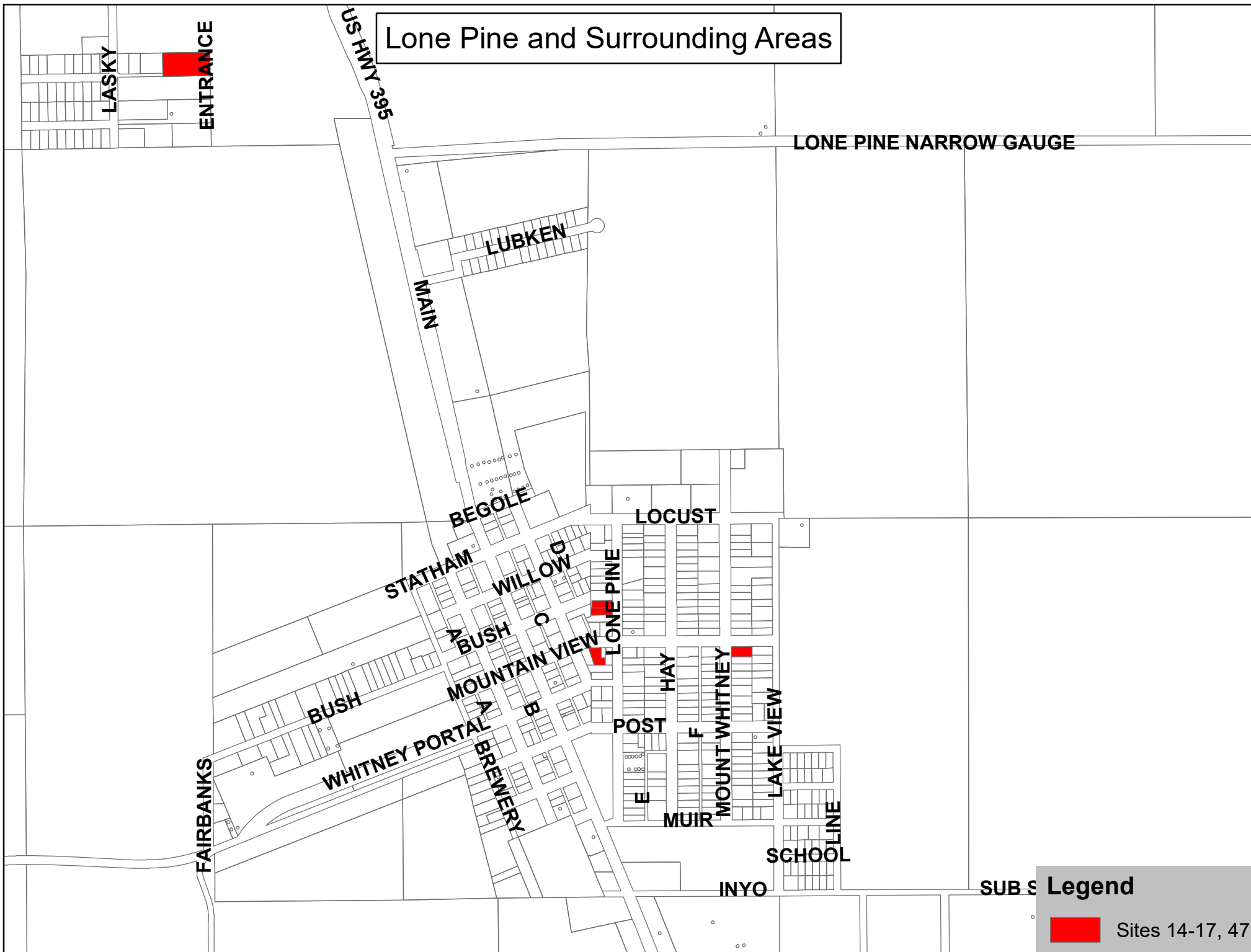
HORSESHOE MEADOWS

INDIAN SPRINGS


US 1

Legend
 Sites 48-57

Lone Pine and Surrounding Areas



Legend

 Sites 14-17, 47

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 9, 2022

Cathreen Richards, Director
Community Development Department
County of Inyo
168 N Edwards St.
Independence, CA 93526

Dear Cathreen Richards:

RE: County of Inyo's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the County of Inyo's (County) revised draft housing element received for review on August 3, 2022, with minor technical clarifications received on August 8, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements of State Housing Element Law, as described in HCD's November 16, 2021 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication that you provided in the preparation of the County's housing element and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at Shawn.Danino@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul McDougall', with a stylized flourish at the end.

Paul McDougall
Senior Program Manager

RESOLUTION NO. 2023-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
COUNTY OF INYO, STATE OF CALIFORNIA,
RECOMMENDING THAT THE BOARD OF SUPERVISORS
CERTIFY THAT GPA 2023-02 IS A NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND MAKE
CERTAIN FINDINGS WITH RESPECT TO AND APPROVE,
GENERAL PLAN AMENDMENT NO. 2023-02/ HOUSING
ELEMENT REVISED, COVERING YEARS 2021-2029**

WHEREAS, the General Plan Housing Element is required pursuant to California Government Code Section 65580 et seq., and works to provide housing for all of Inyo County's residents;

WHEREAS, the Inyo County Housing Element is required to be updated every eight-years, and the deadline for the most current Housing Element was August 30, 2021, for the Housing Element period extending between April 30, 2021 and April 30, 2029;

WHEREAS, Inyo County adopted a Housing Element in 1992 and updated it in 2001, 2003, 2009 and 2014;

WHEREAS, on April 20, 2020 the California Department of Housing and Community Development (HCD) transmitted the Regional Housing Need Allocation (RHNA) to Inyo County, which began the update process;

WHEREAS, the County's RHNA requires a total of 205 new units consisting of 46 very low income units, 40 low income units, 39 moderate income units and 80 above moderate income units;

WHEREAS, Inyo County prepared a Housing Element covering years 2021-2029 in compliance with state housing element law that identified sites to accommodate housing units to meet county's RHNA;

WHEREAS, correspondence was transmitted to stakeholders in the County in October 2020, including real estate professionals, homeless service providers, public agencies, and others, advising them of the update process and requesting input;

WHEREAS, pursuant to Senate Bill 18 (SB18) and Government Code Section 65352.3, on October 28, 2020 the County requested a list of native American contacts from the California Native American Heritage Commission (NAHC), to request consultations with, regarding the Housing Element update;

WHEREAS, the NAHC transmitted a list of Native American contacts to the County on October 14, 2020 for purposes of SB18 consultation regarding the Housing Element update;

WHEREAS, on October 28, 2020 the County initiated Native American Consultation pursuant to the California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65352.4, 65562.5, with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians and the Lone Pine Paiute Shoshone;

WHEREAS, no Tribes requested consultation;

WHEREAS, on May 17, 2021 the County initiated Native American Consultation pursuant to Assembly Bill 52 (AB52) and per Public Resource Code Section 21080.3.1(b) with the Big Pine Band of the Owens Valley, Bishop Paiute Tribe, Fort Independence Community of Paiute, Timbisha Shoshone, Kern Valley Indian Council, Walker River Reservation, 29 Palms Band of Mission Indians, Cazaban Band of Mission Indians, Torres Martinez Desert Cahuilla Indians and the Lone Pine Paiute Shoshone Tribe;

WHEREAS, only the Bishop Paiute Tribe requested consultation;

WHEREAS, on May 27, 2021 county staff and the First and Third District County Supervisors meet with the Bishop Paiute Tribe for consultation to discuss housing issues and the Tribe had no comments, nor did they request additional consultation;

WHEREAS, on Wednesday March 24, 2021 the County held an advertised public workshop via a Zoom meeting to educate interested parties about housing issues, the Housing Element update process, the sections with proposed changes in the Public Comment Draft Housing Element Update, and took comments;

WHEREAS, on Wednesday April 28, 2021 staff presented the Public Comment Draft of the Housing Element Update to the Planning Commission at a duly noticed public hearing;

WHEREAS, in addition to the March 24 and April 28, 2021 meetings, the County held six additional public and stakeholder workshops for the Housing Element Update;

WHEREAS, on April 28, 2021 the County sent a draft of the proposed changes to the Housing Element to HCD for review and comment;

WHEREAS, on June 25 HCD sent a letter of findings regarding the Housing Element and on June 16 and July 29, 2021 the county staff met with HCD to discuss the recommended changes;

WHEREAS, after HCD review, staff made the recommended changes to the Draft Housing Element and prepared it for review and approval;

WHEREAS, on June 18, 2021 the County submitted a Notice of Availability for an Initial Study (IS) and Draft Negative Declaration of Environmental Impact (ND) to the State Clearinghouse and County Clerk for public review and comment;

WHEREAS, on July 19, 2021 the comment period for the Initial Study and Draft Negative Declaration of Environmental Impact ended and no comments were received;

WHEREAS, the Inyo County Board of Supervisors, through Section 15.12.040 of Inyo County Code, 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;

WHEREAS, on August 11, 2021, the Inyo County Planning Commission, at a duly noticed public hearing, provided a recommendation, through a resolution, to the Board of Supervisors for approval the Housing Element and to certify that it is a Negative Declaration of Environment Impact;

WHEREAS, on August 17, 2021 the Inyo County Board of Supervisors adopted General Plan Amendment (GPA) 2021-01 updating the County's Housing Element and meeting the state deadline;

WHEREAS, on August 18, 2021 staff sent the Draft Housing Element Update to HCD;

WHEREAS, on November 16, 2021 HCD sent a letter of findings that required additional, substantial, additions and changes to the adopted Housing Element;

WHEREAS, county staff spent almost a year updating the Housing Element based on HCD findings, comments from stakeholders and the public;

WHEREAS, on June 14, 2022 staff held a workshop with the Board of Supervisors at a duly noticed public meeting to discuss the changes required by HCD and to take public comment;

WHEREAS, at the end of the workshop on June 14, 2022, the Board of Supervisors directed staff to include the presented changes and complete the Housing Element Update to bring back for adoption;

WHEREAS, on August 16, 2022 staff presented the Final Draft Housing Element Update and the Board of Supervisors approved the re-adoption of GPA 2021-01/Housing Element Update;

WHEREAS, on August 18, 2022 staff sent the Final Housing Element Update to HCD;

WHEREAS, on August 30, 2022 HCD sent a letter to the County stating that the County's Housing Element was in full compliance with State Housing Element Law.

WHEREAS, as part of the policies and programs included in the adopted Housing Element the County identified two parcels of land for General Plan and zoning reclassifications to support higher density housing to meet the RHNA sites requirements as prescribed by State Housing Law that were to be completed by April 2023;

WHEREAS, on March 22, 2023 staff presented the General Plan and zoning reclassification proposals for the two parcels identified in the Housing Element (GPA 2023-01 and Zone Reclassification 2023-01) to the Planning Commission at a duly noticed public hearing;

WHEREAS, the Planning Commission by a split vote was unable to provide a recommendation to the Board of Supervisors for adoption;

WHEREAS, on May 2, 2023 staff presented GPA 2023-01 and Zone Reclassification 2023-01 to the Board of Supervisors at a duly noticed public hearing and recommended approval;

WHEREAS, on May 2, 2023 the Board of Supervisors did not adopt GPA 2023-01 and Zone Reclassification 2023-01 with respect to the two parcels identified in the Housing Element, effectively putting the County's Housing Element in jeopardy of being out of compliance with State Housing Element Law;

WHEREAS, on May 23, 2023 county staff contacted HCD for direction on how to keep the County's Housing Element in compliance with State Housing Element Law;

WHEREAS, on May 23, 2023 staff from HCD provided direction to amend the RHNA sites inventory and submit it to HCD for review;

WHEREAS, staff prepared the amended sites inventory and updated sections of the Housing Element that addressed these sites and sent the revisions to staff at HCD on May 25, 2023;

WHEREAS, on June 26, 2023 staff from HCD sent a letter to the County stating that the draft amendment will not negatively impact demonstrating adequate sites to accommodate the RHNA or the County's current compliance with State Housing Element Law once the revised Housing Element is adopted, submitted to, and approved by HCD;

WHEREAS, on June 27, 2023 county staff posted the Draft Revisions to the Housing Element on its website for public review and comment;

WEREAS, since no individuals, organizations or governments previously requested notification relating to the 2021 Housing Element, on July 13th a notice was posted in the Inyo Register advertising that the Draft Revision to the Housing Element was posted on the county website for review and comment;

WEREAS, no comments were received;

WHEREAS, a notice of public hearing for GPA 2023-02/ Housing Element Revised to be held August 23, 2023, was published in the Inyo Register on August 10, 2023;

WHEREAS, this Commission does hereby find and declare adoption of GPA 2023-02/ Housing Element Revised to be in the public interest; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that, based on all of the written and oral comments and input received at the August 23, 2023 hearing, including the staff report for the project, this Planning Commission makes the following findings regarding GPA 2023-02/Housing Element Revised and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

RECOMMENDED FINDINGS

1. GPA 2023-02/Housing Element Revised is a policy document that works to provide housing for all of Inyo County's residents and is an Addendum to the Negative Declaration of Environmental Impact as reviewed and discussed in the Initial Study for GPA 2021-01/Housing Element Update.
2. Based on substantial evidence in the record, the proposed revisions to the Housing Element are consistent with the goals and policies of the Inyo County General Plan since the two replacement parcels currently have General Plan designations that conform to the RHNA site requirements and the proposed densities set forth in the revised Housing Element.
3. Based on substantial evidence in the record, the proposed revisions to General Plan Housing Element are consistent with the purposes and intent of Title 18 (Zoning Ordinance) of the Inyo County Code since the two replacement parcels currently have zoning designations that conform to the RHNA site requirements and the proposed densities set forth in the revised Housing Element.
4. Based on substantial evidence in the record the Revised 2021-2029 Inyo County Housing Element is consistent with California Government Code Sections 65580-65589.8 (Housing Element Law) as the County contacted HCD asking for direction regarding the RHNA sites included in the Housing Element that were not approved for General Plan and zone reclassifications and were given direction to amend the sites inventory and resubmit to them for review. Staff amended the sites inventory by finding two replacement parcels for the two that

had to be removed and sent this to HCD. After review, staff from HCD directed the County to adopt and submit to them for approval.

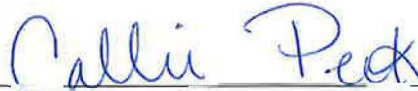
BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors take the following actions:

RECOMMENDED ACTIONS

1. Certify GPA No. 2023-02/Revised Housing Element is a Negative Declaration of Environmental Impact pursuant to CEQA.
2. Make certain findings with respect to and approve General Plan Amendment No. 2023-02/Housing Element Revised based on all of the information in the public record and on recommendation of the Planning Commission.

PASSED AND ADOPTED this 23rd day of August, 2023 by the following vote of the Inyo County Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:



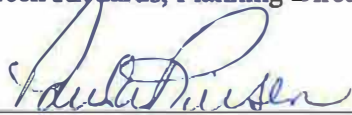
Callie Peek, Vice-Chairperson, Inyo County Planning Commission

ATTEST:

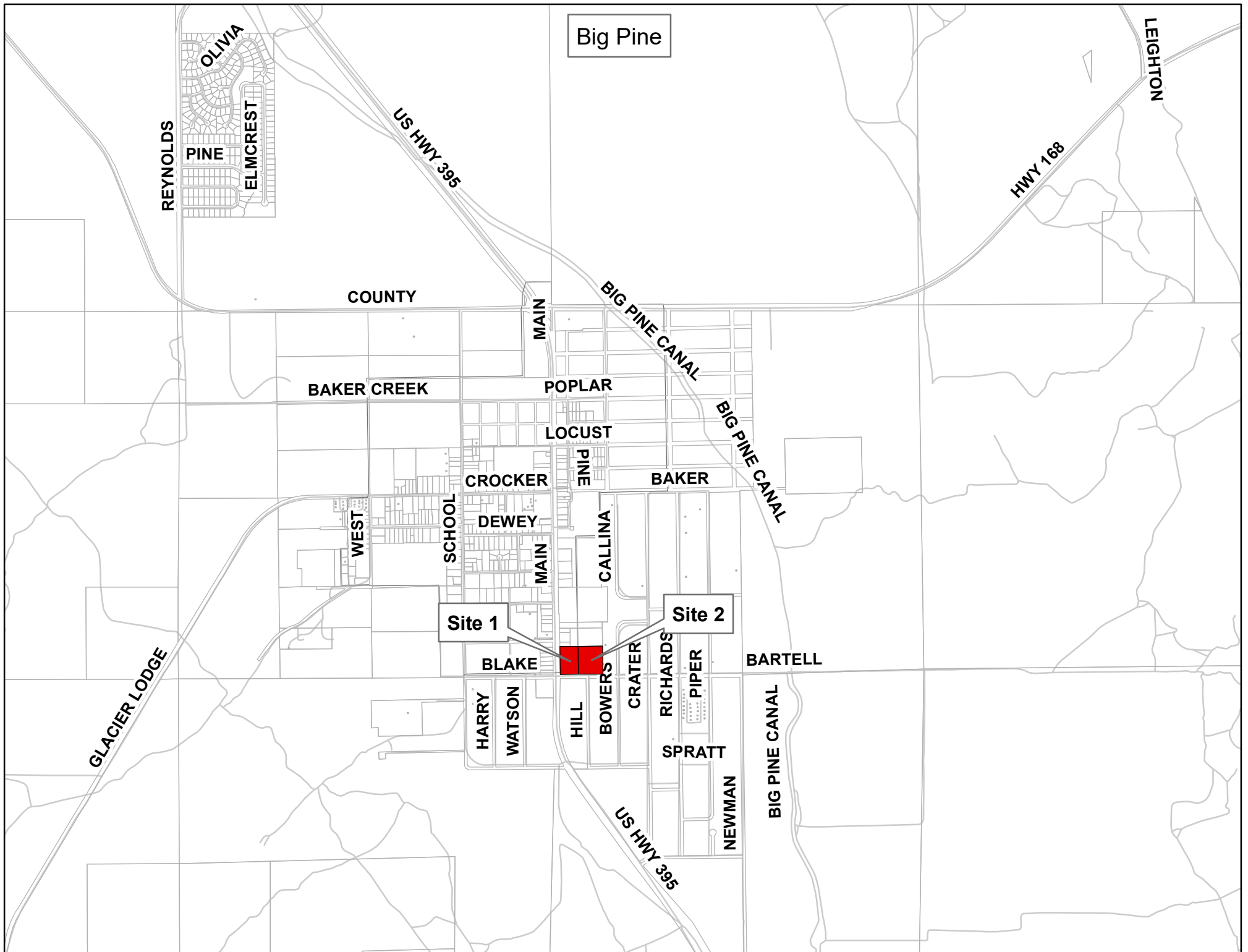


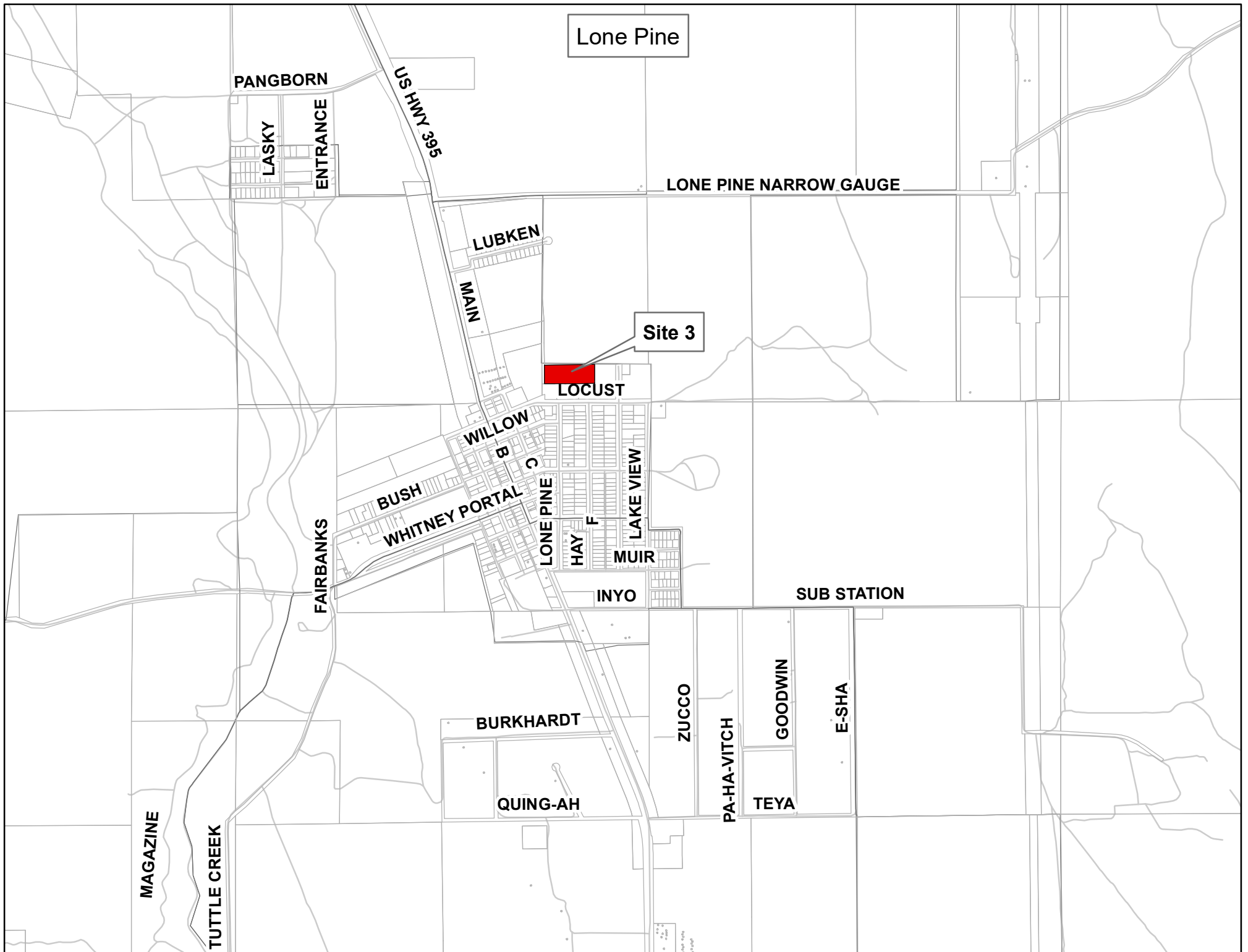
Cathreen Richards, Planning Director

By



Paula Riesen, Secretary of the Commission





**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 26, 2023

Cathreen Richards, Director
Community Development Department
County of Inyo
168 N Edwards Street
Independence, CA 93526

