"SMALL TOWN WITH A BIG BACKYARD"

COUNCIL AGENDA PACKET

MARCH 24, 2014

CITY OF BISHOP
CITY COUNCIL MEETING AGENDA
City Council Chambers - 301 West Line Street - Bishop, California

NOTICES TO THE PUBLIC
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the City Clerk at 760-873-5863. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 13.102-35.104 ADA Title II)

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California during normal business hours. Government Code § 54957.5(b)(1). Copies will also be provided at the appropriate meeting.

Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration. NOTE: Comments for all agenda items are limited to a speaking time of three minutes.

MONDAY, MARCH 24, 2014
7:00 P.M.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT – NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda. When recognized by the Mayor, please state your name and address for the record and please limit your comments to three minutes. Under California law the City Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the City Council may briefly respond to comments or questions from members of the public. Therefore, the City Council will listen to all public comment but will not generally discuss the matter or take action on it.

PROCLAMATION
(1) Declaring April as Child Abuse Prevention Month and Sexual Assault Awareness Month in the City of Bishop as requested by Randy Case of Wild Iris.

DEPARTMENT HEAD REPORTS
Updates on department activities will be given by the Department Heads

A. Fire Chief Ray Seguine
B. Police Chief Chris Carter
C. Public Works Director/City Engineer Dave Grah
D. City Administrator/Community Services Director Keith Caldwell

CHAMBER OF COMMERCE & VISITORS BUREAU UPDATE – Executive Director Tawni Thomson

CONSENT CALENDAR – NOTICE TO THE PUBLIC: All matters under the Consent Calendar are considered routine by the City and will be acted on by one motion.
(2)

FOR APPROVAL/FILING

Minutes

(a) Study Session - February 10, 2014
(b) Council Meeting – February 10, 2014
(c) Council Budget Workshop (8) – February 19, 2014
(d) Study Session – February 24, 2014
(e) Council Meeting – February 24, 2014
(f) Council Special Meeting – February 25, 2014
(g) Investment Portfolio – February 2014
(h) Statement of Fund Transactions – February 2014
(i) Statement of Budget vs. Actual – February 2014
(j) Warrant Register – February 2014

FOR INFORMATION/FILING

Minutes
(k) Water and Sewer Commission – January 14, 2014

Agendas
(l) Planning Commission Meeting Agenda – March 25, 2014

Reports
(m) Water Fund Monthly Balances 2013/2014
(n) Sewer Fund Monthly Balances 2013/2014

PUBLIC HEARINGS / ACTION

(3) PUBLIC HEARING - GENERAL PLAN 2014 HOUSING ELEMENT UPDATE – A public hearing will be held to hear and consider public input on the City of Bishop General Plan draft 2014 Housing Element Update - Planning.

(4) RESOLUTION – ADOPTION OF CITY OF BISHOP 2014 HOUSING ELEMENT UPDATE – Consideration to adopt the City of Bishop General Plan draft 2014 Housing Element Update – Planning.

(5) PUBLIC HEARING - ENVIRONMENTAL REVIEW – HOSTEL AT 130 SHORT STREET – A public hearing will be held to hear and consider public input on an Initial Study and Negative Declaration to allow Matt Myers to set aside the commercial parking requirements for hostel occupancy at 130 Short Street located in a C-1 Zoning District (General Commercial and Retail) – Planning.

(6) NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT – HOSTEL AT 130 SHORT STREET – Consideration of a Negative Declaration of Environmental Impact for the proposed project at 130 Short Street – Planning.

NEW BUSINESS

(7) PROPOSED ORDINANCE RELATING TO PERMITTED USES IN C-1 GENERAL COMMERCIAL AND RETAIL DISTRICT, PERMITTED USES RESPECTING PEDDLERS, SOLICITORS, AND TRANSIENT VENDORS – Council consideration to approve the second reading/adoption of a proposed ordinance relating to permitted uses in C-1 General Commercial and Retail District, permitted uses respecting peddlers, solicitors and transient vendors – Administration/Planning.

(8) GENERAL PLAN ANNUAL PROGRESS REPORT 2013 – Council consideration to approve the 2013 General Plan Progress Report – Administration/Planning.

(9) STREET CLOSURE FOR THE EVERY 15 MINUTES EVENT – Council consideration to approve the closure of West Pine Street between Home Street and Fowler Street for the 2014 "Every 15 Minutes" Event proposed by Inyo County Probation – Public Works.

(10) INCREASE OF APPROVED COST OF POND EVALUATION - Council consideration to approve the evaluation of the Eastern Sierra Community Services District ponds as part of the evaluation of the city sewer ponds and approve the expenditure of this combined effort – Public Works.

(11) BUDGET ADJUSTMENTS/TRANSFERS – Council consideration to approve budget adjustments/ transfers for Fiscal Year 2013-2014 through February 28, 2014 – Administration/Finance

COUNCIL AND COMMITTEE REPORTS

ADJOURNMENT

Monday, April 14, 2014 - 4:00 p.m. Study Session/7:00 p.m. Regular Meeting–Council Chambers
Monday, April 28, 2014 - 4:00 p.m. Study Session/7:00 p.m. Regular Meeting–Council Chambers
Monday, May 12, 2014 - 4:00 p.m. Study Session/7:00 p.m. Regular Meeting–Council Chambers
Tuesday, May 27, 2014 - 4:00 p.m. Study Session/7:00 p.m. Regular Meeting–Council Chambers

CITY OF BISHOP
STUDY SESSION AGENDA
Council Chambers - 301 West Line Street - Bishop, California

NOTICES TO THE PUBLIC
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MONDAY, MARCH 24, 2014
4:00 p.m.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT - NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda. When recognized by the Mayor, please state your name and address for the record and please limit your comments to three minutes. Under California law the City Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the City Council may briefly respond to comments or questions from members of the public. Therefore, the City Council will listen to all public comment but will not generally discuss the matter or take action on it.

SCHEDULED DISCUSSION
1. Recycling and Waste Management Program Update presented by Senior Deputy County Administrator Pam Hennarty
2. Current 7:00 p.m. agenda items
3. Future agenda items
4. Department Head Reports

DISCUSSION
1. Councilmember Laura Smith
2. Councilmember David Stottlemyre
3. Councilmember Glidewell
4. Mayor Pro Tem Pat Gardner
5. Mayor Jim Ellis

ADJOURNMENT – To City Council meeting scheduled at 7:00 p.m. in the City Council Chambers.

AGENDA PLANNING FOR UPCOMING MEETINGS

MARCH 24, 2014
STUDY SESSION
DISCUSSION ITEM # _____

MONDAY – APRIL 14, 2014 MEETINGS

4:00 PM

- CLOSED SESSION: Public Employee Performance Evaluation – Title: Police Chief

7:00 PM

- Northern Inyo Hospital Quarterly Update – (Angie Aukee and/or Cheryl Underhill)
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Public Hearing – Fees and Charges for City Services FY 2014-2015
- Consideration to approve consultant agreement for the update to the Economic Development Element – Planning
- Consideration to approve the Pine to Park Path Project construction contract – Public Works
- Consideration to approve a contract amendment for construction support by R.O. Anderson for the Pine to Park Path Project – Public Works

MONDAY – APRIL 28, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)
- Resolution adopting Fees and Charges for City Services FY 2014-2015
- PRESENTATION – Recognition of Interim City Attorney Peter E. Tracy
- Consideration to approve the City of Bishop's Policy and Guidelines on the use of Electronic Communication Systems – Administration

MONDAY – MAY 12, 2014 MEETINGS

4:00 PM

- Selection of Quarterly Citizen Award to be presented June 9

7:00 PM

- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Planning and Enforcement Quarterly Report – Planning
- Approve consultant agreement to update the Economic Development Element - Planning
- Approve street closure for Bishop Union High School Graduation – Public Works
- Approve street closure and detour routes for Mule Days Parade – Public Works

TUESDAY – MAY 27, 2014 MEETINGS

4:00 PM

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7:00 PM

3/18/2014 4:46 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)
- RESOLUTION – Calling for the holding of a General Municipal Election to be held on Tuesday, November 4, 2014
- RESOLUTION – Requesting the Board of Supervisors of the County of Inyo to consolidate a General Municipal Election to be held on Tuesday, November 4, 2014 with the Statewide General Election
- RESOLUTION – Adopting regulations for candidates for elective office pertaining to candidates statements submitted to the voters at an election to be held on Tuesday, November 4, 2014

MONDAY – JUNE 9, 2014 MEETINGS

4:00 PM

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7:00 PM

- Presentation of Quarterly Citizen Award
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Miss City of Bishop and Miss Teen City of Bishop Quarterly Report
- Vehicle Fuel Supply – (Ends 6/30/14)

MONDAY – JUNE 23, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

MONDAY – JULY 14, 2014 MEETINGS

4:00 PM

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7:00 PM

- Northern Inyo Hospital Quarterly Update – (Angie Aukee and/or Cheryl Underhill)
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)

MONDAY – JULY 28, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

MONDAY – AUGUST 11, 2014 MEETINGS

4:00 PM

- Selection of Quarterly Citizen Award to be presented September 8

7:00 PM

- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)

- Planning and Enforcement Quarterly Report – Planning

MONDAY – AUGUST 25, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)
- Waste Disposal Services (Ends 9/9/14)

MONDAY – SEPTEMBER 8, 2014 MEETINGS

4:00 PM

- Discuss and set dates for Budget Hearings

7:00 PM

- Presentation of Quarterly Citizen Award
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Miss City of Bishop and Miss Teen City of Bishop Quarterly Report
- Request to advertise for bids for Propane Provider (Ends 10/31/14)

MONDAY – SEPTEMBER 22, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

TUESDAY – OCTOBER 14, 2014 MEETINGS

4:00 PM

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7:00 PM

- Northern Inyo Hospital Quarterly Update – (Angie Aukee and/or Cheryl Underhill)
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Award bid – Propane Provider (Effective 11/1/2014)

MONDAY – OCTOBER 27, 2014 MEETINGS

4:00 PM

-

7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

MONDAY – NOVEMBER 10, 2014 MEETINGS

4:00 PM

- Selection of Quarterly Citizen Award to be presented December 8

7:00 PM

- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Planning and Enforcement Quarterly Report – Planning
- Adoption of Preliminary 201S-2016 Budget - Finance
- State of the City 2013-2014 – Administration (K.Caldwell)
- **Reorganization – Selection of Mayor and Mayor Pro Tem – FOLLOWING 2014 ELECTION**
- **Review of Mayoral Committee Appointments – FOLLOWING 2014 ELECTION**

MONDAY – NOVEMBER 24, 2014 MEETINGS

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

MONDAY – DECEMBER 8, 2014 MEETINGS

4:00 PM

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7:00 PM

- Presentation of Quarterly Citizen Award
- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Miss City of Bishop and Miss Teen City of Bishop Quarterly Report
- Resolution declaring the results of the November 4, 2014 election for 2 Council Members and City Treasurer
- Certificates of Election / Oath of Office
- Reorganization – Selection of Mayor and Mayor Pro Tem

MONDAY – DECEMBER 22, 2014 MEETINGS

TYPICALLY CANCELLED

4:00 PM

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7:00 PM

- Chamber of Commerce & Visitors Bureau Update - (Tawni Thomson)

MONDAY – JANUARY 12, 2015 MEETINGS

4:00 PM

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7:00 PM

- Update from Inyo County District 2 Supervisor – (Jeff Griffiths)
- Miss City of Bishop and Miss Teen City of Bishop Quarterly Report
- Northern Inyo Hospital Quarterly Update – (Angie Aukee and/or Cheryl Underhill)

MONDAY – JANUARY 26, 2015 MEETINGS

4:00 PM

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7:00 PM

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AGENDA ITEM NO.

1

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: PROCLAMATION – CHILD ABUSE PREVENTION MONTH AND SEXUAL ASSAULT AWARENESS MONTH

DATE: MARCH 24, 2013

ATTACHEMENTS:

- Proclamation declaring April 2014 as Child Abuse Prevention Month and Sexual Assault Awareness Month

BACKGROUND/SUMMARY

A proclamation from the City Council has been requested by Wild Iris to recognize and support efforts to end child abuse and sexual assault in all local communities.

RECOMMENDATION

Read and present the Proclamation declaring April as Child Abuse Prevention Month and Sexual Assault Awareness Month in the City of Bishop. Hear the report from Wild Iris on their outreach campaigns in both Inyo and Mono Counties.

A PROCLAMATION OF THE BISHOP CITY COUNCIL
DECLARING APRIL AS CHILD ABUSE PREVENTION MONTH

WHEREAS, the public cares deeply about child abuse, and a majority report that child abuse is a very important moral issue to them; and

WHEREAS, preventing child abuse and neglect is a community issue that depends on involvement among people throughout Bishop; and

WHEREAS, child abuse and neglect not only directly harm children, but also increase the likelihood of long-term physical and mental health problems, alcohol and substance abuse, continued family violence and criminal behavior; and

WHEREAS, child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and

WHEREAS, child abuse and neglect can be reduced in Bishop by making sure each family has the support they need in raising their children in a safe, nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community; and

WHEREAS, Wild Iris has set an important example of how forging collaborative relationships among service agencies and organizations serves to improve the quality of service for those profoundly and directly affected by child abuse, thus providing a model for how the rest of the community might work together to speak out and find solutions to end child abuse; and

WHEREAS, Wild Iris requests public support and assistance as it continues its effort to bring real hope for ending child abuse in Bishop and creating a future where all children can live free from abuse.

NOW, THEREFORE, BE IT PROCLAIMED that the Bishop City Council of Bishop, California designate the month of April, 2014 as Child Abuse Prevention Month and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

_____

JIM ELLIS, MAYOR
March 24, 2014

PROCLAMATION BY THE BISHOP CITY COUNCIL,
RECOGNIZING APRIL AS SEXUAL ASSAULT AWARENESS MONTH

WHEREAS, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of Bishop; and

WHEREAS, Rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that one in six women and one in thirty-three men will have experienced sexual assault in their lifetime; and

WHEREAS, We must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

WHEREAS, Staff and volunteers of anti-violence programs at Wild Iris encourage every person to speak out when witnessing acts of violence however small; and

WHEREAS, With leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in Bishop through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, Wild Iris strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

THEREFORE, BE IT RESOLVED that the Bishop City Council designate the month of April, 2014, as Sexual Assault Awareness Month and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in efforts to support victims and families, thereby preventing sexual assault and strengthening the communities in which we live.

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JIM ELLIS, MAYOR
March 24, 2014

2a

CITY OF BISHOP
CITY COUNCIL STUDY SESSION MINUTES
FEBRUARY 10, 2014

CALL TO ORDER	Mayor Pro Tem Gardner called the meeting to order at 4:01 p.m. in the City Council Chambers at 301 West Line Street, Bishop, California.
COUNCIL PRESENT	Council Members Laura Smith, David Stottlemyre, Keith Glidewell Mayor Pro Tem Pat Gardner
COUNCIL ABSENT	Mayor Jim Ellis was absent and excused.
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Lorraine Ray, Assistant Finance Director Fred Gomez, Police Lieutenant David Grah, Public Works Director/City Engineer Gary Schley, Public Service Officer
PUBLIC COMMENT	The Mayor Pro Tem announced the public comment period. No public comments were provided.
SCHEDULED DISCUSSION	Discussion was held on the following Study Session agenda items:
1. Selection of Quarterly Citizen Award to be presented on March 10, 2014	After a brief discussion, Council selected the next Quarterly Citizen Award recipient.
2. Discuss Housing Element Update – Goals and 5-Year Action Plan	Public Services Officer Gary Schley presented Council with a review of the Housing Element Update.
3. Current 7:00 p.m. agenda items	Discussion was held on the upcoming agenda items for the evening meeting. Questions were answered by staff as needed.
4. Future agenda items	The list of future agenda items was reviewed.
S. Department Head Reports	Reports were given as appropriate.
COUNCIL DISCUSSION	Council Members gave committee reports, community announcements and/or made comments or inquiries to staff. No action was taken.
CLOSED SESSION -	Closed Session began at 4:47 p.m. Council reconvened at S:32 p.m.
	Report on Closed Session:
1. PUBLIC EMPLOYMENT – TITLE: CITY ADMINISTRATOR	No action was taken.

ADJOURNMENT

The meeting was adjourned at 5:32 p.m. to the regular meeting scheduled at 7:00 p.m.

_____
PAT GARDNER, MAYOR PRO TEM

ATTEST: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2b

CITY OF BISHOP
CITY COUNCIL MINUTES
FEBRUARY 10, 2014

CALL TO ORDER	Mayor Ellis called the meeting of the Bishop City Council to order at 7:02 p.m. in the City Council Chambers, 301 West Line Street, Bishop, California.
INVOCATION	The invocation was given by Pastor Kathleen Puntar of the United Methodist Church followed by the Pledge of Allegiance led by Councilmember Glidewell.
COUNCIL PRESENT	Councilmembers Laura Smith, David Stottlemyre, Keith Glidewell Mayor Pro Tem Pat Gardner Mayor Jim Ellis
COUNCIL ABSENT	None
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Peter Tracy, Interim City Attorney Lorraine Ray, Assistant Finance Director David Grah, Public Works Director/City Engineer Deston Dishion, Public Works Superintendent Gary Schley, Public Services Officer
PUBLIC COMMENT	The Mayor announced the public comment period. No public comments were provided.
PRESENTATIONS	
CITY OF BISHOP HISTORIC MAP (1)	Inyo County Clerk-Recorder Kammi Foote presented Council with a copy of a restored historic map of the City of Bishop that has been in storage at the Inyo County Recorder's office in Independence. Ms. Foote gave a presentation of the restoration process that was conducted to restore the original historic map and to keep it protected for years to come.
DEPARTMENT HEAD REPORTS	Reports from Administration, Community Services, and Public Works were given on the departments' activities including upcoming and ongoing projects. Fire Chief Seguine, Police Chief Carter, and Lieutenant Gomez were absent and excused from the meeting and therefore no reports from Fire or Police were given.
PLANNING AND BUILDING QUARTERLY REPORT	Public Services Officer Gary Schley provided a report on current planning and building activities in Bishop.

INYO COUNTY UPDATE	Second District Supervisor Jeff Griffiths provided an update on Inyo County business and activities.
CONSENT CALENDAR (2) Motion/Smith	A motion was made by Councilmember Smith and passed 5-0, to approve the Consent Calendar as presented: FOR APPROVAL AND FILING (a) Study Session – January 27, 2014 (b) Council Meeting – January 27, 2014 FOR INFORMATION/FILING (c) Planning Commission Minutes – 9/24/2013 (d) Water and Sewer Commission Minutes – 11/13/2013 (e) Public Works Building Permits Report – January 2014 (f) Fire Activity Log –January 2014
PUBLIC HEARINGS / ACTION	
PROPOSITION 218 HEARING FOR WATER AND SEWER FEES (3)	Pursuant to the requirements of Proposition 218, Mayor Ellis opened the public hearing to hear and consider public comment and/or protests on the proposed City of Bishop Water and Sewer fee adjustments. A protest was made and submitted by Bishop resident Mike Johnston at the meeting and a total of three written protests were received prior to the meeting. A total of four (4) protests were made and accepted. The total number of protests received was less than fifty percent of the properties effected and therefore the City did not have enough protests to bar the adoption of the proposed Water and Sewer fee adjustments.
Motion/Smith	Councilmember Smith made a motion to close the public hearing. Motion passed 5-0.
WATER AND SEWER FEES (4) Motion/Stottlemyre	After a brief discussion regarding the proposed Water and Sewer fee adjustments and Mr. Johnston's comments to look at a more equitable flat rate system in 2018, Councilmember Stottlemyre made a motion to adopt the proposed Water and Sewer fees. Motion passed 5-0.
PROPOSITION 4 (5)	Mayor Ellis opened the public hearing to accept public input on the City of Bishop 2012-2013 Proposition 4 Appropriations Limit and Calculations. No public comments were provided.
Motion/Gardner	Mayor Pro Tem Gardner made a motion to close the public hearing. Motion passed 5-0.

PROPOSITION 4 (6) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to accept and adopt the report prepared by Larry Bain, CPA relating to the City of Bishop's Proposition 4 Appropriations Limit for the 2012-2013 fiscal year. Motion passed 5-0.
NEW BUSINESS	
ORDINANCE RELATING TO A CHANGE IN TIME OF REGULAR MEETINGS (7) Motion/Smith	After a thorough discussion by Council and hearing several comments made by the public wanting to keep the Council meetings in the evening, Councilmember Smith made a motion to not approve the ordinance relating to a change in time of regular meetings by title only. Motion passed 5-0.
RESOLUTION FOR THE APPLICATION OF GRANT FUNDS FOR THE SUSTAINABLE COMMUNITIES PLANNING GRANT (8) Motion/Smith	Inyo County Planning Director Josh Hart was present to discuss and review the application of grant funds for the Sustainable Communities Planning Grant. After a brief discussion, Councilmember Smith made a motion to approve the Resolution for the application of grant funds for the Sustainable Communities Planning Grant by title only. Motion passed 5-0.
SALE OF MOBILE HOME AT SUNRISE MOBILE HOME PARK (9) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to approve the sale of City-owned mobile home unit #9 located within Sunrise Mobile Home Park. Motion passed 5-0.
SEWER PLANT PONDS EVALUATION (10) Motion/Gardner	Mayor Pro Tem Gardner made a motion to approve the contract with H&S Environmental to evaluate the sewer ponds in the amount not to exceed $4,349 and to authorize the necessary budget adjustments. Motion passed 5-0.
SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) CONTRACT CORRECTION (11) Motion/Glidewell	Councilmember Glidewell made a motion to approve the corrected not to exceed amount of $243,096 for the contract with Stantec for the SCADA project, including amendments 1 through 5. Motion passed 5-0.
FINAL BUDGET FISCAL YEAR 2013-2014 (12) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to adopt the City of Bishop Fiscal Year 2013-2014 Final Budget. Motion passed 5-0.
COUNCIL REPORTS	Council Members reported on committee meetings and announced upcoming community events.

ADJOURNMENT

The Mayor adjourned the meeting at 9:21 p.m. to the Council Budget Workshop scheduled for Wednesday, February 19, 2014 at 2:30 p.m. in the Executive Conference Room.

_____
JIM ELLIS, MAYOR

Attest: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2c

CITY OF BISHOP
CITY COUNCIL MINUTES
BUDGET WORKSHOP
FEBRUARY 19, 2014

CALL TO ORDER	Mayor Ellis called the meeting of the Bishop City Council Budget Workshop to order at 2:34 p.m. in the Executive Conference Room 377 West Line Street, Bishop, California.
COUNCIL PRESENT	Councilmembers Laura Smith, David Stottlemyre Keith Glidewell Mayor Pro Tem Pat Gardner Mayor Jim Ellis
COUNCIL ABSENT	None
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Lorraine Ray, Assistant Finance Director Ray Seguine, Fire Chief Chris Carter, Police Chief David Grah, Public Works Director/City Engineer Bryan Rossy, Police Officer David Jepson, Police Officer Ron Gladding, Police Officer Jeff Griffiths, Inyo County Second District Supervisor Joe Pecsi, Chairman of the Water and Sewer Commission Tawni Thomson, Executive Director of the Bishop Chamber of Commerce & Visitor Bureau
PUBLIC COMMENT	Mayor Ellis announced the public comment period. No public comments were provided.

Discussion was held on the following agenda items:

TEAM BUILDING (1)	City Administrator Caldwell facilitated a "team building" session between the Council members themselves, and the Council members and City staff members.
BREAK	The meeting was recessed at 3:48 p.m. and Mayor Ellis reconvened the meeting at 3:54 p.m.
DISCUSS TAXES (2)	City Administrator Caldwell gave a report on several consultants that assist cities in evaluating proposed tax measures. After a lengthy discussion, Council requested that staff continue to do research on the consultants available to assist the City in reviewing a possible tax measure for the November election. The Council also asked that staff create an educational outreach to the public to inform them of the cities financial needs.

DISCUSS INFORMATION TECHNOLOGY (3)	Councilmember Glidewell reviewed the current information technology that he has been researching to improve public outreach, public communication and transparency. Councilmember Glidewell asked Council to consider purchasing a "public meeting" solution such as Granicus to enhance the public meetings we already have in place and offering a user-friendly, live, and on-demand viewing of the City's public meetings. Councilmember Glidewell also asked Council to consider allocating the money saved from the Council's budget from the reduction in travel and meeting expenses towards the purchase of this type of solution. A discussion ensued on the costs, benefits, and return on investment for such a "public meeting" solution. Council requested that staff obtain and report back all costs related to implementing a "public meeting" solution for further consideration.
SCHEDULE NEXT BUDGET WORKSHOP (4)	It was agreed that the next Budget Workshop will be held on Thursday, March 20, 2014 from 9:00 a.m.-12:00 p.m. in the Executive Conference Room.
CLOSED SESSION -	Closed Session began at 5:07 p.m. Council reconvened at 5:33 p.m. Report on Closed Session:
PUBLIC EMPLOYMENT – TITLE: CITY ATTORNEY (5)	No action was taken.
ADJOURNMENT	Mayor Ellis adjoumed the meeting at 5:33 p.m. to the Study Session scheduled for Monday, February 24, 2014 at 4:00 p.m. in the City Council Chambers.

_____
JIM ELLIS, MAYOR

Attest: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2d

CITY OF BISHOP
CITY COUNCIL STUDY SESSION MINUTES
FEBRUARY 24, 2014

CALL TO ORDER	Mayor Ellis called the meeting to order at 4:00 p.m. in the City Council Chambers at 301 West Line Street, Bishop, California.
COUNCIL PRESENT	Council Members Laura Smith, David Stottlemyre, Keith Glidewell Mayor Pro Tem Pat Gardner Mayor Jim Ellis
COUNCIL ABSENT	None
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Peter Tracy, Interim City Attorney Lorraine Ray, Assistant Finance Director Ray Seguine, Fire Chief Chris Carter, Police Chief David Grah, Public Works Director/City Engineer Waylon Cleland, Parks and Recreation Supervisor
PUBLIC COMMENT	The Mayor announced the public comment period. No public comments were provided.
SCHEDULED DISCUSSION	Discussion was held on the following Study Session agenda items:
1. Discuss monitoring of speed on Elm Street – Scott Patterson	Police Chief Carter updated Council on the results of the speed survey done on Elm Street and clarified the manner in which the speed survey was conducted. To address Mr. Scott Patterson's complaint, the resulting speed survey data did not support Mr. Patterson's reported observations. Since Mr. Patterson was not present to address this matter, Police Chief Carter will discuss the findings with Mr. Patterson.
2. Discuss Financial Statements/Audits for Fiscal Year 2012-2013 – Larry Bain	City Administrator Caldwell introduced Auditor Larry Bain to answer any questions Council may have on the Financial Statements/Audits for Fiscal Year 2012-2013. After Mr. Bain addressed several questions from Council, the Council thanked Mr. Bain for coming in person to address all of their questions and concerns.
3. Current 7:00 p.m. agenda items	Discussion was held on the upcoming agenda items for the evening meeting. Questions were answered by staff as needed. Representatives from the Administrative Office of the Courts were also present and addressed several questions raised by Council.
4. Future agenda items	The list of future agenda items was reviewed.
5. Department Head Reports	Reports were given as appropriate.

COUNCIL DISCUSSION	Council Members gave committee reports, community announcements and/or made comments or inquiries to staff. No action was taken.
ADJOURNMENT	The meeting was adjourned at 5:04 p.m. to the regular meeting scheduled at 7:00 p.m.

_____
JIM ELLIS, MAYOR

ATTEST: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2e

CITY OF BISHOP
CITY COUNCIL MINUTES
FEBRUARY 24, 2014

CALL TO ORDER	Mayor Ellis called the meeting of the Bishop City Council to order at 7:00 p.m. in the City Council Chambers, 301 West Line Street, Bishop, California.
INVOCATION	The invocation was given by Pastor Jake Evangelist of the Crossroads Church followed by the Pledge of Allegiance led by Mayor Pro Tem Gardner.
COUNCIL PRESENT	Councilmembers Laura Smith, David Stottlemyre, Keith Glidewell Mayor Pro Tem Pat Gardner Mayor Jim Ellis
COUNCIL ABSENT	None
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Peter Tracy, Interim City Attorney Lorraine Ray, Assistant Finance Director Ray Seguine, Fire Chief Chris Carter, Police Chief David Grah, Public Works Director/City Engineer Gary Schley, Public Services Officer Waylon Cleland, Parks and Recreation Supervisor
PUBLIC COMMENT	The Mayor announced the public comment period. No public comments were provided.
PRESENTATIONS	
CITY OF BISHOP - 2013 TREE CITY USA (1)	Urban State Regional Forester Abigail Srader and Bishop CALFIRE representative Batallion Chief Ron Janssen announced that the City of Bishop is now recognized as a 2013 Tree City USA. Ms. Srader explained to Council what is involved to become a Tree City. She then congratulated and thanked the City of Bishop in becoming a Tree City.
PUBLIC HEARING	
POTENTIAL SALE OF CITY PROPERTY FOR NEW INYO COUNTY COURTHOUSE IN BISHOP (2)	Mayor Ellis opened the public hearing to give citizens an opportunity to make their comments known regarding the potential sale of City property to the Administrative Office of the Courts for the construction of a new courthouse in Bishop.

Joanne Williamson and Gary Swanson of the Administrative Office of the Courts presented an overview of the proposed Inyo County Courthouse they wish to build in Bishop. Senior Associate Netai Basu of Fehr+Peers was also present to go over the Parking Study and its methodology that was conducted by his firm.

Judge Dean Stout of the Inyo County Supreme Court apologized that Judge Lamb was unable to be in attendance due to a jury trial in Independence. Judge Stout spoke to the importance of building a courthouse in Bishop and making the courts more accessible for many citizens in the near by area. Judge Stout also said he would be available to help answer any questions the public may have for him.

Mayor Ellis again announced the opening of the public hearing and asked anyone who wished to speak on this item to come to the podium and state their name.

Members from the public that came forward to speak were:

1) Chuck Kilpatrick – Not in favor of courthouse on Warren St. and Church St.
2) Chris Taylor – Not in favor of courthouse on Warren St. and Church St.
3) Skandar (Alex) Reid – if courthouse built would like to see public restrooms made available to public.
4) Greg Smith – Asked if a compromise can be made to elevate the proposed courthouse to some how maintain the current amount of parking available to the public at this lot.
5) Connie Morris – Not in favor of courthouse on Warren St. and Church St.
6) Kathleen Puntar – Not in favor of courthouse on Warren St. and Church St.
7) Bill Mitchell – Not in favor of courthouse on Warren St. and Church St.

City Administrator Caldwell announced that there is another public hearing scheduled on Tuesday, February 25th at 5:30 p.m. in the Council Chambers and that written comments are also being accepted prior to the start of the February 25th public hearing meeting.

Council thanked the public for coming and making their comments.

Motion/Stottlemyre

Councilmember Stottlemyre made a motion to close the public hearing. Motion passed 5-0.

BREAK

The meeting was recessed at 8:03 p.m. and Mayor Ellis reconvened the meeting at 8:07 p.m.

DEPARTMENT HEAD REPORTS	Reports from Administration, Community Services, Fire, Police, and Public Works were given on the departments' activities including upcoming and ongoing projects.
CHAMBER OF COMMERCE & VISITORS BUREAU UPDATE	Tawni Thomson, Executive Director of the Bishop Chamber of Commerce provided a report on Chamber activities and Visitors Bureau statistics
CONSENT CALENDAR (3) Motion/Stottlemyre	A motion was made by Councilmember Stottlemyre and passed 5-0, to approve the Consent Calendar as presented: FOR APPROVAL AND FILING (a) Investment Portfolio – December 2013 (b) Investment Portfolio - January 2014 (c) Statement of Fund Transactions – 7/1/2013-1/31/2014 (d) Warrant Register – January 2014 (e) Request to surplus found property – #BPD-004-14 FOR INFORMATION/FILING (f) Planning Commission Meeting Agenda – 2/25/2014 (g) Water Fund Monthly Balances 2013/2014 (h) Sewer Fund Monthly Balances 2013/2014
NEW BUSINESS	
AWARD BID FOR THE PURCHASE AND INSTALLATION OF A BACKFLOW RETROFIT FOR THE FIRE MAIN AT CITY HALL (4) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to approve the purchase and installation of a backflow retrofit for the fire main at City Hall from Sierra Fire Sprinkler, Inc. for $5,500. Motion passed 5-0.
BUDGET ADJUSTMENTS/ TRANSFERS (5) Motion/Smith	Councilmember Smith made a motion to approve the budget adjustments and transfers for Fiscal Year 2013-2014 through January 31, 2014 as presented. Motion passed 5-0.
FINANCIAL STATEMENTS/AUDITS FOR FISCAL YEAR 2012-2013 (6) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to accept the City of Bishop Financial Statement/Audit for Fiscal Year 2012-2013. Motion passed 5-0.
SUNRISE MOBILE HOME PARK AUDIT FOR FISCAL YEAR 2012-2013 (7) Motion/Stottlemyre	Councilmember Stottlemyre made a motion to accept the City of Bishop Sunrise Mobile Home Park Audit for Fiscal Year 2012-2013. Motion passed 5-0.

ALCOHOLIC BEVERAGE LICENSE APPLICATION (8) No Action Necessary	This is an informational item only. Council reviewed the request. No comment was made and no action taken.
COUNCIL REPORTS	Council Members reported on committee meetings and announced upcoming community events.
ADJOURNMENT	The Mayor adjourned the meeting at 8:54 p.m. to the Council Special Meeting scheduled for Tuesday, February 25, 2014 at 5:30 p.m. in the Council Chambers.

_____
JIM ELLIS, MAYOR

Attest: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2f

CITY OF BISHOP
CITY COUNCIL MINUTES
SPECIAL MEETING
FEBRUARY 25, 2014

CALL TO ORDER	Mayor Ellis called the meeting of the Bishop City Council to order at 5:33 p.m. in the City Council Chambers, 301 West Line Street, Bishop, California.
PLEDGE OF ALLEGIANCE	The Pledge of Allegiance was led by Councilmember Smith.
COUNCIL PRESENT	Councilmembers Laura Smith, David Stottlemyre, Keith Glidewell Mayor Pro Tem Pat Gardner Mayor Jim Ellis
COUNCIL ABSENT	None
OTHERS PRESENT	Keith Caldwell, City Administrator/Community Services Director Robin Picken, Assistant City Clerk Peter Tracy, Interim City Attorney Ray Seguine, Fire Chief Chris Carter, Police Chief David Grah, Public Works Director/City Engineer Gary Schley, Public Services Officer
PUBLIC COMMENT	The Mayor announced the public comment period. No public comments were provided.
PUBLIC HEARING	
POTENTIAL SALE OF CITY PROPERTY FOR NEW INYO COUNTY COURTHOUSE IN BISHOP (1)	Mayor Ellis opened the public hearing to give citizens an opportunity to make their comments known regarding the potential sale of City property to the Administrative Office of the Courts for the construction of a new courthouse in Bishop. Joanne Williamson and Gary Swanson of the Administrative Office of the Courts presented an overview of the proposed Inyo County Courthouse they wish to build in Bishop. Senior Associate Netai Basu of Fehr+Peers was also present to go over the Parking Study and its methodology that was conducted by his firm. Judge Lamb of the Inyo County Supreme Court spoke to the 100 year old history of the current courthouse in Inyo County and expressed his excitement to have a new courthouse in Bishop. He discussed the need for a modern courthouse to provide easy access for all of the local citizens in the area.

Judge Lamb then addressed Council's questions on the expected activity level at the new courthouse and the improved accessibility to the new courthouse.

City Administrator Caldwell then asked that anyone who wished to speak on this item to come to the podium and state their name.

Members from the public that came forward to speak were:
1) Fire Chief Ray Seguine – Need to keep current parking spaces between Fire Station and the east side of City Hall for staff.
2) Marilyn Ray – Not in favor of courthouse on Warren St. and Church St. – need parking.

Mayor Ellis properly announced the opening of the public hearing.

3) Ken Lloyd – Not in favor of courthouse on Warren St. and Church St. Mr. Lloyd presented Council with a handout titled "City of Bishop Controlled Parking Lots."
4) Stan Smith – Not in favor of courthouse on Warren St. and Church St. otherwise, there should be some way of keeping the number of current parking available.
5) Skandar (Alex) Reid – Need to keep parking lot for Warren Street project.
6) Des Cleland – Not in favor of courthouse on Warren St. and Church St. Main concern is the creation of traffic congestion and lack of parking.
7) Joan Lewis – Not in favor of courthouse on Warren St. and Church St.
8) Mark Heckman – In favor of the proposed courthouse on Warren St. and Church St.
9) Denise Baker – Not in favor of courthouse on Warren St. and Church St.
10) Jose Garcia – In favor of the proposed courthouse on Warren St. and Church St.
11) Lynn Redding – Need to keep parking lot.
12) Chris Taylor – Not in favor of courthouse on Warren St. and Church St. – need to keep parking lot available to patrons and visitors.
13) Lynn Martin – Parking for the proposed courthouse needs to incorporate shade.
14) John Klusmire – In favor of the proposed courthouse on Warren St. and Church St.
15) Howard Holland – Not in favor of courthouse on Warren St. and Church St.

Council thanked the public for coming and making their comments.

The public hearing ended at 7:14 p.m.

CLOSED SESSION

Closed Session began at 7:14 p.m. Council reconvened at 8:18 p.m.

Report on Closed Session:

REAL PROPERTY NEGOTIATIONS (2)

No action taken.

ADJOURNMENT

The Mayor adjourned the meeting at 8:18 p.m. to the Study Session scheduled for Monday, March 10, 2014 at 4:00 p.m. in the Council Chambers.

_____
JIM ELLIS, MAYOR

Attest: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

2g

INVESTMENT PORTFOLIO FOR THE CITY OF BISHOP

MONTH OF FEBRUARY, 2014

Bank Name	Type	Amount	Percentage
State Treasury	LAIF	$3,770,413.79	0.236%
Total Investment Portfolio		$3,770,413.79	

BILL LOCKYER
TREASURER
STATE OF CALIFORNIA

LOCAL AGENCY INVESTMENT FUND (LAIF)

PMIA Performance Report

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
2/28/2014	0.23	0.24	208
3/1/2014	0.23	0.24	208
3/2/2014	0.23	0.24	208
3/3/2014	0.23	0.24	218
3/4/2014	0.23	0.24	217
3/5/2014	0.23	0.24	211
3/6/2014	0.23	0.24	214
3/7/2014	0.23	0.24	215
3/8/2014	0.23	0.24	215
3/9/2014	0.23	0.24	215
3/10/2014	0.24	0.24	213
3/11/2014	0.24	0.24	215
3/12/2014	0.24	0.24	214
3/13/2014	0.24	0.24	213

*Daily yield does not reflect capital gains or losses

LAIF Performance Report

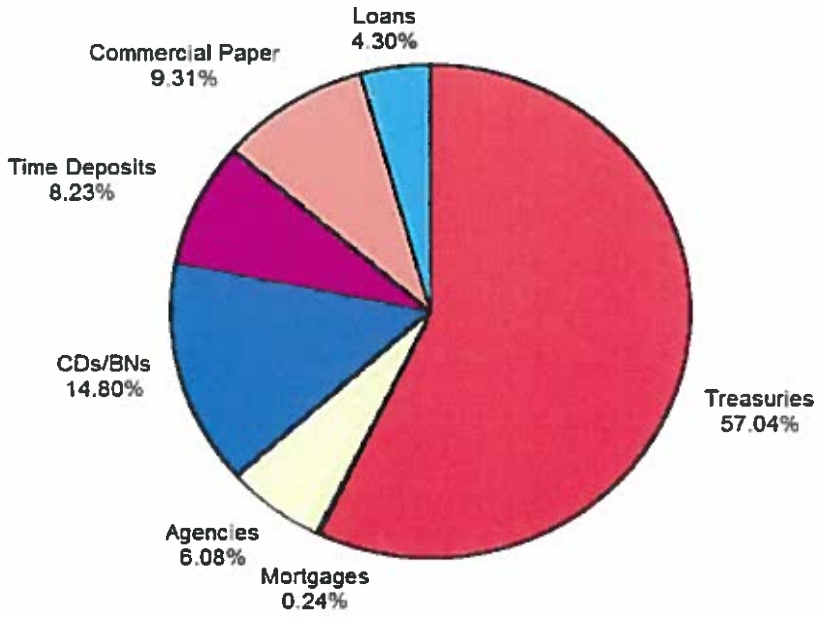
Quarter Ending 12/31/2013

Apportionment Rate:	0.26%
Earnings Ratio:	.00000700426120353
Fair Value Factor:	1.00028762
Daily:	0.26%
Quarter To Date:	0.26%
Average Life:	209

PMIA Average Monthly Effective Yields

FEB 2014	0.236%
JAN 2014	0.244%
DEC 2013	0.264%

Pooled Money Investment Account
Portfolio Composition
$55.6 Billion
02/28/14



Pooled Money Investment Account

PMIA Average Monthly Effective Yields

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1977	5.77	5.66	5.66	5.65	5.76	5.85	5.93	6.05	6.09	6.09	6.61	6.73
1978	6.92	7.05	7.14	7.27	7.386	7.569	7.652	7.821	7.871	8.11	8.286	8.769
1979	8.777	8.904	8.82	9.082	9.046	9.224	9.202	9.528	9.259	9.814	10.223	10.218
1980	10.98	11.251	11.49	11.48	12.017	11.798	10.206	9.87	9.945	10.056	10.426	10.961
1981	10.987	11.686	11.13	11.475	12.179	11.442	12.346	12.844	12.059	12.397	11.887	11.484
1982	11.683	12.044	11.835	11.773	12.27	11.994	12.235	11.909	11.151	11.111	10.704	10.401
1983	10.251	9.887	9.688	9.868	9.527	9.6	9.879	10.076	10.202	10.182	10.164	10.227
1984	10.312	10.28	10.382	10.594	10.843	11.119	11.355	11.557	11.597	11.681	11.474	11.024
1985	10.579	10.289	10.118	10.025	10.18	9.743	9.656	9.417	9.572	9.482	9.488	9.371
1986	9.252	9.09	8.958	8.621	8.369	8.225	8.141	7.844	7.512	7.586	7.432	7.439
1987	7.365	7.157	7.205	7.044	7.294	7.289	7.464	7.562	7.712	7.825	8.121	8.071
1988	8.078	8.05	7.945	7.94	7.815	7.929	8.089	8.245	8.341	8.397	8.467	8.563
1989	8.698	8.77	8.87	8.992	9.227	9.204	9.056	8.833	8.801	8.771	8.685	8.645
1990	8.571	8.538	8.506	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.775	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.68	5.692	5.379	5.323	5.235	4.958	4.76	4.73	4.659	4.647
1993	4.678	4.649	4.624	4.605	4.427	4.554	4.438	4.472	4.43	4.38	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.38	5.528
1995	5.612	5.779	5.934	5.96	6.008	5.997	5.972	5.91	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.58	5.612	5.634	5.667	5.679	5.69	5.707	5.705	5.715	5.744
1998	5.742	5.72	5.68	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.21	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.76	5.824	5.851	6.014	6.19	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.76	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.74	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.44	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.89	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.7	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.25	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.62	4.161	3.777	3.4	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.53	1.377	1.035	0.925	0.75	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.56	0.528	0.531	0.513	0.5	0.48	0.454	0.462
2011	0.538	0.512	0.5	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.34	0.324	0.326
2013	0.3	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263	0.264
2014	0.244	0.236										

2h

CITY OF BISHOP

STATEMENT OF FUND TRANSACTIONS FOR THE PERIOD OF:

July 01, 2013 through February 28, 2014

CITY CASH BALANCE @ 1/31/14	$	**4,212,698.50**
Plus Receipts	$	999,675.45
Less Expenditures	$	744,399.33
TOTAL CITY CASH BALANCE	**$**	**4,467,974.62**

CASH IN BANKS

Union Bank Checking Accounts	$	697,560.83
State Treasurer LAIF	$	3,770,413.79
TOTAL CASH IN BANKS	**$**	**4,467,974.62**

CITY OF BISHOP
PUBLIC BUDGET ACCOUNTING
BREAKDOWN OF TOTAL CASH BALANCES
FOR THE MONTH OF FEBRUARY

FISCAL YEAR 2014

	BEGINNING BALANCE	EXPENDITURES	RECEIPTS	TRANSFERS DEBITS-CREDITS	ENDING BALANCE
000-	.00	.00	.00	.00	.00
001- GENERAL FUND	1,805,752.28	439,302.84	782,940.98	6,912.78-	2,142,477.64
002- SEWER FUND	1,059,484.09	93,619.48	60,301.50	.00	1,026,166.11
003- GAS TAX	2,066.91-	13,036.97	.00	.00	15,103.88-
004- WATER FUND	1,182,316.48	109,690.75	64,532.92	.00	1,137,158.65
005- CABLE TV PUBLIC ACCESS	.00	.00	.00	.00	.00
007- LOCAL TRANSPORTATION	.00	.00	.00	.00	.00
008- BOND AND TRUST FUND	2,682.30	.00	5.00-	.00	2,677.30
009- TRAFFIC SAFETY	2,896.61	1,886.53	48.35	.00	1,058.43
010- TUT MEASURE A	96,285.18	29,169.05	36,060.00	.00	103,176.13
012- SUNRISE MHP	106,251.72	16,598.16	31,884.04	.00	121,537.60
013- GENERAL FIXED ASSETS	.00	.00	.00	.00	.00
014- REDEVELOPMENT FUND	.00	.00	.00	.00	.00
015- WATER IMPROVEMENT	.00	.00	.00	.00	.00
017- GENERAL LONG TERM DEBT	.00	.00	.00	.00	.00
018- STORE FRONT GRANT	.00	.00	.00	.00	.00
019- DEFERRED COMPENSATION	.00	.00	.00	.00	.00
021- CANINE DONATION	11,043.29	.00	.00	.00	11,043.29
022- SPRUCE STREET EXTENSION	.00	.00	.00	.00	.00
024- WYE ROAD H.E.S PROJECT	.00	.00	.00	.00	.00
026- PIONEER LANE PROJECT	.00	.00	.00	.00	.00
027- PARK AVE PROJECT	.00	.00	.00	.00	.00
028- WYE ROAD PROJECT	.00	.00	.00	.00	.00
029- HOME STREET PROJECT	.00	.00	.00	.00	.00
030- K MART	.00	.00	.00	.00	.00
032- CLEEPS/ENF&EQUIP PRGRM	.00	.00	.00	.00	.00

CITY OF BISHOP
PUBLIC BUDGET ACCOUNTING
BREAKDOWN OF TOTAL CASH BALANCES
FOR THE MONTH OF FEBRUARY

FISCAL YEAR 2014

	BEGINNING BALANCE	EXPENDITURES	RECEIPTS	TRANSFERS DEBITS-CREDITS	ENDING BALANCE
033- COPS	58,587.91	13,780.19	8,400.51	6,220.65	59,428.88
034- SAFE ROUTE TO SCHOOLS	.00	.00	.00	.00	.00
035- MAC IVER ST EXT/STIP&TE	.00	.00	.00	.00	.00
036- WYE RD INTERSECTION IMP	112,839.00	26,623.23	.00	.00	86,215.77
037- HOME FUNDS/WILLOW ST	.00	.00	.00	.00	.00
038- MACIVR/IMACA CDBG-1951	.00	.00	.00	.00	.00
039- GIS/GRANTS	6,389.32	.00	.00	.00	6,389.32
040- PVMENT MGNT PLAN PHASE	.00	.00	.00	.00	.00
041- PAVEMNT MNGMT PLAN 2	.00	.00	.00	.00	.00
042- FED GRANT/B06SP/CA0082	1,713.67	.00	.00	.00	1,713.67
043- ROAD PROJECT A	.00	.00	.00	.00	.00
046- SNEDEN IMPROVEMENTS	4,389.68-	.00	.00	.00	4,389.68-
047- SOUTH SECOND IMPROV	.00	.00	.00	.00	.00
048- WARREN IMPROVEMENTS	161,989.61-	.00	.00	.00	161,989.61-
049- W. PINE IMPROVEMENTS	.00	.00	.00	.00	.00
050- BUS PULLOUTS	.00	.00	.00	.00	.00
052- GROVE ST SIDEWALKS	.00	.00	.00	.00	.00
053- ENVIR CONSTRAINTS	.00	.00	.00	.00	.00
054- E. LINE ST BRIDGE	.00	.00	.00	.00	.00
055- JAY ST EXTENSION	.00	.00	.00	.00	.00
056- WYE RD EXTENSION	.00	.00	.00	.00	.00
057- SEIBU TO SCHL BIKE PATH	34,067.35-	.00	15,512.15	.00	18,555.20-
058- PINE TO PARK/STIP	31,029.80-	.00	.00	.00	31,029.80-
059- HANBY PAVEMENT PROJECT	.00	.00	.00	.00	.00
070- HOME OWNER ASSIST PRGM	.00	.00	.00	.00	.00
071- SILVER PEAK/IMACA	.00	.00	.00	.00	.00

CITY OF BISHOP
PUBLIC BUDGET ACCOUNTING
BREAKDOWN OF TOTAL CASH BALANCES
FOR THE MONTH OF FEBRUARY

FISCAL YEAR 2014

	BEGINNING BALANCE	EXPENDITURES	RECEIPTS	TRANSFERS DEBITS-CREDITS	ENDING BALANCE
072- VALLEY APTS/13 CDBG 897	.00	.00	.00	.00	.00
099- DEBT SERVICE	.00	.00	.00	.00	.00
TOTALS	4,212,698.50	743,707.20	999,675.45	692.13-	4,467,974.62

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

21

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
31010 PROPERTY TAXES SECUR	370,000.00	.00	222,511.13	147,488.87	60
31020 PROPERTY TAXES UNSEC	90,000.00	.00	64,848.49	25,151.51	72
31030 PROPERTY TAXES PRIOR	4,000.00	.00	6,607.76	2,607.76-	165
31050 PROPERTY TAX HOMEOWN	3,000.00	.00	1,560.83	1,439.17	52
31060 PROP TAX MISC	30,000.00	.00	449.10	29,550.90	1
31065 VLF SWAP/PROP TX IN	280,000.00	140,780.18	140,780.18	139,219.82	50
31070 INYO COUNTY ADM FEE	.00	.00	.00	.00	0
31075 PROP 1A CSCDA	.00	.00	.00	.00	0
31120 SALES TAX	1,600,000.00	151,400.00	821,555.40	778,444.60	51
31122 TRIPLE FLIP/LIEU SLS	540,000.00	275,220.96	275,220.96	264,779.04	50
31126 DWP WTR AGREEMENT PA	186,000.00	.00	187,075.00	1,075.00-	100
31128 SALES TX 1/2%-PUBLIC	18,000.00	2,906.75	14,223.47	3,776.53	79
31130 TRANSIENT OCCUPANCY	1,800,000.00	164,023.32	1,223,210.48	576,789.52	67
31150 REAL PROPERTY TRANSF	4,000.00	.00	2,327.87	1,672.13	58
32010 BUSINESS LICENSES	50,000.00	1,614.00	44,890.46	5,109.54	89
32020 SB 1186/ADA	20.00	25.00	640.00	620.00-	3,200
32035 TENTATIVE MAP PERMIT	750.00	.00	.00	750.00	0
32040 USE PERMITS	3,000.00	.00	4,620.00	1,620.00-	154
32050 BUILDING PERMITS	40,000.00	2,009.20	34,161.01	5,838.99	85
32060 ELECTRICAL PERMITS	.00	.00	.00	.00	0
32070 PLUMBING/MECHANICAL	.00	.00	.00	.00	0
32080 ELECTRICAL FRANCHISE	34,000.00	.00	.00	34,000.00	0
32090 TV FRANCHISE	12,000.00	.00	6,287.36	5,712.64	52
33010 INTEREST ON BANK DEP	12,000.00	23.84	4,322.94	7,677.06	36
33020 RENTAL OF REAL PROPE	120,000.00	10,200.23	78,026.66	41,973.34	65
34010 MOTOR VEHICLE IN LIE	.00	.00	1,651.63	1,651.63-	0
34015 MTR VEH LIC FEE 1100	.00	.00	.00	.00	0
34030 OFF HWY MOTOR VEH. F	100.00	.00	.00	100.00	0
34040 REIMB. HIGHWAY SWEEP	20,000.00	1,666.67	11,666.69	8,333.31	58
34042 PROP 1B/LOCAL STREET	.00	.00	.00	.00	0
34045 PAVEMENT MGNT PLAN	.00	.00	.00	.00	0
34046 DOC/RECYCLING GRANT	5,000.00	.00	5,000.00	.00	100
34048 TRAFFIC CONGESTION	.00	.00	.00	.00	0
34050 REIMB. FOR RFD FACIL	1,800.00	.00	3,280.01	1,480.01-	182
34070 REIMB. SMALL CLAIMS	.00	.00	.00	.00	0
34080 REIMB. RFD STATE COM	10,000.00	.00	3,860.02	6,139.98	38
34081 SALARY REIMB FRM RF	.00	.00	381.51	381.51-	0
34082 MISC REIM FROM RF DI	50,000.00	.00	33,621.47	16,378.53	67
34083 SMHP MANAGEMENT FEE	.00	.00	.00	.00	0
34090 LOAN RETIREMENT SUNR	.00	.00	.00	.00	0
34110 COURT RESTITUTIONS	.00	.00	3,800.16	3,800.16-	0
34118 REIMB OF BOOKING FEE	.00	.00	.00	.00	0
34120 PEACE OFFICERS TRAIN	9,600.00	328.27	4,241.88	5,358.12	44
34122 DVROS-STATE	.00	.00	21.80	21.80-	0
34124 BUDGET ACT 2013/LAW	.00	.00	3,648.00	3,648.00-	0
34125 PARKING CITATIONS	15,000.00	940.25	5,079.50	9,920.50	33
34135 MANDATED COSTS REIMB	.00	.00	.00	.00	0
34140 DISPATCH CONTRACTS	18,000.00	.00	4,877.40	13,122.60	27
34150 ASSET FORFEIT REFUND	52,000.00	.00	7,579.82	44,420.18	14

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
34160 911 REIM-STATE	.00	.00	27,814.40	27,814.40-	0
35010 PLAN CHECKING	5,000.00	.00	.00	5,000.00	0
35015 GRADING PERMIT	.00	.00	.00	.00	0
35020 STRONG MOTION INST.	200.00	16.46	320.89	120.89-	160
35060 CBSC/BLDG PERMIT	100.00	5.00	97.00	3.00	97
36010 SALE OF PERSONAL PRO	4,000.00	49.09	74.29	3,925.71	1
36020 INS. REFUNDS & DIVID	45,000.00	25,198.00	25,198.00	19,802.00	55
36025 FORFEITURE OF DEPOSI	.00	.00	.00	.00	0
36030 MISCELLANEOUS	35,000.00	963.73	45,890.49	10,890.49-	131
36032 CENTENNIAL COINS	.00	.00	.00	.00	0
36040 FINGERPRINTING & REP	35,000.00	1,914.00	16,551.75	18,448.25	47
36042 AB109/REALIGNMENT	.00	.00	.00	.00	0
36065 COMPUTER LOAN PAYBAC	.00	.00	.00	.00	0
36070 CIVIC ARTS	5,000.00	.00	.00	5,000.00	0
36078 AFTER SCHOOL PROGRAM	.00	.00	.00	.00	0
36079 LTC/CIRCULATION ELEM	.00	.00	.00	.00	0
36082 STATE SEC ENCHMNT	.00	.00	.00	.00	0
36084 STATE PARK GRANT PRO	.00	.00	.00	.00	0
36085 REIMB OF FED/STATE G	.00	.00	.00	.00	0
36086 FEMA GRANT/FIRE	.00	.00	.00	.00	0
36087 INDIAN GAMING GRANT/	.00	.00	.00	.00	0
36088 1ST FIVE GRANT/INYO	25,000.00	.00	.00	25,000.00	0
36089 CHILDREN'S DAY/THE A	.00	.00	.00	.00	0
36090 SCE/ENERGY CONSV GRA	.00	.00	.00	.00	0
36091 CERTIFICATE OF COMP	.00	.00	.00	.00	0
39141 INT ON LOANS	.00	.00	.00	.00	0
39143 LOAN PMTS	.00	.00	.00	.00	0
39240 TENNIS	.00	.00	.00	.00	0
39250 SOFTBALL	.00	.00	.00	.00	0
39255 VOLLEYBALL	.00	.00	.00	.00	0
39260 BASKETBALL	.00	.00	.00	.00	0
39275 FACILITY RENTAL FEE	3,500.00	102.00	1,617.00	1,883.00	46
39278 TREE DEDICATION	.00	.00	2,057.00	2,057.00-	0
39280 SUMMER YOUTH PROGRAM	.00	.00	.00	.00	0
39282 SKATE PARK DONATIONS	.00	.00	.00	.00	0
39290 SWIMMING POOL	38,000.00	.00	19,947.58	18,052.42	52
39292 SWIMMING POOL MISC I	200.00	.00	.00	200.00	0
39297 YOUTH ATHLETICS	20,000.00	2,177.00	14,643.00	5,357.00	73
39298 ADULT ATHLETICS	30,000.00	1,362.00	12,329.00	17,671.00	41
39901 PROCEEDS FROM LEASE	.00	.00	.00	.00	0
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	5,624,270.00	782,925.95	3,388,569.39	2,235,700.61	60
EXPENDITURES					
010 CITY COUNCIL					
51001 SALARIES-FULL TIME	19,500.00	1,500.00	12,000.00	7,500.00	61
51007 HEALTH INSURANCE	42,000.00	2,584.71	20,606.68	21,393.32	49
51008 DENTAL INSURANCE	7,500.00	671.30	4,833.36	2,666.64	64
51010 WORKERS COMPENSATION	200.00	9.50	73.75	126.25	36
51011 MEDICARE TAX	300.00	17.70	141.60	158.40	47