Dear Cathreen Richards:

RE: County of Inyo's 6th Cycle (2021-2029) Draft Housing Element Amendment

Thank you for submitting the County of Inyo's (County) draft amendment to the adopted housing element that was received for review on May 25, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The County's housing element was found in compliance on August 30, 2022. The draft amendment incorporates modifications to the sites inventory and will not negatively impact demonstrating adequate sites to accommodate the regional housing need allocation (RHNA) or the current compliance status of the housing element. Therefore, the element will remain in compliance with State housing element law (Gov. Code, § 65580 et seq) when the draft amendment is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

Cathreen Richards, Director
Page 2

HCD appreciates the hard work and dedication you provided in the preparation of the County's housing element and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at Shawn.Danino@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager



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

September 26, 2023

Reference ID:
2023-4140

Adoption of the Fiscal Year 2023-2024 Final Board Approved Budget County Administrator ACTION REQUIRED

ITEM SUBMITTED BY

Denelle Carrington, Senior Budget Analyst

ITEM PRESENTED BY

Nate Greenberg, County Administrative Officer

RECOMMENDED ACTION:

A) Conduct a review and discussion of the Fiscal Year 2023-2024 Final Approved Budget, including but not limited to:

1. Those changes to the County Administrative Officer (CAO) Recommended Budget that were directed by the Board to be included in the Final Budget; and
2. Any other changes which may be made as a result of today's discussion;

B) Adopt the Fiscal Year 2023-2024 Budget as recommended by the County Administrator and as amended, and as directed on September 12, 2023;

C) Approve Resolution No. 2023-31, titled, "A Resolution of the Board of Supervisors, County of Inyo, State of California, Adopting a Final Budget for Fiscal Year 2023-2024," and authorize the Chairperson to sign.

BACKGROUND / SUMMARY / JUSTIFICATION:

On September 12, 2023, your Board closed Budget Hearings for Fiscal Year 2023-2024 and directed the County Administrator to make all changes necessary to compile the Final Board Approved Budget for Fiscal Year 2023-2024. Consequently, the County Budget document contains a countywide estimated revenue total of \$141,057,962 and \$157,400,196 in projected expenditures. The amount of the General Fund portion of the County Budget is \$83,741,350 in revenues, and \$88,971,353 in expenditures.

On September 12th, the Auditor-Controller certified the Final Fund Balance for the year ending June 30, 2023 as \$5,230,003, which is \$1,030,003 more than was used to balance the Recommended Budget. The changes directed by your Board fully appropriate this unbudgeted portion of Fund Balance.

As directed during the Budget Hearings, this includes:

- Adding \$530,003 to the General Fund Contingencies budget;
- Adding \$500,000 to Economic Stabilization

Fiscal Year 2023-2024 Recommended Board Approved Budget for the General Fund

The expenditure total in this recommended Final Board Approved Budget for the General Fund is \$88,971,353, which is \$1,030,003 higher than the CAO Recommended Budget. A summary of the General Fund is included as Attachment A. The increases in expenditures are due to the net effect of the following changes;

Actions Directed by your Board or Recommended by Staff during Budget Hearings - General Fund

1. *Increase expenses in the Contingencies Budget by \$530,003*
2. *Increase expenses in the General Revenues & Expenditures budget by \$500,000 to fund a \$500,000 contribution to the Economic Stabilization Fund.*

Actions Recommended by Staff After Budget Hearings - General Fund

Staff has no subsequent recommendations to change revenues and expenditures in the General Fund Budgets from those comprising the CAO Recommended Budget or otherwise directed by, or discussed with your Board during the Budget Hearings.

Fiscal Year Recommended Board Approved Budget for Non-General Funds

The expenditure total in this recommended Final Board Approved Budget for Non-General Funds is \$68,428,843 which is the same as the CAO Recommended Budget. Revenues are \$57,316,612 which is \$500,000 higher than the CAO Recommended Budget. A summary of the Non-General Fund is included in Attachment B.

Actions Directed by Your Board or Recommended by Staff During Budget Hearings - Non-General Fund

1. *Increase Operating Transfers In into the Economic Stabilization Fund by \$500,000*

Actions Recommended by Staff After Budget Hearings - Non-General Fund

Staff has no subsequent recommendations to change revenues and expenditures in Non-General Fund Budgets from those comprising the CAO Recommended Budget or otherwise directed by, or discussed with your Board during the Budget Hearings.

FISCAL IMPACT:

Funding Source	All County General and Non-General Fund	Budget Unit	All budgets
Budgeted?	Yes	Object Code	All object codes
Recurrence	Ongoing		
Current Fiscal Year Impact			
This item sets the Fiscal Year 2023-2024 countywide spending plan at a total amount of \$157,400,196			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board has the alternative to not approve the Budget for Fiscal Year 2023-2024, in whole or in part as recommended by the County Administrative Officer, and/or modify the Budget as presented and provide additional direction to staff.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

The Fiscal Year 2023-2024 CAO Recommended Budget is currently based on direction provided by your Board and recommendations made by staff during the Budget Hearings, and developed with significant support from the Auditor-Controller, Personnel, and all County departments.

ATTACHMENTS:

1. Resolution No. 2023-31 Budget Adoption
2. Attachment A - Board Approved General Fund Budget 23-24
3. Attachment B - Board Approved Non-General Fund Budget 23-24

APPROVALS:

Denelle Carrington	Created/Initiated - 9/12/2023
Darcy Ellis	Approved - 9/12/2023
Denelle Carrington	Approved - 9/13/2023
John Vallejo	Approved - 9/20/2023
Amy Shepherd	Approved - 9/20/2023
Nate Greenberg	Final Approval - 9/20/2023

RESOLUTION No. 2023-31

**A RESOLUTION OF THE
BOARD OF SUPERVISORS,
COUNTY OF INYO,
STATE OF CALIFORNIA,
ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2023-2024**

WHEREAS, the Government Code requires the County to conduct Budget Hearings prior to adopting a Final Budget; and

WHEREAS, the Government Code requires the Final Budget to be adopted no later than October 2nd of each fiscal year; and

WHEREAS, the Inyo County Board of Supervisors has conducted and concluded Budget Hearings on September 12, 2023, and has received input and recommendations and, at the conclusion of the Budget Hearings, directed the preparation of the Final Budget; and

WHEREAS, the Final Budget has been prepared in accordance with the Government Code and the Board of Supervisors' directions during Budget Hearings; and

WHEREAS, the Final Budget specifies all of the following: appropriations by objects of expenditure within each budget unit, except for capital assets that are appropriated at the subobject level pursuant to Government Section 29008; other financing uses by budget unit; Intrafund transfers by budget unit; transfers-out by fund; appropriations for contingencies, by fund; provisions for nonspendable, restricted, committed, and assigned fund balances, by fund and purpose; and the means of financing the budget requirements; and

WHEREAS, the Inyo County Board of Supervisors desires to approve the Final Budget as presented by the Budget Officer and the Auditor-Controller.

NOW, THEREFORE BE IT RESOLVED that the Inyo County Board of Supervisors hereby adopts the Fiscal Year 2023-2024 Final Budget for the County of Inyo as set forth in the attached documents, which are incorporated herein by reference.

PASSED AND ADOPTED, this 26th day of September, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Inyo County Board of Supervisors

*Attest: Nathan Greenberg
Clerk of the Board*

Darcy Ellis, Assistant Clerk to the Board

ATTACHMENT A

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
		ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
		06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
FUND: 0001 GENERAL FUND								
REVENUES:								
4001	CURRENT SECURED TAXES	\$14,158,973	\$14,583,743	\$14,583,743	\$15,226,755	\$15,605,000	\$15,605,000	\$15,605,000
4004	CURRENT UNSECURED TAXES	\$1,070,451	\$1,180,000	\$1,180,000	\$1,376,595	\$1,164,000	\$1,164,000	\$1,164,000
4005	CURRENT UNSECURED AIRCRAFT TAX	\$12,419	\$15,000	\$15,000	\$17,602	\$25,000	\$25,000	\$25,000
4008	SB813 DISTRIBUTIONS	\$180,021	\$100,000	\$100,000	\$1,045,482	\$200,000	\$200,000	\$200,000
4021	PRIOR YEAR SECURED TAXES	\$137,805	\$145,000	\$145,000	\$143,011	\$145,000	\$145,000	\$145,000
4023	PRIOR YEAR UNSECURED TAXES	\$0	\$30,000	\$0	(\$961,836)	\$75,000	\$75,000	\$75,000
4041	PENALTIES ON DELINQUENT TAXES	\$82,159	\$250,000	\$250,000	\$63,129	\$250,000	\$250,000	\$250,000
4042	COSTS OF DELINQUENT COLLECTION	\$0	\$11,000	\$11,000	\$1,010	\$11,000	\$11,000	\$11,000
	TAXES - PROPERTY	\$15,641,829	\$16,314,743	\$16,284,743	\$16,911,750	\$17,475,000	\$17,475,000	\$17,475,000
4082	REAL PROPERTY TRANSFER TAX	\$152,519	\$125,000	\$108,081	\$309,536	\$115,000	\$115,000	\$115,000
4083	TRANSIENT OCCUPANCY TAX	\$4,413,833	\$3,800,000	\$3,800,000	\$4,738,259	\$4,000,000	\$4,000,000	\$4,000,000
	TAXES - OTHER	\$4,566,352	\$3,925,000	\$3,908,081	\$5,047,795	\$4,115,000	\$4,115,000	\$4,115,000
4062	SALES TAX	\$2,189,484	\$1,650,000	\$1,650,000	\$2,161,795	\$1,750,000	\$1,750,000	\$1,750,000
	TAXES - SALES	\$2,189,484	\$1,650,000	\$1,650,000	\$2,161,795	\$1,750,000	\$1,750,000	\$1,750,000
4101	ANIMAL LICENSES	\$11,591	\$10,000	\$18,000	\$22,286	\$22,000	\$22,000	\$22,000
4131	CONSTRUCTION PERMITS	\$354,735	\$340,000	\$340,000	\$396,630	\$340,000	\$340,000	\$340,000
4135	FEES FOR CONTINUING EDUCATION	\$8,516	\$6,820	\$3,500	\$983	\$3,500	\$3,500	\$3,500
4156	RECLAMATION PLAN FEES	\$32,400	\$18,000	\$18,000	\$25,200	\$18,000	\$20,000	\$20,000
4161	FRANCHISE FEES	\$238,723	\$235,400	\$235,400	\$252,345	\$252,292	\$252,292	\$252,292
4170	WELL PERMITS	\$8,648	\$8,000	\$9,500	\$14,135	\$9,500	\$12,000	\$12,000
4171	D H R PERMITS	\$648	\$605	\$605	\$708	\$605	\$605	\$605
4172	SEWER APPLICATIONS	\$4,786	\$5,500	\$4,200	\$3,830	\$5,500	\$5,500	\$5,500
4174	WELL & WATER SYSTEM PERMITS	\$3,726	\$2,540	\$2,540	\$2,286	\$2,540	\$2,540	\$2,540
4175	PERMITS TO OPERATE	\$1,305	\$1,300	\$1,000	\$1,112	\$1,000	\$1,000	\$1,000
4176	LICENSES	\$7,912	\$8,000	\$7,862	\$7,520	\$7,500	\$7,500	\$7,500
4177	GUN PERMITS	\$15,653	\$4,500	\$4,500	\$4,474	\$4,500	\$4,500	\$4,500
4178	FINGERPRINT PERMITS	\$5,259	\$10,000	\$10,000	\$5,691	\$8,000	\$8,000	\$8,000
4179	EXPLOSIVE PERMITS	\$10	\$10	\$10	\$22	\$10	\$10	\$10
4180	DEVICE REGISTRATION FEE	\$70,209	\$70,000	\$70,000	\$72,680	\$70,200	\$72,000	\$72,000
4182	SWIMMING POOL PERMITS	\$10,200	\$8,000	\$10,000	\$11,166	\$10,000	\$11,000	\$11,000
4183	FOOD ESTABLISHMENT PERMITS	\$53,172	\$47,000	\$50,000	\$59,800	\$52,000	\$56,000	\$56,000

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
4184	SEWAGE PUMP VEHICLE PERMIT	\$1,190	\$1,300	\$1,300	\$2,380	\$1,300	\$1,300	\$1,300
4186	DEVICE REPAIRMAN LICENSE	\$176	\$250	\$250	\$214	\$214	\$214	\$214
	LICENSES & PERMITS	\$828,862	\$777,225	\$786,667	\$883,466	\$808,661	\$819,961	\$819,961
4211	CRIMINAL FINES	\$2,786	\$30,500	\$23,500	\$2,330	\$23,500	\$23,500	\$23,500
4212	ANIMAL FINES	\$4,893	\$12,000	\$25,000	\$25,723	\$25,000	\$25,000	\$25,000
4214	SUPERIOR COURT FINES	\$41,725	\$70,692	\$70,692	\$10,984	\$117,250	\$117,250	\$117,250
4215	JUSTICE COURT FINES	\$188,229	\$180,000	\$180,000	\$200,224	\$200,000	\$200,000	\$200,000
4220	LAW LIBRARY FINES	\$7,035	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
4224	COURT REALIGNMENT FINES	\$730,562	\$715,000	\$715,000	\$687,086	\$685,000	\$685,000	\$685,000
	FINES & FORFEITURES	\$975,232	\$1,015,192	\$1,021,192	\$933,350	\$1,057,750	\$1,057,750	\$1,057,750
4352	MILLPOND CONCESSIONS	\$28,950	\$25,000	\$25,000	\$26,562	\$26,000	\$26,000	\$26,000
	RENTS & LEASES	\$28,950	\$25,000	\$25,000	\$26,562	\$26,000	\$26,000	\$26,000
4301	INTEREST FROM TREASURY	\$192,617	\$185,000	\$185,000	\$706,913	\$650,000	\$650,000	\$650,000
4303	INTEREST ON TAX FUNDS	\$22,910	\$500	\$500	\$0	\$500	\$500	\$500
4311	RENTS	\$54,012	\$60,000	\$51,500	\$41,779	\$50,000	\$50,000	\$50,000
4312	LEASES	\$2,109	\$1,968	\$1,968	\$2,146	\$1,968	\$2,100	\$2,100
4317	BIG PINE LEGION HALL RENT	\$676	\$0	\$0	\$0	\$0	\$0	\$0
4318	INDEPENDENCE LEGION HALL RENT	\$520	\$130	\$1,000	\$1,095	\$150	\$150	\$150
4322	BISHOP SENIOR CENTER RENT	\$50	\$0	\$0	\$0	\$0	\$0	\$0
	REV USE OF MONEY & PROPERTY	\$272,895	\$247,598	\$239,968	\$751,934	\$702,618	\$702,750	\$702,750
4411	STATE MOTOR VEHICLE IN LIEU TX	\$2,417,015	\$1,597,272	\$1,621,606	\$2,227,898	\$2,373,959	\$2,373,959	\$2,373,959
4413	PROPERTY TAX IN LIEU OF VLF	\$2,422,757	\$2,422,757	\$2,893,576	\$2,624,317	\$2,700,000	\$2,700,000	\$2,700,000
4420	SOCIAL SERVICE REALIGNMENT	\$462,461	\$1,431,293	\$1,511,293	\$1,132,164	\$1,603,973	\$1,603,973	\$1,603,973
4421	STATE PUBLIC ASSIST ADMIN	\$2,896,502	\$3,086,955	\$3,086,955	\$3,409,000	\$3,499,477	\$3,499,477	\$3,499,477
4425	AID FAMILY DEPENDENT CHILDREN	(\$3,086)	\$235,000	\$235,000	(\$15,324)	\$35,000	\$35,000	\$35,000
4426	SSI / SSP	\$2,219	\$0	\$17,503	\$17,503	\$0	\$0	\$0
4427	FOSTER CARE	\$107,936	\$150,000	\$149,494	\$159,128	\$150,000	\$150,000	\$150,000
4430	HEALTH REALIGNMENT	\$185,417	\$63,512	\$63,512	\$63,512	\$64,512	\$64,512	\$64,512
4450	MENTAL HEALTH REALIGNMENT	\$1,166,375	\$1,120,161	\$1,120,161	\$1,120,161	\$1,120,161	\$1,120,161	\$1,120,161
4460	REALIGNMENT - 2011	\$3,205,658	\$2,730,104	\$2,729,486	\$1,596,702	\$4,007,264	\$4,010,780	\$4,010,780
4463	UNREFUNDED GAS TAX	\$108,358	\$113,910	\$119,266	\$89,285	\$95,000	\$95,000	\$95,000
4472	HOMEOWNERS PROPERTY TAX RELIEF	\$66,720	\$66,000	\$66,000	\$66,695	\$66,000	\$66,000	\$66,000
4473	STATE AID FOR VETERANS AFFAIRS	\$49,148	\$26,850	\$26,850	\$33,694	\$15,600	\$15,600	\$15,600