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
51017 FICA	300.00	19.50	156.00	144.00	52
51025 RETIREE HEALTH INSUR	58,000.00	3,061.71	27,430.29	30,569.71	47
51043 DISABILITY INSURANCE	600.00	49.00	392.00	208.00	65
51046 OPEB/POST EMP BENEFI	.00	.00	.00	.00	0
52009 TRAINING	1,000.00	.00	.00	1,000.00	0
52011 ADVERTISING/PRINTING	4,500.00	324.45	1,175.31	3,324.69	26
52012 OFFICE SUPPLIES,POST	1,500.00	28.74	975.93	524.07	65
52013 COMMUNICATIONS	500.00	.00	.00	500.00	0
52014 MEETINGS, TRAVEL, CO	16,870.00	1,120.30	14,877.26	1,992.74	88
52015 PROFESSIONAL/TECH. S	15,000.00	8.80	13,009.92	1,990.08	86
52018 SPECIAL DEPT. SUPPLI	3,000.00	45.36	1,894.66	1,105.34	63
52019 MISC. DUES & SUBSCRI	3,000.00	.00	3,078.40	78.40-	102
56028 CAPITAL EQUIPMENT	1,000.00	.00	.00	1,000.00	0
TOTAL CITY COUNCIL	174,770.00	9,441.07	100,645.16	74,124.84	57
011 ADMINISTRATION					
51001 SALARIES-FULL TIME	150,000.00	10,576.72	84,711.60	65,288.40	56
51002 SALARIES/PART-TIME	.00	.00	.00	.00	0
51004 OVERTIME WAGES	7,500.00	870.24	4,597.69	2,902.31	61
51007 HEALTH INSURANCE	27,000.00	2,214.56	17,824.91	9,175.09	66
51008 DENTAL INSURANCE	2,500.00	204.08	2,840.98	340.98-	113
51009 PERS EMPLOYEE/EMPLOY	45,000.00	2,571.07	20,053.79	24,946.21	44
51010 WORKERS COMPENSATION	3,600.00	147.62	2,935.37	664.63	81
51011 MEDICARE TAX	2,300.00	159.18	1,240.58	1,059.42	53
51017 FICA	.00	.00	.00	.00	0
51022 P.A.R.S SYSTEM	35,000.00	1,161.90	9,055.20	25,944.80	25
51024 EMPLOYER COMP MATCH	3,200.00	109.00	872.00	2,328.00	27
51025 RETIREE HEALTH INSUR	30,000.00	2,924.41	24,365.86	5,634.14	81
51042 UNEMPLOYMENT INS.	14,000.00	.00	.00	14,000.00	0
51043 DISABILITY INSURANCE	3,000.00	164.75	1,320.13	1,679.87	44
51046 OPEB/POST EMP BENEFI	12,000.00	1,241.96	9,314.70	2,685.30	77
52009 TRAINING	1,000.00	.00	.00	1,000.00	0
52011 ADVERTISING/PRINTING	600.00	.00	.00	600.00	0
52012 OFFICE SUPPLIES,POST	1,600.00	474.41	1,998.15	398.15-	124
52013 COMMUNICATIONS	1,000.00	28.39	121.28	878.72	12
52014 MEETINGS, TRAVEL, CO	8,447.00	59.75	6,916.06	1,530.94	81
52015 PROFESSIONAL/TECH. S	8,000.00	98.80	1,004.17	6,995.83	12
52018 SPECIAL DEPT. SUPPLI	800.00	.00	259.73	540.27	32
52019 MISC. DUES & SUBSCRI	1,500.00	.00	753.99	746.01	50
52030 MISC. ADM/EMP COMP P	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	3,600.00	509.08	2,543.94	1,056.06	70
56028 CAPITAL EQUIPMENT	2,000.00	.00	.00	2,000.00	0
TOTAL ADMINISTRATION	363,647.00	23,515.92	192,730.13	170,916.87	52
012 FINANCE					
51001 SALARIES-FULL TIME	42,000.00	3,202.52	41,861.36	138.64	99
51002 SALARIES/PART-TIME	28,000.00	2,139.63	15,965.40	12,034.60	57
51004 OVERTIME WAGES	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
51007 HEALTH INSURANCE	6,800.00	6.23	3,604.98	3,195.02	53
51008 DENTAL INSURANCE	700.00	61.76	617.60	82.40	88
51009 PERS EMPLOYEE/EMPLOY	13,000.00	629.58	9,019.12	3,980.88	69
51010 WORKERS COMPENSATION	1,000.00	33.65	355.17	644.83	35
51011 MEDICARE TAX	1,200.00	77.45	832.69	367.31	69
51017 FICA	1,000.00	93.82	603.55	396.45	60
51022 P.A.R.S SYSTEM	9,600.00	20.00	5,157.76	4,442.24	53
51024 EMPLOYER COMP MATCH	1,600.00	.00	1,036.00	564.00	64
51025 RETIREE HEALTH INSUR	10,000.00	1,202.06	5,235.77	4,764.23	52
51043 DISABILITY INSURANCE	800.00	58.30	605.66	194.34	75
51046 OPEB/POST EMP BENEFI	5,000.00	384.32	3,608.64	1,391.36	72
52009 TRAINING	1,000.00	.00	.00	1,000.00	0
52011 ADVERTISING/PRINTING	500.00	.00	514.11	14.11-	102
52012 OFFICE SUPPLIES,POST	4,600.00	1,031.01	3,610.72	989.28	78
52013 COMMUNICATIONS	500.00	10.51	43.78	456.22	8
52014 MEETINGS, TRAVEL, CO	2,000.00	.00	545.80	1,454.20	27
52015 PROFESSIONAL/TECH. S	43,000.00	1,142.08	36,225.68	6,774.32	84
52018 SPECIAL DEPT. SUPPLI	1,200.00	.00	1,028.90	171.10	85
52019 MISC. DUES & SUBSCRI	500.00	.00	161.56	338.44	32
52116 E.S. TRANSIT AUTH LO	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	6,500.00	303.93	7,027.92	527.92-	108
55023 EXP-SMALL CLAIMS	.00	.00	.00	.00	0
55024 RENTALS-REFUNDS	500.00	.00	.00	500.00	0
56028 CAPITAL EQUIPMENT	12,000.00	.00	.00	12,000.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
TOTAL FINANCE	193,000.00	10,396.85	137,662.17	55,337.83	71
013 TREASURER					
51001 SALARIES-FULL TIME	1,800.00	150.00	1,200.00	600.00	66
51007 HEALTH INSURANCE	.00	.00	.00	.00	0
51010 WORKERS COMPENSATION	50.00	.94	7.32	42.68	14
51011 MEDICARE TAX	30.00	1.72	13.67	16.33	45
51017 FICA	35.00	1.96	15.68	19.32	44
51046 OPEB/POST EMP BENEFI	.00	.00	.00	.00	0
52009 TRAINING	.00	.00	.00	.00	0
TOTAL TREASURER	1,915.00	154.62	1,236.67	678.33	64
014 LEGAL SERVICES					
51011 MEDICARE TAX	.00	.00	.00	.00	0
51012 CONTRACT SALARY	52,028.00	3,500.00	28,000.00	24,028.00	53
52014 MEETINGS, TRAVEL, CO	1,000.00	.00	.00	1,000.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
52019 MISC. DUES & SUBSCRI	3,300.00	.00	3,208.88	91.12	97
55040 LITIGATION SERVICES	14,972.00	1,879.50	19,561.00	4,589.00-	130
TOTAL LEGAL SERVICES	71,300.00	5,379.50	50,769.88	20,530.12	71

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
015 INSURANCE					
51008 DENTAL INSURANCE	.00	.00	.00	.00	0
51009 PERS EMPLOYEE/EMPLOY	200.00	.00	.00	200.00	0
51010 WORKERS COMPENSATION	11,550.00	.00	7,463.70	4,086.30	64
51042 UNEMPLOYMENT INS.	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	.00	.00	.00	.00	0
51046 OPEB/POST EMP BENEFI	.00	.00	.00	.00	0
52008 ADMINISTRATION FEES	4,200.00	374.50	2,501.70	1,698.30	59
52016 INSURANCE	344,450.00	.00	300,503.00	43,947.00	87
TOTAL INSURANCE	360,400.00	374.50	310,468.40	49,931.60	86
016 BUILDING AND GROUNDS					
51001 SALARIES-FULL TIME	36,000.00	3,854.34	30,834.72	5,165.28	85
51002 SALARIES/PART-TIME	26,000.00	1,657.50	10,088.00	15,912.00	38
51004 OVERTIME WAGES	1,000.00	.00	.00	1,000.00	0
51007 HEALTH INSURANCE	8,000.00	655.63	5,236.48	2,763.52	65
51008 DENTAL INSURANCE	800.00	60.41	483.28	316.72	60
51009 PERS EMPLOYEE/EMPLOY	16,000.00	1,246.45	9,822.57	6,177.43	61
51010 WORKERS COMPENSATION	7,000.00	363.44	2,788.14	4,211.86	39
51011 MEDICARE TAX	1,400.00	78.88	585.12	814.88	41
51017 FICA	800.00	65.54	395.17	404.83	49
51022 P.A.R.S SYSTEM	10,500.00	857.12	6,776.96	3,723.04	64
51024 EMPLOYER COMP MATCH	.00	.00	.00	.00	0
51025 RETIREE HEALTH INSUR	.00	.00	.00	.00	0
51042 UNEMPLOYMENT INS.	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	1,200.00	52.94	423.51	776.49	35
51046 OPEB/POST EMP BENEFI	6,000.00	462.52	3,468.90	2,531.10	57
52010 HEAT,LIGHT,POWER	42,471.00	4,746.88	29,917.17	12,553.83	70
52011 ADVERTISING/PRINTING	29.00	.00	28.40	.60	97
52013 COMMUNICATIONS	6,000.00	387.55	4,288.24	1,711.76	71
52015 PROFESSIONAL/TECH. S	6,000.00	8.80	2,134.91	3,865.09	35
52017 WASTE FEES	2,100.00	199.67	1,514.56	585.44	72
52018 SPECIAL DEPT. SUPPLI	3,000.00	72.78	1,141.60	1,858.40	38
53020 VEHICLE OPERATION	1,000.00	.00	313.21	686.79	31
54023 BUILDING OPERATION	7,500.00	141.81	4,657.99	2,842.01	62
56027 CAPITAL IMPROVEMENT	5,000.00	.00	.00	5,000.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
TOTAL BUILDING AND GROUNDS	187,800.00	14,912.26	114,898.93	72,901.07	61
018 ELECTIONS					
51002 SALARIES/PART-TIME	.00	.00	.00	.00	0
52009 TRAINING	180.00	.00	665.43	485.43-	369
52011 ADVERTISING/PRINTING	100.00	.00	.00	100.00	0
52012 OFFICE SUPPLIES,POST	900.00	.00	.00	900.00	0
52013 COMMUNICATIONS	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	2,320.00	.00	596.56	1,723.44	25

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
52018 SPECIAL DEPT. SUPPLI	500.00	.00	.00	500.00	0
TOTAL ELECTIONS	4,000.00	.00	1,261.99	2,738.01	31
019 COMMUNITY PROMOTION					
52111 CHAMBER OF COMMERCE	143,000.00	11,916.66	107,250.02	35,749.98	75
52113 LAWS MUSEUM	12,000.00	6,000.00	12,000.00	.00	100
52119 CIVIC ARTS	20,000.00	.00	20,000.00	.00	100
52120 SENIOR LEGAL PROGRAM	.00	.00	.00	.00	0
52121 ESAAA/SENIOR PROGRAM	5,000.00	.00	.00	5,000.00	0
52123 SENIOR REC. PROGRAM	250.00	.00	.00	250.00	0
52125 TRI COUNTY FAIR/CHSR	3,500.00	3,500.00	3,500.00	.00	100
52126 SENIOR DISC/WTR-SWR	.00	.00	.00	.00	0
52127 SCHOOL SKI PROGRAM	1,800.00	.00	.00	1,800.00	0
TOTAL COMMUNITY PROMOTION	185,550.00	21,416.66	142,750.02	42,799.98	76
020 POLICE DEPARTMENT					
51001 SALARIES-FULL TIME	1,370,000.00	120,888.57	870,728.98	499,271.02	63
51002 SALARIES/PART-TIME	48,000.00	3,455.34	32,151.43	15,848.57	66
51003 RESERVES-PART/TIME	.00	.00	.00	.00	0
51004 OVERTIME WAGES	110,000.00	13,594.62	74,259.73	35,740.27	67
51007 HEALTH INSURANCE	300,000.00	24,211.28	194,480.77	105,519.23	64
51008 DENTAL INSURANCE	30,000.00	2,416.68	19,534.83	10,465.17	65
51009 PERS EMPLOYEE/EMPLOY	500,000.00	44,261.75	344,195.50	155,804.50	68
51010 WORKERS COMPENSATION	93,000.00	7,432.42	51,513.98	41,486.02	55
51011 MEDICARE TAX	16,000.00	2,153.98	15,547.83	452.17	97
51015 SHIFT DIFFERENTIAL P	70,000.00	7,644.35	60,689.30	9,310.70	86
51017 FICA	1,000.00	129.28	725.24	274.76	72
51019 SALARIES-CADETS	.00	.00	.00	.00	0
51022 P.A.R.S SYSTEM	63,000.00	4,479.44	38,294.97	24,705.03	60
51024 EMPLOYER COMP MATCH	6,000.00	286.00	2,277.00	3,723.00	37
51025 RETIREE HEALTH INSUR	200,046.00	13,524.96	122,592.77	77,453.23	61
51042 UNEMPLOYMENT INS.	458.00	.00	254.00	204.00	55
51043 DISABILITY INSURANCE	21,000.00	1,989.28	16,023.98	4,976.02	76
51044 LIABILITY CLAIMS	.00	.00	.00	.00	0
51046 OPEB/POST EMP BENEFI	86,496.00	13,837.12	100,765.12	14,269.12-	116
52009 TRAINING	22,500.00	945.00	19,629.82	2,870.18	87
52010 HEAT,LIGHT,POWER	25,000.00	807.67	10,154.01	14,845.99	40
52011 ADVERTISING/PRINTING	3,000.00	.00	864.64	2,135.36	28
52012 OFFICE SUPPLIES,POST	6,000.00	991.18	5,484.13	515.87	91
52013 COMMUNICATIONS	42,067.00	4,625.56	24,776.41	17,290.59	58
52014 MEETINGS, TRAVEL, CO	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	30,000.00	8,288.75	34,324.64	4,324.64-	114
52018 SPECIAL DEPT. SUPPLI	15,000.00	232.44	3,998.05	11,001.95	26
52019 MISC. DUES & SUBSCRI	2,000.00	.00	635.00	1,365.00	31
52021 FINGERPRINT FEES	13,000.00	787.00	5,703.00	7,297.00	43
52023 BOOKING FEES	.00	.00	.00	.00	0
52218 PRISONER TSP.& INVES	1,000.00	.00	.00	1,000.00	0
52650 ASSET FORFEIT EXPENS	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
52654 INDIAN GAMING GRANT	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	55,000.00	4,502.81	31,919.84	23,080.16	58
53022 OFFICE EQUIP. OPERAT	6,500.00	624.71	5,243.77	1,256.23	80
54023 BUILDING OPERATION	10,000.00	246.32	9,523.39	476.61	95
54024 AB 109/REALIGMENT EX	.00	.00	.00	.00	0
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
55040 LITIGATION SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	27,814.00	.00	14,814.40	12,999.60	53
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
TOTAL POLICE DEPARTMENT	3,173,881.00	282,356.51	2,111,106.53	1,062,774.47	66
021 FIRE DEPARTMENT					
51001 SALARIES-FULL TIME	8,500.00	710.40	5,683.20	2,816.80	66
51002 SALARIES/PART-TIME	48,000.00	4,771.50	31,367.50	16,632.50	65
51007 HEALTH INSURANCE	3,500.00	218.54	1,745.44	1,754.56	49
51008 DENTAL INSURANCE	300.00	20.14	161.12	138.88	53
51009 PERS EMPLOYEE/EMPLOY	4,300.00	202.26	1,970.95	2,329.05	45
51010 WORKERS COMPENSATION	23,000.00	132.45	11,339.11	11,660.89	49
51011 MEDICARE TAX	1,000.00	32.60	260.47	739.53	26
51017 FICA	800.00	64.28	426.00	374.00	53
51022 P.A.R.S SYSTEM	1,800.00	150.60	1,204.80	595.20	66
51025 RETIREE HEALTH INSUR	6,800.00	441.82	3,616.56	3,183.44	53
51041 FIREMANS LIFE INS.	2,200.00	.00	1,152.00	1,048.00	52
51043 DISABILITY INSURANCE	300.00	13.40	107.21	192.79	35
51046 OPEB/POST EMP BENEFI	1,000.00	85.24	639.30	360.70	63
52009 TRAINING	2,000.00	293.95	293.95	1,706.05	14
52010 HEAT,LIGHT,POWER	5,500.00	645.76	5,697.78	197.78-	103
52011 ADVERTISING/PRINTING	100.00	.00	.00	100.00	0
52012 OFFICE SUPPLIES,POST	200.00	21.52	69.68	130.32	34
52013 COMMUNICATIONS	3,200.00	222.53	2,319.33	880.67	72
52014 MEETINGS, TRAVEL, CO	3,385.00	34.91	1,626.74	1,758.26	48
52015 PROFESSIONAL/TECH. S	10,407.00	579.33	10,135.36	271.64	97
52018 SPECIAL DEPT. SUPPLI	21,493.00	4,697.30	18,156.27	3,336.73	84
52019 MISC. DUES & SUBSCRI	1,300.00	.00	250.00	1,050.00	19
53020 VEHICLE OPERATION	25,366.00	1,508.87	22,226.06	3,139.94	87
53022 OFFICE EQUIP. OPERAT	100.00	.00	98.98	1.02	98
54023 BUILDING OPERATION	500.00	386.05	558.86	58.86-	111
55024 RENTALS-REFUNDS	500.00	.00	.00	500.00	0
56027 CAPITAL IMPROVEMENT	5,000.00	.00	1,699.00	3,301.00	33
56028 CAPITAL EQUIPMENT	86,127.00	.00	57,417.49	28,709.51	66
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
TOTAL FIRE DEPARTMENT	266,678.00	15,233.45	180,223.16	86,454.84	67
022 BUILDING					
51001 SALARIES-FULL TIME	52,000.00	4,362.56	34,900.98	17,099.02	67
51004 OVERTIME WAGES	200.00	.00	.00	200.00	0
51007 HEALTH INSURANCE	12,000.00	921.63	7,453.46	4,546.54	62

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
51008 DENTAL INSURANCE	1,000.00	88.32	706.56	293.44	70
51009 PERS EMPLOYEE/EMPLOY	16,950.00	1,357.11	10,741.89	6,208.11	63
51010 WORKERS COMPENSATION	2,050.00	97.88	2,409.40	359.40-	117
51011 MEDICARE TAX	800.00	61.78	494.12	305.88	61
51022 P.A.R.S SYSTEM	13,000.00	954.86	7,579.03	5,420.97	58
51024 EMPLOYER COMP MATCH	1,600.00	136.00	1,088.00	512.00	68
51025 RETIREE HEALTH INSUR	7,000.00	413.76	3,349.63	3,650.37	47
51043 DISABILITY INSURANCE	1,000.00	78.37	626.96	373.04	62
51046 OPEB/POST EMP BENEFI	6,200.00	523.52	3,925.50	2,274.50	63
52009 TRAINING	1,000.00	.00	.00	1,000.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	350.00	30.65	73.58	276.42	21
52013 COMMUNICATIONS	500.00	18.29	280.55	219.45	56
52014 MEETINGS, TRAVEL, CO	1,420.00	.00	1,418.84	1.16	99
52015 PROFESSIONAL/TECH. S	1,250.00	4.80	549.30	700.70	43
52018 SPECIAL DEPT. SUPPLI	2,420.00	59.88	1,430.54	989.46	59
52019 MISC. DUES & SUBSCRI	675.00	.00	377.00	298.00	55
53020 VEHICLE OPERATION	1,200.00	52.97	726.44	473.56	60
53022 OFFICE EQUIP. OPERAT	500.00	23.40	188.77	311.23	37
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL BUILDING	123,115.00	9,185.78	78,320.55	44,794.45	63
023 STREET MAINTENANCE					
51001 SALARIES-FULL TIME	39,000.00	1,627.70	13,222.73	25,777.27	33
51002 SALARIES/PART-TIME	.00	.00	.00	.00	0
51004 OVERTIME WAGES	2,000.00	.00	464.40	1,535.60	23
51007 HEALTH INSURANCE	6,000.00	442.24	3,805.91	2,194.09	63
51008 DENTAL INSURANCE	900.00	36.80	356.70	543.30	39
51009 PERS EMPLOYEE/EMPLOY	13,000.00	434.20	3,467.86	9,532.14	26
51010 WORKERS COMPENSATION	6,000.00	204.87	977.95	5,022.05	16
51011 MEDICARE TAX	400.00	26.32	227.18	172.82	56
51013 PW-PART TIME SALARIE	.00	.00	.00	.00	0
51017 FICA	.00	.00	.00	.00	0
51018 DUTY TIME	4,800.00	236.25	2,396.25	2,403.75	49
51022 P.A.R.S SYSTEM	9,000.00	334.32	2,594.56	6,405.44	28
51024 EMPLOYER COMP MATCH	2,500.00	.00	.00	2,500.00	0
51025 RETIREE HEALTH INSUR	7,800.00	552.06	4,618.72	3,181.28	59
51043 DISABILITY INSURANCE	800.00	30.30	289.50	510.50	36
51044 LIABILITY CLAIMS	.00	.00	.00	.00	0
51046 OPEB/POST EMP BENEFI	5,000.00	217.42	1,766.40	3,233.60	35
52009 TRAINING	200.00	60.00	232.00	32.00-	116
52010 HEAT,LIGHT,POWER	1,000.00	.00	255.49	744.51	25
52011 ADVERTISING/PRINTING	100.00	.00	.00	100.00	0
52012 OFFICE SUPPLIES,POST	1,000.00	30.62	118.93	881.07	11
52013 COMMUNICATIONS	925.00	181.06	472.68	452.32	51
52014 MEETINGS, TRAVEL, CO	160.00	.00	.00	160.00	0
52015 PROFESSIONAL/TECH. S	4,260.00	82.22	317.03	3,942.97	7
52017 WASTE FEES	750.00	31.91	223.81	526.19	29

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
52018 SPECIAL DEPT. SUPPLI	6,100.00	375.97	4,561.80	1,538.20	74
52019 MISC. DUES & SUBSCRI	185.00	.00	26.35	158.65	14
52020 WATER CONSERVATION P	.00	.00	.00	.00	0
52034 RECYCLING GRANT/DOC	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	5,900.00	1,145.19	4,033.00	1,867.00	68
53022 OFFICE EQUIP. OPERAT	625.00	23.40	192.78	432.22	30
55024 RENTALS-REFUNDS	35,000.00	.00	100.00	34,900.00	0
56027 CAPITAL IMPROVEMENT	17,000.00	.00	.00	17,000.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	17,500.00	.00	.00	17,500.00	0
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
57041 PAVEMENT CRACK SEAL	.00	.00	.00	.00	0
57043 TRAFFIC PAINTING	.00	.00	.00	.00	0
57045 TRAFFIC PAINTING	.00	.00	.00	.00	0
TOTAL STREET MAINTENANCE	187,905.00	6,072.85	44,722.03	143,182.97	23
024 PROP 1B/LOCAL STREETS					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	.00	.00	.00	.00	0
51008 DENTAL INSURANCE	.00	.00	.00	.00	0
51009 PERS EMPLOYEE/EMPLOY	.00	.00	.00	.00	0
51010 WORKERS COMPENSATION	.00	.00	.00	.00	0
51011 MEDICARE TAX	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL PROP 1B/LOCAL STREET	.00	.00	.00	.00	0
025 STREET SWEEPING					
51001 SALARIES-FULL TIME	42,000.00	3,418.86	27,315.78	14,684.22	65
51004 OVERTIME WAGES	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	12,000.00	845.99	6,756.85	5,243.15	56
51008 DENTAL INSURANCE	1,000.00	77.98	622.16	377.84	62
51009 PERS EMPLOYEE/EMPLOY	12,000.00	944.18	7,547.70	4,452.30	62
51010 WORKERS COMPENSATION	6,000.00	375.72	1,478.53	4,521.47	24
51011 MEDICARE TAX	800.00	48.25	385.39	414.61	48
51022 P.A.R.S SYSTEM	9,000.00	674.06	5,392.48	3,607.52	59
51043 DISABILITY INSURANCE	1,000.00	61.07	487.10	512.90	48
51046 OPEB/POST EMP BENEFI	5,000.00	398.99	2,982.68	2,017.32	59
52017 WASTE FEES	400.00	.00	339.00	61.00	84
53020 VEHICLE OPERATION	7,400.00	226.00	2,968.83	4,431.17	40
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
TOTAL STREET SWEEPING	96,600.00	7,071.10	56,276.50	40,323.50	58

026 STREET LIGHTING

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
52010 HEAT,LIGHT,POWER	39,000.00	3,807.84	28,400.88	10,599.12	72
52018 SPECIAL DEPT. SUPPLI	1,000.00	.00	.00	1,000.00	0
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL STREET LIGHTING	40,000.00	3,807.84	28,400.88	11,599.12	71
028 EMERGENCY PREPAREDNESS					
52013 COMMUNICATIONS	3,000.00	246.12	1,616.56	1,383.44	53
52014 MEETINGS, TRAVEL, CO	1,000.00	.00	.00	1,000.00	0
52018 SPECIAL DEPT. SUPPLI	500.00	.00	.00	500.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL EMERGENCY PREPAREDNE	4,500.00	246.12	1,616.56	2,883.44	35
031 PARKS & REC					
51001 SALARIES-FULL TIME	115,000.00	9,150.52	73,204.16	41,795.84	63
51002 SALARIES/PART-TIME	400.00	.00	.00	400.00	0
51004 OVERTIME WAGES	1,500.00	.00	.00	1,500.00	0
51007 HEALTH INSURANCE	37,000.00	2,636.20	21,055.18	15,944.82	56
51008 DENTAL INSURANCE	4,000.00	242.93	1,943.44	2,056.56	48
51009 PERS EMPLOYEE/EMPLOY	45,000.00	2,727.33	21,784.58	23,215.42	48
51010 WORKERS COMPENSATION	15,000.00	749.90	3,014.67	11,985.33	20
51011 MEDICARE TAX	2,000.00	127.12	1,016.96	983.04	50
51017 FICA	300.00	.00	.00	300.00	0
51022 P.A.R.S SYSTEM	36,000.00	2,049.82	16,138.56	19,861.44	44
51024 EMPLOYER COMP MATCH	4,000.00	204.00	1,632.00	2,368.00	40
51025 RETIREE HEALTH INSUR	48,500.00	4,408.20	35,231.40	13,268.60	72
51042 UNEMPLOYMENT INS.	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	3,200.00	169.86	1,358.86	1,841.14	42
51046 OPEB/POST EMP BENEFI	19,000.00	1,086.68	8,150.10	10,849.90	42
52009 TRAINING	.00	.00	.00	.00	0
52010 HEAT,LIGHT,POWER	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52013 COMMUNICATIONS	.00	.00	.00	.00	0
52014 MEETINGS, TRAVEL, CO	3,000.00	17.49	1,041.37	1,958.63	34
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52017 WASTE FEES	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	250.00	.00	.00	250.00	0
52019 MISC. DUES & SUBSCRI	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	.00	.00	.00	.00	0
53021 SPECIAL EQUIP. OPERA	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	2,200.00	205.47	1,633.23	566.77	74
54023 BUILDING OPERATION	.00	.00	.00	.00	0
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
55058 STATE PARK GRANT PRO	.00	.00	.00	.00	0
55061 1ST FIVE GRANT/INYO	.00	.00	.00	.00	0
55063 DOC/RECYCLING GRANT	.00	.00	.00	.00	0
55064 CHILDREN'S DAY/THE A	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

001 GENERAL FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
56027 CAPITAL IMPROVEMENT	5,000.00	.00	.00	5,000.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
TOTAL PARKS & REC	341,350.00	23,775.52	187,204.51	154,145.49	54
034 PLANNING DEPARTMENT					
51001 SALARIES-FULL TIME	80,000.00	6,372.04	50,976.82	29,023.18	63
51002 SALARIES/PART-TIME	1,500.00	.00	950.00	550.00	63
51004 OVERTIME WAGES	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	16,000.00	1,211.91	9,849.23	6,150.77	61
51008 DENTAL INSURANCE	1,400.00	117.92	943.36	456.64	67
51009 PERS EMPLOYEE/EMPLOY	25,000.00	1,929.21	15,430.37	9,569.63	61
51010 WORKERS COMPENSATION	3,500.00	139.42	3,414.01	85.99	97
51011 MEDICARE TAX	1,600.00	90.48	737.44	862.56	46
51017 FICA	60.00	.00	12.35	47.65	20
51022 P.A.R.S SYSTEM	18,000.00	1,410.88	11,167.13	6,832.87	62
51025 RETIREE HEALTH INSUR	7,000.00	413.77	3,349.66	3,650.34	47
51043 DISABILITY INSURANCE	1,800.00	104.09	832.73	967.27	46
51046 OPEB/POST EMP BENEFI	10,000.00	764.64	5,733.90	4,266.10	57
52009 TRAINING	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	1,200.00	194.10	293.15	906.85	24
52012 OFFICE SUPPLIES,POST	1,000.00	61.09	123.74	876.26	12
52013 COMMUNICATIONS	500.00	18.29	143.45	356.55	28
52014 MEETINGS, TRAVEL, CO	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	55,000.00	8.80	9,535.17	45,464.83	17
52018 SPECIAL DEPT. SUPPLI	200.00	.00	19.34	180.66	9
53020 VEHICLE OPERATION	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	500.00	23.40	188.77	311.23	37
53025 LAFCO	11,000.00	.00	11,000.00	.00	100
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL PLANNING DEPARTMENT	235,260.00	12,860.04	124,700.62	110,559.38	53
048 CIVIC ARTS COMMISSION					
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
TOTAL CIVIC ARTS COMMISSIO	.00	.00	.00	.00	0
TOTAL EXPENDITURES	6,011,671.00	446,200.59	3,864,994.69	2,146,676.31	64
NET REV & EXPENDITURE	387,401.00-	336,725.36	476,425.30-	89,024.30	122

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

002 SEWER FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39020 SEWER SERVICE COLLEC	1,140,000.00	60,074.08	858,101.45	281,898.55	75
39023 PENALTIES-SEWER SERV	3,500.00	192.42	1,569.17	1,930.83	44
39024 SEWER PERMITS	.00	.00	.00	.00	0
39025 SEWER ASSESSMENT FEE	.00	.00	.00	.00	0
39030 REIMB. SMALL CLAIMS	.00	.00	.00	.00	0
39040 INTEREST ON BANK DEP	3,000.00	.00	575.39	2,424.61	19
39060 SEWER MISCELLANEOUS	5,000.00	35.00	11,021.93	6,021.93-	220
39070 REIM FRM WATER	.00	.00	.00	.00	0
39075 REIMB FROM ESCSD	.00	.00	.00	.00	0
39076 REIMB FRM FED/ST GRA	.00	.00	.00	.00	0
39077 REIMB FRM CAL TRANS	.00	.00	.00	.00	0
TOTAL REVENUES	1,151,500.00	60,301.50	871,267.94	280,232.06	75
EXPENDITURES					
051 SEWER					
51001 SALARIES-FULL TIME	272,000.00	22,488.98	189,452.86	82,547.14	69
51002 SALARIES/PART-TIME	5,200.00	.00	3,987.68	1,212.32	76
51004 OVERTIME WAGES	1,000.00	69.66	69.66	930.34	6
51007 HEALTH INSURANCE	65,000.00	4,630.54	39,102.52	25,897.48	60
51008 DENTAL INSURANCE	5,600.00	475.05	3,845.19	1,754.81	68
51009 PERS EMPLOYEE/EMPLOY	83,000.00	6,458.29	53,752.01	29,247.99	64
51010 WORKERS COMPENSATION	35,000.00	1,835.51	11,828.81	23,171.19	33
51011 MEDICARE TAX	4,000.00	324.16	2,784.50	1,215.50	69
51013 PW-PART TIME SALARIE	.00	.00	.00	.00	0
51016 VEHICLE COMPENSATION	.00	.00	.00	.00	0
51017 FICA	400.00	44.00	311.65	88.35	77
51018 DUTY TIME	4,800.00	303.75	2,835.00	1,965.00	59
51022 P.A.R.S SYSTEM	62,000.00	4,275.40	36,840.28	25,159.72	59
51024 EMPLOYER COMP MATCH	8,000.00	759.00	6,072.00	1,928.00	75
51025 RETIREE HEALTH INSUR	34,478.00	2,484.06	20,508.44	13,969.56	59
51042 UNEMPLOYMENT INS.	22.00	.00	22.00	.00	100
51043 DISABILITY INSURANCE	5,000.00	398.46	3,254.52	1,745.48	65
51046 OPEB/POST EMP BENEFI	33,000.00	2,701.87	20,630.62	12,369.38	62
52009 TRAINING	1,800.00	120.00	624.00	1,176.00	34
52010 HEAT,LIGHT,POWER	32,500.00	3,997.95	23,315.77	9,184.23	71
52011 ADVERTISING/PRINTING	500.00	.00	183.78	316.22	36
52012 OFFICE SUPPLIES,POST	4,000.00	343.91	2,600.52	1,399.48	65
52013 COMMUNICATIONS	3,290.00	64.18	1,163.62	2,126.38	35
52014 MEETINGS, TRAVEL, CO	2,570.00	.00	662.25	1,907.75	25
52015 PROFESSIONAL/TECH. S	133,020.00	312.64	63,647.54	69,372.46	47
52017 WASTE FEES	3,600.00	160.33	1,190.96	2,409.04	33
52018 SPECIAL DEPT. SUPPLI	20,500.00	1,571.04	10,432.83	10,067.17	50
52019 MISC. DUES & SUBSCRI	965.00	.00	259.30	705.70	26
53020 VEHICLE OPERATION	15,000.00	2,670.00	9,932.09	5,067.91	66
53021 SPECIAL EQUIP. OPERA	6,000.00	753.06	5,266.66	733.34	87
53022 OFFICE EQUIP. OPERAT	2,560.00	204.94	1,040.87	1,519.13	40
54023 BUILDING OPERATION	.00	.00	.00	.00	0
55023 EXP-SMALL CLAIMS	1,416.00	.00	1,415.76	.24	99
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

002 SEWER FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
55027 TRANS TO FED/ST PROJ	.00	.00	.00	.00	0
56025 DEPRECIATION	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	410,000.00	36,172.70	82,198.31	327,801.69	20
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
56500 INTEREST	.00	.00	.00	.00	0
TOTAL SEWER	1,256,221.00	93,619.48	599,232.00	656,989.00	47
TOTAL EXPENDITURES	1,256,221.00	93,619.48	599,232.00	656,989.00	47
NET REV & EXPENDITURE	104,721.00-	33,317.98-	272,035.94	376,756.94-	259-

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

003 GAS TAX
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39100 SECTION 2105	18,000.00	.00	9,932.44	8,067.56	55
39110 SECTION 2107-5	1,000.00	.00	1,000.00	.00	100
39120 SECTION 2107	26,000.00	.00	15,915.93	10,084.07	61
39130 SECTION 2106	17,000.00	.00	10,382.14	6,617.86	61
39135 MISC/PROP 42	55,102.00	.00	30,822.43	24,279.57	55
39138 TRAFFIC CONGESTION	.00	.00	.00	.00	0
39140 INTEREST ON BANK DEP	200.00	.00	.00	200.00	0
TOTAL REVENUES	117,302.00	.00	68,052.94	49,249.06	58
EXPENDITURES					
030 GAS TAX					
51001 SALARIES-FULL TIME	61,000.00	6,692.44	53,399.18	7,600.82	87
51002 SALARIES/PART-TIME	2,500.00	.00	957.47	1,542.53	38
51004 OVERTIME WAGES	.00	.00	.00	.00	0
51005 SALARY-SNOW REMOVAL	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	15,000.00	1,529.85	12,337.01	2,662.99	82
51008 DENTAL INSURANCE	1,800.00	144.43	1,152.23	647.77	64
51009 PERS EMPLOYEE/EMPLOY	20,000.00	1,788.52	14,285.36	5,714.64	71
51010 WORKERS COMPENSATION	6,800.00	606.62	2,885.79	3,914.21	42
51011 MEDICARE TAX	1,200.00	94.64	768.68	431.32	64
51013 PW-PART TIME SALARIE	.00	.00	.00	.00	0
51016 VEHICLE COMPENSATION	.00	.00	.00	.00	0
51017 FICA	.00	.00	.00	.00	0
51018 DUTY TIME	100.00	.00	.00	100.00	0
51022 P.A.R.S SYSTEM	14,000.00	1,275.76	10,086.08	3,913.92	72
51024 EMPLOYER COMP MATCH	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	1,400.00	116.58	930.45	469.55	66
51046 OPEB/POST EMP BENEFI	5,200.00	788.13	5,897.65	697.65-	113
52009 TRAINING	.00	.00	.00	.00	0
52010 HEAT,LIGHT,POWER	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52013 COMMUNICATIONS	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	2,000.00	.00	.00	2,000.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
52020 WATER CONSERVATION P	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
57041 PAVEMENT CRACK SEAL	.00	.00	.00	.00	0
57043 TRAFFIC PAINTING	.00	.00	.00	.00	0
57049 DRAINAGE IMPROVEMENT	.00	.00	.00	.00	0
TOTAL GAS TAX	131,000.00	13,036.97	102,699.90	28,300.10	78
TOTAL EXPENDITURES	131,000.00	13,036.97	102,699.90	28,300.10	78
NET REV & EXPENDITURE	13,698.00-	13,036.97-	34,646.96-	20,948.96	252

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

003 GAS TAX
PERIOD ENDING 2/28/14

FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

004 WATER FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39010 ESCSD/POLETA PROJECT	.00	.00	.00	.00	0
39012 WATER SERVICE COLLEC	1,238,000.00	64,370.95	947,579.27	290,420.73	76
39013 PENALTIES-WATER SERV	5,000.00	161.97	1,517.97	3,482.03	30
39014 REIMB SMALL CLAIMS	.00	.00	.00	.00	0
39015 INTEREST ON BANK DEP	6,000.00	.00	776.78	5,223.22	12
39016 WATER PERMITS	.00	.00	.00	.00	0
39017 WATER MISCELLANEOUS	5,000.00	.00	23,070.43	18,070.43-	461
39018 REIMB FRM FED/ST GRA	.00	.00	.00	.00	0
39019 WATER ASSESSMENT FEE	.00	.00	.00	.00	0
39026 REIMB FRM CAL TRANS	.00	.00	.00	.00	0
TOTAL REVENUES	1,254,000.00	64,532.92	972,944.45	281,055.55	77
EXPENDITURES					
050 WATER					
51001 SALARIES-FULL TIME	285,000.00	23,463.22	197,106.38	87,893.62	69
51002 SALARIES/PART-TIME	5,200.00	.00	3,996.30	1,203.70	76
51004 OVERTIME WAGES	3,000.00	.00	.00	3,000.00	0
51007 HEALTH INSURANCE	65,000.00	4,915.57	41,431.45	23,568.55	63
51008 DENTAL INSURANCE	5,500.00	498.77	4,032.96	1,467.04	73
51009 PERS EMPLOYEE/EMPLOY	88,000.00	6,618.77	55,013.03	32,986.97	62
51010 WORKERS COMPENSATION	32,000.00	1,938.00	12,247.49	19,752.51	38
51011 MEDICARE TAX	4,200.00	338.31	2,890.00	1,310.00	68
51013 PW-PART TIME SALARIE	.00	.00	.00	.00	0
51016 VEHICLE COMPENSATION	.00	.00	.00	.00	0
51017 FICA	400.00	44.00	293.71	106.29	73
51018 DUTY TIME	4,500.00	405.00	2,733.75	1,766.25	60
51022 P.A.R.S SYSTEM	64,000.00	4,268.92	36,808.44	27,191.56	57
51024 EMPLOYER COMP MATCH	700.00	96.00	754.00	54.00-	107
51025 RETIREE HEALTH INSUR	35,000.00	2,484.06	20,508.46	14,491.54	58
51042 UNEMPLOYMENT INS.	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	5,200.00	413.68	3,378.89	1,821.11	64
51046 OPEB/POST EMP BENEFI	35,000.00	2,816.51	21,445.40	13,554.60	61
52009 TRAINING	2,850.00	120.00	344.00	2,506.00	12
52010 HEAT,LIGHT,POWER	54,200.00	1,139.42	35,910.57	18,289.43	66
52011 ADVERTISING/PRINTING	500.00	.00	183.78	316.22	36
52012 OFFICE SUPPLIES,POST	4,700.00	130.95	2,705.08	1,994.92	57
52013 COMMUNICATIONS	3,540.00	134.13	1,028.84	2,511.16	29
52014 MEETINGS, TRAVEL, CO	1,820.00	.00	662.24	1,157.76	36
52015 PROFESSIONAL/TECH. S	27,605.00	438.14	20,211.17	7,393.83	73
52017 WASTE FEES	800.00	63.82	443.04	356.96	55
52018 SPECIAL DEPT. SUPPLI	33,000.00	386.35	21,423.82	11,576.18	64
52019 MISC. DUES & SUBSCRI	1,340.00	.00	379.30	960.70	28
52020 WATER CONSERVATION P	2,000.00	100.00	999.03	1,000.97	49
53020 VEHICLE OPERATION	12,000.00	2,297.40	7,524.57	4,475.43	62
53021 SPECIAL EQUIP. OPERA	.00	.00	.00	.00	0
53022 OFFICE EQUIP. OPERAT	2,760.00	204.94	1,027.63	1,732.37	37
54023 BUILDING OPERATION	.00	.00	.00	.00	0
55023 EXP-SMALL CLAIMS	1,920.00	.00	1,920.00	.00	100
55024 RENTALS-REFUNDS	1,500.00	.00	891.73	608.27	59

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

004 WATER FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
55027 TRANS TO FED/ST PROJ	.00	.00	.00	.00	0
55040 LITIGATION SERVICES	.00	.00	.00	.00	0
56025 DEPRECIATION	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	590,000.00	56,374.79	407,881.66	182,118.34	69
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56029 CAPITAL EQUIP. REPLA	.00	.00	.00	.00	0
56030 LOAN PAYMENT SET ASI	43,000.00	.00	21,095.78	21,904.22	49
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
56500 INTEREST	13,000.00	.00	.00	13,000.00	0
TOTAL WATER	1,429,235.00	109,690.75	927,272.50	501,962.50	64
TOTAL EXPENDITURES	1,429,235.00	109,690.75	927,272.50	501,962.50	64
NET REV & EXPENDITURE	175,235.00-	45,157.83-	45,671.95	220,906.95-	26-

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

008 BOND AND TRUST FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39610 AUD. RENTAL REFUND	.00	.00	.00	.00	0
39620 FOUND MONEY	.00	.00	65.51	65.51-	0
39640 BID BONDS	.00	.00	.00	.00	0
39660 OVER AND SHORTAGES	.00	5.00-	55.19	55.19-	0
39664 INTEREST ON DEPOSITS	.00	.00	.00	.00	0
39665 COLLECTION FEES	.00	.00	.00	.00	0
39670 CHECK RESTITUTION	.00	.00	.00	.00	0
39671 CANINE DONATION	.00	.00	.00	.00	0
39673 REFUNDS	.00	.00	.00	.00	0
39678 K MART PROJECT	.00	.00	.00	.00	0
39679 TUMBLEWEED/PERFMNCE	.00	.00	.00	.00	0
39680 BSHP PAUITE DEV CORP	.00	.00	.00	.00	0
39681 IMPERIAL CHINA/PERF	.00	.00	.00	.00	0
39689 CANDIDATE STATEMENT	.00	.00	.00	.00	0
39691 COBRA - INSURANCE	.00	.00	.00	.00	0
39692 DEPOSITS - MISC.	.00	.00	.00	.00	0
39694 H.C LUMBER ACCRUED I	.00	.00	.00	.00	0
TOTAL REVENUES	.00	5.00-	120.70	120.70-	0
EXPENDITURES					
039 BOND AND TRUST					
57056 OVERAGE & SHORTAGE	.00	.00	.00	.00	0
57058 BID BONDS DEPOSITS	.00	.00	.00	.00	0
57059 FOUND MONEY	.00	.00	14.00	14.00-	0
57077 DEMOLITION DEPOSITS	.00	.00	.00	.00	0
57081 INTEREST ON DEPOSITS	.00	.00	.00	.00	0
TOTAL BOND AND TRUST	.00	.00	14.00	14.00-	0
TOTAL EXPENDITURES	.00	.00	14.00	14.00-	0
NET REV & EXPENDITURE	.00	5.00-	106.70	106.70-	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

009 TRAFFIC SAFETY
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39710 FINES & FOREFEITURES	2,000.00	48.35	1,068.16	931.84	53
39715 PARKING CITATIONS	.00	.00	.00	.00	0
39718 REIMB FROM BSHP SCHL	8,200.00	.00	8,250.00	50.00-	100
39720 OTS GRANT	.00	.00	.00	.00	0
TOTAL REVENUES	10,200.00	48.35	9,318.16	881.84	91
EXPENDITURES					
090 TRAFFIC SAFETY					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
51002 SALARIES/PART-TIME	10,550.00	1,675.00	11,150.00	600.00-	105
51004 OVERTIME WAGES	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	.00	.00	.00	.00	0
51008 DENTAL INSURANCE	.00	.00	.00	.00	0
51010 WORKERS COMPENSATION	800.00	165.45	548.83	251.17	68
51011 MEDICARE TAX	150.00	24.29	161.66	11.66-	107
51015 SHIFT DIFFERENTIAL P	.00	.00	.00	.00	0
51017 FICA	200.00	21.79	144.98	55.02	72
51042 UNEMPLOYMENT INS.	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	.00	.00	.00	.00	0
52009 TRAINING	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
52022 PD SPECIAL SUPPLIES	.00	.00	.00	.00	0
53020 VEHICLE OPERATION	.00	.00	.00	.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL TRAFFIC SAFETY	11,700.00	1,886.53	12,005.47	305.47-	102
TOTAL EXPENDITURES	11,700.00	1,886.53	12,005.47	305.47-	102
NET REV & EXPENDITURE	1,500.00-	1,838.18-	2,687.31-	1,187.31	179

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

010 TUT MEASURE A
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39722 TUT MEASURE A	530,000.00	36,060.00	354,416.62	175,583.38	66
39723 REIMB FRM RURAL DIST	83,000.00	.00	61,300.14	21,699.86	73
39730 MISC	.00	.00	250.95	250.95-	0
TOTAL REVENUES	613,000.00	36,060.00	415,967.71	197,032.29	67
EXPENDITURES					
51001 SALARIES-FULL TIME	113,000.00	9,356.00	91,829.00	21,171.00	81
51002 SALARIES/PART-TIME	150,000.00	4,716.50	110,953.00	39,047.00	73
51007 HEALTH INSURANCE	18,000.00	1,456.95	14,173.51	3,826.49	78
51008 DENTAL INSURANCE	1,600.00	134.26	1,275.47	324.53	79
51009 PERS EMPLOYEE/EMPLOY	52,000.00	4,097.15	39,448.86	12,551.14	75
51010 WORKERS COMPENSATION	32,000.00	1,127.85	13,554.97	18,445.03	42
51011 MEDICARE TAX	4,000.00	201.76	2,908.55	1,091.45	72
51017 FICA	2,500.00	171.32	2,077.44	422.56	83
51022 P.A.R.S SYSTEM	.00	.00	.00	.00	0
51024 EMPLOYER COMP MATCH	2,500.00	187.00	1,496.00	1,004.00	59
51042 UNEMPLOYMENT INS.	6,000.00	82.00	164.00	5,836.00	2
51043 DISABILITY INSURANCE	2,200.00	135.80	1,290.10	909.90	58
51046 OPEB/POST EMP BENEFI	10,000.00	1,122.72	10,107.27	107.27-	101
52009 TRAINING	2,500.00	490.00	2,244.79	255.21	89
52010 HEAT,LIGHT,POWER	41,500.00	3,288.49	24,072.07	17,427.93	58
52011 ADVERTISING/PRINTING	850.00	145.90	145.90	704.10	17
52012 OFFICE SUPPLIES,POST	1,000.00	1.38	115.31	884.69	11
52013 COMMUNICATIONS	6,000.00	395.43	3,741.82	2,258.18	62
52014 MEETINGS, TRAVEL, CO	300.00	.00	.00	300.00	0
52015 PROFESSIONAL/TECH. S	8,500.00	.00	8,369.94	130.06	98
52017 WASTE FEES	8,500.00	610.54	5,248.25	3,251.75	61
52018 SPECIAL DEPT. SUPPLI	50,500.00	1,326.63	32,851.72	17,648.28	65
52019 MISC. DUES & SUBSCRI	1,000.00	.00	855.00	145.00	85
53020 VEHICLE OPERATION	7,000.00	121.37	6,511.68	488.32	93
53021 SPECIAL EQUIP. OPERA	1,000.00	.00	44.36	955.64	4
54023 BUILDING OPERATION	500.00	.00	500.00	.00	100
55024 RENTALS-REFUNDS	38,700.00	.00	1,870.50	36,829.50	4
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56032 CAP EXP - COP PAYMEN	.00	.00	.00	.00	0
TOTAL	561,650.00	29,169.05	375,849.51	185,800.49	66
TOTAL EXPENDITURES	561,650.00	29,169.05	375,849.51	185,800.49	66
NET REV & EXPENDITURE	51,350.00	6,890.95	40,118.20	11,231.80	78

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

012 SUNRISE MHP
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39725 INT ON BANK DEP	1,000.00	.00	86.31	913.69	8
39730 MISC	.00	.00	.00	.00	0
39732 INSURANCE REFUND	.00	.00	.00	.00	0
39735 UTILITY CLEARING ACC	22,000.00	2,343.64	18,663.64	3,336.36	84
39740 OPERATING SUBSIDY	.00	.00	.00	.00	0
39750 RENTS-ASSISTED UNITS	30,000.00	2,420.00	22,166.00	7,834.00	73
39760 RENTS-UNASSISTED UNI	70,000.00	3,860.00	31,190.80	38,809.20	44
39811 MISC	50,000.00	.00	20,415.62	29,584.38	40
39812 GAIN ON SALE OF ASSE	.00	23,260.40	23,260.40	23,260.40-	0
095 SUNRISE MHP					
39735 UTILITY CLEARING ACC	.00	.00	.00	.00	0
TOTAL REVENUES	173,000.00	31,884.04	115,782.77	57,217.23	66
EXPENDITURES					
095 SUNRISE MHP					
51001 SALARIES-FULL TIME	60,000.00	5,737.68	45,901.44	14,098.56	76
51002 SALARIES/PART-TIME	9,000.00	486.00	2,502.50	6,497.50	27
51007 HEALTH INSURANCE	16,200.00	1,297.57	10,363.59	5,836.41	63
51008 DENTAL INSURANCE	1,200.00	119.57	956.56	243.44	79
51009 PERS EMPLOYEE/EMPLOY	20,000.00	1,633.64	13,069.12	6,930.88	65
51010 WORKERS COMPENSATION	3,000.00	391.97	2,689.86	310.14	89
51011 MEDICARE TAX	1,200.00	88.18	685.40	514.60	57
51017 FICA	399.00	6.32	32.53	366.47	8
51020 FRINGE BENEFITS	.00	.00	.00	.00	0
51021 UTILITIES-MANAGER	.00	.00	.00	.00	0
51022 P.A.R.S SYSTEM	8,600.00	1,216.38	9,731.04	1,131.04-	113
51042 UNEMPLOYMENT INS.	1,224.00	.00	1,224.00	.00	100
51043 DISABILITY INSURANCE	654.00	92.14	737.13	83.13-	112
51046 OPEB/POST EMP BENEFI	4,487.00	688.52	5,163.90	676.90-	115
52010 HEAT,LIGHT,POWER	40,400.00	1,569.08	36,460.67	3,939.33	90
52015 PROFESSIONAL/TECH. S	15,000.00	.00	5,434.82	9,565.18	36
52016 INSURANCE	1,364.00	.00	.00	1,364.00	0
52024 PROPERTY TAXES	600.00	.00	546.20	53.80	91
52025 PAINTING & DECORATIN	335.00	.00	334.18	.82	99
52026 SUPPLIES	7,300.00	821.11	4,302.47	2,997.53	58
52027 MAINT-SERVICE CONTRA	415.00	.00	414.15	.85	99
52028 EXCESS PROGRAM PAYME	11,222.00	2,450.00	13,672.00	2,450.00-	121
52030 MISC. ADM/EMP COMP P	2,000.00	.00	2.51	1,997.49	0
52031 RENTING EXPENSE	150.00	.00	.00	150.00	0
52032 ANNUAL DEBT SERVICE	.00	.00	.00	.00	0
52040 DISPOSAL OF ASSETS	.00	.00	.00	.00	0
55024 RENTALS-REFUNDS	.00	.00	.00	.00	0
56025 DEPRECIATION	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	5,000.00	.00	.00	5,000.00	0
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
56040 REPLACEMENT RESERVE	11,316.00	.00	727.65	10,588.35	6
TOTAL SUNRISE MHP	221,066.00	16,598.16	154,951.72	66,114.28	70

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

012 SUNRISE MHP
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
TOTAL EXPENDITURES	221,066.00	16,598.16	154,951.72	66,114.28	70
NET REV & EXPENDITURE	48,066.00-	15,285.88	39,168.95-	8,897.05-	81

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

014 REDEVELOPMENT FUND
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39810 TRF FM FUNDS	.00	.00	.00	.00	0
39811 MISC	.00	.00	.00	.00	0
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

015 WATER IMPROVEMENT
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

021 CANINE DONATION
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39920 CANINE DONATIONS	.00	.00	303.00	303.00-	0
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	303.00	303.00-	0
EXPENDITURES					
52009 TRAINING	5,000.00	.00	733.58	4,266.42	14
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	2,500.00	.00	1,583.18	916.82	63
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL	7,500.00	.00	2,316.76	5,183.24	30
TOTAL EXPENDITURES	7,500.00	.00	2,316.76	5,183.24	30
NET REV & EXPENDITURE	7,500.00-	.00	2,013.76-	5,486.24-	26

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

033 COPS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39967 COPS/AB 1913	100,000.00	8,400.51	33,268.63	66,731.37	33
TOTAL REVENUES	100,000.00	8,400.51	33,268.63	66,731.37	33
EXPENDITURES					
033 COPS					
51001 SALARIES-FULL TIME	60,000.00	4,563.00	42,372.51	17,627.49	70
51002 SALARIES/PART-TIME	17,000.00	2,181.07	14,987.13	2,012.87	88
51003 RESERVES-PART/TIME	15,000.00	815.47	13,047.46	1,952.54	86
51004 OVERTIME WAGES	.00	.00	.00	.00	0
51007 HEALTH INSURANCE	.00	.00	.00	.00	0
51008 DENTAL INSURANCE	.00	.00	.00	.00	0
51009 PERS EMPLOYEE/EMPLOY	.00	.00	.00	.00	0
51010 WORKERS COMPENSATION	.00	.00	.00	.00	0
51011 MEDICARE TAX	.00	.00	.00	.00	0
51015 SHIFT DIFFERENTIAL P	.00	.00	.00	.00	0
51017 FICA	.00	.00	.00	.00	0
51022 P.A.R.S SYSTEM	.00	.00	.00	.00	0
51024 EMPLOYER COMP MATCH	.00	.00	.00	.00	0
51043 DISABILITY INSURANCE	.00	.00	.00	.00	0
51046 OPEB/POST EMP BENEFI	.00	.00	.00	.00	0
52009 TRAINING	10,000.00	.00	.00	10,000.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	15,000.00	.00	12,402.64	2,597.36	82
56028 CAPITAL EQUIPMENT	.00	.00	.00	.00	0
TOTAL COPS	117,000.00	7,559.54	82,809.74	34,190.26	70
TOTAL EXPENDITURES	117,000.00	7,559.54	82,809.74	34,190.26	70
NET REV & EXPENDITURE	17,000.00-	840.97	49,541.11-	32,541.11	291

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

036 WYE RD INTERSECTION IMPR
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39938 REIMB FROM CAL TRANS	.00	.00	.00	.00	0
39939 MISC	.00	.00	600.00	600.00-	0
TOTAL REVENUES	.00	.00	600.00	600.00-	0
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	129.00	.00	.00	129.00	0
52012 OFFICE SUPPLIES,POST	100.00	.00	19.93	80.07	19
52015 PROFESSIONAL/TECH. S	50,000.00	2,846.54	18,470.25	31,529.75	36
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	738,940.00	23,776.69	549,252.30	189,687.70	74
TOTAL	789,169.00	26,623.23	567,742.48	221,426.52	71
TOTAL EXPENDITURES	789,169.00	26,623.23	567,742.48	221,426.52	71
NET REV & EXPENDITURE	789,169.00-	26,623.23-	567,142.48-	222,026.52-	71

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

037 HOME FUNDS/WILLOW ST
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39943 CDBG/WILLOW ST	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
EXPENDITURES					
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