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
		ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
		06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
4475	OFF HIGHWAY VEHICLE	\$597	\$630	\$630	\$613	\$630	\$630	\$630
4483	STANDARDS & TRAIN FOR CORRECT	\$15,467	\$29,016	\$29,016	\$31,044	\$39,152	\$39,152	\$39,152
4485	STATE - PUBLIC SAFETY SERVICES	\$2,478,592	\$2,340,000	\$2,340,000	\$2,384,382	\$2,140,000	\$2,340,000	\$2,340,000
4486	AB443 - SHERIFF	\$288,391	\$522,487	\$540,487	\$418,520	\$682,858	\$500,000	\$500,000
4488	CITIZEN OPTION - PUBLIC SAFETY	\$61,083	\$189,680	\$272,349	\$262,782	\$292,104	\$267,104	\$267,104
4489	JUVENILE JUSTICE	\$53,067	\$53,067	\$53,067	\$52,478	\$53,067	\$53,067	\$53,067
4497	STATE MANDATE PROGRAMS	\$18,577	\$15,500	\$15,500	\$40,452	\$500	\$500	\$500
4498	STATE GRANTS	\$1,736,859	\$3,535,313	\$3,717,512	\$1,448,931	\$3,340,224	\$3,540,224	\$3,540,224
4499	STATE OTHER	\$807,654	\$2,599,661	\$2,600,546	\$1,907,852	\$3,028,264	\$3,028,264	\$3,028,264
4501	FEDERAL PUBLIC ASSISTANCE ADMN	\$1,980,753	\$2,195,276	\$2,195,276	\$1,966,911	\$2,225,998	\$2,225,998	\$2,225,998
4511	FEDERAL AID TO FAMILY W/ CHILD	\$115,129	\$125,000	\$125,000	\$195,588	\$195,000	\$195,000	\$195,000
4512	FEDERAL FOSTER CARE	\$275,191	\$313,000	\$433,000	\$407,607	\$433,000	\$433,000	\$433,000
4552	FEDERAL OTHER	\$409,417	\$1,526,241	\$1,534,473	\$502,877	\$2,102,263	\$2,102,263	\$2,102,263
4555	FEDERAL GRANTS	\$0	\$461,168	\$461,168	\$24,468	\$331,764	\$331,764	\$331,764
4561	AID FROM MONO COUNTY	\$270,916	\$331,076	\$338,639	\$387,441	\$350,265	\$350,265	\$350,265
4563	CONTRIBUTION FROM DWP	\$5,089,206	\$5,373,978	\$5,373,978	\$5,373,978	\$5,826,618	\$5,826,618	\$5,826,618
4599	OTHER AGENCIES	\$220,235	\$213,500	\$272,725	\$220,208	\$295,500	\$295,500	\$295,500
	AID FROM OTHER GOVT AGENCIES	\$26,908,622	\$32,868,407	\$33,944,068	\$28,150,874	\$37,068,153	\$37,263,811	\$37,263,811
4601	TAX REDEMPTION FEES	\$3,240	\$3,200	\$3,200	\$5,190	\$6,000	\$6,000	\$6,000
4602	ASSESSMENT & COLLECTION FEES	\$15,969	\$16,019	\$16,019	\$16,265	\$16,019	\$16,019	\$16,019
4603	SB813 COLLECTION FEES	\$19,006	\$30,000	\$166,000	\$185,428	\$40,000	\$40,000	\$40,000
4604	PROPERTY TAX ADMIN FEES	\$124,378	\$125,000	\$125,000	\$146,008	\$146,000	\$146,000	\$146,000
4605	DELINQUENT TAX SALE FEE	\$1,636	\$300,000	\$50	\$750	\$149,702	\$149,702	\$149,702
4612	SPEC DIST & GRANT ACCOUNTING	\$28,350	\$78,356	\$78,356	\$63,688	\$28,356	\$28,356	\$28,356
4618	EMS ACCOUNTING	\$32,949	\$32,950	\$35,242	\$35,242	\$35,242	\$35,242	\$35,242
4621	DISTRICT ELECTIONS	\$0	\$9,000	\$11,975	\$11,975	\$0	\$0	\$0
4622	CANDIDATE STATEMENTS	\$8,750	\$3,000	\$8,385	\$8,385	\$7,200	\$7,200	\$7,200
4623	ELECTION FILING FEES	\$13,287	\$0	\$0	\$0	\$4,000	\$4,000	\$4,000
4624	MISCELLANEOUS ELECTION SERVICE	\$3,683	\$800	\$2,332	\$2,378	\$1,500	\$2,500	\$2,500
4631	COUNTY COUNSEL FEES	\$5,901	\$1,000	\$1,000	\$830	\$1,000	\$1,000	\$1,000
4632	PUBLIC DEFENDER FEES	\$619	\$1,000	\$1,000	\$0	\$0	\$0	\$0
4654	PLANNING & ENGINEERING FEES	\$68,125	\$50,000	\$71,000	\$60,347	\$100,000	\$100,000	\$100,000
4655	MAP CHECKING	\$680	\$600	\$600	\$62	\$600	\$600	\$600
4661	PESTICIDE USE ENFORCEMENT	\$0	\$0	\$0	\$0	\$500	\$500	\$500
4663	PEST MILL REFUND	\$86,000	\$86,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
		ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
		06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
4664	NURSERY	\$0	\$500	\$500	\$0	\$500	\$0	\$0
4665	PETROLEUM PRODUCT INSPECTION	\$3,510	\$2,980	\$2,980	\$3,105	\$2,980	\$2,980	\$2,980
4667	NON COMMERCIAL CERTIFICATIONS	\$322	\$900	\$875	\$875	\$900	\$900	\$900
4671	CIVIL FINES	\$0	\$0	\$750	\$750	\$0	\$0	\$0
4672	CLERK FEES	\$1,957	\$2,000	\$1,672	\$2,624	\$2,000	\$2,000	\$2,000
4673	COST OF PROBATION	\$147	\$0	\$0	\$50	\$0	\$0	\$0
4676	RESTITUTION	\$3,701	\$0	\$0	\$348	\$0	\$0	\$0
4677	ELECTRONIC MONITORING	\$40	\$0	\$0	\$20	\$0	\$0	\$0
4681	LPS PRIVATE PAY	\$3,540	\$0	\$8,500	\$10,500	\$0	\$0	\$0
4682	ESTATE FEES	\$4,919	\$16,000	\$14,609	\$0	\$12,000	\$12,000	\$12,000
4683	PUBLIC GUARDIAN FEES	\$6,093	\$1,300	\$2,691	\$2,691	\$3,500	\$3,500	\$3,500
4691	JAIL BOOKING FEES	\$3,522	\$3,500	\$3,500	\$3,522	\$3,500	\$3,500	\$3,500
4693	FOREST SERVICE	\$7,104	\$12,000	\$12,000	\$10,989	\$12,000	\$12,000	\$12,000
4695	SEARCH & RESCUE	\$0	\$1,000	\$1,000	\$0	\$100	\$0	\$0
4698	INVESTIGATIONS	\$67,053	\$67,053	\$67,053	\$66,767	\$85,000	\$85,000	\$85,000
4699	CIVIL PROCESS SERVICE	\$4,071	\$4,000	\$4,000	\$5,119	\$5,000	\$5,000	\$5,000
4701	VITAL STATISTICS	\$17,120	\$16,000	\$16,000	\$17,955	\$16,000	\$16,000	\$16,000
4702	RECORDING FEES	\$83,672	\$87,000	\$54,607	\$61,597	\$61,100	\$61,100	\$61,100
4722	FEDERAL MEDICARE MEDICAID	\$21,912	\$20,000	\$20,000	\$10,266	\$20,000	\$20,000	\$20,000
4723	WATER SAMPLES	\$128,739	\$130,000	\$128,300	\$156,170	\$120,000	\$135,000	\$135,000
4729	EH WASTE INSPECTION & PERMITS	\$18,378	\$18,378	\$18,378	\$18,378	\$18,378	\$18,378	\$18,378
4732	E.M.S. RADIO MAINTENANCE	\$1,575	\$1,575	\$1,575	\$0	\$1,575	\$1,575	\$1,575
4742	PATIENT PAYMENTS	\$5,167	\$6,000	\$6,000	\$345	\$1,200	\$1,200	\$1,200
4745	AB2086 TRUST	\$131	\$0	\$0	\$0	\$0	\$0	\$0
4747	INSURANCE PAYMENTS	\$9,130	\$5,000	\$5,000	\$1,270	\$2,500	\$2,500	\$2,500
4748	MENTAL HEALTH MEDICAL	\$1,278,202	\$1,300,000	\$1,300,000	\$658,253	\$1,350,000	\$1,350,000	\$1,350,000
4753	SEWER SERVICE/CONNECTION FEES	\$482	\$0	\$0	\$0	\$0	\$0	\$0
4754	HAZARDOUS WASTE FEES	\$29,337	\$25,000	\$32,500	\$40,377	\$32,500	\$35,000	\$35,000
4765	P.O.S.T.	\$11,260	\$15,000	\$15,000	\$34,668	\$20,000	\$20,000	\$20,000
4771	LIBRARY SERVICES	\$384	\$300	\$300	\$312	\$300	\$300	\$300
4781	PLEASANT VALLEY - CAMP	\$104,585	\$102,000	\$72,000	\$42,841	\$68,000	\$68,000	\$68,000
4783	SCHOBER LANE - CAMP	\$69,568	\$70,000	\$70,000	\$72,859	\$70,000	\$72,000	\$72,000
4784	BIG PINE TRIANGLE - CAMP	\$5,135	\$5,000	\$5,000	\$4,915	\$5,000	\$5,000	\$5,000
4785	BAKER CREEK - CAMP	\$43,388	\$40,000	\$40,000	\$36,549	\$38,000	\$38,000	\$38,000
4786	TINNEMAHA - CAMP	\$24,744	\$23,000	\$23,000	\$27,394	\$27,000	\$27,000	\$27,000

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
4787	TABOOSE - CAMP	\$40,279	\$38,000	\$38,000	\$39,923	\$39,000	\$39,000	\$39,000
4788	INDEPENDENCE CREEK - CAMP	\$12,344	\$11,000	\$11,000	\$14,468	\$13,000	\$14,000	\$14,000
4789	PORTUGUESE JOE - CAMP	\$24,513	\$20,000	\$20,000	\$24,518	\$23,000	\$24,600	\$24,600
4790	DIAZ LAKE - CAMP	\$108,186	\$100,000	\$100,000	\$113,335	\$100,000	\$115,000	\$115,000
4791	TECOPA HOT SPRINGS - CAMP	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000
4792	DAY USE FEES	\$2,250	\$2,000	\$2,000	\$2,300	\$3,000	\$3,000	\$3,000
4809	WRAP FEES	\$1,400	\$1,500	\$1,500	\$1,750	\$3,200	\$1,800	\$1,800
4812	NSF CHARGES	\$60	\$40	\$188	\$314	\$40	\$40	\$40
4813	SHIPPING & HANDLING	\$160	\$200	\$200	\$35	\$200	\$200	\$200
4817	LAFCO FEES	\$6,547	\$23,813	\$23,813	\$0	\$24,495	\$24,495	\$24,495
4819	SERVICES & FEES	\$252,714	\$622,392	\$464,329	\$216,766	\$630,892	\$630,892	\$630,892
4820	COUNTY COST PLAN	\$3,176,786	\$1,968,250	\$1,968,250	\$1,965,461	\$3,103,755	\$3,103,755	\$3,103,755
4821	INTRA COUNTY CHARGES	\$1,403,195	\$2,204,853	\$2,256,746	\$1,443,855	\$3,061,935	\$3,784,000	\$3,784,000
4822	INTRA COUNTY INSURANCE ADMIN	\$1,597,064	\$1,839,166	\$1,839,166	\$1,757,771	\$2,278,974	\$2,278,974	\$2,278,974
4824	INTER GOVERNMENT CHARGES	\$564,295	\$909,454	\$841,900	\$692,345	\$721,274	\$896,274	\$896,274
4825	OTHER CURRENT CHARGES	\$492,803	\$507,070	\$502,910	\$506,569	\$595,045	\$595,045	\$595,045
4827	TRIAL COURT CHARGES	\$134,542	\$72,600	\$86,943	\$90,297	\$98,800	\$98,800	\$98,800
4829	COPIER LEASE REVENUE	\$156,012	\$186,000	\$180,000	\$164,981	\$186,000	\$186,000	\$186,000
4830	MOBILE DEVICE MANAGEMENT-REV	\$3,742	\$1,280	\$2,700	\$3,029	\$0	\$0	\$0
	CHARGES FOR CURRENT SERVICES	\$10,348,373	\$11,220,029	\$10,877,594	\$8,955,792	\$13,492,762	\$14,425,927	\$14,425,927
4998	OPERATING TRANSFERS IN	\$4,404,041	\$5,704,407	\$5,917,414	\$5,127,035	\$3,817,854	\$5,992,171	\$5,992,171
	OTHER FINANCING SOURCES	\$4,404,041	\$5,704,407	\$5,917,414	\$5,127,035	\$3,817,854	\$5,992,171	\$5,992,171
4901	PRIOR YEARS REVENUE	\$0	\$0	\$4,001	\$4,001	\$0	\$0	\$0
4922	SALES OF COPIES	\$1,928	\$3,650	\$3,570	\$2,698	\$3,570	\$3,570	\$3,570
4924	SALES OF MAILING LISTS	\$655	\$400	\$376	\$129	\$180	\$180	\$180
4925	SALES OF BOOKS & PAMPHLETS	\$10,955	\$15,000	\$15,000	\$9,647	\$15,000	\$15,000	\$15,000
4936	MISCELLANEOUS SALES	\$709	\$300	\$300	\$123	\$17,500	\$17,500	\$17,500
4951	DONATIONS	\$2,433	\$30,500	\$30,500	\$6,000	\$31,000	\$31,000	\$31,000
4955	FAMILY SUPPORT REPAYMENT	\$13,455	\$0	\$1,124	\$6,042	\$0	\$0	\$0
4958	UNCLAIMED FUNDS	\$0	\$0	\$47,276	\$47,976	\$1,250	\$1,250	\$1,250
4959	MISCELLANEOUS REVENUE	\$18,835	\$5,675	\$9,704	\$14,228	\$44,430	\$44,430	\$44,430
4961	REIMBURSED EXPENSES	\$27,574	\$0	\$20,308	\$37,575	\$0	\$0	\$0
4997	CASH OVER OR SHORT	\$34	\$50	\$73	\$42	\$50	\$50	\$50
4999	PRIOR YEARS REIMBURSEMENTS	\$1,975	\$0	\$976	\$1,837	\$0	\$0	\$0

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

		YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
		ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
		06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
OTHER REVENUE		\$78,558	\$55,575	\$133,208	\$130,303	\$112,980	\$112,980	\$112,980
TOTAL REVENUES:		\$66,243,203	\$73,803,176	\$74,787,935	\$69,080,660	\$80,426,778	\$83,741,350	\$83,741,350
EXPENSES:								
5001	SALARIED EMPLOYEES	\$21,687,145	\$27,242,550	\$25,599,071	\$23,995,282	\$29,517,105	\$29,017,289	\$29,017,289
5002	CONTRACT EMPLOYEES	\$124,581	\$0	\$199,203	\$206,024	\$214,263	\$214,263	\$214,263
5003	OVERTIME	\$965,194	\$775,928	\$1,298,513	\$1,228,140	\$1,182,028	\$960,549	\$960,549
5004	STANDBY TIME	\$354,454	\$167,486	\$385,884	\$350,009	\$437,346	\$387,880	\$387,880
5005	HOLIDAY OVERTIME	\$43,879	\$43,687	\$64,065	\$38,483	\$104,232	\$66,374	\$66,374
5006	4850 TIME - WORKERS COMP	\$5,733	\$0	\$4,000	\$2,959	\$0	\$0	\$0
5012	PART TIME EMPLOYEES	\$575,072	\$685,085	\$723,855	\$424,785	\$564,802	\$563,105	\$563,105
5021	RETIREMENT & SOCIAL SECURITY	\$1,556,964	\$2,160,695	\$2,092,826	\$1,698,676	\$2,353,468	\$2,210,269	\$2,210,269
5022	PERS RETIREMENT	\$3,169,259	\$3,789,729	\$3,736,984	\$3,438,120	\$4,389,388	\$4,313,349	\$4,313,349
5023	RETIREMENT SAFETY-SIDE FUND	\$385,778	\$398,072	\$398,072	\$398,072	\$409,950	\$409,950	\$409,950
5024	RETIREMENT-UNFUNDED LIAB	\$4,512,292	\$5,066,972	\$5,066,972	\$5,066,450	\$5,337,891	\$5,337,891	\$5,337,891
5025	RETIREE HEALTH BENEFITS	\$3,541,614	\$4,007,174	\$3,971,674	\$3,814,736	\$4,855,959	\$4,855,959	\$4,855,959
5031	MEDICAL INSURANCE	\$3,385,845	\$4,764,120	\$4,510,564	\$3,879,975	\$5,633,488	\$5,526,798	\$5,526,798
5032	DISABILITY INSURANCE	\$244,226	\$319,743	\$309,768	\$227,924	\$283,456	\$279,495	\$279,495
5033	SHERIFF DEPUTIES DISABILITY	\$13,743	\$14,645	\$14,645	\$13,145	\$14,393	\$14,072	\$14,072
5034	EDUCATION REIMBURSEMENT	\$15,165	\$27,450	\$27,450	\$6,660	\$28,050	\$25,000	\$25,000
5043	OTHER BENEFITS	\$676,695	\$472,534	\$576,073	\$593,811	\$459,749	\$459,749	\$459,749
5111	CLOTHING	\$70,554	\$80,649	\$78,328	\$79,411	\$123,105	\$123,105	\$123,105
	SALARIES & BENEFITS	\$41,328,198	\$50,016,519	\$49,057,947	\$45,462,667	\$55,908,673	\$54,765,097	\$54,765,097
5112	PERSONAL & SAFETY EQUIPMENT	\$173,613	\$211,603	\$233,714	\$166,029	\$274,196	\$212,693	\$212,693
5114	INMATE CLOTHING	\$9,017	\$9,000	\$9,000	\$8,438	\$11,000	\$10,000	\$10,000
5122	CELL PHONES	\$99,762	\$101,862	\$116,309	\$107,661	\$123,322	\$121,298	\$121,298
5131	FOOD & HOUSEHOLD SUPPLIES	\$524,451	\$381,000	\$451,000	\$399,380	\$484,500	\$453,750	\$453,750
5132	JAIL-HOUSEHOLD	\$94,196	\$92,000	\$99,136	\$101,055	\$114,000	\$114,000	\$114,000
5154	UNEMPLOYMENT INSURANCE	\$38,651	\$29,500	\$56,500	\$37,646	\$49,500	\$49,500	\$49,500
5156	INSURANCE CLAIMS	\$0	\$5,000	\$5,000	\$0	\$25,000	\$25,000	\$25,000
5157	MEDICAL MALPRACTICE INSURANCE	\$108,817	\$155,283	\$155,283	\$155,283	\$196,207	\$196,207	\$196,207
5158	INSURANCE PREMIUM	\$159,857	\$190,000	\$190,000	\$190,000	\$236,029	\$236,029	\$236,029
5161	JURY EXPENSE	\$15,520	\$18,110	\$18,110	\$15,430	\$18,110	\$18,110	\$18,110
5162	WITNESS EXPENSE	\$71	\$1,000	\$0	\$0	\$500	\$500	\$500