039 GIS/GRANTS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39944 CDBG IMACA HOUSING	.00	.00	.00	.00	0
39945 GIS TECH GRANT #1	.00	.00	3,500.00	3,500.00-	0
39954 GIS GRANT/#2 EDBG259	.00	.00	.00	.00	0
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	3,500.00	3,500.00-	0
EXPENDITURES					
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
57046 ENVIRONMENTAL	.00	.00	.00	.00	0
57093 EDBG2599/CONTRACT SV	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	3,500.00	3,500.00-	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

042 FED GRANT/B06SP/CA0082
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
55059 FED GRANT/B06SP CA 0	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

043 ROAD PROJECT A
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52014 MEETINGS, TRAVEL, CO	.00	.00	.00	.00	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

046 SNEDEN IMPROVEMENTS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39948 STIP/SNEDEN	15,000.00	.00	54,013.40	39,013.40-	360
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	15,000.00	.00	54,013.40	39,013.40-	360
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52014 MEETINGS, TRAVEL, CO	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	15,000.00	.00	54,013.40	39,013.40-	360

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

048 WARREN IMPROVEMENTS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39947 STIP/ROAD PROJECT A	.00	.00	.00	.00	0
39950 STIP/N. WARREN	2,142,700.00	.00	.00	2,142,700.00	0
TOTAL REVENUES	2,142,700.00	.00	.00	2,142,700.00	0
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	200.00	.00	.00	200.00	0
52012 OFFICE SUPPLIES,POST	500.00	.00	.46	499.54	0
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	140,000.00	.00	108,880.75	31,119.25	77
56026 MANGINI GRANT 98/99	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	2,102,000.00	.00	.00	2,102,000.00	0
TOTAL	2,242,700.00	.00	108,881.21	2,133,818.79	4
TOTAL EXPENDITURES	2,242,700.00	.00	108,881.21	2,133,818.79	4
NET REV & EXPENDITURE	100,000.00-	.00	108,881.21-	8,881.21	108

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

049 W. PINE IMPROVEMENTS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

050 BUS PULLOUTS
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
EXPENDITURES					
52011 ADVERTISING/PRINTING	.00	.00	.00	.00	0
52012 OFFICE SUPPLIES,POST	.00	.00	.00	.00	0
52014 MEETINGS, TRAVEL, CO	.00	.00	.00	.00	0
52018 SPECIAL DEPT. SUPPLI	.00	.00	.00	.00	0
55026 CONTRACT SERVICES	.00	.00	.00	.00	0
56027 CAPITAL IMPROVEMENT	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

057 SEIBU TO SCHL BIKE PATH
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39961 SEIBU TO SCHL BIKE P	50,200.00	15,512.15	15,512.15	34,687.85	30
TOTAL REVENUES	50,200.00	15,512.15	15,512.15	34,687.85	30
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	100.00	.00	.00	100.00	0
52012 OFFICE SUPPLIES,POST	100.00	.00	.00	100.00	0
55026 CONTRACT SERVICES	50,000.00	.00	5,040.00	44,960.00	10
TOTAL	50,200.00	.00	5,040.00	45,160.00	10
TOTAL EXPENDITURES	50,200.00	.00	5,040.00	45,160.00	10
NET REV & EXPENDITURE	.00	15,512.15	10,472.15	10,472.15-	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

058 PINE TO PARK/STIP
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39960 PINE TO PARK STIP	200,000.00	.00	.00	200,000.00	0
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	200,000.00	.00	.00	200,000.00	0
EXPENDITURES					
51001 SALARIES-FULL TIME	.00	.00	.00	.00	0
52011 ADVERTISING/PRINTING	200.00	.00	.00	200.00	0
52012 OFFICE SUPPLIES,POST	200.00	.00	.00	200.00	0
55026 CONTRACT SERVICES	25,000.00	.00	18,550.00	6,450.00	74
56027 CAPITAL IMPROVEMENT	175,000.00	.00	.00	175,000.00	0
TOTAL	200,400.00	.00	18,550.00	181,850.00	9
TOTAL EXPENDITURES	200,400.00	.00	18,550.00	181,850.00	9
NET REV & EXPENDITURE	400.00-	.00	18,550.00-	18,150.00	637

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

070 HOME OWNER ASSIST PRGM
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39980 HCD/HOME OWNER PROG	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
EXPENDITURES					
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

072 VALLEY APTS/13 CDBG 8972
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39982 CDBG VALLEY APTS PRO	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
EXPENDITURES					
52015 PROFESSIONAL/TECH. S	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

099 DEBT SERVICE
PERIOD ENDING 2/28/14

	FINAL AMENDED BUDGET	******** ACTUAL ******** CURRENT PERIOD	YEAR TO DATE	OVER - UNDER BUDGET	% TO DATE
REVENUES					
39999 REVENUE	.00	.00	.00	.00	0
TOTAL REVENUES	.00	.00	.00	.00	0
EXPENDITURES					
56500 INTEREST	.00	.00	.00	.00	0
56501 COP-PRINCIPAL	.00	.00	.00	.00	0
TOTAL	.00	.00	.00	.00	0
TOTAL EXPENDITURES	.00	.00	.00	.00	0
NET REV & EXPENDITURE	.00	.00	.00	.00	0

2j

TO: City Council/City Administrator
FROM: Finance/Assistant Finance Director
DATE: March 17, 2014
SUBJECT: Warrant Register for the month of February 2014

PAYABLE CHECK NUMBERS ISSUED

CK #65622 through 65660	$	55,340.75
CK #65661 through 65695	$	64,883.00
CK #65696 through 65719	$	25,877.37
CK #65720 through 65752	$	119,010.27
CK #65753	$	32,285.37
Cancelled check #65665	$	(10.80)
Cancelled check #65721	$	(34,587.26)
TOTAL PAYABLE EXPENSES FOR FEBRUARY 2014	**$**	**262,798.70**

PAYROLL CHECK NUMBERS ISSUED

Regular Payroll, February 14, 2014 CK#39213 through 39251 DD#7669 through 7711	$	136,182.19
Special Payroll, February 14, 2014 CK#39252 through 39260	$	12,759.23
Regular Payroll, February 28, 2014 CK#39261 through 39305 DD#7712 through 7753	$	127,132.98
Special Payroll, February 28, 2014 CK#39306 through 39308	$	1,582.40
Def Comp Programs	$	2,286.00
Dental	$	5,370.40
Disability	$	3,536.02
Life Insurance	$	392.00
Medical	$	48,922.22
Medicare	$	3,946.80
P.A.R.S.	$	22,129.46
PARS/ARS	$	264.28
PERS	$	72,678.99
PERS/OPEB	$	27,120.16
Vision	$	857.18
Workers Comp	$	15,753.21
TOTAL PAYROLL EXPENSES FOR FEBRUARY, 2014	**$**	**480,913.52**

TOTAL EXPENDITURES FOR FEBRUARY 2014	**$**	**743,712.22**

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65622	HIGH COUNTRY LUMBER						
		990629	WRENCH	2/06/14	62538	26.29	
		990702	PAINT	2/06/14	62539	61.68	
		990717	SIGN MAINT	2/06/14	62540	19.70	
		990999	SPRY PAINT	2/06/14	62541	2.42	
		991118	PLIERS	2/06/14	62542	22.35	
		991428	THERMOM.	2/06/14	62543	6.79	
		991536	BULB & WOOD	2/06/14	62544	49.98	
		991569	PAINT	2/06/14	62547	36.67	
		991830	CONCRT MIX	2/06/14	62545	8.14	
		991841	WIPE CLTH	2/06/14	62546	15.54	
		991952	MORTAR MIX	2/06/14	62551	17.28	
		991990	WOOD	2/06/14	62549	20.76	
		992059	EXT CORD	2/06/14	62550	47.12	
		992139	MORTAR MIX	2/06/14	62548	17.28	
		992150	PVC	2/06/14	62552	2.86	
		992173	IRON HANDLE	2/06/14	62553	6.39	
		992266	GAS/OIL MIX	2/06/14	62554	22.65	
		992486	BONDO	2/06/14	62555	13.59	
		992708	BRONZE MARINA	2/06/14	62556	137.15	
		992741	BONDO	2/06/14	62557	38.87	
		992897	ADPT HOSE	2/06/14	62558	9.21	
		993175	WTR TANK PROJ	2/06/14	62559	46.95	
		993202	BONDO	2/06/14	62560	74.74	
		993279	STRAP	2/06/14	62561	7.73	
		993311	MISC	2/06/14	62562	14.54	
		993328	RAGS	2/06/14	62563	11.87	
		993336	SPOUT/BULB	2/06/14	62564	35.15	
		993388	BATTERY	2/06/14	62565	10.24	
		993623	SPOUT	2/06/14	62566	8.27-	
		993624	HAMMER/PICKUP TOOL	2/06/14	62567	37.89	
		993971	MISC	2/06/14	62568	13.99	
		994023	CEMENT	2/06/14	62569	24.86	
		994139	MISC	2/06/14	62570	4.16	
		994141	FIRE EXT BRCKT	2/06/14	62571	7.79	
		994210	IMPCT DRIVER	2/06/14	62572	231.02	
		994251	PAINT	2/06/14	62573	10.67	
							1,106.05
65623	MR. K. AUTOMOTIVE SERVICE						
		103369	05FORD LOF/T-CASE	2/06/14	62592	146.39	
							146.39
65624	STEVE'S AUTO & TRUCK PART						
		110465	RAGS	2/06/14	62612	20.02	
		110509	MISC	2/06/14	62619	7.45	
		110929	FIBRE GL	2/06/14	62617	26.21	
		111755	CHAIN/GLVS	2/06/14	62613	115.66	
		111935	GREASE	2/06/14	62614	32.67	
		112047	BATTERY	2/06/14	62618	797.75	
		112567	GLUE	2/06/14	62615	4.48	
		12647	WIPER	2/06/14	62616	19.70	
							1,023.94
65625	SOUTHERN CALIFORNIA EDISO						
		201JOHNSTN	JAN14	2/06/14	62604	80.27	
		85JAYST	JAN14	2/06/14	62607	28.70	
		85WHITEMT	JAN14	2/06/14	62606	34.91	
		900POLETA	JAN14	2/06/14	62605	1,819.97	

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		980POLETA	JAN14	2/06/14	62603	439.04	
							2,402.89
65626	PETTY CASH - PARKS DEPT.						
		PETTY CASH	OVERNT POSTAGE	2/06/14	62594	148.33	
							148.33
65627	DEPARTMENT OF WATER & POW						
		646MAIN	DEC/JAN14	2/06/14	62533	173.69	
		688N.MAIN	DEC/JAN14	2/06/14	62535	430.04	
		690N.MAIN	DEC/JAN14	2/06/14	62536	312.55	
		700N.MAIN	DEC/JAN14	2/06/14	62534	622.60	
							1,538.88
65628	UNDERGROUND SERVICE ALERT						
		120140057	TKT CHRGS	2/06/14	62622	27.00	
							27.00
65629	MANOR TRUE VALUE HARDWARE						
		A189592	CLEAR HOSE	2/06/14	62583	.76	
		A189596	MISC	2/06/14	62584	1.92	
		A189814	PVC CPLR	2/06/14	62585	3.85	
		A189916	LUBE	2/06/14	62586	5.61	
							12.14
65630	WESTERN NEVADA SUPPLY CO.						
		CM55711722	10 FLG 45 & 90	2/06/14	62665	1,188.00-	
		CM55744671	TJ FIELD LOCK GSKT	2/06/14	62658	540.00-	
		55694411	TAPER CORP STP	2/06/14	62670	65.89	
		55707406	NIP	2/06/14	62662	6.37	
		55708490	DYNO PLUG	2/06/14	62652	10.37	
		55708493	TOOL BAG	2/06/14	62664	21.01	
		55708609	PVC MISC	2/06/14	62663	85.16	
		55711152	PIPE	2/06/14	62666	34.56	
		55712984	NIP	2/06/14	62667	9.12	
		55714154	FORD C44-23 CTS CPLG	2/06/14	62650	154.94	
		55728749	CPLG	2/06/14	62668	81.99	
		55729112	MARMEC CLPLG	2/06/14	62651	137.36	
		55730067	TAPER CORP STP	2/06/14	62656	55.31	
		55734632	INSUL	2/06/14	62653	18.52	
		55736203	TAPER CORP STP	2/06/14	62659	55.31	
		55737160	NIP/FLEX	2/06/14	62654	151.84	
		55737291	10.5 OZ OIL	2/06/14	62657	105.36	
		55737354	ADPT	2/06/14	62655	147.09	
		55748640	WTR HTR CONNECTOR	2/06/14	62660	13.99	
		55753379	PVC/VLV/CMENT	2/06/14	62661	35.31	
		55754242	BALL VLV	2/06/14	62630	3.00	
		55754541	ELEC WTR HEATER	2/06/14	62631	540.17	
		55758061	PCV	2/06/14	62632	10.10	
		55758449	PVC	2/06/14	62640	6.20	
		55759092	PVC	2/06/14	62633	10.10	
		55759485	OZ OIL X 12	2/06/14	62641	210.73	
		55759493	STEM ORING	2/06/14	62642	119.51	
		55760428	NUT/BOLT/GSKT/VLV	2/06/14	62645	157.10	
		55763616	FLEX CPLG	2/06/14	62643	45.77	
		55764844	PVC CMENT	2/06/14	62644	36.24	
		55765134	VLV EPOXY	2/06/14	62646	761.07	
		55766234	NOZZLE	2/06/14	62634	40.23	
		55771023	RAINBIRD POP	2/06/14	62635	58.97	
		55772902	UP STEM 1987+	2/06/14	62647	455.97	
		55773307	SPOUT	2/06/14	62636	13.74	

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		55775811	PVC	2/06/14	62639	22.37	
		55775813	RAINBIRD	2/06/14	62637	31.18	
		55776828	RAINBIRD	2/06/14	62638	72.19	
		55776859	ROMAC GRAP-DI	2/06/14	62648	207.18	
		55777744	TUBE CUTTER	2/06/14	62649	71.59	
							2,334.91
65631	BRITT'S DIESEL & AUTOMOTI						
		52646	HEAD GSKT/05FORD	2/06/14	62527	4,044.30	
		52803	DIAG ALT SYST	2/06/14	62526	117.60	
							4,161.90
65632	SIELECT SUPPLY						
		159928	PVC	2/06/14	62608	12.10	
		160059	PCV CONDUIT	2/06/14	62609	60.52	
		160063	PVC	2/06/14	62610	4.32	
							76.94
65633	AMERIGAS - BISHOP						
		CIVIC CNT	JAN14	2/06/14	62520	1,136.73	
		PARK POOL	JAN14	2/06/14	62521	654.54	
		SEWER PLT	JAN14	2/06/14	62523	162.20	
							1,953.47
65634	PITNEY BOWES INC.						
		310225	REPAIR STAMP MACH	2/06/14	62595	984.66	
							984.66
65635	XEROX CORP						
		72427957	JAN14	2/06/14	62629	477.01	
		72427997	FEB14	2/06/14	62627	233.92	
		72428002	FEB14	2/06/14	62628	427.68	
							1,138.61
65636	QUILL CORP						
		7852416	INK	2/06/14	62597	41.57	
		8506426	CALENDR/PLATES	2/06/14	62599	65.30	
		8992958	HP INK	2/06/14	62600	622.06	
		9033746	PLATES	2/06/14	62598	8.95	
		9074005	TONER	2/06/14	62601	138.22	
							876.10
65637	MISSION LINEN & UNIFORM						
		138242	JAN14	2/06/14	62582	40.47	
							40.47
65638	BOYD FENCE						
		4853	PROPANE	2/06/14	62525	25.88	
							25.88
65639	INTEGRATED WASTE MNGMENT						
		75249	JAN14	2/06/14	62577	9.00	
		75488	JAN14	2/06/14	62578	36.00	
		76203	JAN14	2/06/14	62579	9.00	
		76204	JAN14	2/06/14	62580	9.00	
							63.00
65640	INYO REGISTER						
		01100920	LIFE GRD AD	2/06/14	62574	247.50	
							247.50
65641	SUDDENLINK PAYMENT CNTR						
		151S.WARREN	FEB14	2/06/14	62620	69.95	
		198MCIVER	FEB14	2/06/14	62621	1,220.24	
							1,290.19
65642	COMPUTER LOGISTICS						
		61906	EMAIL ADDR HOSTING	2/06/14	62532	900.00	

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65643	VERIZON						900.00
		8738458	JAN/FEB14	2/06/14	62624	148.98	
65644	VERIZON WIRELESS						148.98
		9718944673	WIRELSS/JAN14	2/06/14	62625	5.02	
65645	BIG MTN BOTTLED WATER						5.02
		31478	PD WATER	2/06/14	62529	187.50	
65646	SUN RIDGE SYSTEMS, INC						187.50
		3430	RIMS DEC2013-NOV2014	2/06/14	62669	7,934.00	
65647	BISHOP RURAL FIRE						7,934.00
		SCBA CYL	50% REIMB DIST	2/06/14	62530	3,454.88	
65648	UPS STORE, THE						3,454.88
		3871	PLANNING	2/06/14	62623	14.42	
65649	LEHR AUTO ELECTRIC						14.42
		01 093466	PD#8/SIREN SPKR	2/06/14	62581	235.21	
65650	MISSION JANITORIAL						235.21
		393685	BUFF PADS	2/06/14	62587	99.98	
		393860	CLEANER	2/06/14	62588	304.07	
		393861	SPRAY	2/06/14	62589	13.01-	
		394910	LINER	2/06/14	62590	46.21	
							437.25
65651	VERIZON BUSINESS						
		Y2639965	DEC13/BUS	2/06/14	62626	35.32	
65652	STANTEC CONSULTING SERV.						35.32
		761932	WATER SCADA	2/06/14	62611	1,851.01	
65653	CARMICHAEL BUSINESS TECH.						1,851.01
		12359	JAN14	2/06/14	62531	942.55	
65654	BARNETT/GATRELL RENTALS						942.55
		17658	ENG HOIST RENTAL	2/06/14	62524	36.00	
65655	POSTMASTER						36.00
		BOX 1236	PO BOX SERV FEE	2/06/14	62596	232.00	
65656	O'REILLY AUTOMOTIVE, INC.						232.00
		305798	CD AIR CHUCK	2/06/14	62593	7.03	
65657	MOUNTAIN STUDIO						7.03
		5336	REPAIR WEBSITE	2/06/14	62591	80.00	
65658	KEITH GLIDEWELL						80.00
		INYOASSC	JAN14/MILEAGE	2/06/14	62537	498.88	
65659	BAY VALVE SERVICE &						498.88
		25074	SLUDGE VALVE	2/06/14	62528	17,976.45	
65660	ANGELA RAMOS						17,976.45

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		DISPATCH	TRAIN/MAR03/RIVERSD	2/06/14	62602	765.00	
							765.00
	CHECKS TOTAL						55,340.75

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65661	SOUTHERN CALIFORNIA EDISO						
		WYE/SPRUCE	JAN/FEB14	2/13/14	62700	1,008.39	
							1,008.39
65662	DEPARTMENT OF WATER & POW						
		ST.LITES	JAN14	2/13/14	62691	1,355.98	
		690NMAIN#A	DEC/JAN14	2/13/14	62690	61.97	
							1,417.95
65663	BISHOP VOLUNTEER FIRE DEP						
		JAN14	BVFD JAN14	2/11/14	62671	3,211.00	
							3,211.00
65664	EMPLOYMENT DEVELOPMENT DE						
		944-0750-9	OCT/DEC13	2/13/14	62715	82.00	
							82.00
65665	KMART						
		02517111	XMAS ART CL	2/13/14	62698	10.80	
							10.80
65666	DEPARTMENT OF JUSTICE						
		015451	JAN14/REPTS	2/13/14	62714	787.00	
							787.00
65667	AMERIGAS - BISHOP						
		CIVIC CNT	FEB13	2/13/14	62684	845.10	
		SEWER PLNT	DEC13	2/13/14	62683	184.58	
		SWR PLNT	FEB14	2/13/14	62728	529.36	
							1,559.04
65668	BANK OF AMERICA						
		BOFA/JAN14	BUDGT WKSHP	2/11/14	62672	14.78	
							14.78
65669	DESTON DISHION						
		FEB14	BOOT REIMB	2/13/14	62713	91.78	
							91.78
65670	QUILL CORP						
		7897716	MISC	2/13/14	62719	9.71	
		8508065	W-2 FORM	2/11/14	62677	24.27	
		8972996	KEYBRD	2/13/14	62720	143.04	
		8992793	1099 FORM	2/11/14	62678	15.43	
		9022356	1099 FORM	2/11/14	62679	24.29	
		9227283	FLDRS	2/11/14	62680	185.15	
							401.89
65671	SIERRA SECURITY SYSTEMS						
		479328	JAN14	2/13/14	62702	44.50	
							44.50
65672	INYO REGISTER						
		AD29728	CITY ATTRNY	2/13/14	62717	68.00	
		AD43725	CITYATTORNEY	2/13/14	62688	144.85	
		AD44431	BACKFLWREFIT	2/13/14	62688	58.10	
		AD44445	ZONE ADMENDT	2/13/14	62687	48.95	
							319.90
65673	VERIZON						
		1220033	FEB14	2/13/14	62726	43.78	
		181-2455	FEB14	2/13/14	62705	43.78	
		1810109	FEB14	2/13/14	62727	43.78	
		1810151	FEB14	2/13/14	62725	43.78	
		1811001	FEB14	2/13/14	62724	43.78	
		872-7201	FEB14	2/13/14	62706	45.05	
		8724240	FEB14	2/13/14	62707	47.38	
							311.33

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65674	DEVON'S FLOWER PATCH						
		6559	CC DEPT SUPP	2/11/14	62673	45.36	
							45.36
65675	RESERVE ACCOUNT						
		JAN14	POSTAGE	2/13/14	62721	540.00	
							540.00
65676	BANK OF AMERICA						
		BOFA	JAN14/GAS	2/13/14	62710	159.66	
		BOFA/JAN14	HAMPINN/CART	2/13/14	62710	193.50	
							353.16
65677	THOMAS PETROLEUM, LLC						
		CL99260	JAN14	2/13/14	62703	1,873.75	
		CL99424	JAN14	2/13/14	62723	2,758.51	
		CL99425	JAN14	2/13/14	62704	121.37	
							4,753.63
65678	BRUCE DISHION						
		DISHION/FEB	WTR.REBATE	2/13/14	62689	100.00	
							100.00
65679	GREAT BASIN UNIFIED AIR						
		SWR POND	BURNING FEE	2/13/14	62716	157.00	
							157.00
65680	SIERRA CONSERVATION PROJE						
		2014-350	FEB14	2/13/14	62701	39.00	
							39.00
65681	BANK OF AMERICA						
		JAN14	ADM MTGS	2/13/14	62709	59.75	
							59.75
65682	E.S. TRI COUNTY FAIRGRNDS						
		SPONCHRSA	CHSRA DONATE	2/11/14	62674	3,500.00	
							3,500.00
65683	RO ANDERSON						
		33668	SWR TRNK PRJ	2/13/14	62699	18,196.25	
							18,196.25
65684	DAVID STOTTLEMYRE						
		INYASSC	JAN14/DVALLY	2/13/14	62708	388.08	
							388.08
65685	RELIABLE OFFICE SUPPLIES						
		FFF68900	SUPPLY	2/11/14	62681	169.35	
		FFW42200	GREENBAR	2/11/14	62682	146.30	
							315.65
65686	BLIZZARD PROPERTY MNGMNT						
		5196	MAINT.	2/13/14	62711	367.10	
							367.10
65687	INYO MONO AG DEPARTMENT						
		MAR 14,2014	PESTICID SEM	2/13/14	62697	40.00	
							40.00
65688	SIRCHIE FINGERPRINT LAB						
		0152440IN	RED EVD TAPE	2/13/14	62722	172.44	
							172.44
65689	BURKE WILLIAMS & SORENSEN						
		174187	JAN14/SERVICE	2/13/14	62712	1,879.50	
							1,879.50
65690	BSK ASSOCIATES						
		A403143	FLUORIDE	2/13/14	62686	70.00	
							70.00
65691	PATRICIA GARDNER						

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		JAN14/MILE	DML/RIDGCRT	2/11/14	62675	154.56	
							154.56
65692	CHAD BANTA REPAIRS						
		PW5613	SWR CAM STRT	2/13/14	62685	629.67	
							629.67
65693	MARZANO & SONS						
		PAYMENT#4	MARZNO/FEB14	2/13/14	62718	23,691.53	
							23,691.53
65694	JENNY'S CAFE						
		FEB/ELLIS	INYOASSC.DNR	2/11/14	62676	20.00	
		FEB/STLMYR	INYOASSC.DNR	2/11/14	62676	20.00	
							40.00
65695	WARREN BOLING						
		W.BOLING	REIMB FUEL	2/13/14	62729	129.96	
							129.96
	CHECKS TOTAL						64,883.00

CITY OF BISHOP
CHECK REGISTER 2/21/14

CHECK NUMBER	VENDOR	INVOICE *	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65696	SOUTHERN CALIFORNIA EDISO						
		MCIVER#9	JAN-FEB	2/21/14	62752	8.85	
		85WHITEMTN	DEC-JAN	2/21/14	62750	74.26	
							83.11
65697	ADVANCED DATA SYSTEMS,INC						
		JANUARY 2014	MONTHYLYSUPP	2/20/14	62737	850.00	
							850.00
65698	LAWS RAILROAD MUSEUM						
		13/14 FINAL	COMM PROMO FUNDS	2/21/14	62738	6,000.00	
							6,000.00
65699	KMART						
		17111	XMASARTSUPPLIES	2/21/14	62755	64.94	
							64.94
65700	AMERIGAS - BISHOP						
		POLICE	2/05 FILL	2/21/14	62763	593.71	
		POOL	2/06 FILL	2/21/14	62746	481.98	
		SEWERPLNT	2/11 FILL	2/21/14	62747	384.56	
							1,460.25
65701	QUILL CORP						
		PUBWORKS	LABELS	2/21/14	62749	25.91	
		PUBWRKS	PAPER/KLEENEX	2/21/14	62748	107.33	
							133.24
65702	INYO REGISTER						
		PUBHRGS	SALEOFPROPTOCOURTS	2/21/14	62740	48.95	
							48.95
65703	BISHOP AUTOMOTIVE CENTER						
		88756	POLICE K9 UNIT	2/20/14	62733	113.28	
		88988	PUBWORKSFORD	2/20/14	62734	259.18	
		89029	POLICE DUI TRAILER	2/20/14	62735	55.17	
		89127	POLICE UNIT #5	2/20/14	62736	795.80	
		89169	POLICE UNIT 2	2/20/14	62732	54.27	
							1,277.70
65704	VERIZON						
		CITYHALL	INTERNET	2/21/14	62754	89.99	
		8729321	FEBRUARY	2/21/14	62753	47.83	
							137.82
65705	INYO COUNTY AGRICULTURAL						
		MAPPUS	PESTICIDETRNG	2/21/14	62762	40.00	
							40.00
65706	CALPERS						
		JAN2014	PERS EPMC/JAN2014	2/20/14	62731	5,970.68	
							5,970.68
65707	PREFERRED SEPTIC						
		CITYHALL	FEBRUARYSERVICE	2/21/14	62757	160.67	
		FIRE	FEBRUARYSERVICE	2/21/14	62757	96.53	
		PARK	FEBRUARYSERVICE	2/21/14	62757	610.54	
		PUBWORKS	FEBRUARYSERVICE	2/21/14	62757	193.06	
		SUNRISE	FEBRUARYSERVICE	2/21/14	62757	228.40	
							1,289.20
65708	TRIAD/HOLMES ASSOCIATES						
		2672	FIELDTESTSERVICES	2/21/14	62760	2,846.54	
							2,846.54
65709	THOMAS PETROLEUM, LLC						
		FIRE	JANUARYFUEL	2/21/14	62758	524.26	
							524.26
65710	BANK OF AMERICA						

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		GRAHJAN/FEB	NFPASPRINKERBOOK	2/21/14	62744	707.77	707.77
65711	BANK OF AMERICA	RAYJAN/FEB	NORTONSOFTWARE	2/21/14	62745	1,642.89	1,642.89
65712	TYCO INTEGRATED SECURITY	MARCH	PARK CAMERAS	2/21/14	62742	280.89	280.89
65713	WAYLON CLELAND	REIMB	FEB20/JACKETPERMOU	2/20/14	62730	27.36	27.36
65714	VERIZON BUSINESS	POLICE	LONG DISTANCE	2/21/14	62741	82.04	82.04
65715	PACIFIC TELEMANAGEMENT	PRKPYPHON	MARCH	2/21/14	62761	65.00	65.00
65716	OWENS VALLEY PEST	POLICE FEB	FEBRUARY SERVICE	2/21/14	62743	30.00	30.00
65717	BISHOP FITNESS CENTER	FIRE	COSTELLO/JIMINEZ	2/21/14	62739	88.00	88.00
65718	SCOTT HEALTH AND SAFETY	115-019588	PROTEGE SENSORS	2/21/14	62756	360.00	360.00
65719	FLOMOTION	1874P05617	METERINGPUMP	2/21/14	62759	1,866.73	1,866.73
	CHECKS TOTAL						25,877.37

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65720	BISHOP CHAMBER OF COMMERC						
		MAR14	CHBR/MAR14	2/27/14	62766	11,916.66	
							11,916.66
65721	PUBLIC EMP RETIREMENT SYS						
		FEB14	MED/FEB14	2/27/14	62790	32,285.37	
		FEB2014	PERS/FEB14	2/27/14	62789	2,301.89	
							34,587.26
65722	PETTY CASH - PUBLIC WORKS						
		PETTY/FEB14	SCHAT.NET	2/27/14	62820	10.75	
							10.75
65723	NORTHERN INYO HOSPITAL						
		POLICE	S.SPENCER	2/27/14	62785	284.69	
							284.69
65724	SOUTHERN CALIFORNIA EDISO						
		MCIVER PMP	JAN/FEB14	2/27/14	62807	29.52	
		198MCIVER	JAN/FEB14	2/27/14	62804	55.93	
		85BRUCE	JAN/FEB14	2/27/14	62802	27.58	
		85N.MAIN	JAN/FEB14	2/27/14	62803	281.44	
		85YANEY	JAN/FEB14	2/27/14	62806	52.36	
		993NMAIN	JAN/FEB14	2/27/14	62805	694.95	
							1,141.86
65725	DEPARTMENT OF WATER & POW						
		102ELINE	JAN/FEB14	2/27/14	62775	68.69	
		125GROVE	JAN/FEB14	2/27/14	62774	94.98	
		175WARREN	JAN/FEB14	2/27/14	62778	705.51	
		205HOME	JAN/FEB14	2/27/14	62776	39.19	
		207LINE#A	FEB14/PD	2/27/14	62823	37.86	
		209W.LINE	JAN/FEB14	2/27/14	62822	1,283.01	
		237WARREN	JAN/FEB14	2/27/14	62779	742.60	
		377LINE#A	JAN/FEB14	2/27/14	62777	65.03	
		377WLINE	JNA/FEB14	2/27/14	62773	2,043.36	
		701WLINE	JAN/FEB14	2/27/14	62780	57.61	
							5,137.84
65726	AMERIGAS - BISHOP						
		CIVIC CNT	FEB14/55923	2/27/14	62768	631.70	
		SWR PLANT	FEB14/55916	2/27/14	62765	397.97	
		198MCIVER	FEB14/62401	2/27/14	62767	55.66	
							1,085.33
65727	FEDERAL EXPRESS CORPORATI						
		256746143	FAIR POL PRC	2/27/14	62782	111.07	
							111.07
65728	LAW OFFICE OF PETER TRACY						
		FEB14	SERV/FEB14	2/27/14	62811	3,500.00	
							3,500.00
65729	DAVID HEFNER CONSULTING						
		120336	SHARE DRV	2/27/14	62784	135.00	
							135.00
65730	QUILL CORP						
		9470562	MISC	2/27/14	62795	100.97	
		9514800	CLOCK	2/27/14	62796	8.63	
		971994	INK/TABS	2/27/14	62793	383.41	
		9726971	CUPS	2/27/14	62794	11.31	
							504.32
65731	BOYD FENCE						
		20500	BATTERIES	2/27/14	62771	97.20	
							97.20

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
65732	DEPT OF HOUSING/COMM DEV						
		13680-PO	2012/13 SMHP	2/27/14	62772	2,450.00	
							2,450.00
65733	INYO REGISTER						
		AD44641	HSG ELEMNT	2/27/14	62785	48.10	
							48.10
65734	VERIZON						
		192-5555	FEB/MAR14	2/27/14	62826	14.02	
		872-3485	JAN + FEB14	2/27/14	62827	111.89	
		8735863	FEB/MAR14	2/27/14	62812	299.27	
		8735866	FEB/MAR14	2/27/14	62813	487.05	
							912.23
65735	VERIZON WIRELESS						
		FIRE	VRZWRLS/FEB14	2/27/14	62818	266.45	
		KEITH	VRZWRLS/FEB14	2/27/14	62816	133.01	
		P.D.	VRZWRLS/FEB14	2/27/14	62815	572.47	
		PARKS	VRZWRLS/FEB14	2/27/14	62816	58.15	
		PUB.WORKS	VRZWRLS/FEB14	2/27/14	62817	170.02	
							1,200.10
65736	PARS PHASE II SYSTEMS						
		27979	PARS/ARS FEB14	2/27/14	62792	408.00	
		28046	REP FEES/JAN14	2/27/14	62791	1,000.00	
							1,408.00
65737	LAURA SMITH						
		FEB14	CHBR LUNCH	2/27/14	62808	12.00	
							12.00
65738	VERIZON CALIFORNIA						
		UH82683	FEB14	2/27/14	62814	587.16	
							587.16
65739	WAYLON CLELAND						
		MAR14/CPRS	ONTRIO/MAR14	2/27/14	62824	225.00	
							225.00
65740	AV NOTARY						
		FEB14	NOTARY/SCAN	2/27/14	62764	220.00	
							220.00
65741	SECRETARY OF STATE						
		NOTARY	M.THOMAS	2/27/14	62801	40.00	
							40.00
65742	DAN MCELROY						
		MAR14/CPRS	ONTRIO/MAR14	2/27/14	62825	225.00	
							225.00
65743	VERIZON BUSINESS						
		COMM.SVC	VRZBUS/FEB14	2/27/14	62819	49.77	
							49.77
65744	THE SHIRT MAN						
		379386	VOLLYBL SHRT	2/27/14	62809	125.30	
		379387	BSKTBAL SHRT	2/27/14	62810	251.68	
							376.98
65745	CARMICHAEL BUSINESS TECH.						
		12508	SWT.PORT	2/27/14	62799	47.24	
		12718	CAMRA CABLE	2/27/14	62821	42.68	
							89.92
65746	OWENS VALLEY PEST						
		209W.LINE	FEB 14	2/27/14	62788	30.00	
							30.00
65747	KEITH GLIDEWELL						

CHECK NUMBER	VENDOR	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CHECK TOTAL
		FEB14	CHBR LUNCH	2/27/14	62783	12.00	12.00
65748	RDC,INCORPORATED	FEB14/RDC	FINAL PMT	2/27/14	62797	51,135.63	51,135.63
65749	BONNIE SILVER	FEB14	PATCHES/FEB	2/27/14	62800	60.00	60.00
65750	ANGELA RAMOS	MAR25	CLS/MONTRY	2/27/14	62798	180.00	180.00
65751	BISHOP RADIATOR	3084	REPR/SWEEPER	2/27/14	62770	70.00	70.00
65752	EVOQUA WATER TECHNOLOGIES	901593604	BOILER PUMP	2/27/14	62781	1,166.40	1,166.40
	CHECKS TOTAL						119,010.27

CITY OF BISHOP

2k

377 West Line Street - Bishop, California 93514
Post Office Box 1236 - Bishop, California 93515
760-873-8458 publicworks@ca-bishop.us
www.ca-bishop.us

Minutes

Water and Sewer Commission

14 January 2014

(1) Call to Order
Chairman Pecsi called the meeting to order at 7:00 P.M.

(2) Pledge of Allegiance
The Pledge of Allegiance was led by Chairman Pecsi.

(3) Roll Call
Commissioners Present:
Cross, Martin, Bhakta and Pecsi

Commissioners Absent:
Mathieu

Others Present:
David Grah, Public Works Director
Deston Dishion, Public Works Superintendent
Michele Thomas, Public Works Secretary

(4) Public Comment
None

(5) Approval of the Minutes
Vice Chairman Cross moved to approve the minutes of the 13 November 2013 meeting as written and motion carried.

(6) Correspondence
A reply was sent to the Lion's Club regarding their 31 October letter about the fairness of water and sewer rates for the Boy Scout's building. Grah noted in the letter that he would bring the subject up to the City Council for a recommendation. At the 10 January City Council Budget Workshop, it was suggested that requests for relief would be handled as a community promotion during the time when other non-profit organizations ask the council for financial support. Grah will send a letter to the Lion's Club explaining the process.

The second correspondence was emailed to Mike Johnston of 663 Schley Street.

(7) Rate Study

The public hearing is set for 10 February at the City Council meeting. The public hearing notices were sent out in December to all property owners and bill payers. Of approximately 1110 notices sent out, two protests have been received to-date. Pecsi tentatively plans to attend the 10 February City Council meeting.

Martin asked if Kate Nelson of SRE, the consultant for the rate study, is finish with her work and what her total expenses were for the study. And, how much was paid previously to Willdan for their work on the study. Grah said that Nelson is done although there could still be another payment to her for any small expenditures she may still have to bill for. Thomas believes the total paid-to-date for this fiscal year for the rate study to SRE is approximately $17,000.00. Pecsi asked what the original budget was for the rate study. Grah said that the contract for Nelson was $30,000.00 and the contract for Willdan was also $30,000.00. We paid out approximately $16,000.00 to Willdan.

(8) Meter Readings

There is a very slight increase in water usage due to the dry weather. Meters are for informational use only.

(9) Cash balances and revenue and expenditures update

Grah stated that work continues on the Positive Pressure Project (aka the Tank Project). There is continuing slow work on Headworks Project and the Automated Sludge Transfer Project.

Martin commented about Workers Comp being significantly under in the budgets. Grah said that staff will ask the financial manager about this and get back to the commission with an answer.

(10) Public Works Reports – September, October, November, December

Dishion shared that the tank is nearly completed. Once water samples are received back around the end of the week, the tank should be ready. Pecsi asked why Marzano & Sons suspended the Wye Road project. Dishion stated that due to weather, the permanent striping needed to be delayed until warmer temperatures.

Martin asked what the iMain project was about. Grah explained that it is a project that the Bishop Chamber of Commerce has taken the lead with. It is funded with funds from Inyo County Superintendent of Schools. The project is to provide free public wireless along Main Street from South Street to Mac Iver Street. Schat.Net will be working with private property owners along Main Street to install between 15-25 different antenna sites to provide the coverage.

Martin asked what the purpose of the California Department of Housing and Urban Development tour was for in October. Grah stated that they are the state agency that administers Community Development Block Grants funds. The city struggles to meet their requirements with our Housing Element and General Plan because of standards for building new units and so much land owned by the City of Los Angeles. City staff asked the state to visit the City of Bishop to view the obstacles we face in our area for developing new housing.

Cross stated that there wasn't any sewer lateral cleanings reported over the past four months. Dishion stated that Las Palmas put in a new interceptor and Jack's added a new interceptor. The only restaurant that has not done anything is Whiskey Creek. Our crew cleans the lateral regularly to help avoid any issues from excessive grease. Dishion still plans to meet with the owner of Whiskey Creek concerning grease problems from the restaurant. Dishion explained that were it is listed that crew did routine sewer inspections of grease interceptors is part of the cleanings.

Martin asked about the discussing of recycling with county waste management staff and if anything came from the discussion. Grah explained that recycling is a very big deal with the state. The city and county are working cooperatively to meet requirements. The city currently is not meeting all newest requirements. The county has the staff and expertise to help the city stay ahead and deal with the recycling programs by the state. Meetings will continue between the city and county quarterly.

(11) Staff and Commission reports

Pecsi asked how the new brewery construction is progressing. Grah said that Mountain Rambler Brewery is working diligently. The city hears from Mammoth Brewery occasionally but hasn't heard from them since November. Pecsi asked if there were any water or sewer issues at 871 North Main Street where Aaron Schat is doing work to open a new restaurant. Grah said that the plumbing is being re-done including an interceptor. Pecsi then asked if Cottonwood Plaza is any closer to re-opening. Grah said that the next step would be for tenants to make improvements to spaces so they can move in. The city isn't aware of anyone proposing to rent any of the spaces as of yet. A building permit would need to be obtained to make the tenant improvements for each space.

Items to be Discussed at the Meeting of 11 March 2014:

- Rate Study
- Meter readings
- Public Works reports for January and February
- Cash balance and revenue and expenditures update on water and sewer reserves

(12) Adjournment

Chairman Pecsi adjourned the meeting at 7:30 P.M. The next regularly scheduled meeting will be Tuesday, 11 March 2014 at 7:00 P.M. in the City Council Chambers.

Joe Pecsi, Chairman

Michele Thomas, Secretary

City of Bishop
PLANNING COMMISSION MEETING AGENDA

City Council Chambers – 301 West Line Street
Bishop, California 93514

DATE:
March 25, 2014
7:00 P.M.

NOTICE TO THE PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (760) 873-5863. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II).

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT: NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda.

APPROVAL OF MINUTES

(1) Minutes of the Planning Commission meeting held on February 25, 2014 subject for approval.

PUBLIC HEARING

(2) Request for a Conditional Use Permit to set aside the commercial parking requirements for a hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070 at 130 Short Street which is located in a C-1 Zoning District (General Commercial and Retail).

NEW BUSINESS

(3) Request for a Conditional Use Permit to set aside the commercial parking requirements for a hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070 at 130 Short Street which is located in a C-1 Zoning District (General Commercial and Retail).

(4) Reorganization.

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be April 29, 2014 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

Water Fund Monthly Balances
2013/2014

2m

			End Previous	Change	Reason
Start of Year Combined		$ 1,080,294.38	$ 1,080,294.38	$ -	
Non capital (6 months)		$ 311,940.00	$ 184,205.52	$ (127,734.48)	Increasing non-capital
Capital		$ 768,354.38	$ 873,444.57	$ 105,090.19	Capital Projects
		Start Balance	**Expend**	**Revenue**	**End Balance**
July	Combined	$ 1,080,294.38	$ 68,196.07	$ 449,346.21	$ 1,461,444.52
	Non Capital	$ 311,940.00	$ 68,196.07	$ 310,048.88	$ 553,792.81
	Capital	$ 768,354.38	$ -	$ 139,297.33	$ 907,651.71
August	Combined	$ 1,461,444.52	$ 84,809.25	$ 99,119.24	$ 1,475,754.51
	Non Capital	$ 553,792.81	$ 83,630.65	$ 68,392.28	$ 538,554.44
	Capital	$ 907,651.71	$ 1,178.60	$ 30,726.96	$ 937,200.07
September	Combined	$ 1,475,754.51	$ 166,601.84	$ 81,210.15	$ 1,390,362.82
	Non Capital	$ 538,554.44	$ 77,845.42	$ 56,035.00	$ 516,744.02
	Capital	$ 937,200.07	$ 88,756.42	$ 25,175.15	$ 873,618.80
October	Combined	$ 1,390,362.82	$ 228,497.44	$ 73,262.49	$ 1,235,127.87
	Non Capital	$ 516,744.02	$ 66,339.23	$ 50,551.12	$ 500,955.91
	Capital	$ 873,618.80	$ 162,158.21	$ 22,711.37	$ 734,171.96
November	Combined	$ 1,235,127.87	$ 144,602.47	$ 66,142.56	$ 1,156,667.96
	Non Capital	$ 500,955.91	$ 55,617.27	$ 45,638.37	$ 490,977.01
	Capital	$ 734,171.96	$ 88,985.20	$ 20,504.19	$ 665,690.95
December	Combined	$ 1,180,965.96	$ 66,897.69	$ 71,234.84	$ 1,185,303.11
	Non Capital	$ 490,977.01	$ 57,885.85	$ 49,152.04	$ 482,243.20
	Capital	$ 689,988.95	$ 9,011.84	$ 22,082.80	$ 703,059.91
January	Combined	$ 1,185,303.11	$ 71,987.71	$ 69,001.08	$ 1,182,316.48
	Non Capital	$ 482,243.20	$ 70,571.11	$ 47,610.75	$ 459,282.83
	Capital	$ 703,059.91	$ 1,416.60	$ 21,390.33	$ 723,033.65
February	Combined	$ 1,182,316.48	$ 109,690.75	$ 64,532.92	$ 1,137,158.65
	Non Capital	$ 459,282.83	$ 53,315.96	$ 44,527.71	$ 450,494.59
	Capital	$ 723,033.65	$ 56,374.79	$ 20,005.21	$ 686,664.06
March	Combined	$ 1,137,158.65			$ 1,137,158.65
	Non Capital	$ 450,494.59	$ -	$ -	$ 450,494.59
	Capital	$ 686,664.06		$ -	$ 686,664.06
April	Combined	$ 1,137,158.65			$ 1,137,158.65
	Non Capital	$ 450,494.59	$ -	$ -	$ 450,494.59
	Capital	$ 686,664.06		$ -	$ 686,664.06
May	Combined	$ 1,137,158.65			$ 1,137,158.65
	Non Capital	$ 450,494.59	$ -	$ -	$ 450,494.59
	Capital	$ 686,664.06		$ -	$ 686,664.06
June	Combined	$ 1,137,158.65			$ 1,137,158.65
	Non Capital	$ 450,494.59	$ -	$ -	$ 450,494.59
	Capital	$ 686,664.06		$ -	$ 686,664.06
End of Year Combined					
	Capital %			31%	

Sewer Fund Monthly Balances
2013/2014

2n

			End Previous	Change	Reason
Start of Year Combined		$747,799.87	$ 747,799.87	$ -	
Non capital (6 months)		$ 280,300.00	$ 226,938.39	$ (53,361.61)	Increasing non-capital
Capital		$ 467,499.87	$ 498,139.56	$ 30,639.69	Capital Projects
		Start Balance	Expend	Revenue	End Balance
July	Combined	$ 747,799.87	$ 66,767.16	$ 392,192.12	$ 1,073,224.83
	Non Capital	$ 280,300.00	$ 66,767.16	$ 262,768.72	$ 476,301.56
	Capital	$ 467,499.87	$ -	$ 129,423.40	$ 596,923.27
August	Combined	$ 1,073,224.83	$ 93,281.93	$ 93,041.76	$ 1,072,984.66
	Non Capital	$ 476,301.56	$ 93,281.93	$ 62,337.98	$ 445,357.61
	Capital	$ 596,923.27	$ -	$ 30,703.78	$ 627,627.05
September	Combined	$ 1,072,984.66	$ 67,142.45	$ 69,077.67	$ 1,074,919.88
	Non Capital	$ 445,357.61	$ 54,145.88	$ 46,282.04	$ 437,493.77
	Capital	$ 627,627.05	$ 12,996.57	$ 22,795.63	$ 637,426.11
October	Combined	$ 1,074,919.88	$ 71,398.80	$ 65,932.43	$ 1,069,453.51
	Non Capital	$ 437,493.77	$ 59,624.00	$ 44,174.73	$ 422,044.50
	Capital	$ 637,426.11	$ 11,774.80	$ 21,757.70	$ 647,409.01
November	Combined	$ 1,069,453.51	$ 75,609.31	$ 61,621.46	$ 1,055,465.66
	Non Capital	$ 422,044.50	$ 73,827.12	$ 41,286.38	$ 389,503.75
	Capital	$ 647,409.01	$ 1,782.19	$ 20,335.08	$ 665,961.91
December	Combined	$ 1,078,102.09	$ 78,044.01	$ 64,750.87	$ 1,064,808.95
	Non Capital	$ 389,503.75	$ 59,309.70	$ 43,383.08	$ 373,577.14
	Capital	$ 688,598.34	$ 18,734.31	$ 21,367.79	$ 691,231.81
January	Combined	$ 1,064,808.95	$ 70,218.02	$ 64,893.16	$ 1,059,484.09
	Non Capital	$ 373,577.14	$ 69,480.28	$ 43,478.42	$ 347,575.27
	Capital	$ 691,231.81	$ 737.74	$ 21,414.74	$ 711,908.82
February	Combined	$ 1,059,484.09	$ 93,619.48	$ 60,301.50	$ 1,026,166.11
	Non Capital	$ 347,575.27	$ 57,446.78	$ 40,402.01	$ 330,530.50
	Capital	$ 711,908.82	$ 36,172.70	$ 19,899.50	$ 695,635.61
March	Combined	$ 1,026,166.11			$ 1,026,166.11
	Non Capital	$ 330,530.50	$ -	$ -	$ 330,530.50
	Capital	$ 695,635.61		$ -	$ 695,635.61
April	Combined	$ 1,026,166.11			$ 1,026,166.11
	Non Capital	$ 330,530.50	$ -	$ -	$ 330,530.50
	Capital	$ 695,635.61		$ -	$ 695,635.61
May	Combined	$ 1,026,166.11			$ 1,026,166.11
	Non Capital	$ 330,530.50	$ -	$ -	$ 330,530.50
	Capital	$ 695,635.61		$ -	$ 695,635.61
June	Combined	$ 1,026,166.11			$ 1,026,166.11
	Non Capital	$ 330,530.50	$ -	$ -	$ 330,530.50
	Capital	$ 695,635.61		$ -	$ 695,635.61
End of Year Combined					
	Capital %			33%	

AGENDA ITEM NO.

3

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: PUBLIC HEARING –
GENERAL PLAN 2014 HOUSING ELEMENT UPDATE

DATE: MARCH 24, 2014

ATTACHMENTS:

- PUBLIC HEARING NOTICE

BACKGROUND/SUMMARY

A public hearing will be held to hear and accept public input on the City of Bishop General Plan draft 2014 Housing Element Update.

RECOMMENDATION

Hold the public hearing.

CITY OF BISHOP
NOTICE OF PUBLIC HEARING
2014 HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the Bishop City Council will be holding a public hearing to hear and consider citizen input regarding the City of Bishop General Plan draft 2014 Housing Element Update. The public hearing will be held at the regular meeting on Monday, March 24, 2014 at 7:00 p.m. in the City Council Chambers, 301 West Line Street, Bishop.

A copy of the City of Bishop General Plan draft 2014 Housing Element Update is available for public review at City Hall, 377 West Line Street, Bishop, California and on the City's website at www.ca-bishop.us.

Any persons wishing to comment are invited to attend the public hearing or send written comments to the City Council, 377 West Line Street, Bishop, California 93514 on or before the time of said hearing. Any questions can be directed to the Planning Department at 760-873-8458.

Published: 3/13/14

AGENDA ITEM NO.
4

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: ADOPTION OF 2014 HOUSING ELEMENT UPDATE

DATE: MARCH 24, 2014

ATTACHMENTS:

- STAFF MEMO
- LETTER FROM PLANNING COMMISSION CHAIRMAN
- RESOLUTION
- DRAFT 2014 HOUSING ELEMENT UPDATE

BACKGROUND/SUMMARY

The City of Bishop, with the assistance of the consulting firm of Bauer Environmental Services, has completed the required draft Housing Element Update of the City of Bishop's General Plan. The State of California requires 5-year updates. The attached document met the timeline established by the State and has been published in accord with state guidelines. The State of California and the Bishop Planning Commission after public comment have given recommended approval to the document presented.

If Council adopts the attached 2014 Housing Element Update Resolution, the document will be forwarded to the California Department of Housing and Community Development for final acceptance. This has been a relatively long process with a great deal of opportunity for public input. Final acceptance by the State will place Bishop in the group of California cities with approved housing element updates and allow for continued eligibility for certain state and federal funding.

RECOMMENDATION

City Council consideration to adopt by resolution the draft 2014 Housing Element Update by title only.

MEMORANDUM

Date: March 18, 2014

To: Keith Caldwell, City Administrator

From: Gary Schley, Public Services Officer

Subject: 2014 Draft Housing Element Update

Background: Sandra Bauer of Bauer Environmental Services and City staff have completed the Draft 2014-2019 Housing Element. The update focuses on housing needs of the community including an assessment of housing needs, an inventory of resources and constraints, statement of goals, policies and objectives and a five year housing program. The draft housing element was submitted to the State of California Department of Housing and Community Development (HCD) for their review and comment. After several comments and revisions HCD has preliminarily determined the draft element with revisions meets the statutory requirements of State housing element law. The City's housing element will comply with State housing element law when the draft element and revisions are adopted by the City and submitted to the HCD for approval.

Bauer Environmental Services along with City staff presented the draft 2014 Housing Element update to the City of Bishop Planning Commission in September 2013. The 2014 Housing Element update was made available for public review and comment beginning January 2014. The document received minimal comment. All comments were reviewed, addressed and when appropriate incorporated into the document. After several noticed public hearings the Planning Commission rendered its decision to recommend the adoption of the draft 2014 Housing Element Update.

In accordance with the California Environmental Quality Act the City of Bishop conducted an Initial Study to determine whether the draft 2014 Housing Element may have a significant effect on the environment and on the basis of that study the City Council made a Negative Declaration determination that the 2014 Housing Element update can be adopted and implemented by the City of Bishop without significant impacts to the environment.

Recommendation: Hold public hearing regarding draft 2014 Housing Element Update and if appropriate adopt the draft 2014 Housing Element Update.

CITY OF BISHOP

377 West Line Street - Bishop, California 93514
Post Office Box 1236 - Bishop, California 93515
760-873-8458 publicworks@ca-bishop.us
www.ca-bishop.us/CityofBishopPublicWorks.htm

March 19, 2014

Bishop City Council
PO Box 1236
Bishop, CA 93515

Re: Recommend to adopt the 2014 Housing Element Update

Please be advised that the Bishop Planning Commission at its February 25, 2014 meeting, voted 5-0 to recommend the City Council adopt the City of Bishop General Plan 2014 Housing Element update.

The Planning Commission found that the draft 2014 Housing Element update is consistent with the policies of the General Plan and will comply with State housing element law.

Sincerely,

Darren Malloy
Chairman, Bishop Planning Commission

Cc: Keith Caldwell

RESOLUTION NO. 14-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, ADOPTING THE 2014 HOUSING ELEMENT UPDATE OF THE GENERAL PLAN FOR THE CITY OF BISHOP

WHEREAS, a General Plan is a desirable means to assure more orderly development and consistent decision making; and

WHEREAS, the Government Code of the State of California, Section 65300 et. seq. directs each planning agency to prepare and the legislative body to adopt a comprehensive, long-term General Plan for the City and any lands outside its boundaries which bear relation to its planning; and

WHEREAS, the Housing Element Update of the General Plan for the City of Bishop consists of a statement of development policies and text setting forth objectives, principles, standards and plan proposals for the Housing Element mandated by law; and

WHEREAS, the Planning Commission, following a noticed public hearing at which all interested persons were heard, recommended the adoption of the draft 2014 Housing Element Update of the General Plan for the City of Bishop to the City Council; and

WHEREAS, the City Council has held a noticed public hearing at which all interested persons were heard.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bishop does hereby adopt the 2014 Housing Element Update of the General Plan for the City of Bishop, said Housing Element Update consists of a text setting forth in written form the goals, objectives, policies and programs for the continued physical development of the City of Bishop.

BE IT FURTHER RESOLVED that the 2014 Housing Element Update of the General Plan for the City of Bishop shall be the basis for all findings required pursuant to law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Bishop at a public meeting held on the 24th day of March, 2014.

_____
JIM ELLIS, MAYOR

ATTEST: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

The City of BISHOP California

Small Town...
with a BIG Backyard

GENERAL PLAN
HOUSING ELEMENT
2014-2019 UPDATE

City of Bishop General Plan
Chapter Four
HOUSING

Chapter Four

CITY OF BISHOP HOUSING ELEMENT

2014 UPDATE

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CITY OF BISHOP HOUSING ELEMENT

2014 UPDATE

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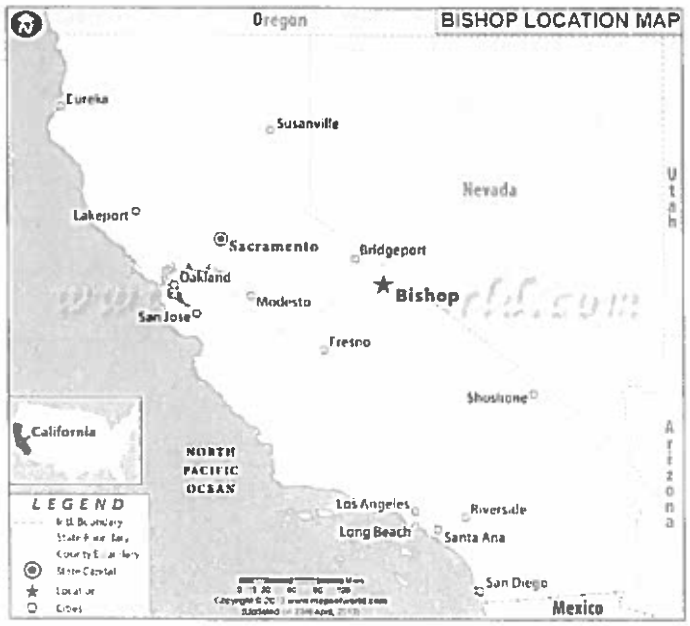
FIGURE 1 – BISHOP REGIONAL LOCATION MAP



I. INTRODUCTION

The Housing Element is one of seven mandatory elements of the General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs, and to set forth the City's goals, policies and implementing actions for the preservation, improvement and development of housing in the City of Bishop. Housing Elements are required by California law to be regularly updated. The current Housing Element covers the 5-year period extending from 2014-2019.

The Government Code requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD), and that the HCD's findings be incorporated prior to adoption, or that specified findings be made in response to the HCD's comments. A City of Bishop Regional Location Map is provided as Figure 1.