COUNTY OF INYO

BUD002F - BUDGET REQUESTS

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		YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
5171	MAINTENANCE OF EQUIPMENT	\$40,438	\$74,770	\$109,349	\$74,168	\$87,900	\$84,200	\$84,200
5173	MAINTENANCE OF EQUIPMENT-MATER	\$6,634	\$6,700	\$14,002	\$10,233	\$10,500	\$6,200	\$6,200
5175	MAINTENANCE - FUEL & LUBRICANT	\$10,997	\$500	\$7,336	\$5,482	\$4,500	\$1,850	\$1,850
5177	MAINTENANCE OF COMPUTER SYSTEM	\$146,888	\$196,120	\$196,120	\$184,921	\$256,750	\$256,750	\$256,750
5182	MAINTENANCE OF GROUNDS	\$35,939	\$48,500	\$41,014	\$29,033	\$45,100	\$39,000	\$39,000
5184	MAINTENANCE - SHERIFF	\$11,218	\$17,000	\$23,900	\$23,888	\$17,000	\$17,000	\$17,000
5190	MAINT BIG PINE LIBRARY	\$5,666	\$5,666	\$5,666	\$5,666	\$5,666	\$5,666	\$5,666
5191	MAINTENANCE OF STRUCTURES	\$3,672	\$8,000	\$4,377	\$4,359	\$8,300	\$6,000	\$6,000
5196	MAINTENANCE - COB	\$0	\$209,500	\$170,011	\$39,000	\$131,000	\$81,000	\$81,000
5199	MAINT OF STRUCTURES-MATERIALS	\$44,858	\$79,300	\$71,200	\$28,155	\$91,500	\$80,300	\$80,300
5201	MEDICAL, DENTAL & LAB SUPPLIES	\$21,349	\$36,000	\$44,248	\$37,984	\$39,700	\$39,700	\$39,700
5211	MEMBERSHIPS	\$38,263	\$48,063	\$47,928	\$42,735	\$88,176	\$60,257	\$60,257
5232	OFFICE & OTHER EQUIP < \$5,000	\$208,471	\$228,663	\$290,130	\$126,240	\$954,220	\$680,285	\$680,285
5236	INFORMATION SERVICES POSTAGE	\$101,541	\$73,680	\$73,680	\$32,313	\$70,200	\$70,200	\$70,200
5260	HEALTH - EMPLOYEE PHYSICALS	\$31,270	\$25,365	\$26,201	\$10,777	\$70,415	\$69,465	\$69,465
5263	ADVERTISING	\$51,446	\$124,482	\$120,292	\$73,526	\$131,750	\$128,350	\$128,350
5264	ANINMAL CARE SERVICES	\$0	\$0	\$0	\$0	\$42,000	\$20,000	\$20,000
5265	PROFESSIONAL & SPECIAL SERVICE	\$3,799,742	\$8,200,684	\$9,343,052	\$3,983,837	\$7,373,319	\$7,381,625	\$7,381,625
5281	RENTS & LEASES-EQUIPMENT	\$58,421	\$112,823	\$148,255	\$103,667	\$102,108	\$67,354	\$67,354
5285	COPIER LEASE - IS ONLY	\$154,121	\$186,000	\$180,000	\$168,065	\$186,000	\$186,000	\$186,000
5291	OFFICE, SPACE & SITE RENTAL	\$361,822	\$382,789	\$395,884	\$348,246	\$352,351	\$322,112	\$322,112
5301	SMALL TOOLS & INSTRUMENTS	\$5,861	\$10,600	\$13,038	\$11,365	\$11,000	\$9,500	\$9,500
5311	GENERAL OPERATING EXPENSE	\$864,675	\$1,122,272	\$1,274,653	\$986,603	\$1,398,527	\$1,372,449	\$1,372,449
5313	LAW ENFORCEMENT SPECIAL	\$35,923	\$45,600	\$57,100	\$58,343	\$88,100	\$88,100	\$88,100
5316	ELECTION EXPENSE	\$141,751	\$86,200	\$74,706	\$74,705	\$89,800	\$89,800	\$89,800
5321	SPECIAL APPROPRIATION	\$5,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
5325	LIBRARY BOOKS & SUBSCRIPTIONS	\$40,612	\$37,000	\$43,613	\$29,903	\$37,000	\$37,000	\$37,000
5326	LATE FEES & FINANCE CHARGES	\$2,744	\$0	\$4,803	\$5,057	\$0	\$0	\$0
5331	TRAVEL EXPENSE	\$274,827	\$588,305	\$630,747	\$436,757	\$706,296	\$692,646	\$692,646
5332	MILEAGE REIMBURSEMENT	\$0	\$1,000	\$1,000	\$236	\$3,600	\$1,000	\$1,000
5337	5150 TRANSPORTS	\$0	\$2,500	\$1,604	\$0	\$12,889	\$12,889	\$12,889
5351	UTILITIES	\$1,030,708	\$1,045,847	\$1,141,922	\$1,003,636	\$1,077,191	\$1,041,304	\$1,041,304
5499	PRIOR YEAR REFUNDS	\$533	\$0	\$60,000	\$60,000	\$0	\$0	\$0
	SERVICES & SUPPLIES	\$8,758,724	\$14,208,288	\$15,959,883	\$9,189,841	\$15,035,222	\$14,395,089	\$14,395,089
5121	INTERNAL CHARGES	\$599,812	\$602,934	\$704,771	\$674,845	\$642,962	\$599,462	\$599,462

COUNTY OF INYO

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		YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
		ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
		06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
5588	LAWS BENEFIT CONCERT	\$5,050	\$2,525	\$2,525	\$2,525	\$2,525	\$2,525	\$2,525
5589	DEATH VALLEY VISTORS GUIDE	\$12,650	\$6,325	\$6,325	\$6,325	\$6,325	\$6,325	\$6,325
5590	IMAGES OF INYO PHOTO CONTEST	\$6,725	\$6,725	\$6,725	\$6,725	\$6,725	\$6,725	\$6,725
5592	MULE DAYS	\$0	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
5593	EASTERN SIERRA BASS FISHING	\$0	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
	OTHER CHARGES	\$4,124,854	\$5,304,322	\$5,705,239	\$4,751,238	\$5,430,444	\$5,599,444	\$5,599,444
5561	PRINCIPAL ON NOTES PAYABLE	\$68,930	\$69,622	\$69,622	\$69,621	\$71,025	\$71,025	\$71,025
	DEBT SERVICE PRINCIPAL	\$68,930	\$69,622	\$69,622	\$69,621	\$71,025	\$71,025	\$71,025
5553	INTEREST ON NOTES	\$5,169	\$4,479	\$4,479	\$4,478	\$3,076	\$3,076	\$3,076
	DEBT SERVICE INTEREST	\$5,169	\$4,479	\$4,479	\$4,478	\$3,076	\$3,076	\$3,076
5600	LAND	\$0	\$0	\$164,231	\$164,230	\$0	\$0	\$0
5620	INFRASTRUCTURE	\$0	\$275,000	\$275,000	\$28,244	\$283,250	\$283,250	\$283,250
5640	STRUCTURES & IMPROVEMENTS	\$0	\$18,000	\$94,310	\$16,310	\$28,000	\$28,000	\$28,000
5650	EQUIPMENT	\$52,063	\$159,800	\$317,707	\$190,248	\$639,800	\$648,600	\$648,600
5655	VEHICLES	\$0	\$168,789	\$218,789	\$215,454	\$150,000	\$150,000	\$150,000
5700	CONSTRUCTION IN PROGRESS	\$249,578	\$240,078	\$158,578	\$95,821	\$994,802	\$973,867	\$973,867
	FIXED ASSETS	\$301,642	\$861,667	\$1,228,615	\$710,309	\$2,095,852	\$2,083,717	\$2,083,717
5801	OPERATING TRANSFERS OUT	\$4,254,425	\$2,477,382	\$4,053,575	\$3,829,710	\$1,047,036	\$2,413,949	\$2,913,949
	OTHER FINANCING USES	\$4,254,425	\$2,477,382	\$4,053,575	\$3,829,710	\$1,047,036	\$2,413,949	\$2,913,949
5901	CONTINGENCIES	\$0	\$696,247	\$285,000	\$0	\$535,000	\$520,000	\$1,050,003
	RESERVES	\$0	\$696,247	\$285,000	\$0	\$535,000	\$520,000	\$1,050,003
	TOTAL EXPENSES:	<u>\$65,292,962</u>	<u>\$79,585,818</u>	<u>\$82,606,087</u>	<u>\$70,116,645</u>	<u>\$88,343,113</u>	<u>\$87,941,350</u>	<u>\$88,971,353</u>
FUND: 0001 GENERAL FUND		\$950,241	(\$5,782,642)	(\$7,818,152)	(\$1,035,985)	(\$7,916,335)	(\$4,200,000)	(\$5,230,003)

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COUNTY TOTALS FOR REVENUES:	\$66,243,203	\$73,803,176	\$74,787,935	\$69,080,660	\$80,426,778	\$83,741,350	\$83,741,350
EXPENSES:	(\$65,292,962)	(\$79,585,818)	(\$82,606,087)	(\$70,116,645)	(\$88,343,113)	(\$87,941,350)	(\$88,971,353)
REPORT NET	\$950,241	(\$5,782,642)	(\$7,818,152)	(\$1,035,985)	(\$7,916,335)	(\$4,200,000)	(\$5,230,003)

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REVENUES:							
4061 - LOCAL TRANSPORTATION TAX	\$186,743	\$136,012	\$136,012	\$174,838	\$130,829	\$130,829	\$130,829
4085 - TRANSACTION & USE TAX	\$1,964,118	\$1,600,000	\$1,600,000	\$1,664,629	\$1,600,000	\$1,600,000	\$1,600,000
TAXES - SALES	\$2,150,861	\$1,736,012	\$1,736,012	\$1,839,468	\$1,730,829	\$1,730,829	\$1,730,829
4141 - ROAD PRIVILEGES & PERMITS	\$18,481	\$20,000	\$35,000	\$36,980	\$35,000	\$35,000	\$35,000
4185 - COMMERCIAL TRASH COLLECT PRMT	\$532,753	\$500,000	\$500,000	\$549,817	\$500,000	\$500,000	\$500,000
LICENSES & PERMITS	\$551,235	\$520,000	\$535,000	\$586,798	\$535,000	\$535,000	\$535,000
4213 - FISH & GAME FINES	\$4,985	\$6,000	\$6,000	\$5,366	\$5,000	\$5,000	\$5,000
FINES & FORFEITURES	\$4,985	\$6,000	\$6,000	\$5,366	\$5,000	\$5,000	\$5,000
4320 - TECOPA COMMUNITY CENTER	\$87	\$100	\$100	\$965	\$100	\$100	\$100
4321 - CABLE TV LEASE	\$32,033	\$32,994	\$32,994	\$32,994	\$32,994	\$32,994	\$32,994
4331 - AUTO PARKING	\$37,896	\$54,500	\$54,500	\$65,560	\$64,100	\$64,100	\$64,100
4333 - HANGER RENT	\$130,349	\$139,708	\$137,608	\$135,593	\$142,930	\$142,930	\$142,930
4334 - TIE DOWN FEES	\$8,458	\$7,850	\$9,750	\$11,228	\$11,708	\$11,708	\$11,708
4336 - RENT-A-CAR LEASE	\$1,800	\$3,000	\$1,800	\$1,500	\$1,800	\$1,800	\$1,800
4338 - RAMP FEES	\$17,899	\$17,200	\$17,200	\$27,079	\$30,000	\$30,000	\$30,000
4340 - HANGAR ONE AERO	\$3,696	\$3,696	\$3,168	\$3,622	\$3,168	\$3,168	\$3,168
4342 - LANDING FEES	\$89,846	\$109,708	\$86,000	\$84,274	\$110,000	\$110,000	\$110,000
RENTS & LEASES	\$322,065	\$368,756	\$343,120	\$362,816	\$396,800	\$396,800	\$396,800
4301 - INTEREST FROM TREASURY	\$76,080	\$74,320	\$78,468	\$276,835	\$149,374	\$149,374	\$149,374
4311 - RENTS	\$120,025	\$126,923	\$129,234	\$126,330	\$143,053	\$143,053	\$143,053
4316 - STATHAM HALL RENT	\$0	\$100	\$100	\$230	\$300	\$300	\$300
4317 - BIG PINE LEGION HALL RENT	\$588	\$0	\$375	\$690	\$300	\$600	\$600
4322 - BISHOP SENIOR CENTER RENT	\$150	\$200	\$200	\$100	\$100	\$100	\$100
REV USE OF MONEY & PROPERTY	\$196,844	\$201,543	\$208,377	\$404,186	\$293,127	\$293,427	\$293,427
4401 - STATE AID FOR AVIATION	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
4420 - SOCIAL SERVICE REALIGNMENT	\$0	\$37,050	\$37,050	\$0	\$37,050	\$37,050	\$37,050
4460 - REALIGNMENT - 2011	\$872,657	\$1,773,670	\$1,773,670	\$701,541	\$3,344,957	\$3,344,957	\$3,344,957
4471 - STATE HIGHWAY USERS TAX	\$3,157,777	\$3,452,163	\$3,452,163	\$3,573,687	\$3,574,627	\$3,574,627	\$3,574,627
4474 - SB1 ROAD MAINT & RMRA	\$3,480,858	\$3,549,040	\$3,549,040	\$3,578,104	\$3,884,077	\$3,884,077	\$3,884,077
4478 - FAMILY SUPPORT REIM - STATE	\$388,872	\$437,526	\$437,526	\$411,956	\$473,406	\$473,406	\$473,406
4479 - STATE SUBVENTIONS	\$304,424	\$230,000	\$230,000	\$288,159	\$230,000	\$230,000	\$230,000
4484 - REGIONAL SURFACE TRANS FUNDS	\$1,643,623	\$872,851	\$872,851	\$99,098	\$779,907	\$779,907	\$779,907

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
4498 - STATE GRANTS	\$212,716	\$874,562	\$953,509	\$114,319	\$656,172	\$656,172	\$656,172
4499 - STATE OTHER	\$3,039,953	\$3,614,827	\$4,019,712	\$3,747,111	\$4,326,358	\$4,326,358	\$4,326,358
4521 - FEDERAL FOREST RESERVE	\$332,546	\$230,000	\$230,000	\$338,637	\$237,600	\$237,600	\$237,600
4531 - GRAZING FEES	\$1,281	\$0	\$0	\$1,973	\$0	\$0	\$0
4552 - FEDERAL OTHER	\$1,154,052	\$1,842,087	\$1,917,087	\$946,504	\$5,478,204	\$5,478,204	\$5,478,204
4554 - FAMILY SUPPORT ADMIN REIMBURSE	\$635,798	\$888,311	\$888,311	\$740,228	\$960,304	\$960,304	\$960,304
4555 - FEDERAL GRANTS	\$902,566	\$195,008	\$195,008	\$261,624	\$514,425	\$514,425	\$514,425
4562 - COUNTY CONTRIBUTION	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0
4563 - CONTRIBUTION FROM DWP	\$1,783,805	\$1,936,428	\$1,850,520	\$1,789,243	\$2,666,701	\$2,666,701	\$2,666,701
4599 - OTHER AGENCIES	\$243,037	\$161,864	\$98,969	\$82,030	\$45,000	\$45,000	\$45,000
AID FROM OTHER GOVT AGENCIES	\$18,193,969	\$20,135,387	\$20,545,416	\$16,714,220	\$27,598,788	\$27,248,788	\$27,248,788
4727 - ABATEMENT FEES	\$420,656	\$432,088	\$432,088	\$429,190	\$435,889	\$435,889	\$435,889
4728 - SOLID WASTE FEES	\$1,173,352	\$1,200,000	\$1,200,000	\$1,171,410	\$1,200,000	\$1,200,000	\$1,200,000
4735 - SW FEES - BISHOP - SUNLAND	\$247,281	\$230,000	\$230,000	\$256,487	\$240,000	\$240,000	\$240,000
4736 - SW FEES - BIG PINE TRANSFER	\$9,964	\$10,000	\$10,000	\$9,514	\$10,000	\$10,000	\$10,000
4737 - SW FEES - INDEPENDENCE	\$11,340	\$12,000	\$12,000	\$11,471	\$11,000	\$11,000	\$11,000
4738 - SW FEES - LONE PINE	\$38,875	\$40,000	\$40,000	\$46,857	\$42,000	\$42,000	\$42,000
4742 - PATIENT PAYMENTS	\$1,654	\$3,500	\$3,500	\$0	\$3,500	\$3,500	\$3,500
4743 - D.U.I. TRUST	\$46,381	\$55,000	\$55,000	\$35,234	\$100,000	\$100,000	\$100,000
4747 - INSURANCE PAYMENTS	\$12,072	\$350,000	\$354,393	\$257,186	\$150,000	\$150,000	\$150,000
4751 - SEPTAGE POND FEES	\$60,645	\$50,000	\$50,000	\$57,135	\$52,000	\$52,000	\$52,000
4815 - PROJECT REIMBURSABLES	\$131,493	\$85,196	\$70,196	\$61,914	\$77,238	\$77,238	\$77,238
4818 - MOTOR POOL CHARGES	\$1,848,796	\$1,696,000	\$1,672,000	\$2,006,208	\$1,920,000	\$1,920,000	\$1,920,000
4819 - SERVICES & FEES	\$111,972	\$101,820	\$101,820	\$125,455	\$122,670	\$122,670	\$122,670
4821 - INTRA COUNTY CHARGES	\$248,341	\$301,334	\$296,277	\$199,839	\$283,677	\$280,666	\$280,666
4822 - INTRA COUNTY INSURANCE ADMIN	\$2,364,281	\$3,001,075	\$3,001,075	\$3,002,847	\$4,387,437	\$4,387,437	\$4,387,437
4823 - TECH REFRESH REVENUE	\$502,785	\$522,603	\$522,603	\$522,603	\$600,000	\$600,000	\$600,000
4824 - INTER GOVERNMENT CHARGES	\$20,650	\$24,584	\$19,200	\$16,418	\$17,500	\$17,500	\$17,500
4825 - OTHER CURRENT CHARGES	\$235,704	\$281,351	\$281,351	\$134,716	\$230,000	\$230,000	\$230,000
4828 - INTERNAL SHREDDING REVENUE	\$18,387	\$22,992	\$22,992	\$24,657	\$24,657	\$24,657	\$24,657
4931 - SALES OF AVIATION GAS	\$253,931	\$231,000	\$300,000	\$290,204	\$248,000	\$248,000	\$248,000
4932 - SALES OF JET A FUEL	\$662,100	\$585,000	\$1,375,000	\$1,285,791	\$1,207,200	\$1,207,200	\$1,207,200
4933 - SALES OF OIL	\$167	\$175	\$28	\$92	\$175	\$175	\$175
4937 - NON TAX-JET FUEL-MILITARY	\$609,772	\$776,750	\$400,238	\$392,415	\$400,000	\$400,000	\$400,000
CHARGES FOR CURRENT SERVICES	\$9,030,606	\$10,012,468	\$10,449,761	\$10,337,650	\$11,762,943	\$11,759,932	\$11,759,932

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
4998 - OPERATING TRANSFERS IN OTHER FINANCING SOURCES	\$4,932,446 \$4,932,446	\$6,105,803 \$6,105,803	\$8,053,637 \$8,053,637	\$5,020,036 \$5,020,036	\$1,865,802 \$1,865,802	\$5,048,050 \$5,048,050	\$5,548,050 \$5,548,050
4901 - PRIOR YEARS REVENUE	\$612	\$0	\$0	\$0	\$0	\$0	\$0
4911 - SALES OF FIXED ASSETS	\$206,233	\$66,000	\$60,000	\$234,187	\$160,000	\$160,000	\$160,000
4922 - SALES OF COPIES	\$113	\$100	\$100	\$0	\$100	\$100	\$100
4959 - MISCELLANEOUS REVENUE	\$64,771	\$67,084	\$49,333	\$78,234	\$30,000	\$30,000	\$30,000
4961 - REIMBURSED EXPENSES	\$573	\$0	\$0	\$53,351	\$0	\$0	\$0
4999 - PRIOR YEARS REIMBURSEMENTS OTHER REVENUE	\$595 \$272,899	\$0 \$133,184	\$0 \$109,433	\$27 \$365,800	\$0 \$190,100	\$0 \$190,100	\$0 \$190,100
TOTAL REVENUES:	\$35,655,914	\$39,219,153	\$41,986,756	\$35,636,343	\$44,378,389	\$47,207,926	\$47,707,926
EXPENSES:							
5001 - SALARIED EMPLOYEES	\$5,450,647	\$6,615,176	\$6,345,338	\$5,842,438	\$6,902,729	\$6,902,729	\$6,902,729
5003 - OVERTIME	\$62,237	\$95,851	\$291,351	\$216,680	\$247,649	\$245,649	\$245,649
5004 - STANDBY TIME	\$46,189	\$48,100	\$73,100	\$51,046	\$72,400	\$72,400	\$72,400
5005 - HOLIDAY OVERTIME	\$21,655	\$29,402	\$30,902	\$23,936	\$28,100	\$28,100	\$28,100
5012 - PART TIME EMPLOYEES	\$456,953	\$855,912	\$804,458	\$635,081	\$945,459	\$920,857	\$920,857
5021 - RETIREMENT & SOCIAL SECURITY	\$458,947	\$582,703	\$583,935	\$513,231	\$607,377	\$605,478	\$605,478
5022 - PERS RETIREMENT	\$659,448	\$805,807	\$811,671	\$725,575	\$873,852	\$873,852	\$873,852
5024 - RETIREMENT-UNFUNDED LIAB	\$989,605	\$1,143,587	\$1,143,587	\$1,143,587	\$1,206,438	\$1,206,438	\$1,206,438
5025 - RETIREE HEALTH BENEFITS	\$645,350	\$785,970	\$785,970	\$691,242	\$897,037	\$897,037	\$897,037
5031 - MEDICAL INSURANCE	\$1,007,018	\$1,434,134	\$1,375,142	\$1,103,949	\$1,563,603	\$1,563,603	\$1,563,603
5032 - DISABILITY INSURANCE	\$63,963	\$82,823	\$83,042	\$59,670	\$70,698	\$70,478	\$70,478
5043 - OTHER BENEFITS	\$142,168	\$94,763	\$179,933	\$173,014	\$103,385	\$103,385	\$103,385
5046 - OPEB EXPENSE SALARIES & BENEFITS	\$86,092 \$10,090,248	\$0 \$12,574,228	\$0 \$12,508,429	\$0 \$11,179,454	\$0 \$13,518,727	\$0 \$13,490,006	\$0 \$13,490,006
5112 - PERSONAL & SAFETY EQUIPMENT	\$33,131	\$21,400	\$23,400	\$16,206	\$20,420	\$20,320	\$20,320
5122 - CELL PHONES	\$20,441	\$25,283	\$33,755	\$31,931	\$30,149	\$29,683	\$29,683
5131 - FOOD & HOUSEHOLD SUPPLIES	\$156,760	\$267,839	\$270,110	\$237,473	\$305,000	\$279,000	\$279,000
5153 - FIRE & CASUALTY INSURANCE	\$7,124	\$7,381	\$7,947	\$7,837	\$7,700	\$7,700	\$7,700
5154 - UNEMPLOYMENT INSURANCE	\$38	\$13,000	\$13,000	\$1,075	\$13,000	\$13,000	\$13,000
5156 - INSURANCE CLAIMS	\$21,349	\$160,734	\$160,734	\$87,500	\$297,804	\$297,804	\$297,804
5158 - INSURANCE PREMIUM	\$1,751,312	\$2,140,003	\$2,138,399	\$2,138,399	\$2,890,965	\$2,890,965	\$2,890,965
5171 - MAINTENANCE OF EQUIPMENT	\$263,532	\$428,500	\$356,404	\$233,331	\$359,495	\$359,495	\$359,495
5173 - MAINTENANCE OF EQUIPMENT-MATER	\$231,050	\$282,211	\$368,136	\$349,764	\$289,711	\$287,711	\$287,711