A. BACKGROUND

In 1967, the housing Element became the third mandated part of a General Plan in California. During the ensuing years, numerous revisions were made to the required contents of community housing elements. Article 10.6 of the Government Code was enacted in 1981 and now describes the content requirements of local housing elements. The legislation, commonly referred to as the Roos Bill, requires local housing elements to offer an assessment of housing needs, an inventory of resources and constraints, a statement of goals, policies and objectives and a 5-year housing program. The Housing Element is one of 7 required elements included in the Bishop General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, responds to the four major issues listed below:

- What are the housing needs of the City of Bishop?
- What can the City realistically do about meeting these needs?
- What are the housing goals and policies of the City?
- What specific actions can the City take to meet housing needs?

What is a Housing Element?

The State of California helps identify local housing needs and requires an action plan from the city to meet those needs.

B. PURPOSE

The purpose of the Housing Element is to identify local housing problems and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. General statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following description of the legislative intent in enacting the most recent revisions to the housing element law:

> *"To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal."*
>
> *"To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goals and regional housing needs."*
>
> *"Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community."*
>
> *"The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."*

The Housing Element is organized to present information according to the **four** principal topics listed below:

- **Housing Needs Assessment**
- **Inventory of Resources and Constraints**
- **Statement of Goals and Policies**
- **Actions - Five Year Housing Program**

C. AUTHORIZATION

As noted above, housing elements were mandated by legislation enacted in 1967. In 1977, "Housing Element Guidelines" (the "Guidelines") were published by the Dept. of Housing and Community Development (HCD). The Guidelines spelled out the content requirements of housing elements, and also gave the HCD a "review and approval" function over this element of the General Plan. Passage of the Roos Bill in 1981 enacted Article 10.6 of the Government Code. This bill placed the guidelines

into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local housing elements, and also required an update of the housing element every five years.

Senate Bill 2, which was signed into law on October 15, 2007, amended Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation required local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

In 2008, the California legislature adopted Senate Bill 375 which built upon foundations set in California's 2006 climate change law (AB 32). SB 375 regional transportation agencies to develop a "Sustainable Communities Strategy" (SCS) for reducing greenhouse gas emissions, and modified Housing Element Law to achieve consistency between the land use pattern outlined in the SCS and Regional Housing Needs Assessment allocation. The legislation also increased local agencies' accountability for carrying out their housing element plans. With adoption of SB 375, communities that covered by an adopted Regional Transportation Plan became eligible for an extended housing element planning period of 8 years (instead of 5 years). The City of Bishop is not part of a region with an adopted Regional Transportation Plan, and is therefore not subject to the requirements of SB 375.

D. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires the Housing Element to be consistent with other elements of the General Plan. Residential land uses identified in the Land Use Element provide a basis for identification of adequate residential sites in the Housing Element. The City's recently updated 2012 Mobility Element describes circulation improvements for future development. The Noise Element sets standards to protect areas designated for housing use from inappropriate noise levels. The Safety Element addresses a range of environmental issues. And the Conservation & Open Space Element provides open space and recreational areas for community use. No internal inconsistencies have been identified between the goals of this Housing Element and the goals and policies contained in the remaining elements of the General Plan. In order to maintain compliance and consistency between elements, City conducts an annual review of the General Plan and reports to the City Council on the findings of the review. The City is also currently in the very early stages of a process that will eventually update the General Plan Land Use Element, the Conservation and Open Space Element, and the address Economic Development Element.

E. HOUSING ELEMENT CREATION AND PUBLIC PARTICIPATION

The 2014 Housing Element Update was prepared by City staff and the Bishop City Council with planning consultant assistance. It is based on guidelines originally set forth as part of the overall Bishop General Plan Update, during which the City Council held a series of public workshops.

Public outreach and participation during the current Housing Element update has encompassed several elements, beginning with a workshop and open house held on 8 February 2011 (between the hours of 4 and 6 pm) to present to the public a proposed zoning amendment that would create an overlay zone in northeastern Bishop where emergency shelters would be allowed by right. Notice of the workshop was advertised in the Inyo Register, provided on the City website, and posted at City Hall and various City locations. The meeting was well attended, with an estimated 25-30 residents stopping by at some point (mostly in the first hour), and generated a wide range of comments and suggestions including a recommendation that the western boundary be shifted slightly eastward to create a more uniform setback, clarification as to how background checks may be conducted, discussion about how to accurately estimate need, confirmation that emergency shelters would be subject to all applicable provisions of the California Environmental Quality Act (CEQA). A public hearing was subsequently held by the Bishop Planning Commission on March 29, 2011 to adopt the zoning amendment.

On 22 September 2013, the Planning Commission held a Public Hearing/Workshop to review and consider the Action Plan recommended with the Draft 2014-2019 Housing Element. Only 1 member of the public was present at this meeting, but the discussion (including input from the public participant) was extensive and focused on action items to support the 2014-2019 Housing Element RHNA goals. Notice of this workshop was advertised in the Inyo Register and posted at City Hall (note that all public hearings and workshops are posted at City Hall and advertised in the Inyo Register, which is the local newspaper most widely circulated in the project area).

Two additional public hearings were held prior to final approval of the 2014-2019 Housing Element. The Planning Commission held a second public review meeting on January 28, 2014, and a third Public Workshop and Hearing on

February 25, 2014 that was attended by two three members of the public and characterized by discussion and input that emphasized the importance of effective public outreach. The City Council held one additional Public Hearing, on 10 March 2014 to consider a first reading approval of the environmental document and the Housing Element update, and a second reading was held on 24 March 2014. Public comment at this hearing included [[complete when final]]. The Planning Commission and the City Council have reaffirmed their commitment to public outreach and participation in tandem with the Housing Element Action Plan that will occur over the next 5-year Housing Element update period.

The draft Housing Element was submitted to HCD for a first review on October 17, 2013. After comments and recommendations were received, the Housing Element was revised and resubmitted to HCD in early November. Following additional revisions, the draft revised Housing Element was submitted to the Planning Commission for a second review on]]to be completed when final]]. The Housing Element was submitted to City Council on [[to be completed when final]] for public hearings and final action, along with approval of environmental documentation that had been prepared by the City in accordance with CEQA Guidelines.

F. COMMUNITY PROFILE

Provided below is an overview of demographic trends in the City of Bishop, drawn from results of the 2010 Census. The profile includes summary information about population growth and trends, household characteristics, special needs populations, and housing stock characteristics in the City of Bishop.

- **Between 2000 and 2010, Bishop's population grew by 8.5%,** which was much faster than the rate of growth in Inyo County as a whole (3.3%), but lower than the growth rate in California (10%).
- **Bishop has become more racially diverse in the past decade** but is still more homogenous than California as a whole (73.9% white v. 57.6% statewide; 0.6% black v. 6.2% in California; 18.6% 'some other race' v. 17.0%; 30.9% Hispanic v. 37.6% statewide; and 2.9% some other race v. 4.9%).
- **The proportion of males to females has increased in Bishop in recent years** (from 47.9% in 2000 to 50% in 2010). Bishop residents are still older than California residents as a whole (median age of 38.9 years for Bishop residents versus 35.2 years statewide), but the City has become more youthful in recent years (with the percentage of persons over 65 falling from 19.2% in 2000 to 15.7% in 2011 (v. 11.5% statewide), and the percentage of persons under 5 years of age increasing from 6.1% to 7.2% (v. 6.8% statewide).
- **Bishop households are smaller than in California** generally (2.37 persons per owner household in Bishop versus 2.97 in the state, and 1.79 persons per rental household in Bishop versus 2.82 generally).
- **Bishop has more renters than the state as a whole (61.3% in Bishop v. 44.1%),** and rents in Bishop are lower than in California ($845/month v. $1,185) as are home values (median value of $306,000 in Bishop v. $421,600). Still, Bishop has a higher percentage of households paying more than 30% of income toward housing costs than residents statewide (72/9% in Bishop v. 55/7% statewide).
- **Bishop residents have a lower poverty rate than California residents generally (13.2% v. 14.4% statewide),** even though Bishop has a median household income less than half of California residents as a whole ($34,258 v. $70,231). 65% of Bishop residents are employed (compared to 58.1% statewide), and Bishop workers are more likely to work in management and business (37.9% v. 36.5%), and be employed by the government (21.4% v. 14.7%) and less likely to work in sales (19.1% v. 25% statewide) and be self-employed (7/4% in Bishop v. 8.6% statewide).

G. PROGRESS UNDER PREVIOUS GENERAL PLAN HOUSING ELEMENT

Unlike most other General Plan elements, the Housing Element is required to summarize the progress achieved under the previous Element. The 2009 City of Bishop Housing Element contained a number of goals and policies related to the provision of adequate housing for all segments of the population. The 2009 Housing Element also contained specific quantified objectives. The policy goals and the quantified objectives were organized according to eleven primary categories of action as identified below:

G.1-CITY OF LOS ANGELES LANDS: Continue to work with City of Los Angeles towards purchase, transfer or long-term lease of vacant City of Los Angeles DWP land to the City of Bishop for residential development, including affordable housing. Anticipated number of units: 75-100.

Outcome: *Communication and cooperation with the City of Los Angeles is an ongoing responsibility for both agencies. The City of Los Angeles has not yet released the parcel which the City of Bishop previously identified for residential development. However, the City of Bishop anticipates that this parcel may become available during the period of the current housing element update (2014-2018).*

When the parcel does become available, the City of Bishop intends that it will be developed for residential use, including affordable housing to meet the needs of City residents. The City of Los Angeles has recently elected a new mayor, and Bishop plans to establish communication with the new administration in service of this objective.

G.2-EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING: Revise Zoning Ordinance to permit emergency shelters, in one or more commercial and/or R-3 residential zoning districts without discretionary approval. The zoning ordinance amendment for emergency shelters shall be completed within one year of approval of this Housing Element. Transitional and supportive housing are considered residential uses and must be subject only to the same restrictions that apply to other residential uses in the same zone. Development standards for emergency shelters will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within in the identified zone.
Outcome: The City Council adopted Ordinance 535 on April 25, 2011 approving the ES emergency shelter combining district (the district includes C-1, R-3 R-3-P zoning) to permit a specified area in which emergency shelters are allowed by right. This ES combining district was selected because it reflects a close association with, provides convenience access to, and is compatible with a range of complementary services including the availability of public transportation, basic goods and grocery stores, and social welfare facilities. On April 22, 2013, the Bishop City Council adopted Ordinance 544 which expanded the ES emergency shelter combining district to incorporate supportive housing and transitional housing developments as uses that are permitted by right. As with the ES district generally, this location provides a range of services that complement and support transitional and supportive housing. A Copy of Ordinance No. 535 is provided in Appendix A and a copy of Ordinance No. 544 is provided in Appendix B.

G.3-REASONABLE ACCOMMODATION PROCEDURES: Create and adopt in a timely manner a formal reasonable accommodation procedure for zoning, land use, permit processing and building codes to ensure that local land use regulations facilitate modifications that would allow disabled persons to remain in their homes as long as possible, and do not unnecessarily constrain the development, maintenance and improvement of housing for persons with disabilities.
Outcome: *The City of Bishop City Council adopted Ordinance 543 on 26 March 2013 to ensure that individuals with disabilities receive reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The ordinance established a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws. A copy of Ordinance 543 is provided in Appendix C.*

G.4-DENSITY BONUSES: Give density bonuses to developers who construct infill projects to generate the maximum number of dwelling units in a limited space and to guarantee the set-aside of affordable/senior/disabled units.
Outcome: *The City has received only one application for residential development since the 2009 Housing Element was completed; the one application was for an affordable single family unit. There has been no opportunity to grant density bonuses for infill development. However, it is the policy of the City of Bishop to comply with state laws governing density bonuses, and the City will readily provide such bonuses when the opportunity arises to do so. In order to stimulate job growth for its youth, the City is actively seeking to invite out-of-town businesses to relocate in Bishop and is simultaneously working with the community, the Council and local builders to identify ways to expand housing opportunities and meet future needs if the business expansion efforts are successful.*

G.5-MOBILE HOME PARK RESIDENT OWNERSHIP PROGRAM (MPROP): Facilitate MPROP by advertising its availability to mobile home park residents and serving as co-applicant for resident organizations seeking HCD funding.
Outcome: *The City continues to own the mobile home park that serves a predominantly very-low and low income population, and in which fully 60% of the residents have successfully purchased their units with the City's assistance. Additionally, there are a number of privately-owned mobile home parks in Bishop, and the residents in these private parks are also encouraged to purchase their units. Residents are assisted in their efforts by Mammoth Lakes Housing, which the City supports with funding. Mammoth Lakes Housing offers guidance in the application process, serves as co-applicant where needed, and also provides funding assistance.*

G.6-COMMERCIAL/RESIDENTIAL MIXED USE: Encourage encroachment of residential uses into selected commercial zones.
Outcome: *The City has actively encouraged the encroachment of residential units into the downtown area through creation of the ES emergency shelter combining district which includes C-1, R-3 and R-3-P zoning in an area with good access to services, social welfare facilities and public transportation. The City is also pursuing the Warren Street Improvement Project. This corridor is parallel to and west of Main Street, and already allows a mix of residential, commercial and business uses. Planned improvements will include pedestrian friendly sidewalks, seating and benches, areas for street performances, decorative planters and shade trees, banners, pocket*

parks, restrooms and other elements to expand and enhance the downtown area for wider community participation and activities.

G.7-MONITOR HOUSING STOCK: The City will monitor the housing stock to ensure that properties in the minor and moderate categories do not slip into lower categories.
Outcome: *The City's Public Services Officer makes weekly drives around the City to check on the condition of housing and to check on the condition of street drainage facilities and the condition of street lighting, curbs and gutters, and similar municipal improvements, and also offers assistance and public education as needed for residents who have problems with code compliance. To maintain the affordability of housing, the City has very low building permit fees. These activities are designed to ensure that low and moderate income residential areas remain available to meet the housing needs of local residents, more than 53% of which fall within the low to moderate income category.*

G.8-HCD COORDINATION: City will work with HCD to seek a case-by-case waiver that would allow HCD funding on property leased for 40 years (which is the maximum allowed by the City of Los Angeles) instead of 55 years (which is the current minimum period set by HCD) and to seek assistance in resolution of incompatible loan terms wherein federal and state agencies will consummate a grant only after the other agency makes the first loan commitment. The City will also seek HCD assistance in establishing program terms that allow the City of Los Angeles and the City of Bishop to share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop for the purpose of providing affordable housing opportunities. Finally, the City and IMACA will continue to pursue all applicable grant and funding opportunities to assist in the development of housing for extremely-low, very low, low and moderate income households. The timing of such applications will be shaped by the notification of dates for the filing of applications.
Outcome: *Since the 2009 Housing Element, the City's long-term City Manager (Rick Pucci) retired from office and the position was filled by a temporary City Manager who was succeeded in January 2012 by a new permanent City Manager, Keith Caldwell. This task is a priority objective for the City of Bishop due to the importance of HCD and the City of Los Angeles to meeting the City's housing goals. The new City Manager is familiar with the difficulties posed by incompatible loan terms for HCD project efforts, and has already spoken with HCD about the City's goal to resolve this issue. The City Manager plans to meet with HCD and with the City of Los Angeles in coming months to identify ways in which the conflict might be resolved to facilitate a successful outcome for future efforts.*

G.9-PUBLIC EDUCATION: Assist IMACA in the preparation and distribution of literature that describes equal housing opportunities and promotes public access to this resource. Provide information about weatherization programs and drought-tolerant plant materials.
Outcome: *The City has actively assisted IMACA in public education and outreach during the term of the 2009 Housing Element and plans to continue such efforts through the entirety of the current 2014 Housing Element. These efforts have been wide ranging and highly successful, including the rehabilitation by IMACA of 10 dwelling units to provide for weatherization, insulated windows, energy efficient heating, and repairs to electrical and plumbing systems. The City also provides free information handouts and literature both at City Hall and through IMACA, and routinely drives informally around residential areas to talk with homeowners about the range of information and assistance available to help Bishop residents access housing assistance, resources and information.*

G.10-COMPREHENSIVE INVENTORY: In preparation for the 2014 Housing Element update, the City will work with IMACA to develop a more thorough inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, as well as programs that provide housing assistance to disadvantaged populations, in the City of Bishop.
Outcome: *The City and IMACA have monitored the status of affordable apartments, trailer and mobile home units throughout the prior 2009-2014 Housing Element. During that time, four trailer park units were replaced by two modular units at a facility that had been rated as 'dilapidated' during the 2003 housing survey and is now rated as good under all criteria; the 2013 survey indicates that there have been improvements at several additional facilities as well (as has been true for permanent housing), but no further inventory reductions. Economic conditions have restrained housing values during the past 4 years, and the City anticipates that prices may begin to rise as the economy strengthens over the coming months. Over the next four years, the City and IMACA will continue to monitor the inventory of apartments, trailer and mobile home units to ensure that this pool of affordable units remains available to residents of Bishop.*

G.11-AFFORDABLE HOUSING ASSISTANCE PROGRAM: The City will formalize a program within 2 years of Housing Element approval to assist with the development of affordable housing with a particular focus on the needs of low income and extremely low income residents of Bishop. Emphasis will be placed on provision of family housing as

well as non-traditional housing (such as single room occupancy and transitional housing). At a minimum, this program will include (a) continued support to IMACA in identifying grant opportunities and in preparing grant applications for low- and extremely low-income housing projects, (b) priority processing and a waiver or deferral of building and remodel permit fees for projects that provide affordable housing assistance to assist extremely-low, very low, low and moderate income households, and (c) outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.

Outcome: *The City of Bishop has continued to provide support to IMACA in identifying grant opportunities and assisting in the preparation of grant applications for low and extremely-low income housing projects. The most recent application for a Community Development Block Grant, submitted in April 2013, was successful and will be used to fund rehabilitation of the Valley Apartments, a multi-family housing facility that serves low income residents of Bishop. The City was also awarded CDBG funds to support preparation of an update to its Economic Development Element. The City policy remains in effect to support affordable housing projects with priority assistance and low building permit fees. The City also has maintained communication with local builders about the (albeit limited) availability of parcels for development as well as lands that may become available through the purchase, transfer or long-term lease of vacant City of Los Angeles DWP land. Only one new housing unit (an affordable unit) has been developed in Bishop since the 2009 Housing Element was approved, but with completion in 2014 of the Fiber Optic Cable that will provide hi-speed internet access throughout Owens Valley, the City is now actively encouraging out-of-town businesses to consider Bishop for training sessions and relocation, and is simultaneously working with the community, the Council and local builders to consider ways to meet future housing needs if the business expansion efforts are successful.*

G.12-SUMMARY OF PROGRESS UNDER 2009-2014 HOUSING ELEMENT

The objectives contained in the current City of Bishop *Housing Element Update* reflect the guidelines set forth by HCD in the most recent Regional Housing Allocation Model. Thus, the overall goal for new housing construction between 2014 and 2019 is set at 65 units, which would call for about 13 new units each year. This Housing Element Update generally maintains the objectives set forth in 2009 for housing conservation and housing rehabilitation, reflecting the City's expectation that the forthcoming Housing Element compliance period will see continued strength in the number of permits issued by the City for home improvements at all income levels. Table 1 shows the 2009-2014 and the 2014-2019 objectives for new housing construction by income group.

Table 1
SUMMARY OF BISHOP 5-YEAR ACTION PLAN GOALS
FOR 2009-2014, 2014-2019

RECOMMENDED ACTION	TOTAL NEED 2009-2014	TOTAL NEED 2014-2019
New Housing Construction	110	65
Very Low & Extremely Low Income Units	26	15
Low & other Lower Income Units	15	10
Moderate Income Units	19	12
Above-Moderate Income Units	50	28

The current update reviews the City's progress in achieving goals set forth in 2004. Table 2 summarizes the extent to which the numeric objectives were accomplished for each of the primary categories during the period from 2008-2014.

The City met and exceeded RHNA goals for the low and moderate income categories, and fell short of RHNA goals for very low and above-moderate income units during the 2009-2014 planning period. These compliance efforts were aided substantially by the credits allowed by HCD for housing conservation and rehabilitation. Only one home (of any price) was constructed in Bishop during the 5-year period from 2009-2014. That one home did fall within the Very Low Income category. Additionally, 121 units were rehabilitated over this period, all of which fell within the very low, low, moderate and above moderate income levels.

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Table 2
CITY OF BISHOP 2009-2014 HOUSING ELEMENT
SUMMARY OF 5-YEAR ACTION PLAN ACHIEVEMENTS FOR 2009-2014

RECOMMENDED ACTION	TOTAL NEED (2009-2014)	COMPLIANCE TOTAL	SURPLUS (SHORTFALL)
Very Low Income Units	26	5[1]	(21)
Low and Other Lower Income Units	15	19.5	4.5
Moderate Income Units	19	27.5	8.25
Above-Moderate Income Units	50	10	(40)
TOTALS	110	61.75	(48.25)

The HCD allows cities to take a 1:4 ratio credit for rehabilitation projects, in terms of meeting the Regional Housing Need Analysis numbers that have been incorporated into the Housing Element. The units rehabilitated during 2009-2014 therefore qualified for significant RHNA credits. IMACA provided additional rehabilitation during this period, but because these efforts focused on non-eligible improvements (weatherization, insulated window replacements, energy efficient appliances and electrical and plumbing repairs) none were included in the 1:4 ratio represented in Table 2.

Although rehabilitation activities allowed the City of Bishop to achieve substantial progress toward compliance, it is evident in Table 2 above that the City continues to experience a shortfall in housing opportunities at all income levels. The lack of available privately owned land and the reluctance of the City of Los Angeles to sell or lease land on a long-term basis continue to be primary obstacles to new housing development. Additionally, as discussed in §IV.D.1 of this Housing Element, Bishop has been significantly impacted by economic conditions over the past 5 years which has further constrained new housing development.

Implementation tasks to be undertaken by the City for the 2014-2019 Housing Element update will focus on continuing efforts to buy or lease parcels from the City of Los Angeles, and the potential to expand the downtown mixed-use overlay zone to permit a wider range of housing opportunities. The City has seen signs of economic revival in recent months, and anticipates that conditions will continue to improve along with expanded affordable housing opportunities over the next 5-year period.

Key goals identified in the prior Housing Element included continued work with the City of Los Angeles, zoning code revisions to incorporate provisions for emergency shelters and transitional and supportive housing, adoption of a procedure for reasonable accommodation, density bonuses for affordable housing developers, strengthening the mobile home park resident ownership program, mixed land use areas the permit residential and commercial uses, continued monitoring of the housing stock, a strengthened relationship with HCD to resolve conflicting lease provisions and enhance grant opportunities for IMACA, Mammoth Housing and the City, continuing public education, development of a more thorough inventory of affordable housing, and formalized efforts to assist IMACA with grants, prioritize the processing of affordable housing projects, and outreach to incentivize development of affordable housing. Although economic constraints have dampened the success of many efforts, the past 5 years have nonetheless been very productive in creating conditions that will foster affordable housing in the future.

The following summary describes the programs available to residents of Bishop, as well as the goals and objectives that have been achieved since the 2009 Housing Element Update was prepared. Please see §III.F for a discussion of programs that will facilitate achievement of the goals for 2014-2019.

Housing Choice Voucher (HCV) Assistance Program
The HCV Assistance program (formerly Section 8) provides vouchers that eligible families can apply to rental costs at the housing units of their choice. The vouchers are issued for the County, and not specifically to the City. In 2004 there were 29 vouchers allocated to Inyo County residents as a whole. Of these, 15 vouchers were issued to City of Bishop residents.

[1] Note that only one housing unit (of any price) has been constructed in Bishop since the 2009 Housing Element was approved. That one unit was in the 'very low income' price range, as shown in Table 2.

Currently, there are 29 vouchers allocated to Inyo County, 10 of which were issued to residents in the City of Bishop.

- Project - As of July 2013, 10 vouchers have been issued to qualified residents in Bishop. There are no available vouchers as of July 2013, and the waiting list includes 28 residents throughout Inyo County. IMACA now considers the Program to be closed, at least temporarily, and Stanislaus Housing Authority is not accepting any new applications at this time.
- Status – Vouchers have been distributed to eligible families
- Timing – Ongoing as of 2009
- Lead Agency -Inyo-Mono Advocates for Community Action (IMACA)
- Funding – U.S. Department of Housing and Urban Development, §8 existing Housing Rental Assistance through Stanislaus Housing Authority

Land Banking-Pre-development Acquisition

- Objective -Provide housing options for low to moderate income households
- Timing – Ongoing through the Eastern Sierra Land Trust
- Responsibility – IMACA
- Funding -The HCD Rural Land Purchase Funds
- Status –The executive director of IMACA monitors and responds promptly to statewide programs and funding opportunities that may benefit Bishop and other IMACA service areas.

Elderly /Disabled Housing Assistance Programs

- Objective -To provide housing opportunities to special needs households
- Timing -Ongoing
- Responsibility – Varies depending on program (could include the City, IMACA, Salvation Army, and/or Inyo County)
- Status – During the term of the 2009-2014 Housing Element, IMACA received funding for the Silver Peaks project with 72 senior/disabled apartment units. The grants could not be utilized due to various property lease issues. However, IMACA in 2013 sought $1 million in funding through the Community Development Block Grant program to reconstruct the Valley Apartments. This application was successful, and IMACA plans to initiate this effort late in 2013, seeking supplemental funding as needed to complete this project opportunities during the term of the current Housing Element. In addition, the City of Bishop has commissioned an appraisal of the Silver Peaks project site, with the goal of submitting a purchase offer (if feasible) during the term of the 2014-2019 Housing Element and proceeding with this senior/disabled housing project if feasible.

Housing Rehabilitation -HCD/CDBG/RECD

- Objective -To preserve the supply & quality of housing in the planning area and rehabilitate as many homes as possible
- Timing -1985 to present
- Responsibility – Varies (could include Bishop, IMACA, or the County of Inyo)
- Status - Funding has been pursued as projects become available; no projects have been completed since the 2004 Housing Element.

The Homeless Prevention Program is a new IMACA resource funded through a grant from the Dept. of Community Services & Development.

Energy Crisis Assistance / Weatherization Program

- Objective -Provide weatherization and emergency energy assistance to low income Bishop households
- Timing -Continuous Responsibility -IMACA
- Status – IMACA administers both Weatherization and Energy Assistance Programs in Inyo and Mono Counties. IMACA does not currently have a contract with Inyo County to provide these services. Most of the funding for the IMACA programs is provided through the State Department of Community Services and Development (CSD). Additionally, both IMACA and SCE programs assist Bishop households each year with energy efficient refrigerators.

Emergency Crisis Assistance

- Objective -Provide emergency housing assistance to low income Bishop households
- Timing -Continuous Responsibility - IMACA with assistance from other agencies (e.g., Salvation Army)
- Status -Assistance as needed for eviction prevention, temporary housing, homeless assistance, first month rental and utility deposits funded through FEMA and TFAP, vouchers for 1-2 night stays at local hotels (The Trees and El

Rancho), as well as assistance to programs available at the County-run Wellness Center at the Elm Tree trailer park. IMACA recently received a $100,000 grant through the State CSBG Program for Homeless Services to provide emergency shelter vouchers, and rental and deposit assistance for one year (from June 1, 2013 to May 31, 2014). The grant is also to establish a Continuum of Care coalition of homelessness prevention stakeholders in the Eastern Sierra to continue funding for these services.

Program to Assist in Development of Low-Moderate Housing

- Objective – Facilitate the development of housing affordable to lower-and moderate-income households by establishing and maintaining a list of developers with the capacity to do so. Developers are apprised of the City's efforts to identify parcels for affordable housing, funding sources that can subsidize construction of affordable housing, and any incentives/concessions associated with the application for such funding.
- Timing -Ongoing
- Responsibility – City of Bishop with assistance from IMACA and other agencies
- Status –The City regularly consults with developers and IMACA to ensure that affordable housing opportunities are included in new projects.

Governmental Constraints Program: SB 520 (Persons with Disabilities)

- Objective – To ensure that local land use regulations do not unnecessarily constrain the development, maintenance and improvements of housing for persons with disabilities.
- Program Description – The City will provide a formal reasonable accommodation procedure for its zoning, land use, permit processing and building codes to ensure local land use regulations do not unnecessarily constrain the development, maintenance and improvement of housing for persons with disabilities.
- Timing – Ongoing.
- Responsibility – Bishop Planning Department.
- Status – The City has updated and streamlined codes and the permit process to facilitate development, maintenance and improvement of housing for persons with disabilities.