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

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	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
5175 - MAINTENANCE - FUEL & LUBRICANT	\$536,229	\$651,500	\$761,000	\$697,142	\$743,000	\$743,000	\$743,000
5177 - MAINTENANCE OF COMPUTER SYSTEM	\$281,970	\$325,140	\$323,640	\$292,343	\$490,000	\$490,000	\$490,000
5178 - MOTOR POOL FUEL	\$567,795	\$672,000	\$772,000	\$724,620	\$666,000	\$666,000	\$666,000
5182 - MAINTENANCE OF GROUNDS	\$40	\$5,000	\$4,200	\$1,043	\$5,000	\$5,000	\$5,000
5191 - MAINTENANCE OF STRUCTURES	\$22,612	\$474,000	\$771,446	\$188,648	\$1,330,742	\$736,192	\$736,192
5195 - MAINTENANCE - LAWS MUSEUM	\$0	\$90,000	\$90,000	\$0	\$0	\$0	\$0
5199 - MAINT OF STRUCTURES-MATERIALS	\$10,637	\$210,831	\$246,577	\$45,446	\$314,302	\$279,802	\$279,802
5211 - MEMBERSHIPS	\$19,314	\$25,116	\$25,927	\$21,082	\$25,481	\$25,481	\$25,481
5232 - OFFICE & OTHER EQUIP < \$5,000	\$230,377	\$276,059	\$327,891	\$214,032	\$277,700	\$276,700	\$276,700
5260 - HEALTH - EMPLOYEE PHYSICALS	\$1,597	\$5,750	\$6,000	\$4,590	\$5,750	\$5,750	\$5,750
5263 - ADVERTISING	\$68,632	\$53,812	\$58,319	\$34,703	\$31,330	\$31,330	\$31,330
5265 - PROFESSIONAL & SPECIAL SERVICE	\$1,900,825	\$3,358,516	\$3,862,552	\$2,144,905	\$3,521,291	\$4,403,920	\$4,403,920
5273 - SETTLEMENTS	\$654,460	\$0	\$800,000	\$0	\$0	\$0	\$0
5281 - RENTS & LEASES-EQUIPMENT	\$283,904	\$696,830	\$745,115	\$712,260	\$741,478	\$741,478	\$741,478
5291 - OFFICE, SPACE & SITE RENTAL	\$303,383	\$331,584	\$367,862	\$304,302	\$351,351	\$342,851	\$342,851
5301 - SMALL TOOLS & INSTRUMENTS	\$3,177	\$15,725	\$20,493	\$16,919	\$20,600	\$20,300	\$20,300
5309 - ROAD MATERIALS	\$831,902	\$650,000	\$451,000	\$357,712	\$437,500	\$437,500	\$437,500
5310 - ROAD SIGNS & PAINT	\$36,582	\$60,000	\$46,930	\$2,173	\$50,000	\$50,000	\$50,000
5311 - GENERAL OPERATING EXPENSE	\$509,421	\$707,731	\$797,085	\$565,568	\$1,467,052	\$717,052	\$717,052
5322 - NON OPERATING	\$124,644	\$145,000	\$145,000	\$124,644	\$150,000	\$150,000	\$150,000
5326 - LATE FEES & FINANCE CHARGES	\$501	\$0	\$341	\$343	\$0	\$0	\$0
5331 - TRAVEL EXPENSE	\$56,105	\$107,137	\$108,597	\$66,644	\$134,980	\$134,980	\$134,980
5351 - UTILITIES	\$168,058	\$208,482	\$221,482	\$197,512	\$229,284	\$228,339	\$228,339
5361 - FUEL, OIL & WATER FOR RESALE	\$1,217,714	\$1,215,000	\$1,486,943	\$1,477,810	\$1,251,000	\$1,251,000	\$1,251,000
5499 - PRIOR YEAR REFUNDS	\$190	\$0	\$0	\$0	\$0	\$0	\$0
SERVICES & SUPPLIES	\$10,314,822	\$13,631,564	\$15,812,285	\$11,297,969	\$16,458,085	\$15,922,353	\$15,922,353
5121 - INTERNAL CHARGES	\$737,486	\$1,430,031	\$1,430,031	\$698,638	\$3,004,261	\$2,961,261	\$2,961,261
5123 - TECH REFRESH EXPENSE	\$69,964	\$85,895	\$85,895	\$85,895	\$96,231	\$96,231	\$96,231
5124 - EXTERNAL CHARGES	\$566,521	\$759,357	\$784,218	\$617,754	\$791,569	\$791,569	\$791,569
5127 - MOBILE DEVICE MANAGEMENT-INTER	\$566	\$247	\$739	\$608	\$0	\$0	\$0
5128 - INTERNAL SHREDDING CHARGES	\$2,818	\$3,089	\$3,331	\$3,331	\$3,089	\$3,089	\$3,089
5129 - INTERNAL COPY CHARGES (NON-IS)	\$17,842	\$20,400	\$18,943	\$19,879	\$25,800	\$25,800	\$25,800
5152 - WORKERS COMPENSATION	\$149,681	\$164,555	\$164,555	\$164,555	\$256,400	\$256,400	\$256,400
5155 - PUBLIC LIABILITY INSURANCE	\$139,308	\$193,293	\$193,293	\$195,184	\$347,371	\$347,371	\$347,371
5315 - COUNTY COST PLAN	\$1,092,961	\$1,100,888	\$1,100,888	\$1,100,888	\$1,429,153	\$1,429,153	\$1,429,153

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
5333 - MOTOR POOL	\$189,526	\$219,162	\$226,376	\$242,285	\$243,257	\$243,257	\$243,257
INTERNAL CHARGES	\$2,966,675	\$3,976,917	\$4,008,269	\$3,129,019	\$6,197,131	\$6,154,131	\$6,154,131
5501 - SUPPORT & CARE OF PERSONS	\$0	\$100,000	\$100,000	\$34	\$84,526	\$84,526	\$84,526
5539 - OTHER AGENCY CONTRIBUTIONS	\$473,028	\$617,371	\$617,371	\$479,271	\$582,116	\$625,116	\$625,116
5543 - COMMERCIAL AIR SUBSIDY	\$0	\$0	\$300,000	\$266,462	\$350,000	\$0	\$0
OTHER CHARGES	\$473,028	\$717,371	\$1,017,371	\$745,767	\$1,016,642	\$709,642	\$709,642
5561 - PRINCIPAL ON NOTES PAYABLE	\$206,681	\$100,426	\$100,426	\$100,425	\$103,884	\$103,884	\$103,884
DEBT SERVICE PRINCIPAL	\$206,681	\$100,426	\$100,426	\$100,425	\$103,884	\$103,884	\$103,884
5553 - INTEREST ON NOTES	\$12,744	\$6,577	\$6,577	\$6,576	\$3,119	\$3,119	\$3,119
DEBT SERVICE INTEREST	\$12,744	\$6,577	\$6,577	\$6,576	\$3,119	\$3,119	\$3,119
5600 - LAND	\$0	\$522,000	\$0	\$0	\$600,000	\$600,000	\$600,000
5620 - INFRASTRUCTURE	(\$1,151,082)	\$99,000	\$89,380	\$48,239	\$472,100	\$472,100	\$472,100
5630 - LAND IMPROVEMENTS	\$0	\$401,000	\$409,120	\$409,120	\$0	\$0	\$0
5640 - STRUCTURES & IMPROVEMENTS	\$242,746	\$1,153,030	\$1,321,869	\$281,493	\$1,147,026	\$1,709,830	\$1,709,830
5650 - EQUIPMENT	\$591,664	\$1,239,900	\$1,861,404	\$956,341	\$1,579,618	\$1,546,618	\$1,546,618
5655 - VEHICLES	\$8,759	\$889,500	\$1,011,369	\$79,375	\$769,500	\$769,500	\$769,500
5700 - CONSTRUCTION IN PROGRESS	\$231,405	\$594,663	\$2,236,516	\$1,575,205	\$2,723,749	\$2,723,749	\$2,723,749
5704 - CENTERLINE STRIPING PROJECT	\$149,450	\$0	\$0	\$0	\$0	\$0	\$0
5708 - LONE PINE SIDEWALK ATP	\$158,764	\$20,000	\$116,036	\$34,825	\$1,865,000	\$1,928,096	\$1,928,096
5709 - LONE PINE STREETS REHAB	\$17,584	\$10,000	\$533,968	\$106,793	\$20,000	\$20,000	\$20,000
5715 - ONION VALLEY GUARDRAIL PROJECT	\$112,168	\$20,000	\$93,299	\$83,728	\$832,000	\$832,000	\$832,000
5717 - NORTH ROUND VALLEY ROAD	\$2,126,700	\$1,047,520	\$2,199,774	\$2,147,930	\$32,000	\$32,000	\$32,000
5735 - CARROLL CREEK	\$4,974	\$1,500	\$151,661	\$7,874	\$15,000	\$15,000	\$15,000
5736 - WALKER CREEK	\$9,103	\$2,000	\$117,402	\$55,031	\$3,278,000	\$3,278,000	\$3,278,000
5744 - STATE LINE ROAD	\$20,000	\$0	\$160,000	\$160,000	\$0	\$0	\$0
FIXED ASSETS	\$2,522,239	\$6,000,113	\$10,301,798	\$5,945,959	\$13,333,993	\$13,926,893	\$13,926,893
5799 - DEPRECIATION	\$2,566,769	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$2,566,769	\$0	\$0	\$0	\$0	\$0	\$0
5801 - OPERATING TRANSFERS OUT	\$2,687,050	\$1,794,117	\$2,216,482	\$736,514	\$1,862,525	\$2,818,760	\$2,818,760
OTHER FINANCING USES	\$2,687,050	\$1,794,117	\$2,216,482	\$736,514	\$1,862,525	\$2,818,760	\$2,818,760
5901 - CONTINGENCIES	\$0	\$0	\$0	\$0	\$0	\$350,000	\$350,000
RESERVES	\$0	\$0	\$0	\$0	\$0	\$350,000	\$350,000

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
	ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
	06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
TOTAL EXPENSES:	\$31,840,260	\$38,801,313	\$45,971,637	\$33,141,687	\$52,494,106	\$53,478,788	\$53,478,788
NET	\$3,815,653	\$417,840	(\$3,984,881)	\$2,494,656	(\$8,115,717)	(\$6,270,862)	(\$5,770,862)

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
INCLUDE							
REVENUES:							
4381 - GEOTHERMAL ROYALTIES	\$176,724	\$0	\$0	\$164,258	\$0	\$0	\$0
RENTS & LEASES	\$176,724	\$0	\$0	\$164,258	\$0	\$0	\$0
4301 - INTEREST FROM TREASURY	\$17,400	\$8,700	\$8,775	\$121,619	\$7,000	\$7,000	\$7,000
REV USE OF MONEY & PROPERTY	\$17,400	\$8,700	\$8,775	\$121,619	\$7,000	\$7,000	\$7,000
4460 - REALIGNMENT - 2011	\$36,808	\$44,046	\$44,046	\$0	\$160,169	\$160,169	\$160,169
4498 - STATE GRANTS	\$200,840	\$1,493,017	\$1,472,902	\$436,615	\$1,473,318	\$1,473,318	\$1,473,318
4499 - STATE OTHER	\$164,794	\$500,292	\$529,610	\$261,991	\$620,757	\$620,757	\$620,757
4501 - FEDERAL PUBLIC ASSISTANCE ADMN	\$0	\$10,815	\$10,815	\$0	\$10,815	\$10,815	\$10,815
4541 - FEDERAL IN LIEU TAXES	\$2,038,598	\$0	\$0	\$2,269,814	\$0	\$0	\$0
4552 - FEDERAL OTHER	\$3,503,864	\$1,139,135	\$1,252,955	\$6,404,708	\$646,439	\$646,439	\$646,439
4555 - FEDERAL GRANTS	(\$469,444)	\$215,795	\$264,791	\$156,485	\$229,962	\$229,962	\$229,962
4561 - AID FROM MONO COUNTY	\$0	\$20,000	\$20,000	\$0	\$0	\$0	\$0
4562 - COUNTY CONTRIBUTION	\$0	\$10,000	\$10,000	\$0	\$0	\$0	\$0
4599 - OTHER AGENCIES	\$895,346	\$118,000	\$181,741	\$186,448	\$118,000	\$118,000	\$118,000
AID FROM OTHER GOVT AGENCIES	\$6,370,808	\$3,551,100	\$3,786,860	\$9,716,063	\$3,259,460	\$3,259,460	\$3,259,460
4702 - RECORDING FEES	\$1	\$0	\$0	\$0	\$0	\$0	\$0
4703 - RECORDERS MICROGRAPHIC FEES	\$20,178	\$16,000	\$11,632	\$11,310	\$11,000	\$11,000	\$11,000
4704 - RECORDERS SYSTEM UPDATE FEES	\$15,559	\$14,000	\$8,079	\$8,751	\$8,000	\$8,000	\$8,000
4706 - RECORDERS PROGRAM FEE	\$0	\$0	\$0	\$818	\$0	\$0	\$0
4722 - FEDERAL MEDICARE MEDICAID	\$88,814	\$120,000	\$120,000	\$22,442	\$75,000	\$75,000	\$75,000
4801 - WATER SERVICE	\$823,335	\$736,015	\$736,015	\$790,403	\$788,864	\$788,864	\$788,864
4812 - NSF CHARGES	\$80	\$0	\$10	\$10	\$0	\$0	\$0
4819 - SERVICES & FEES	\$591	\$7,500	\$7,500	\$4,279	\$7,500	\$7,500	\$7,500
4821 - INTRA COUNTY CHARGES	\$17,987	\$37,864	\$37,864	\$37,969	\$45,013	\$45,013	\$45,013
4824 - INTER GOVERNMENT CHARGES	\$25,852	\$28,234	\$28,234	\$28,243	\$8,879	\$28,879	\$28,879
4825 - OTHER CURRENT CHARGES	\$676,419	\$688,715	\$688,715	\$693,265	\$707,820	\$707,820	\$707,820
CHARGES FOR CURRENT SERVICES	\$1,668,819	\$1,648,328	\$1,638,049	\$1,597,493	\$1,652,076	\$1,672,076	\$1,672,076
4998 - OPERATING TRANSFERS IN	\$1,506,260	\$1,309,975	\$1,861,570	\$1,521,604	\$1,689,292	\$2,533,050	\$2,533,050
OTHER FINANCING SOURCES	\$1,506,260	\$1,309,975	\$1,861,570	\$1,521,604	\$1,689,292	\$2,533,050	\$2,533,050
4911 - SALES OF FIXED ASSETS	\$0	\$0	\$22,200	\$22,200	\$0	\$0	\$0
4999 - PRIOR YEARS REIMBURSEMENTS	\$0	\$0	\$116	\$116	\$0	\$0	\$0

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
OTHER REVENUE	\$0	\$0	\$22,316	\$22,316	\$0	\$0	\$0
TOTAL REVENUES:	\$9,740,012	\$6,518,103	\$7,317,570	\$13,143,356	\$6,607,828	\$7,471,586	\$7,471,586
EXPENSES:							
5001 - SALARIED EMPLOYEES	\$856,751	\$1,152,837	\$1,144,775	\$737,584	\$1,065,182	\$1,065,182	\$1,065,182
5002 - CONTRACT EMPLOYEES	\$21,572	\$0	\$0	(\$0)	\$0	\$0	\$0
5003 - OVERTIME	\$11,146	\$20,000	\$20,000	\$490	\$20,000	\$20,000	\$20,000
5004 - STANDBY TIME	\$7,903	\$0	\$0	\$0	\$0	\$0	\$0
5005 - HOLIDAY OVERTIME	\$724	\$2,000	\$2,000	\$0	\$2,000	\$2,000	\$2,000
5012 - PART TIME EMPLOYEES	\$124,130	\$123,477	\$131,477	\$93,880	\$49,303	\$49,303	\$49,303
5021 - RETIREMENT & SOCIAL SECURITY	\$79,184	\$98,765	\$98,604	\$65,461	\$87,261	\$87,261	\$87,261
5022 - PERS RETIREMENT	\$39,243	\$130,664	\$130,985	\$81,319	\$132,655	\$132,655	\$132,655
5024 - RETIREMENT-UNFUNDED LIAB	\$105,306	\$126,131	\$126,131	\$126,131	\$133,064	\$133,064	\$133,064
5025 - RETIREE HEALTH BENEFITS	\$13,883	\$15,879	\$15,879	\$19,646	\$24,725	\$24,725	\$24,725
5031 - MEDICAL INSURANCE	\$126,362	\$206,108	\$196,305	\$106,949	\$220,120	\$220,120	\$220,120
5032 - DISABILITY INSURANCE	\$9,564	\$14,008	\$13,869	\$7,014	\$10,176	\$10,176	\$10,176
5043 - OTHER BENEFITS	\$31,589	\$19,977	\$29,998	\$32,761	\$18,101	\$18,101	\$18,101
5046 - OPEB EXPENSE	\$25,724	\$0	\$0	\$0	\$0	\$0	\$0
SALARIES & BENEFITS	\$1,452,831	\$1,909,846	\$1,910,023	\$1,271,240	\$1,762,587	\$1,762,587	\$1,762,587
5112 - PERSONAL & SAFETY EQUIPMENT	\$2,356	\$23,655	\$23,555	\$166	\$23,505	\$23,505	\$23,505
5122 - CELL PHONES	\$6,959	\$7,084	\$8,259	\$5,998	\$6,622	\$6,622	\$6,622
5131 - FOOD & HOUSEHOLD SUPPLIES	\$107	\$0	\$0	(\$154)	\$0	\$0	\$0
5154 - UNEMPLOYMENT INSURANCE	\$7,074	\$5,000	\$5,000	\$0	\$2,500	\$2,500	\$2,500
5171 - MAINTENANCE OF EQUIPMENT	\$391	\$22,600	\$22,600	\$903	\$22,600	\$22,600	\$22,600
5173 - MAINTENANCE OF EQUIPMENT-MATER	\$4,210	\$16,400	\$18,156	\$7,808	\$15,400	\$15,400	\$15,400
5175 - MAINTENANCE - FUEL & LUBRICANT	\$49	\$0	\$0	\$0	\$0	\$0	\$0
5199 - MAINT OF STRUCTURES-MATERIALS	\$308	\$1,000	\$1,000	\$819	\$1,000	\$1,000	\$1,000
5232 - OFFICE & OTHER EQUIP < \$5,000	\$143,475	\$269,165	\$348,089	\$35,519	\$340,465	\$355,465	\$355,465
5260 - HEALTH - EMPLOYEE PHYSICALS	\$757	\$0	\$101	\$101	\$0	\$0	\$0
5263 - ADVERTISING	\$16,999	\$41,000	\$60,901	\$15,573	\$37,120	\$37,120	\$37,120
5265 - PROFESSIONAL & SPECIAL SERVICE	\$247,547	\$2,098,295	\$2,502,347	\$478,877	\$3,699,314	\$3,799,314	\$3,799,314
5281 - RENTS & LEASES-EQUIPMENT	\$0	\$200	\$200	\$0	\$200	\$200	\$200
5291 - OFFICE, SPACE & SITE RENTAL	\$541,297	\$568,090	\$594,755	\$597,794	\$504,710	\$604,187	\$604,187
5301 - SMALL TOOLS & INSTRUMENTS	\$28	\$1,150	\$1,150	\$12	\$1,100	\$1,100	\$1,100
5311 - GENERAL OPERATING EXPENSE	\$47,279	\$129,316	\$90,270	\$43,175	\$186,888	\$186,888	\$186,888

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
5326 - LATE FEES & FINANCE CHARGES	\$12	\$0	\$60	\$50	\$0	\$0	\$0
5331 - TRAVEL EXPENSE	\$16,270	\$26,435	\$21,691	\$5,015	\$43,176	\$43,176	\$43,176
5351 - UTILITIES	\$3,632	\$4,430	\$4,430	\$2,194	\$5,195	\$5,195	\$5,195
5499 - PRIOR YEAR REFUNDS	\$56,478	\$0	\$56,478	\$0	\$0	\$0	\$0
SERVICES & SUPPLIES	\$1,095,236	\$3,213,820	\$3,759,042	\$1,193,855	\$4,889,795	\$5,104,272	\$5,104,272
5121 - INTERNAL CHARGES	\$3,339	\$194,186	\$202,186	\$75,511	\$261,400	\$261,400	\$261,400
5123 - TECH REFRESH EXPENSE	\$8,611	\$17,754	\$17,754	\$17,754	\$9,206	\$9,206	\$9,206
5124 - EXTERNAL CHARGES	\$35,648	\$72,601	\$78,301	\$21,785	\$69,369	\$69,369	\$69,369
5127 - MOBILE DEVICE MANAGEMENT-INTER	\$252	\$115	\$184	\$143	\$0	\$0	\$0
5129 - INTERNAL COPY CHARGES (NON-IS)	\$2,216	\$3,815	\$4,878	\$5,200	\$7,000	\$7,000	\$7,000
5152 - WORKERS COMPENSATION	\$22,382	\$21,205	\$21,205	\$21,205	\$37,125	\$37,125	\$37,125
5155 - PUBLIC LIABILITY INSURANCE	\$18,203	\$34,780	\$34,780	\$34,780	\$38,939	\$38,939	\$38,939
5315 - COUNTY COST PLAN	\$187,355	\$111,910	\$111,910	\$111,910	\$87,294	\$87,294	\$87,294
5333 - MOTOR POOL	\$23,971	\$25,982	\$27,666	\$20,790	\$65,975	\$65,975	\$65,975
INTERNAL CHARGES	\$301,978	\$482,348	\$498,864	\$309,081	\$576,308	\$576,308	\$576,308
5501 - SUPPORT & CARE OF PERSONS	\$579	\$2,500	\$2,500	\$2,023	\$2,500	\$2,500	\$2,500
5539 - OTHER AGENCY CONTRIBUTIONS	\$0	\$116,387	\$217,487	\$113,820	\$0	\$0	\$0
OTHER CHARGES	\$579	\$118,887	\$219,987	\$115,843	\$2,500	\$2,500	\$2,500
5561 - PRINCIPAL ON NOTES PAYABLE	\$222,000	\$263,256	\$263,256	\$263,255	\$285,559	\$285,559	\$285,559
DEBT SERVICE PRINCIPAL	\$222,000	\$263,256	\$263,256	\$263,255	\$285,559	\$285,559	\$285,559
5553 - INTEREST ON NOTES	\$165,091	\$151,846	\$151,846	\$151,845	\$137,165	\$137,165	\$137,165
DEBT SERVICE INTEREST	\$165,091	\$151,846	\$151,846	\$151,845	\$137,165	\$137,165	\$137,165
5640 - STRUCTURES & IMPROVEMENTS	\$61,200	\$249,681	\$249,681	\$248,794	\$0	\$0	\$0
5650 - EQUIPMENT	\$80,506	\$55,000	\$94,751	\$55,387	\$82,582	\$132,582	\$132,582
5655 - VEHICLES	\$0	\$70,000	\$77,000	\$76,032	\$0	\$0	\$0
5700 - CONSTRUCTION IN PROGRESS	\$7,823,086	\$0	\$49,440	\$44,328	\$191,449	\$191,449	\$191,449
FIXED ASSETS	\$7,964,792	\$374,681	\$470,872	\$424,542	\$274,031	\$324,031	\$324,031
5799 - DEPRECIATION	\$65,851	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$65,851	\$0	\$0	\$0	\$0	\$0	\$0
5801 - OPERATING TRANSFERS OUT	\$2,896,713	\$4,485,064	\$4,877,656	\$3,137,107	\$1,115,659	\$4,002,741	\$4,002,741
OTHER FINANCING USES	\$2,896,713	\$4,485,064	\$4,877,656	\$3,137,107	\$1,115,659	\$4,002,741	\$4,002,741
TOTAL EXPENSES:	<u>\$14,165,075</u>	<u>\$10,999,748</u>	<u>\$12,151,546</u>	<u>\$6,866,770</u>	<u>\$9,043,604</u>	<u>\$12,195,163</u>	<u>\$12,195,163</u>

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD	BOARD	WORKING	YTD	DEPT	CAO	BOARD
	ACTUALS	APPROVED	BUDGET	ACTUALS	REQUESTED	RECOMM	APPROVED
	06/30/2022	06/30/2023	06/30/2023	06/30/2023	06/30/2024	06/30/2024	06/30/2024
NET INCLUDE	(\$609,408)	(\$4,063,805)	(\$8,818,857)	\$8,771,242	(\$10,551,493)	(\$10,994,439)	(\$10,494,439)

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
NOCOPY							
REVENUES:							
4411 - STATE MOTOR VEHICLE IN LIEU TX	\$0	\$24,874	\$24,874	\$0	\$68,097	\$68,097	\$68,097
4430 - HEALTH REALIGNMENT	\$3,717	\$0	\$0	\$29,511	\$0	\$0	\$0
4498 - STATE GRANTS	\$397,297	\$1,106,832	\$1,199,935	\$737,237	\$1,103,780	\$1,103,780	\$1,103,780
4499 - STATE OTHER	\$0	\$233,228	\$233,228	\$0	\$143,113	\$143,113	\$143,113
4555 - FEDERAL GRANTS	\$122,220	\$425,860	\$425,860	\$349,740	\$487,600	\$487,600	\$487,600
AID FROM OTHER GOVT AGENCIES	\$523,235	\$1,790,794	\$1,883,897	\$1,116,490	\$1,802,590	\$1,802,590	\$1,802,590
4998 - OPERATING TRANSFERS IN	\$0	\$0	\$0	\$0	\$189,766	\$189,766	\$189,766
OTHER FINANCING SOURCES	\$0	\$0	\$0	\$0	\$189,766	\$189,766	\$189,766
4999 - PRIOR YEARS REIMBURSEMENTS	\$0	\$0	\$0	\$521	\$0	\$0	\$0
OTHER REVENUE	\$0	\$0	\$0	\$521	\$0	\$0	\$0
TOTAL REVENUES:	\$523,235	\$1,790,794	\$1,883,897	\$1,117,012	\$1,992,356	\$1,992,356	\$1,992,356
EXPENSES:							
5001 - SALARIED EMPLOYEES	\$252,685	\$629,294	\$628,205	\$472,288	\$623,612	\$623,612	\$623,612
5003 - OVERTIME	\$723	\$4,000	\$3,000	\$153	\$0	\$0	\$0
5004 - STANDBY TIME	\$0	\$0	\$500	\$390	\$2,000	\$2,000	\$2,000
5012 - PART TIME EMPLOYEES	\$9,686	\$0	\$0	\$0	\$0	\$0	\$0
5021 - RETIREMENT & SOCIAL SECURITY	\$20,237	\$49,344	\$49,344	\$35,166	\$48,486	\$48,486	\$48,486
5022 - PERS RETIREMENT	\$28,817	\$64,241	\$64,830	\$53,287	\$70,906	\$70,906	\$70,906
5024 - RETIREMENT-UNFUNDED LIAB	\$44,170	\$79,982	\$79,982	\$79,982	\$84,379	\$84,379	\$84,379
5025 - RETIREE HEALTH BENEFITS	\$0	\$42,862	\$42,862	\$39,327	\$46,736	\$46,736	\$46,736
5031 - MEDICAL INSURANCE	\$48,892	\$142,503	\$139,493	\$109,449	\$156,067	\$156,067	\$156,067
5032 - DISABILITY INSURANCE	\$2,946	\$7,032	\$7,032	\$4,157	\$5,666	\$5,666	\$5,666
5043 - OTHER BENEFITS	\$12,156	\$8,186	\$13,624	\$8,538	\$4,103	\$4,103	\$4,103
SALARIES & BENEFITS	\$420,314	\$1,027,444	\$1,028,872	\$802,740	\$1,041,955	\$1,041,955	\$1,041,955
5112 - PERSONAL & SAFETY EQUIPMENT	\$1,049	\$4,800	\$2,800	\$1,511	\$0	\$0	\$0
5122 - CELL PHONES	\$3,954	\$6,584	\$6,117	\$5,804	\$6,744	\$6,744	\$6,744
5131 - FOOD & HOUSEHOLD SUPPLIES	\$0	\$0	\$0	\$66	\$0	\$0	\$0
5211 - MEMBERSHIPS	\$90	\$3,610	\$3,000	\$333	\$1,310	\$1,310	\$1,310
5232 - OFFICE & OTHER EQUIP < \$5,000	\$50,052	\$126,281	\$108,206	\$0	\$82,948	\$82,948	\$82,948
5260 - HEALTH - EMPLOYEE PHYSICALS	\$0	\$150	\$415	\$567	\$900	\$900	\$900
5263 - ADVERTISING	\$3,464	\$17,130	\$16,895	\$225	\$31,765	\$31,765	\$31,765
5265 - PROFESSIONAL & SPECIAL SERVICE	\$13,597	\$323,009	\$323,580	\$125,308	\$532,235	\$532,235	\$532,235

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
5291 - OFFICE, SPACE & SITE RENTAL	\$34,224	\$41,647	\$41,595	\$39,651	\$38,216	\$27,216	\$27,216
5311 - GENERAL OPERATING EXPENSE	\$30,801	\$87,410	\$71,385	\$29,744	\$150,737	\$150,737	\$150,737
5326 - LATE FEES & FINANCE CHARGES	\$9	\$0	\$35	\$14	\$0	\$0	\$0
5331 - TRAVEL EXPENSE	\$12,459	\$53,390	\$61,914	\$23,510	\$93,168	\$93,168	\$93,168
5351 - UTILITIES	\$17,607	\$21,134	\$24,696	\$10,733	\$3,174	\$3,174	\$3,174
SERVICES & SUPPLIES	\$167,309	\$685,145	\$660,638	\$237,471	\$941,197	\$930,197	\$930,197
5121 - INTERNAL CHARGES	\$49,945	\$81,025	\$76,421	\$56,785	\$144,098	\$144,098	\$144,098
5123 - TECH REFRESH EXPENSE	\$5,406	\$6,527	\$6,527	\$6,527	\$7,837	\$7,837	\$7,837
5124 - EXTERNAL CHARGES	\$0	\$19,000	\$19,000	\$12,861	\$0	\$0	\$0
5127 - MOBILE DEVICE MANAGEMENT-INTER	\$100	\$62	\$144	\$134	\$0	\$0	\$0
5129 - INTERNAL COPY CHARGES (NON-IS)	\$1,512	\$3,165	\$3,134	\$1,128	\$2,700	\$2,700	\$2,700
5152 - WORKERS COMPENSATION	\$4,432	\$9,879	\$9,879	\$9,879	\$18,354	\$18,354	\$18,354
5155 - PUBLIC LIABILITY INSURANCE	\$6,672	\$15,454	\$15,454	\$15,454	\$22,456	\$22,456	\$22,456
5315 - COUNTY COST PLAN	\$96,115	\$78,527	\$83,182	\$78,527	\$36,813	\$36,813	\$36,813
5333 - MOTOR POOL	\$3,291	\$31,500	\$21,500	\$9,155	\$21,875	\$21,875	\$21,875
INTERNAL CHARGES	\$167,475	\$245,139	\$235,241	\$190,452	\$254,133	\$254,133	\$254,133
5501 - SUPPORT & CARE OF PERSONS	\$0	\$39,040	\$39,040	\$0	\$0	\$0	\$0
5539 - OTHER AGENCY CONTRIBUTIONS	\$10,000	\$10,000	\$10,000	\$0	\$0	\$0	\$0
OTHER CHARGES	\$10,000	\$49,040	\$49,040	\$0	\$0	\$0	\$0
5561 - PRINCIPAL ON NOTES PAYABLE	\$26,526	\$0	\$0	\$0	\$0	\$0	\$0
DEBT SERVICE PRINCIPAL	\$26,526	\$0	\$0	\$0	\$0	\$0	\$0
5650 - EQUIPMENT	\$0	\$30,000	\$109,148	\$10,000	\$71,135	\$71,135	\$71,135
5700 - CONSTRUCTION IN PROGRESS	\$16,170	\$323,883	\$376,742	\$96,168	\$184,148	\$184,148	\$184,148
FIXED ASSETS	\$16,170	\$353,883	\$485,890	\$106,168	\$255,283	\$255,283	\$255,283
5801 - OPERATING TRANSFERS OUT	\$0	\$0	\$52,000	\$25,000	\$0	\$11,000	\$11,000
OTHER FINANCING USES	\$0	\$0	\$52,000	\$25,000	\$0	\$11,000	\$11,000
TOTAL EXPENSES:	\$807,797	\$2,360,651	\$2,511,681	\$1,361,832	\$2,492,568	\$2,492,568	\$2,492,568
NET NOCOPY	(\$893,970)	(\$4,633,662)	(\$9,446,641)	\$8,526,421	(\$11,051,705)	(\$11,494,651)	(\$10,994,651)

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023
 FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
NOSCHED2							
REVENUES:							
4001 - CURRENT SECURED TAXES	\$79,671	\$74,110	\$74,110	\$83,892	\$74,253	\$74,253	\$74,253
4004 - CURRENT UNSECURED TAXES	\$6,172	\$6,400	\$6,400	\$7,815	\$7,200	\$7,200	\$7,200
4008 - SB813 DISTRIBUTIONS	\$773	\$0	\$0	\$5,935	\$2,000	\$2,000	\$2,000
4021 - PRIOR YEAR SECURED TAXES	\$784	\$0	\$0	\$827	\$250	\$250	\$250
TAXES - PROPERTY	\$87,402	\$80,510	\$80,510	\$93,009	\$83,703	\$83,703	\$83,703
4301 - INTEREST FROM TREASURY	\$4,029	\$2,600	\$2,600	\$14,280	\$4,600	\$4,600	\$4,600
4303 - INTEREST ON TAX FUNDS	\$125	\$0	\$0	\$0	\$0	\$0	\$0
4310 - EQUIPMENT RENTAL	\$0	\$200	\$200	\$0	\$200	\$200	\$200
REV USE OF MONEY & PROPERTY	\$4,155	\$2,800	\$2,800	\$14,280	\$4,800	\$4,800	\$4,800
4472 - HOMEOWNERS PROPERTY TAX RELIEF	\$384	\$210	\$210	\$378	\$210	\$210	\$210
AID FROM OTHER GOVT AGENCIES	\$384	\$210	\$210	\$378	\$210	\$210	\$210
4747 - INSURANCE PAYMENTS	\$0	\$0	\$0	\$12,677	\$0	\$0	\$0
4753 - SEWER SERVICE/CONNECTION FEES	\$55,440	\$53,000	\$53,000	\$55,790	\$56,031	\$56,031	\$56,031
CHARGES FOR CURRENT SERVICES	\$55,440	\$53,000	\$53,000	\$68,467	\$56,031	\$56,031	\$56,031
TOTAL REVENUES:	\$147,383	\$136,520	\$136,520	\$176,136	\$144,744	\$144,744	\$144,744
EXPENSES:							
5001 - SALARIED EMPLOYEES	\$10,972	\$13,955	\$13,871	\$12,273	\$12,296	\$12,296	\$12,296
5005 - HOLIDAY OVERTIME	\$0	\$400	\$400	\$0	\$400	\$400	\$400
5021 - RETIREMENT & SOCIAL SECURITY	\$864	\$1,103	\$1,103	\$905	\$974	\$974	\$974
5022 - PERS RETIREMENT	\$709	\$1,958	\$2,042	\$2,073	\$2,249	\$2,249	\$2,249
5024 - RETIREMENT-UNFUNDED LIAB	\$713	\$804	\$804	\$804	\$847	\$847	\$847
5031 - MEDICAL INSURANCE	\$1,219	\$2,571	\$2,571	\$2,559	\$2,882	\$2,882	\$2,882
5032 - DISABILITY INSURANCE	\$123	\$162	\$162	\$117	\$116	\$116	\$116
5043 - OTHER BENEFITS	\$626	\$219	\$219	\$216	\$219	\$219	\$219
SALARIES & BENEFITS	\$15,229	\$21,172	\$21,172	\$18,951	\$19,983	\$19,983	\$19,983
5173 - MAINTENANCE OF EQUIPMENT-MATER	\$0	\$3,000	\$3,000	\$1,684	\$3,000	\$3,000	\$3,000
5191 - MAINTENANCE OF STRUCTURES	\$0	\$29,000	\$28,934	\$0	\$29,000	\$29,000	\$29,000
5263 - ADVERTISING	\$0	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$1,000
5265 - PROFESSIONAL & SPECIAL SERVICE	\$23,104	\$72,500	\$72,500	\$2,180	\$72,500	\$72,500	\$72,500
5311 - GENERAL OPERATING EXPENSE	\$356	\$2,930	\$2,996	\$415	\$3,030	\$3,030	\$3,030
5351 - UTILITIES	\$24,015	\$25,000	\$25,503	\$23,993	\$25,000	\$25,000	\$25,000

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
SERVICES & SUPPLIES	\$47,475	\$133,430	\$133,933	\$28,273	\$133,530	\$133,530	\$133,530
5124 - EXTERNAL CHARGES	\$8,597	\$19,200	\$31,197	\$15,130	\$19,200	\$19,200	\$19,200
5152 - WORKERS COMPENSATION	\$223	\$201	\$201	\$201	\$315	\$315	\$315
5155 - PUBLIC LIABILITY INSURANCE	\$345	\$319	\$319	\$319	\$608	\$608	\$608
5315 - COUNTY COST PLAN	\$20,298	\$0	\$0	\$0	\$18,688	\$18,688	\$18,688
INTERNAL CHARGES	\$29,463	\$19,720	\$31,717	\$15,650	\$38,811	\$38,811	\$38,811
5700 - CONSTRUCTION IN PROGRESS	\$0	\$60,000	\$60,000	\$0	\$70,000	\$70,000	\$70,000
FIXED ASSETS	\$0	\$60,000	\$60,000	\$0	\$70,000	\$70,000	\$70,000
5799 - DEPRECIATION	\$13,285	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$13,285	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES:	\$105,454	\$234,322	\$246,822	\$62,875	\$262,324	\$262,324	\$262,324
NET NOSCHED2	(\$852,042)	(\$4,731,464)	(\$9,556,943)	\$8,639,682	(\$11,169,285)	(\$11,612,231)	(\$11,112,231)

COUNTY OF INYO

BUD002FS - BUDGET REQUESTS

RUNDATE: 06/30/2023 TODAY'S DATE: 09/13/2023

FOR FISCAL YEARS: 07/01/2021 - 06/30/2024

	YTD ACTUALS 06/30/2022	BOARD APPROVED 06/30/2023	WORKING BUDGET 06/30/2023	YTD ACTUALS 06/30/2023	DEPT REQUESTED 06/30/2024	CAO RECOMM 06/30/2024	BOARD APPROVED 06/30/2024
COUNTY TOTALS FOR REVENUES:	\$46,066,545	\$47,664,570	\$51,324,743	\$50,072,848	\$53,123,317	\$56,816,612	\$57,316,612
EXPENSES:	(\$46,918,587)	(\$52,396,034)	(\$60,881,686)	(\$41,433,166)	(\$64,292,602)	(\$68,428,843)	(\$68,428,843)
REPORT NET	(\$852,042)	(\$4,731,464)	(\$9,556,943)	\$8,639,682	(\$11,169,285)	(\$11,612,231)	(\$11,112,231)



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

September 26, 2023

Reference ID:
2023-4134

Sale of Tax-Defaulted Property at Public Auction Treasurer-Tax Collector ACTION REQUIRED

ITEM SUBMITTED BY

Alisha McMurtrie, Treasurer

ITEM PRESENTED BY

Alisha McMurtrie, Treasurer

RECOMMENDED ACTION:

- A) Authorize the Treasurer-Tax Collector to conduct a public auction, via the internet, offering for sale to the highest bidder the tax-defaulted parcels of land identified in the attachment that are subject to the Tax Collector's Power to Sell; and
- B) In the event a parcel does not sell, authorize the Treasurer-Tax Collector to re-offer those parcels for sale within 90 days at a reduced minimum price deemed appropriate by the Treasurer-Tax Collector.

BACKGROUND / SUMMARY / JUSTIFICATION:

Pursuant to Section 3691 *et seq* of the California Revenue & Taxation Code, the Tax Collector must, with the prior approval of the Board of Supervisors, periodically attempt to sell those parcels of land on which the property taxes have been delinquent for over five years, three years if commercial. The primary purpose of the sale is to place the properties in the hands of an assessee who is ready, willing, and able to pay the future taxes on the parcels in a timely manner. A secondary purpose is to recover the amount of delinquent taxes due on the parcels. As a Teeter County, we have already distributed the tax revenues due to the recipients.

After your Board has given its approval, it may not delete, withdraw, nor withhold properties from the auction or rescind its approval. This approval will allow the Tax Collector to hold a public auction sale on February 29, 2024, during which the parcels listed on the attachment will be offered for sale to the highest bidder.

In the event a parcel does not sell, and in accordance with R&T Code §3698.5(c), I respectfully request your approval to re-offer that parcel for sale, within ninety (90) days, at a reduced minimum price that the Tax Collector deems appropriate. The re-offer sale will take place on May 1, 2024.

FISCAL IMPACT:

Funding Source	General Fund	Budget Unit	010500
Budgeted?	Yes	Object Code	Multiple
Recurrence	One-Time Expenditure		
Current Fiscal Year Impact			

Expenditures are recovered through the auction process.

Future Fiscal Year Impacts

N/A

Additional Information

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

The Board may approve or reject the proposed sale. The Board may delete one or more of the parcels that would be otherwise offered for sale prior to your approval. The removal of any parcel from the auction list by your Board would be counterproductive to the purposes of the auction.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

In the event a parcel to be offered for sale is located within the geographical boundaries of a local taxing agency (city or district), that agency will be given the opportunity to object to the sale of that parcel. Any such objection must be based on that agency's determination that it requires that parcel for a public purpose, and must be accompanied by that agency's offer to purchase the parcel at a price equal to an amount not less than the minimum bid.

ATTACHMENTS:

1. 2023-2024 TTC Auction List

APPROVALS:

Alisha McMurtrie	Created/Initiated - 9/6/2023
Darcy Ellis	Approved - 9/7/2023
John Vallejo	Approved - 9/7/2023
Amy Shepherd	Approved - 9/20/2023
Nate Greenberg	Approved - 9/20/2023
Alisha McMurtrie	Final Approval - 9/20/2023

*Inyo County Treasurer-Tax Collector
Tax-Defaulted Land Auction
February 29, 2024
Re-Offer May 1, 2024*

ITEM NO.	DEFAULT NUMBER	DEFAULT DATE	TR'S PARCEL	PROPERTY DESCRIPTION	ASSESSEE OF RECORD	ADDRESS	CITY, STATE, ZIPCODE	MINIMUM BID
1	17017	6/30/2017	0020820700	235 S Webster St	Peggy Lee Felton	PO Box 315	Independence CA 93526	\$ 8,000.00
2	17027	6/30/2017	0040401900	120 S Main St	Tanstaaf LLC	PO Box 850	Big Pine CA 93513	\$ 25,750.00
3	17031	6/30/2017	0050711000	N Lone Pine Ave	Charles M Felton	PO Box 315	Independence CA 93526	\$ 6,000.00
4	17036	6/30/2017	0094100100	613 Houston Dr	Brian & Danica Berner	613 Houston Dr	Bishop CA 93514	\$ 10,500.00
5	22-058	6/30/2018	0102201500	111 McNally St	Hot Dog Storage LLC	PO Box 1655	Bishop CA 93514	\$ 17,250.00
6	13046	6/30/2014	0113204000	2664 Glenbrook Way	Richard D Ferber & Richard D Ferber Jr	2664 Glenbrook Way	Bishop CA 93514	\$ 26,500.00 -
7	17073	6/30/2017	0131101300	67 Lucas Rd	Nancy Kennedy Trust	67 Lucas Rd	Bishop CA 93514	\$ 8,750.00
8	15057	6/30/2016	0292322300	N Cartago & S Whitney	MDA Trust	4 Pyrite Dr	Moundhouse NV 89706	\$ 4,750.00
9	14114	6/30/2015	0310631800	101 Hawley Ave	Estate of Julia Dunkle	PO Box 163	Keeler CA 93530	\$ 10,200.00
10	17120	6/30/2018	0310840400	157 Yerington Ave	Marila L Marmolejo	PO Box 3821	Visalia CA 93278	\$ 7,750.00
11	13072	6/30/2014	0310850500	187 Maud Ave	Lester F Whalley	3191 Gardenia Ln	Yorba Linda CA 92886	\$ 8,000.00
12	13076	6/30/2014	0330802300	660 Olancha Ln	Jonathan & Angela Noeldner	367 Heather Ct	Eau Clair WI 54701	\$ 5,500.00
13	13077	6/30/2014	0330802400	610 Olancha Ln	Jonathan & Angela Noeldner	367 Heather Ct	Eau Clair WI 54701	\$ 6,250.00
14	14118	6/30/2015	0330902900	344 W Fall Rd	Robert C Bellamak	PO Box 18	Olancha CA 93549	\$ 34,000.00
15	15072	6/30/2016	0332801500	6048 Enchanted Lakes Rd	Joel R & Cynthia L Toone	PO Box 2284	Tehachapi CA 93581	\$ 6,750.00
16	17128	6/30/2018	0333301600	7189 Lake Village Rd	Estate of Allen H Weston	2210 SE 19th Ave	Amarillo TX 79103	\$ 7,500.00
17	13087	6/30/2014	0333602100	7256 Enchanted Lakes Rd	Thomas R Firth 1/3 INT Dennis Firth 1/3 INT Scott M Firth 1/3 INT	38800 Cary Rd	Anza CA 92539	\$ 6,250.00 - -
18	13090	6/30/2014	0333800200	Summer Rd & W Fall Rd	Estate of Edith M Crocker	PO Box 120397	Chula Vista CA 91912	\$ 6,250.00
19	17129	6/30/2018	0334000900	Hwy 395/See Legal Description	Linda A Von Phul	409 Edwards St	Fort Collins CO 80524	\$ 4,500.00
20	17131	6/30/2018	0351250400	Second Ave NW	Ruth V Kouns	PO Box 222551	Carmel CA 93922	\$ 4,250.00
21	14133	6/30/2015	0351670400	E Market St	Nicholas A & Mary Troolines	2065 Brigham	Oxnard CA 93030	\$ 4,750.00
22	15088	6/30/2016	0351710900	S Main St	Jackie L Blagrave	712 Fleetwood Dr	Papillion NE 68133	\$ 5,000.00
23	14144	6/30/2015	0371900100	401 Sterling Rd #A	Roger Anderson 1/2 INT Linda Vasseur 1/2 INT	2900 Demetrius Ave 43074 Summerset Rd	Las Vegas NV 89101-1612 Newberry Springs CA 92365	\$ 12,250.00 -
24	13108	6/30/2014	0371902200	Pearson Rd	Ash Family Corporation	PO Box 53061	Irvine CA 92619	\$ 4,750.00
25	14145	6/30/2015	0371902400	Sterling Rd	Roger Anderson 1/2 INT Linda Vasseur 1/2 INT	2800 Demetrius Ave 43074 Summerset Rd	Las Vegas NV 89101-1612 Newberry Springs CA 92365	\$ 14,500.00 -
26	15247	6/30/2016	0372040900	Sterling Rd	Caroline Moldovan Wendell G Barrus	3024 N 24th St #41	Phoenix AZ 85016	\$ 5,000.00 -
27	13110	6/30/2014	0372110400	Pearsonville	Matthew Haubner	1259 Hyperion Ave	Los Angeles CA 90029	\$ 6,500.00
28	17122	6/30/2017	0372132000	Sterling Rd	Madge Davis	PO Box 1196	Whitefish MT 59937	\$ 5,500.00
29	13111	6/30/2014	0372401300	924 Pearson Rd	Seth Kenney	329 London Bridge Rd	Lake Havasu City AZ 86403	\$ 10,500.00
30	15108	6/30/2016	0383300900	BLM Tract Trona	Mary Jane White Trust	16408 Auburn Blk Diamond Rd	Auburn WA 98092	\$ 3,750.00
31	17132	6/30/2017	0383304000	BLM Tract Trona	Boydston Construction Inc.	1620 N Inyo St	Ridgecrest CA 93555	\$ 4,250.00
32	13117	6/30/2014	0383402800	BLM Tract Trona	Only Land LLC	PO Box 72540	Phoenix AZ 85050	\$ 4,500.00
33	13119	6/30/2014	0383404500	BLM Tract Trona	Bonnie C Brantley	PO Box 59486	Los Angeles CA 90002	\$ 4,250.00
34	14149	6/30/2015	0383404900	BLM Tract Trona	Estate of Connie K George	77564A Country Club Dr #191	Palm Desert CA 92211	\$ 4,000.00
35	17141	6/30/2017	0392100100	Wingate Rd-Panamint	CR Briggs Corporation	14142 Denver W Pkwy #250	Golden CO 13119	\$ 5,000.00

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February 29, 2024
Re-Offer May 1, 2024*

ITEM NO.	DEFAULT NUMBER	DEFAULT DATE	OR'S PARCEL	PROPERTY DESCRIPTION	ASSESSEE OF RECORD	ADDRESS	CITY, STATE, ZIPCODE	MINIMUM BID
36	17142	6/30/2017	0392100300	Panamint	CR Briggs Corporation	14142 Denver W Pkwy #250	Golden CO 13119	\$ 6,750.00
37	13123	6/30/2014	0392400100	Pleasant Canyon	Bush Management Co	3501 Jamboree Rd North Tower STE 6100	Newport Beach CA 92660	\$ 182,750.00
38	15114	6/30/2016	0463601900	145 Bloss Rd	John C Marr Trust 1/3 INT Molly H Griswold 1/3 INT William R Morse 1/3 INT	110 Calle Paisano	Santa Fe NM 87505	\$ 5,250.00
39	15115	6/30/2016	0463602200	49 Bloss Rd	Patricia & Cary D Orthmeyer	9915 NE 63rd St	Vancouver WA 98662	\$ 22,250.00
40	14160	6/30/2015	0464111500	11 Parrish Rd	Estate of Barbara Skinner 1/7 INT James Briery 1/7 INT Carole A Ciarolla 1/7 INT Holly Citti 1/28 INT Estate of Frankie M Graham 1/7 INT Donna Y Hanneman 1/14 INT Kelly S Lester 1/14 INT Lana C McAlister 1/63 INT Anitra McEuen 1/28 INT Ronald McEuen 1/14 INT Jeffrey L Paglia 1/42 INT James Wood 1/63 INT Maybelle Mills 1/21 INT Kathie P Rhoads 1/42 INT John Wood 1/63 INT	PCS 80 Box 17138	APO AP 96367	\$ 5,750.00
41	17146	6/30/2017	0464221600	561 Parrish Rd	Estate of Wayne A Templeton	162 Grove St # J	Bishop CA 93514	\$ 6,750.00
42	13137	6/30/2014	0481704700	Spring Valley	Estate of William F Lacy	3331 N Kolmar Ave	Chicago IL 60641	\$ 8,750.00
43	17147	6/30/2017	0483610800	Spring Valley Ranchos	Rosario V Asuncion	282 Angels Trace Ct	Las Vegas NV 89148	\$ 4,750.00
44	15123	6/30/2016	0483620500	Spring Valley Ranchos	Laudimer & Helen Santos	744 Oakhills Course Dr	Las Vegas NV 89149	\$ 5,000.00
45	13142	6/30/2014	0483621700	Spring Valley Ranchos	Irma F Perkins	805 Tulare St	Maricopa CA 93252-9727	\$ 3,750.00
46	13143	6/30/2014	0483623200	Old Spanish Trail Hwy	Irma F Perkins	805 Tulare St	Maricopa CA 93252-9727	\$ 3,750.00
47	17173	6/30/2018	0483631500	Spring Valley Ranchos	Joshua J Henninger	1948 W Whitehall St	Allentown PA 18104	\$ 5,250.00
48	17177	6/30/2018	0483640800	Spring Valley Ranchos	Ahron a Gersten Monty Hall	6464 Colgate Ave	Los Angeles Ca 90048	\$ 4,750.00
49	14172	6/30/2015	0483710500	Old Spanish Trail Hwy	Donald M Ocampo	27068 La Paz Rd #424	Aliso Viejo CA 92656	\$ 4,500.00
50	17180	6/30/2018	0483710600	Old Spanish Trail Hwy	Conrado Ariola Jr	2085 Jacqueline Ave	North Bellmore NY 11710	\$ 4,500.00
51	14176	6/30/2015	0483731700	Spring Valley Ranchos	Christopher Gonzales Edgardo Gonzales	1625 Santa Maria Ave	Glendale CA 91208	\$ 5,750.00
52	15137	6/30/2016	0483732800	Spring Valley Ranchos	Roel Razon	87 Desharnais St	Winnipeg MB R291A8 CANADA	\$ 5,000.00
53	17153	6/30/2017	0483740600	Spring Valley Ranchos	Natie O Mamuyac Trust	23435 Panama Ave	Carson CA 90745	\$ 5,250.00
54	17154	6/30/2017	0483740700	Spring Valley Ranchos	Natie O Mamuyac Trust	23435 Panama Ave	Carson CA 90745	\$ 6,250.00
55	15138	6/30/2016	0483811000	Spring Valley Ranchos	Estate of Jack L Lawrence	PO Box 1583	Grand Forks BC V0H 1H0 CANAD	\$ 5,250.00
56	15139	6/30/2016	0483821900	Spring Valley Ranchos	Usafina A Revil	2706 S Hobart Blvd	Los Angeles Ca 90018	\$ 6,250.00
57	15140	6/30/2016	0483822000	Spring Valley Ranchos	Usafina A Revil	2706 S Hobart Blvd	Los Angeles Ca 90018	\$ 6,250.00

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ITEM NO.	DEFAULT NUMBER	DEFAULT DATE	PARCEL	PROPERTY DESCRIPTION	ASSESSEE OF RECORD	ADDRESS	CITY, STATE, ZIPCODE	MINIMUM BID
58	17161	6/30/2017	0483842700	Spring Valley Ranchos	Elizabeth Penez	22707 S Figueroa St #10	Carson CA 90745	\$ 5,250.00
59	13155	6/30/2014	0483931200	Spring Valley Ranchos	William & Marion Ruge Trust	1005 Ortega Cir	Gilroy CA 95020	\$ 4,500.00
60	15148	6/30/2016	0483942200	Spring Valley Ranchos	Howard Miura	1476 Ala Napunani St	Honolulu HI 96818	\$ 4,250.00
61	15152	6/30/2016	0484011200	569 Carpenter Way	Pamela Rocha 1/3 INT	1911 W Blosser Ranch Rd	Pahrump NV 89060	\$ 7,000.00
					Barbara McDonald 1/3 INT	PO Box 5764	Twin Falls ID 83303	-
					Estate of Bryson McDonald 1/3 INT			-
62	14199	6/30/2015	0484011400	Spring Valley Ranchos	Edna N Reynolds	24141 Million Rd	Corning CA 96021	\$ 3,750.00
63	17193	6/30/2018	0484021900	Spring Valley Ranchos	Roland R Rosenberg Jr	10001 Central Valley Ave	Las Vegas NV 89149	\$ 4,750.00
64	15157	6/30/2016	0484023200	Spring Valley Ranchos	Dolly J Creighton	1260 Richard Ln #B212	Honolulu HI 96819	\$ 5,500.00
65	13159	6/30/2014	0484031100	Spring Valley Ranchos	Marten & Winnie Schreuders	7411 Brookwood Ave	Las Vegas NV 89131	\$ 4,000.00
66	12140	6/30/2012	0484032400	Spring Valley Ranchos	Estate of Jean A Jones 1/2 INT	43179 Jamara Ct	Temecula CA 92592	\$ 10,250.00
					Janet & Walter Jones 1/2 INT			-
67	13161	6/30/2014	0484040900	Spring Valley Ranchos	Wilfred C & Helen L Cornel	8197 Cranberry Lake Ave	Las Vegas NV 89178	\$ 6,000.00
68	17177	6/30/2017	0484042700	Spring Valley Ranchos	Bruno W & Maria E Nikolin	300 W Menlo Ave Sp 132	Hemet CA 92543	\$ 5,750.00
69	15167	6/30/2016	0484111300	Spring Valley	Richard K Bandell	PO Box 3743	Pahrump NV 89041	\$ 6,500.00
					Sally Ann Siford			-
70	17181	6/30/2017	0484120900	Spring Valley Ranchos	Alexander C Santos	700 S Dickel St	Anaheim CA 92805	\$ 5,250.00
71	17182	6/30/2017	0484121300	Spring Valley Ranchos	Donray & Rachel Escuin 1/4 INT	33 Southwind	Aliso Viejo CA 92656	\$ 6,250.00
					Yvette Escuin 1/4 INT			-
					Mark & Sally Escuin 1/4 INT			-
					Manuel & Em Escuin 1/4 INT			-
73	13165	6/30/2014	0484122000	Spring Valley Ranchos	Gerardo & Amelinda Cruz Jr	8326 E Starpine Rd	Orange CA 92869	\$ 6,500.00
74	17185	6/30/2017	0484132600	Spring Valley Ranchos	Christian J Ibarra 1/2 INT	40 Packard Ln	Watsonville CA 95076	\$ 4,500.00
					Gabriela Sanchez 1/2 INT			-
75	15173	6/30/2016	0484133100	Spring Valley Ranchos	Marina N Ladesma	2617 Eagle Rock Cir	Stockton CA 95209	\$ 6,000.00
76	17187	6/30/2017	0484220500	Spring Valley Ranchos	Edward E Fischer	5360 Bartlett Rd	Buckley MI 49620	\$ 4,250.00
77	15175	6/30/2016	0484221100	Spring Valley Ranchos	Jessica B Alton	60 Catclaw Ln	Sedona AZ 86351	\$ 5,250.00
78	17188	6/30/2017	0484222300	Spring Valley Ranchos	Elvert B & Vesta M Waltower	4961 Dassco Ct	San Diego CA 92102	\$ 5,750.00
79	15176	6/30/2016	0484222900	Spring Valley Ranchos	Winston S Wong	3050 Ala Poha PI W-16	Honolulu HI 96818	\$ 4,250.00
80	17190	6/30/2017	0484233200	Spring Valley Ranchos	Michael J Light	1933 SW 83rd Court	Gainesville FL 32607	\$ 4,250.00
81	17191	6/30/2017	0484240400	Spring Valley Ranchos	Estate of Lucille E Holstrom	PO Box 5039	Ventura CA 93005	\$ 5,750.00
					Estate of Norton Holstrom Sr			-
82	17192	6/30/2017	0484240700	Spring Valley Ranchos	Myron H & Joyce C Woodward	2731 Grandview Pvmnt Rd	Mabton WA 98935	\$ 4,000.00
83	17210	6/30/2018	0484242000	W Faith & Creosote	Edith McGriff	3437 Nebaum Ct	N Las Vegas NV 89031	\$ 5,500.00
84	17193	6/30/2017	0484310100	Spring Valley Ranchos	Maria A Nunez	1511 Ridgecrest St #F	Monterey Park CA 91754	\$ 5,500.00
85	15182	6/30/2016	0484312400	Spring Valley Ranchos	Grace Norman	225 Akins Rd	Corbin KY 40701	\$ 5,500.00
86	15183	6/30/2016	0484312500	Spring Valley Ranchos	Grace Norman	225 Akins Rd	Corbin KY 40701	\$ 5,500.00
87	17196	6/30/2017	0484312600	Spring Valley Ranchos	Luis A & Consejo E Burgos	1689 Ponderosa Pines Dr # E	Jacksonville FL 32225	\$ 3,750.00
88	17200	6/30/2017	0484330200	Spring Valley Ranchos	Estate of Patricia Mays Trust	3017 Contut Ct	Spring Valley CA 91977	\$ 5,750.00
89	13180	6/30/2014	0484332600	Spring Valley Ranchos	Maria T Alvarez	31160 Lavender Ct	Temecula CA 92592	\$ 4,500.00
90	17201	6/30/2017	0484341300	Spring Valley Ranchos	Frederick J Teahon	7108 Etter St	Bakersfield CA 93308	\$ 5,750.00

*Inyo County Treasurer-Tax Collector
Tax-Defaulted Land Auction
February 29, 2024
Re-Offer May 1, 2024*

ITEM NO.	DEFAULT NUMBER	DEFAULT DATE	OR'S PARCEL	PROPERTY DESCRIPTION	ASSESSEE OF RECORD	ADDRESS	CITY, STATE, ZIPCODE	MINIMUM BID
91	15185	6/30/2016	0484342000	Spring Valley Ranchos	Yoshio & Mildred M Shinsato	27 Kukui St	Wahiawa HI 96786	\$ 4,250.00
93	17221	6/30/2018	0484411300	Spring Valley Ranchos	Rachel J Bland	1011 N Palm Ave # 215	W Hollywood CA 90069	\$ 5,250.00
94	13182	6/30/2014	0484411700	Spring Valley Ranchos	Geraldine A Carvalho	PO Box 1095	Wailuku HI 96793	\$ 6,000.00
					Albert S Carvalho			-
95	13183	6/30/2014	0484420400	Spring Valley Ranchos	Fredrico & Anaclea Medrano	PO Box 728	Lihue HI 96766	\$ 4,500.00
96	17231	6/30/2018	0484513100	Spring Valley Ranchos	J B & Wilma Rowell Trust	146 Taft Ave	Ventura CA 93003	\$ 5,000.00
97	13192	6/30/2014	0484531800	Spring Valley Ranchos	Ash Family Corporation	PO Box 53061	Irvine CA 92619	\$ 6,250.00
98	14230	6/30/2015	0484532600	Spring Valley Ranchos	Estate of Rosie Herrera Trust	919 Sugarbush Dr	Santa Maria CA 93454	\$ 5,250.00
99	13193	6/30/2014	0484541200	Spring Valley Ranchos	Cy M & Iraani Bridges	PO Box 94	Hauula HI 96717	\$ 4,500.00
100	14023	6/30/2015	0484811100	Spring Valley Ranchos	Diego Nava Murguia	4861 E Paiute Blvd	Pahrump NV 89061	\$ 5,750.00
101	17238	6/30/2018	0484822300	Spring Valley Ranchos	Jose L M Osorio	888 Celebration Dr	Las Vegas NV 89123	\$ 5,750.00
102	14236	6/30/2015	0484830600	Spring Valley Ranchos	Frye Revocable Living Trust	PO Box 26592	Tamarac FL 33320	\$ 4,500.00
103	17228	6/30/2017	0484912200	Spring Valley Ranchos	Ofelia P Silva-Netto	147 St Paul Ave	Jersey City NJ 07306	\$ 5,500.00
104	17247	6/30/2018	0485110500	Spring Valley Ranchos	Raymond A Desmarais	8220 Silversky Dr Apt 319	Las Vegas NV 89145	\$ 4,000.00
105	13207	6/30/2014	0485112400	Spring Valley Ranchos	Daniel T & Kikuno Hata	PO Box 6008	Kurtistown HI 96760	\$ 4,500.00
106	17250	6/30/2018	0485131500	Spring Valley Ranchos	Ramon C Quitoriano	91-1327 Hoopio St	Ewa Beach HI 96706	\$ 4,000.00
					Ricarda Q Quitoriano			-
107	17252	6/30/2017	0485140600	Spring Valley Ranchos	Hugh S C Say Trust	2265-A Waiomao Rd	Honolulu HI 96816	\$ 4,250.00
					Clara W S Say Trust			
108	17251	6/30/2018	0485211000	Spring Valley Ranchos	B Frank & Hope Hoen	373 Park Ave	Long Beach CA 90814	\$ 4,500.00
109	17252	6/30/2018	0485212800	Spring Valley Ranchos	Louis L & Lorraine J Berry	3025 SE Maple St # 11	Portland OR 97267	\$ 5,000.00
110	13215	6/30/2014	0485220100	Spring Valley Ranchos	Ed A Ventura	14661 Rosales St	Sylmar CA 91342	\$ 4,250.00
111	14256	6/30/2015	0485221900	Spring Valley Ranchos	Geraldine Scroggins Trust	2272 S Goodall Ave	Duarte CA 91010	\$ 5,500.00
112	15221	6/30/2016	0485222000	Spring Valley Ranchos	Geraldine Scroggins Trust	2272 S Goodall Ave	Duarte CA 91010	\$ 5,000.00
113	17254	6/30/2017	0485222300	Spring Valley Ranchos	Paul Y & Yoshie N Yee	30321 Avenida Palmera	Homeland CA 92548-9103	\$ 6,000.00
114	17255	6/30/2017	0485222400	Spring Valley Ranchos	Paul Y & Yoshie N Yee	30321 Avenida Palmera	Homeland CA 92548-9103	\$ 6,000.00
115	12192	6/30/2012	0485320700	Spring Valley Ranchos	D & Christine J Ubongen	19406 Orting Kapowsin Hwy E	Orting WA 98360	\$ 9,750.00
116	14260	6/30/2015	0485321700	Spring Valley Ranchos	Jerome B Golden	1821 Cypress Isle	Williamsburg VA 23185	\$ 5,750.00
117	14261	6/30/2015	0485330900	Spring Valley Ranchos	Videz Rene Bena	9322 E Ave T-10	Little Rock CA 93543	\$ 5,750.00
118	13224	6/30/2014	0485340700	Spring Valley Ranchos	Ernest & Pola L Rich	5916 Stoneview	Culver City CA 90230	\$ 4,250.00
119	14263	6/30/2015	0485342400	Spring Valley Ranchos	Jerome B Golden	1821 Cypress Isle	Williamsburg VA 23185	\$ 5,750.00
120	17259	6/30/2018	0485503100	108 Condor Ave	Ronald J & Monica A Casey	1600 Sundown Dr	Henderson NV 89002	\$ 4,500.00



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

September 26, 2023

Reference ID:
2023-4129

Personal Services Contract for Assistant Health and Human Services Director County Administrator - Personnel ACTION REQUIRED

ITEM SUBMITTED BY

Keri Oney, Assistant Personnel Director

ITEM PRESENTED BY

Keri Oney, Assistant Personnel Director

RECOMMENDED ACTION:

Approve the contract between the County of Inyo and Gina Ellis for provision of personal services as the Assistant Health and Human Services Director at Range 92, Step A, \$9,079 per month effective September 28, 2023, and authorize the Chairperson to sign.

BACKGROUND / SUMMARY / JUSTIFICATION:

The Assistant Director of Health and Human Services (HHS) became vacant when the incumbent accepted the Health and Human Services Director position. This position plays a key leadership role within the Department, providing oversight to HHS program operations, supporting division leaders, managing special projects, and facilitating the development and implementation of HHS services.

FISCAL IMPACT:

Funding Source	Federal and State Grants and Realignment	Budget Unit	Various
Budgeted?	Yes	Object Code	Salaries & Benefits
Recurrence	Ongoing Expenditure		
Current Fiscal Year Impact			
This position is budgeted in the FY 23/24 Health and Human Services Budgets: State and Federal funding, Health, Behavioral Health, and Social Services Realignment. This position is budgeted in Health (045100), Mental Health (045200), and 20% Social Services (055800) in the Salaries and Benefits object codes.			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could choose not to approve this contract and direct Personnel to begin the recruitment process again.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

N/A

ATTACHMENTS:

1. Assistant HHS Director Contract

APPROVALS:

Sue Dishion	Created/Initiated - 9/6/2023
Anna Scott	Approved - 9/15/2023
Keri Oney	Approved - 9/18/2023
John Vallejo	Approved - 9/21/2023
Amy Shepherd	Approved - 9/21/2023
Nate Greenberg	Final Approval - 9/21/2023

**AGREEMENT BETWEEN COUNTY OF INYO
AND GINA ELLIS
FOR THE PROVISION OF PERSONAL SERVICES
AS ASSISTANT HEALTH AND HUMAN SERVICES DIRECTOR**

INTRODUCTION

WHEREAS, GINA ELLIS (hereinafter referred to as "Assistant") has been duly appointed as Assistant Health and Human Services Director; and

WHEREAS, The County of Inyo (hereinafter referred to as "County") and Assistant desire to set forth the manner and means by which Assistant will be compensated for performance of duties.

NOW THEREFORE, in consideration of the mutual promises, covenants, terms, and conditions hereinafter contained, County and Assistant hereby agree as follows:

TERMS AND CONDITIONS

1. SCOPE OF WORK.

Assistant shall furnish to the County those services and work set forth in Attachment A, attached hereto and by reference incorporated herein.

Services and work provided by Assistant under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and County laws, ordinances, resolutions, and directions.

2. ADMINISTRATION OF CONTRACT.

Assistant will report directly to and shall work under the direction of the Health and Human Services Director. As the County's Personnel Director, the County Administrative Officer will administer this contract and exercise its provisions in consultation with Health and Human Services Director.

3. TERM.

The term of this Agreement shall be from September 28, 2023 until terminated as provided below.

4. CONSIDERATION.

A. Compensation. County shall pay Assistant in accordance with the Schedule of Fees (set forth as Attachment B) for the services and work described in Attachment A which are performed by Assistant.

B. Travel and Per Diem. County shall reimburse Assistant for the travel expenses and per diem which Assistant incurs in providing services and work under this Agreement. Travel and per diem expenses will be reimbursed in accordance with the rates set forth in the Schedule of Travel and Per Diem Payment (Attachment C). County reserves the right to deny reimbursement to Assistant for travel or per diem expenses which are either in excess of the amounts that may be paid under the rates set forth in Attachment C, or which are incurred by the Assistant without the proper approval of the County.

C. No Additional Consideration. Except as expressly provided in this Agreement, Assistant shall not be entitled to, nor receive, from County, any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement.

D. Manner of Payment. Assistant will be paid in the same manner and on the same schedule of frequency as other County officers and employees.

E. Federal and State Taxes. From all payments made to Assistant by County under the terms and provisions of this Agreement, County shall withhold all appropriate federal and state income taxes (resident and non-resident).

5. WORK SCHEDULE.

Assistant's obligation is to perform the services and work identified in Attachment A which are needed within the County. It is understood by Assistant that the performance of these services and work will require a varied schedule. Assistant, in arranging his schedule, will coordinate and make arrangements to fulfill the requirements of the services and work which is necessary.

6. REQUIRED LICENSES, CERTIFICATES, AND PERMITS.

Any licenses, certificates, or permits required by the federal, state, county, or municipal governments for Assistant to provide the services and work described in Attachment A must be procured by Assistant and be valid at the time Assistant enters into this Agreement. Further, during the term of this Agreement, Assistant must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, and professional licenses or certificates. The County will pay the cost of the licenses, certificates, continuing education, professional development, and permits necessary for Assistant to practice law in the State of California and before all appropriate federal courts. Assistant will provide County, at County's request, evidence of current and valid licenses, certificates and permits which are required to perform the services identified in Attachment A. Where there is a dispute between Assistant and County as to what licenses, certificates, and permits are required to perform the services identified in Attachment A, County reserves the right to make such determinations for purposes of this Agreement.

7. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC.

County shall provide Assistant with such supplies, reference materials, telephone service, and staff as is deemed necessary by the County for Assistant to provide the services identified in Attachment A to this Agreement.

8. COUNTY PROPERTY.

A. Supplies, Equipment, etc. All supplies, equipment, tools, protective or safety devices, badges, identification cards, keys, uniforms, vehicles, reference materials, furniture, appliances, etc. provided to Assistant by County pursuant to this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of County. Assistant will use reasonable care to protect, safeguard and maintain such items while they are in Assistant's possession.

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

9. WORKERS' COMPENSATION.

County shall provide workers' compensation coverage to Assistant for all acts performed in the course and scope of providing the services described in Attachment A to this Agreement. In the event a claim is made by Assistant for injuries received in the course and scope of providing such services, County's liability shall be limited to workers' compensation benefits payable under the California Labor Code.

10. DEFENSE AND INDEMNIFICATION.

In the event the Assistant is sued for acts performed within the course and scope of providing services and work described in Attachment A of this Agreement, County shall defend, indemnify, and hold the Assistant harmless from any and all liability arising from such acts as required by law.

11. TERMINATION AND DISCIPLINE.

Assistant's services under this Agreement may be terminated by County without cause, and at will, for any reason by giving to Assistant Ninety (90) days written notice of such intent to terminate. This Agreement may otherwise only be terminated by County for cause.

Assistant may terminate this Agreement without cause, and at will, for any reason whatsoever by giving thirty (30) days written notice of such intent to terminate to County.

12. ASSIGNMENT.

This is an agreement for the personal services of Assistant. County has relied upon the skills, knowledge, experience, and training of Assistant as an inducement to enter into this Agreement. Assistant shall not assign or subcontract this Agreement, or any part of it, without the express written consent of the County.

13. NONDISCRIMINATION.

Assistant agrees to comply with various provisions of the federal, state, and county statutes, laws, and ordinances applicable to the County, and providing that no person in the United States shall, on the grounds of race, color, religion, ancestry, sex, age, physical handicap, or national origin, be subjected to discrimination.

14. CONFIDENTIALITY.

Assistant agrees to comply with various provisions of the federal, state, and county laws and ordinances providing that information and records kept, maintained, or accessible by the County, shall be privileged, restricted, or confidential. Disclosure of such confidential, privileged, or protected information shall be made by Assistant only as allowed by law.

15. CONFLICTS.

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

16. POST AGREEMENT COVENANT.

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

17. AMENDMENT.

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

18. NOTICE.

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

County of Inyo

<u>County Administrator</u>	<u>Department</u>
<u>P.O. Drawer N</u>	<u>Mailing Address</u>
<u>Independence, CA 93526</u>	<u>City and State</u>

Assistant

<u>GINA ELLIS</u>	<u>Name</u>
<u>187 Collins Road</u>	<u>Street</u>
<u>Bishop, CA 93514</u>	<u>City and State</u>

19. ENTIRE AGREEMENT.

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

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**AGREEMENT BETWEEN COUNTY OF INYO
AND GINA ELLIS
FOR THE PROVISION OF PERSONAL SERVICES
AS ASSISTANT HEALTH AND HUMAN SERVICES DIRECTOR**

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS
DAY OF _____, 2023.

COUNTY OF INYO

ASSISTANT

By: _____

By: Gina Ellis
Print or Type Name

Dated: _____

Gina Ellis
Signature

Dated: 09/07/2023

APPROVED AS TO FORM AND
LEGALITY:

County Counsel

APPROVED AS TO ACCOUNTING
FORM:

Christie Martindale
County Auditor

APPROVED AS TO PERSONNEL
REQUIREMENTS:

[Signature]
Personnel Services

ATTACHMENT A
AGREEMENT BETWEEN COUNTY OF INYO
AND GINA ELLIS
FOR THE PROVISION OF PERSONAL SERVICES
AS ASSISTANT HEALTH AND HUMAN SERVICES DIRECTOR

TERM:

FROM: September 28, 2023 TO: TERMINATION

SCOPE OF WORK:

Assistant shall perform the duties and responsibilities as identified in the job description for Assistant Health and Human Services Director attached hereto.

ATTACHMENT B

**AGREEMENT BETWEEN COUNTY OF INYO
AND GINA ELLIS
FOR THE PROVISION OF PERSONAL SERVICES
AS ASSISTANT HEALTH AND HUMAN SERVICES DIRECTOR**

TERM:

FROM: September 28, 2023____ TO: TERMINATION

SCHEDULE OF FEES:

1. Assistant shall be paid at Range 92 step A; Assistant Health and Human Services shall be paid every two weeks on County paydays.
2. The Health and Human Services Director will review Assistant's performance annually. As a result of such review, the Health and Human Services Director may recommend to the County Administrator, and in the County Administrator's discretion, the County Administrator may authorize an increase in Assistant's salary to a higher step in the range for Assistant's position.
3. Except as otherwise provided in this contract, Assistant shall be compensated and receive benefits according to Inyo County Resolution Number 2022-12 or a successor resolution applicable to Management Employees.
4. County will provide and maintain a motor vehicle for Assistant use travelling between work locations and in conducting other County business. Said vehicle will be garaged overnight at a County facility unless prior permission is granted by the County Administrator or their designee.
5. Assistant is entitled to eighty (80) paid administrative hours off every fiscal year. The administrative leave hours shall not accumulate and will be lost if not utilized during the fiscal year. The administrative leave shall have no cash value.

ATTACHMENT C
AGREEMENT BETWEEN COUNTY OF INYO
AND GINA ELLIS
FOR THE PROVISION OF PERSONAL SERVICES
AS ASSISTANT HEALTH AND HUMAN SERVICES DIRECTOR

TERM:

FROM: September 28, 2023 TO: TERMINATION

SCHEDULE OF TRAVEL AND PER DIEM PAYMENT:

1. Subject to Paragraph 2 below, County will reimburse Officer for travel and per diem expenses in the same amount and to the same extent as County reimburses its permanent status merit system employees.
2. Officer will not be reimbursed for intra-county travel by private automobile to destinations less than seventy-five (75) miles from Independence, California.

\\\\\\ NOTHING FOLLOWS\\\\\\



INYO COUNTY BOARD OF SUPERVISORS

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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4146

Change in Authorized Strength - Information Services County Administrator - Information Services

ACTION REQUIRED

ITEM SUBMITTED BY

Noam Shendar, Chief Information Officer

ITEM PRESENTED BY

Noam Shendar, Chief Information Officer

RECOMMENDED ACTION:

Authorize a change in the Authorized Strength in the Information Services Division by deleting one full-time Programmer Analyst (Range 71-82), and adding one full-time Network and Operations Analyst (Range 71-82) and update the publicly available pay schedule accordingly.

BACKGROUND / SUMMARY / JUSTIFICATION:

Current trends in the technology space are shifting toward an increasing number of our software applications running "off premise" or in "the cloud," with many running in a Software-as-a-Service (SaaS) model. Overall, this shift is beneficial to the County as it offers cost savings, adds resilience to systems and operations, and reduces in-house programming work. Many existing County applications (such as finance, property tax, and Microsoft Office, to name just a few) are running in this manner.

As the use of SaaS applications proliferates, the skillsets necessary to effectively operate the County have shifted away from the Programmer Analyst skill set toward more of the Network & Operations skill set. This item is to request the Board allow for Information Services to recruit and staff appropriately to support the systems which are being utilized and supported.

FISCAL IMPACT:

Funding Source	General Fund	Budget Unit	011801
Budgeted?	Yes	Object Code	5001
Recurrence	Ongoing Expenditure		
Current Fiscal Year Impact			
There is no change in cost associated with this action. This position is fully budgeted in the proposed FY 23/24 budget			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

Your Board could choose to not approve the requested change in Authorized Strength. This is not recommended as the needs of the department have changed, there is no change in cost to the County, and not taking this action now would limit the ability to hire for this position as needed.

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

Personnel.

ATTACHMENTS:

APPROVALS:

Darcy Ellis	Created/Initiated - 9/19/2023
Darcy Ellis	Approved - 9/19/2023
Keri Oney	Approved - 9/19/2023
Noam Shendar	Approved - 9/19/2023
John Vallejo	Approved - 9/20/2023
Amy Shepherd	Approved - 9/20/2023
Nate Greenberg	Final Approval - 9/20/2023



INYO COUNTY BOARD OF SUPERVISORS

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NATE GREENBERG
COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS
ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

September 26, 2023

Reference ID:
2023-4141

Emergency Road Repair Projects Status Update Public Works

NO ACTION REQUIRED

ITEM SUBMITTED BY

Michael Errante, Public Works Director

ITEM PRESENTED BY

Michael Errante, Public Works Director

RECOMMENDED ACTION:

This agenda item is to present information regarding the current status of emergency road repair projects, estimated costs, and allocation of staff time.

BACKGROUND / SUMMARY / JUSTIFICATION:

This agenda item is to present an overview of the roads damaged during the winter/spring as well during Tropical Storm Hillary. As part of that, Public Works will provide information regarding the recommended prioritization of work, current status of projects, estimated costs, and allocation of staff time.

FISCAL IMPACT:

Funding Source	Various - To be determined	Budget Unit	
Budgeted?	No	Object Code	
Recurrence	One Time Expenditures		
Current Fiscal Year Impact			
Exact costs are still being determined at this time and a future Board item will come back once they are better understood to ensure that there is adequate budget appropriation.			
Future Fiscal Year Impacts			
Additional Information			

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

No Action Required

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

None.

ATTACHMENTS:

APPROVALS:

Greg Waters	Created/Initiated - 9/12/2023
Darcy Ellis	Approved - 9/12/2023
Greg Waters	Approved - 9/21/2023
John Pinckney	Approved - 9/21/2023
Michael Errante	Approved - 9/21/2023
Amy Shepherd	Approved - 9/21/2023
Nate Greenberg	Final Approval - 9/21/2023