Homeless Prevention Program

- Objective – To assist Inyo and Mono County residents who are facing homelessness to more toward greater independence through emergency shelter vouchers (for 1-3 night stays), rental deposit assistance (for 1-3 months' rent) and related services.
- Timing – Initiated in July 2013.
- Responsibility – IMACA.
- Status—The Homeless Prevention Program is a new IMACA resource funded through a recently-awarded $100,000 grant from the California Department of Community Services and Development.[2]

Fair Housing Program

- Objective – Refer Fair Housing complaints to IMACA for resolution including landlord/tenant mediation & fair housing investigations. The City will assist IMACA in distributing materials from the Dept. of Fair Housing & Employment throughout the community including public locations such as City Hall, the post office and library, and shopping areas.
- Timing – Ongoing.
- Responsibility – Bishop Planning Department.
- Status—Ongoing

Results of this analysis have been used to reassess and strengthen the Goals, Policies and Actions of the 2014-2019 City of Bishop Housing Element. The Goals, Policies and Actions of this updated Housing Element will support prior accomplishments and form the basis for meeting future housing needs of the residents of the City of Bishop.

H. NEW COMPONENTS: SB 812

Pursuant to SB 812, the current Housing Element addresses the housing needs of the City's developmentally disabled residents in accordance with requirements of SB 812. This analysis includes an estimate of the number of persons with

[2] IMACA Website, 8 July 2013, and The Inyo Register, 5 July 2013, *IMACA Working to Prevent Homelessness.*

developmental disabilities, an assessment of the housing need, and a discussion of potential resources. A "developmental disability" is in turn defined as a disability that originates before an individual becomes 18 years old, continues (or can be expected to continue) indefinitely, and constitutes a substantial disability for that individual, including mental retardation, cerebral palsy, epilepsy, and autism. Section IV.C.5 provides a discussion and analysis of the developmentally disabled.

I DATA SOURCES

The Department of Housing and Community Development provided census data, along with additional demographic data sources including American Factfinder, City Facts, and American Towns. Other sources included staff at the City of Bishop; Larry Emerson (Executive Director of IMACA) and Cathy Keesler (IMACA Housing Program Specialist); Jennifer Halferty (Executive Director of Mammoth Lakes Housing) and Pam Hennity (former Executive Director of Mammoth Lakes Housing), Randi Pritchard (Eastern Sierra Realty); Denelle Carrington, Eastern Sierra Area Agency on Aging;

II. SUMMARY OF OPPORTUNITIES & CONSTRAINTS

A. LAND AVAILABILITY ISSUES

As of 2014, the vast majority of vacant buildable parcels within the city limits continue to be owned by the City of Los Angeles. Over the years the City has conducted ongoing negotiations with the City of Los Angeles to acquire parcels for use in building affordable/senior/disabled housing projects. At times the City of Los Angeles has issued letters of intent to sell parcels; negotiations have been derailed for various reasons, including change of management at Los Angeles DWP. The City will continue to work with the City of Los Angeles DWP in an effort to secure sale or long-term lease of parcels. Additionally, the City will more proactively seek HCD assistance to reconcile incompatible lease terms (wherein the City of Los Angeles will lease for a maximum of 40 years[3] but affordable housing funding agencies require a minimum 55-year lease), and incompatible grant terms (where federal and state agencies will consummate a grant only after the other agency makes the first loan commitment). The City will also seek HCD assistance to establish provisions where the City of Los Angeles and the City of Bishop can share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop for the purposes of providing affordable housing opportunities. Preliminary contact with HCD has already been initiated, and the City will follow up in coming months to seek HCD guidance in resolving these high priority issues.

B. LAND USE POLICY ISSUES

The City has considered how the General Plan and Zoning policies can be strengthened to encourage adequate and safe housing opportunities for all residents, and has determined that these goals can best be served through five measures. The measures are outlined below along with a brief discussion of steps that have been taken to implement the measures and thereby achieve the underlying goals:

1. **Identify one or two neighborhoods of increased densities in existing residential neighborhoods or redesignation of other land uses to residential uses in order to meet affordable housing needs in Bishop:** Since the 2009-2014 Housing Element was adopted, the City has identified a downtown neighborhood and established an overlay zone that permits mixed uses and densities in an location proximate to transportation and services. For the 2014-2019 Housing Element, the City will consider expanding this overlay zone to take in lands west of Main Street along the evolving Warren Street corridor.
2. **Ease restrictions on mixed residential/commercial use of commercial land:** The adopted overlay zone accomplishes this goal, and the City plans to consider expanding the area in which mixed uses are allowed, during the current Housing Element term (2014-2019), to include lands west of Main Street.
3. **Monitor conversion of duplex/triplex/quadriplex/mobile units to single family units:** in concern with IMACA, the City has continued to monitor its inventory of multiplex and mobile home units to ensure that this affordable housing resource remains available to Bishop residents. Since the prior Housing Element was adopted, four trailer park units were replaced by two modular units at a facility that had been rated as 'dilapidated' during the 2003 housing survey and is now rated as good under all criteria; the 2013 survey indicates that there have been improvements at several additional facilities as well (as has been true for permanent housing), but no further inventory reductions.
4. **Consider Interface Zoning Overlay that allows a CUP for nonconforming residential uses:** This measure continues to be evaluated by the City, particularly in connection with use of CUPs for onsite housing at employment sites.

[3]There is a single pending exception for a 50-year lease for a potential City Park property.

Additionally, the City has continued to support and experience widespread development of second units. These units have provided a continued supple of affordable housing options and helped to somewhat overcome the limitations on available land as well as the inventory of housing options for residents of Bishop.

5. **Change the Zoning policies to permit construction of emergency shelters without a CUP in one or more zones:** This measure was accomplished during the term of the 2009-2014 Housing Element, and has helped to pave the way for the upcoming focus on expanding the mixed use zoning overlay as described in Items 1 and 2 above.

C. OPPORTUNITIES

In addition to opportunities associated with the land use policy issues above, the City has various tools at its disposal to support development of affordable housing:

- **Density Bonuses:** The City continues to support the use of density bonuses to optimize affordable housing development, and has continued to expand infrastructure and public facilities since the 2009 Housing Element was adopted. The City is currently embarking on a project to identify standards for curbside drainage on local routes throughout the City.
- **Employment Housing:** Continue to evaluate opportunities to issue conditional use permits for on-site housing at employment sites. Local employers have occasionally expressed interest in assisting with housing development activities as a means to attract and retain employees, and this tool may also support future efforts to attract technology firms in light of the new fiber optic cable serving Owens Valley.
- **HCD Assistance:** Seek HCD assistance to reconcile incompatible lease terms wherein the City of Los Angeles will lease for up to 40 years but affordable housing funding agencies require a minimum of 55-year leases)
- **Shared Credits:** Explore with the City of Los Angeles the possibility of sharing affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop to provide affordable housing opportunities.

D. CONSTRAINTS

Lack of available land is the single largest constraint to development in the City of Bishop. Less than one half acre of privately-owned developable land is located inside the Bishop City limits; the remaining undeveloped properties are owned by the City of Los Angeles. Only 2% of the land area County-wide is privately owned; the remainder is owned by governmental or tribal entities. The limits on land availability have not substantively changed since the 2009 Housing Element was adopted.

Only 2% of the land in Inyo County is privately owned–the rest is owned by governmental or tribal entities.

III. EXISTING CONDITIONS - HOUSING NEEDS ASSESSMENT

Housing element law requires a quantification and analysis of existing housing needs. The Housing Needs Assessment provided in this section is based on a *Housing Element Data Package* provided by HCD. The package addresses the statutory requirements for the quantification of existing housing needs, including:

- Identification of population and employment trends;
- Household characteristics (i.e., existing households, existing extremely low income households, lower and extremely low income households overpaying, overcrowded households);
- Special needs (i.e., number of persons with disabilities, persons with developmental disabilities, female headed households);
- Projected housing needs; and
- Inventory of at-risk units

Agencies that use the HCD-prepared *Data Package* are not be subject to further HCD review as part of the housing element update process. As required, however, this section of the Housing Element offers an analysis of the *Housing Element Data Package* data as appropriate.

A. EXISTING POPULATION AND HOUSING STATISTICS

A.1 Population

After increasing by less than 3% between 1990-2000 (increasing from 3,475 to 3,575), the population experienced a more

robust 8% growth rate over the decade between 2000 and 2010 (increasing from 3,575 to 3,879). The City's population as of January 2013 (3,877) is essentially unchanged from the 2010 Census. As before, the City's growth has continued to parallel that of Inyo County as a whole, comprising 20.9% of the County total (compared with just under 20% in 2008).

TABLE 3[4]

Population Growth Trends 2010 -2013							
COUNTY/CITY	Population	Population	Population	Population	Population	Avg. Ann Change	
						Number	Percent
	4/1/2000	4/1/2010	1/1/2011	1/1/2012	1/1/2013	#	%
Inyo County							
Bishop		3,879	3,859	3,876	3,877	-1	0.0%
Balance Of County		14,667	14,630	14,671	14,696	8	0.1%
County Total		18,546	18,489	18,547	18,573	8	0.0%

The number of housing units increased by a much smaller share, increasing from 1,867 to 1,926 (a 3% increase overall) in the decade between 2000 and 2010. Vacancy rates declined from 9.8% to 9.24% during this time, while occupancy rates increased from 2.077 persons per household to 2.157 persons per household. As shown in Table 4, the housing unit increase was most pronounced for multifamily housing (a 20.9% increase) while the number of single family homes declined by 7.6%. ***These data suggest that the City has continued to provide affordable housing options to its residents despite the many constraints listed in §II above.***

TABLE 4

E-8 City/County/State Population and Housing Estimates, 2000 and 2010									
		HOUSING UNITS							
County / City	Date	Total	Single	Multiple	Mobile Homes	Households	Vacant Units	Vacancy Rate	Persons Per Household
Bishop	4/1/2000	1,867	919	585	363	1,684	183	9.80%	2.077
	4/1/2010	1,926	849	707	370	1,748	178	9.24%	2.157
Unincorporated County	4/1/2000	7,175	4,736	290	2,149	6,019	1,156	16.11%	2.374
	4/1/2010	7,552	4,978	368	2,206	6,301	1,251	16.57%	2.276

Source: DOF E8 2000-2010

A.2 Employment Trends

A total of 1,955 civilian residents of Bishop were employed as of 2011; this reflects a relatively significant increase over the 2000 employment total of 1,635. Table 5 summarizes 2011 employment by sector for Inyo County and Bishop. One measure of the balance between employment opportunities and residents' needs is a "jobs -housing balance" test. Generally, a balanced community would have a ratio of one job for every housing unit, theoretically enabling most residents to also work in the community. As of 2011, there were 1,684 occupied households in Bishop, and 1,955 employed individuals. This yields a ratio of 1.16 jobs per household for the City as a whole (compared with 1.05 jobs per household in 2008). These data indicating a continuing improvement from the 2000 Census results of 0.97 jobs per household. As noted in prior Housing Elements, the findings are not surprising given the distance from most Inyo County towns to workplaces outside the County. ***In whole, the data reflect a satisfactory "jobs-housing balance" in Bishop and the greater Bishop community.***

[4]CA Dept. of Finance, E-4 Population Estimates for Cities, Counties & the State, 2011-2013, with 2010 Census Benchmark. Sacramento, May 2013

TABLE 5

Employment by Industry	Inyo County,		Bishop city,		Unicorporated area	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	8,737	8,737	1,955	1,955	6782	6782
Agriculture, forestry, fishing and hunting, and mining	130	1.5%	15	0.8%	115	0.007
Construction	714	8.2%	145	7.4%	569	0.008
Manufacturing	380	4.3%	32	1.6%	348	0.027
Wholesale trade	121	1.4%	32	1.6%	89	-0.002
Retail trade	1,296	14.8%	380	19.4%	916	-0.046
Transportation and warehousing, and utilities	750	8.6%	80	4.1%	670	0.045
Information	73	0.8%	33	1.7%	40	-0.009
Finance and insurance, and real estate and rental and	250	2.9%	0	0.0%	250	0.029
Professional, scientific, and management, and	324	3.7%	33	1.7%	291	0.02
Educational services, and health care and social	1,764	20.2%	452	23.1%	1312	-0.029
Arts, entertainment, and recreation, and accommodation	1,604	18.4%	518	26.5%	1086	-0.081
Other services, except public administration	407	4.7%	79	4.0%	328	0.007
Public administration	924	10.6%	156	8.0%	768	0.026

Source: ACS DP-03 2007-2011

A.3 Overcrowding and Household Size

Overcrowding and household size are important housing indicators. Household size is defined as the number of people per dwelling, and overcrowding exists when there are more than 1.01 persons per room (the 1.01 factor is established by the federal government as a standard or measure of overcrowding). Both factors indicate whether the existing housing stock meets occupant space needs.

Overcrowding appears to be a function of household size, income and tenure. Information from the 1970 Census indicated that 5% of Bishop planning area households encountered overcrowded conditions. Census data for 1980 put the percentage at 4.4%, the 1980 Census at 5.5%, the 1990 Census at 5.5%, and both the 2000 and 2010 Census at 5.0%. As shown in Table 6, there is no severe overcrowding in Bishop (including both owner-occupied and renter-occupied units). ***These data indicate that overcrowding is a relatively stable and minor problem for area households.***

TABLE 6

Overcrowded Households (2011)					
			Inyo County Estimate	Bishop city Estimate	Unincorporated Estimate
Total:			14,283	730	1,365
Owner occupied:			11,213	571	1,079
0.50 or less occupants per room			9,012	159	734
0.51 to 1.00 occupants per room			2,085	0	328
1.01 to 1.50 occupants per room			77	0	17
1.51 to 2.00 occupants per room			22	0	0
2.01 or more occupants per room			17	1,146	0
Renter occupied:			3,070	705	286
0.50 or less occupants per room			1,865	348	178
0.51 to 1.00 occupants per room			1,181	93	108
1.01 to 1.50 occupants per room			14	0	0
1.51 to 2.00 occupants per room			10	0	0
2.01 or more occupants per room			0	0	0
Owner Occupied	Overcrowded	1.01 or more	116	1146	17
Renter occupied	Overcrowded	1.01 or more	24	0	0
Total overcrowded		**1.01 or more**	**140**	**1146**	**17**
Owner Occupied	Severely Overcrowded	1.5 or more	39	1146	0
Renter occupied	Severely Overcrowded	1.5 or more	10	0	0
Total severely overcrowded		**1.5 or more**	**49**	**1146**	**0**

Source: ACS 2007-2011 Table B25014

A.4 Overpayment

In addition to statistical data on total households and vacancy rates, it is useful to analyze data on housing overpayment to understand the housing situation in Bishop, particularly for lower income households. Table 7 compares housing costs as a percentage of income for Owner and Renter households, as well as total households, as of 2011 for Inyo County as a whole,

Bishop, and the unincorporated lands. Note that HCD considers housing costs over 25% of income to be "overpayment." As shown in Table 7, 73.8% of all Bishop renter households met the HCD criteria for overpayment for housing costs, compared with 37.7% of owner households. Both of these measures show a significant increase over 2000 Census data, when 54% of renter households and 25.8% of owner households were overpaying. The decade between 2000-2010 was particularly volatile for housing, which has undoubtedly contributed to the worsening overpayment problem. However, as discussed above, ***the increased supply of multifamily and mobile home housing opportunities has outstripped the increase in population of Bishop, which may point to a reduced overpayment problem in the years ahead.***

TABLE 7

Table 4 — Households by Income Category Paying in Excess of 30% of Income Toward Housing (Overpayment by Income category)

65,800	Inyo Countywide Total					
Household	Extreme Low	Very Low	Low	Above Moderate	Total	Lower Income
Ownership Households	734	612	742	2,019	4,943	2,088
Overpaying owner households	446	248	187	383	1,476	882
Percentage of overpaying owners	60.8%	40.6%	25.3%	19.0%	29.9%	42.2%
Renter Households	617	576	407	434	2,298	1,600
Overpaying renter households	568	500	206	14	1,328	1,274
Percentage of overpaying renters	92.0%	86.9%	50.6%	3.2%	57.8%	79.6%
Total Households	1,351	1,187	1,149	2,453	7,241	3,688
Overpaying households	1,014	749	394	397	2,804	2,156
Percentage of overpaying households	75.0%	63.0%	34.3%	16.2%	38.7%	58.5%

Source: ACS 2007-2011 B25106

Table 4 — Households by Income Category Paying in Excess of 30% of Income Toward Housing (Overpayment by Income category)

65,800	City of Bishop					
Household	Extreme Low	Very Low	Low	Above Moderate	Total	Lower Income
Ownership Households	95	99	79	363	730	273
Overpaying owner households	55	55	25	116	275	135
Percentage of overpaying owners	58.3%	55.3%	31.5%	31.9%	37.7%	49.5%
Renter Households	341	350	122	133	1,044	813
Overpaying renter households	341	328	71	3	770	739
Percentage of overpaying renters	100.0%	93.6%	57.8%	2.5%	73.8%	90.9%
Total Households	435	450	201	497	1,774	1,086
Overpaying households	396	383	95	119	1,045	874
Percentage of overpaying households	90.9%	85.2%	47.5%	24.0%	58.9%	80.5%

Source: ACS 2007-2011 B25106

Table 4 — Households by Income Category Paying in Excess of 30% of Income Toward Housing (Overpayment by Income category)

65,800	Unincorporated Inyo County					
Household	Extreme Low	Very Low	Low	Above Moderate	Total	Lower Income
Ownership Households	640	512	663	1,656	4,213	1,815
Overpaying owner households	391	194	163	267	1,201	747
Percentage of overpaying owners	61.1%	37.8%	24.5%	16.1%	28.5%	41.2%
Renter Households	276	226	285	301	1,254	787
Overpaying renter households	227	172	136	10	558	535
Percentage of overpaying renters	82.1%	76.4%	47.6%	3.5%	44.5%	68.0%
Total Households	916	738	948	1,957	5,467	2,602
Overpaying households	618	366	298	278	1,759	1,282
Percentage of overpaying households	67.5%	49.6%	31.5%	14.2%	32.2%	49.3%

A.5 Housing Tenure

As shown in Table 8, the estimated number of owner-occupied units in Bishop as of 2011 was 730 units (an increase over the 701 owner-occupied units in 2000), with 1,146 renter-occupied units as of 2011 compared with 958 renter-occupied units in 2000.

TABLE 8

Existing Households	Inyo Countywide Total			Bishop			Unincorporated County		
Year	# Existing Hh	Owner	Renter	# Existing Households	Owner	Renter	# Existing Households	Owner	Renter
2011	7,910	4,960	2,950	1,876	730	1,146	6,034	4,230	1,804

Source: ACS 2011, 5-year

Bishop household size varies between owner- and renter-occupied units, with an average of 2.37 occupants in owner-occupied dwelling types (2000 Census) and an average of 1.79 occupants per rental unit. This represents a continuation of a long-standing trend towards smaller household sizes in the City as evidenced by the fact that the average Bishop household size in 1960 was 3.0 persons. The Bishop population in 2000 was younger overall (with 22.4% of residents age 60 or older) than in 2008, when 25.8% of residents were age 60 or older. As shown in Table 9, this trend has continued with 30% of Bishop residents now in the 60+ year age bracket. Almost 40% of owner-occupied units fall into this group, whereas renters are a comparatively younger proportion of the overall Bishop population (18.6% age 60 or older).

TABLE 9 - HOUSEHOLDS BY TENURE AND AGE

	Inyo County		Bishop City	
	Estimate	Margin of	Estimate	Margin of
Total:	7,910	+/-213	1,876	+/-154
Owner occupied:	4,960	+/-243	730	+/-129
Householder 15 to 24 years	23	+/-20	0	+/-95
Householder 25 to 34 years	229	+/-85	34	+/-34
Householder 35 to 44 years	467	+/-94	91	+/-46
Householder 45 to 54 years	1,117	+/-134	204	+/-82
Householder 55 to 59 years	598	+/-120	113	+/-60
Householder 60 to 64 years	599	+/-113	58	+/-43
Householder 65 to 74 years	988	+/-116	82	+/-64
Householder 75 to 84 years	749	+/-105	126	+/-72
Householder 85 years and over	190	+/-70	22	+/-36
Renter occupied:	2,950	+/-230	1,146	+/-176
Householder 15 to 24 years	152	+/-73	54	+/-57
Householder 25 to 34 years	753	+/-138	339	+/-132
Householder 35 to 44 years	532	+/-144	145	+/-105
Householder 45 to 54 years	611	+/-124	222	+/-94
Householder 55 to 59 years	280	+/-103	112	+/-88
Householder 60 to 64 years	169	+/-77	41	+/-36
Householder 65 to 74 years	180	+/-64	52	+/-44
Householder 75 to 84 years	136	+/-79	104	+/-81
Householder 85 years and over	137	+/-88	77	+/-67

Source: ACS 2011, 5 Year (B25007)

Some localities have established density bonus programs for developers who build units that can accommodate large families (i.e., households with 5 or more persons. Other jurisdictions have reduced parking requirements, waived fees or expedited processing of permits for projects providing some additional units with three or more bedrooms. ***This does not appear warranted for Bishop. As shown in Table 10, there were no rental households in Bishop with 5 or more persons as of 2011, and there were only 47 owner-occupied units with 5 or more persons (none with 6 or more).*** Overall, household sizes continue to reflect societal changes, including reduced family size and lower birth rates. These factors result in continued need for new housing formation since smaller households require a greater number of dwelling units to house an equivalent size population.

TABLE 10

Household Size by Tenure (Including Large Households) (2007-2011)						
	Inyo Countywide		Bishop City		Unincorporated County	
	#	%	#	%	#	%
Owner	4,960	62.7%	730	38.9%	4,230	70.1%
Householder living alone	1,563	31.5%	221	30.3%	1,342	31.7%
Households 2-4 persons	3,112	62.7%	462	63.3%	2,650	62.6%
Large households 5+ persons	285	5.7%	47	6.4%	238	5.6%
Rental	2,950	37.3%	1,146	61.1%	1804	29.9%
Householder living alone	1,282	43.5%	682	59.5%	600	33.3%
Households 2-4 persons	1488	30.0%	464	9.4%	1024	20.6%
Large households 5+ persons	180	3.6%	0	0.0%	180	3.6%
Total:	7,910		1,876		6,034	
Total Householder living alone	2,845	36.0%	903	48.1%	1,942	32.2%
Households 2-4 persons	4,600	58.2%	926	49.4%	3,674	60.9%
Large households 5+ persons	465	5.9%	47	2.5%	418	6.9%

Source ACS B25007

A.6 Housing Stock

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock. The quality of the individual housing units or structures may be defined as sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs, and rehabilitation. As of the 2010 Census (see Summary Table 20), the City of Bishop had a housing stock comprised of 2,041 total dwelling units, compared to 1,894 total units in January 2008. As shown in Table 11, single family dwellings continue to represent a majority of the City's housing units

TABLE 11

Housing by Type of Structure						
County / City	Total	Single Detached	Single attached	Two to Four	Five Plus	Mobile Homes
Inyo County	2013	2013	2013	2013	2013	2013
Bishop	#REF!	3,771	108	1,926	766	83
Unincorporated	#REF!	14,342	325	7,552	4,850	128
County Total	#REF!	18,113	433	9,478	5,616	211

Source : State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2013. Sacramento, California, May 2013

As shown in Table 20 (Summary of Selected Census Data), there are 10 residences in the City of Bishop that lack complete plumbing facilities, 100 residences that lack complete kitchen facilities, and 113 residences that have no telephone service. These are the units with a critical need for rehabilitation The Bishop Code Enforcement and Public Safety Officer would have knowledge of these conditions only if a complaint is filed, and when complaints are received the City takes prompt action. To date, however, no such complaints have been received by the City nor is the City aware of any such units. As a result, the current Housing Element does not contain any action items pertaining to these units.

A.7 Vacancy Rates

Table 10 presents housing stock data by type of vacancy as of the 2010 Census. As shown, the 2010 vacancy rate in Bishop

was estimated at 9.24% of households (178 units). This represents a reduction from the 9.7% vacancy rate in 2000 (183 units).the vacancy rate overall was 9.2%. As noted in the 2004 and 2009 Bishop Housing Element updates, the U.S. Department of Housing and Urban Development considers a housing market with a vacancy rate of three percent or less to have a "shortage" of housing. Some households in a housing market with a vacancy rate of three percent or less for a sustained period of time can be expected to experience an "overpayment problem." An overall vacancy rate of about five percent is considered desirable to assure an adequate selection of reasonably priced housing without discouraging investment in housing. More specifically, a minimum vacancy rate of 2% for dwellings for sale is desirable while a minimum vacancy rate for rental units is 6%.

The homeowner vacancy rate in Bishop has been tight for a long period (1.8% as of 2007 and 1.0% as of 2004), but has recently worsened with only 0.3% of homeowner units vacant as of the 2010 Census. The rental vacancy rate has long been below the 6% minimum level deemed desirable by HCD, but has improved in recent years to 5.8%.

TABLE 12

HOUSING STOCK BY TYPE OF VACANCY

Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	Rented, not occupied	For sale only	Sold, not occupied	seasonal, recreational, or occasional use	All other vacants	Vacancy rate	Homeowner vacancy rate (1)	Rental vacancy rate (1)
Inyo County	9,478	8,049	1,429	182	21	90	20	716	400	15.1%	1.7%	5.8%
Big Pine CDP	871	764	107	12	0	9	2	54	30	12.3%	1.5%	6.3%
Bishop city	1,926	1,748	178	67	14	2	1	38	56	9.2%	0.3%	5.8%
Cartago CDP	55	44	11	0	0	0	0	7	4	20.0%	0.0%	0.0%
Darwin CDP	46	28	18	0	0	1	0	14	3	39.1%	4.0%	0.0%
Dixon Lane-Meadow Creek CD	1,273	1,166	107	1	0	15	11	45	35	8.4%	1.5%	0.6%
Furnace Creek CDP	18	15	3	0	0	0	0	0	3	16.7%	0.0%	0.0%
Homewood Canyon CDP	36	24	12	0	0	0	0	8	4	33.3%	0.0%	0.0%
Independence CDP	389	301	88	6	1	13	0	33	35	22.6%	5.8%	6.1%
Keeler CDP	67	40	27	2	0	1	0	9	15	40.3%	2.9%	22.2%
Lone Pine CDP	1,004	831	173	29	1	12	1	78	52	17.2%	2.6%	7.1%
Mesa CDP	124	104	20	0	0	0	1	13	6	16.1%	0.0%	0.0%
Olancha CDP	97	78	19	1	0	1	0	12	5	19.6%	2.2%	2.9%
Pearsonville CDP	16	9	7	0	0	1	0	0	6	43.8%	12.5%	0.0%
Round Valley CDP	155	141	14	4	0	0	0	6	4	9.0%	0.0%	4.0%
Shoshone CDP	31	17	14	3	0	1	0	3	7	45.2%	16.7%	20.0%
Tecopa CDP	159	92	67	4	0	4	0	47	12	42.1%	6.6%	10.3%
Trona CDP	6	5	1	0	0	0	0	0	1	16.7%	0.0%	0.0%
Valley Wells CDP	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%
West Bishop CDP	1,229	1,133	96	7	1	10	3	55	20	7.8%	1.0%	4.2%
Wilkerson CDP	265	244	21	2	0	3	0	10	6	7.9%	1.5%	4.3%

Source: U.S. Census Bureau - Census 2010 Demographic Profile Summary

A.7 Special Households

The HCD has explained how special housing needs differ from other housing needs in the following terms: *"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers, or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four bedroom apartments."*[5]

- ***Disabled Persons and Households including persons with Developmental Disabilities***

[5]HCD, Housing Element Questions and Answers, March, 1984.

Households with one or more members with some physical disabilities may require special housing design features and may also have housing assistance needs. The primary focus of disabled residents as a special need segment is on their number and economic situation. The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of financial resources and incentives available to those who want to make their buildings accessible; and d) lack of knowledge as to how accessibility can be improved. General solutions include: a) public recognition and commitment to correcting the problems; b) education and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.[6]

As shown in Tables 13 and 14, results of the American Community Survey (ACS) for 2011 indicate that the proportion of disabled persons in Bishop has decreased in recent years. Whereas the 2000 Census indicated that 18.6% of the Bishop population over age 5 was disabled,[7] data from the 2011 ACS indicate that persons with disability now comprise 11% of the total Bishop population. Employment disability comprises the largest share of disability type (17.85%) for persons 16-64 years old, and physical disability comprises the largest share (17.35%) for persons 65 years and older. The City's zoning code does not define 'family' or identify special concentration or permitting requirements for this type of use, and will not constitute a hindrance to the provision of housing for disabled persons.

TABLE 13

Persons with Disability by Employment Status (ACS 2011)						
	Inyo Countywide	Percent	Bishop	Percent	Unincorporated	Percent
Age 5-64, Employed Persons with a Disability	598	35%	44	13%	554	41%
Age 5-64, Not Employed Persons with a Disability	499	29%	71	21%	428	31%
Persons Age 65 Plus with a Disability	1305	77%	211	62%	1094	80%
Total Persons with a Disability	1704	100%	341	100%	1363	100%
% of Total Population (Civilian Non-institutional)	10%		11%		10%	
Source: ACS B18120						

TABLE 14

Persons with Disabilities by Disability Type* and age (Census 2010)						
	Inyo Countywide	Percent	Bishop	Percent	Unincorporated	Percent
Total Disabilities Tallied	5,672	100.00%	1,216	100.00%	4456	100.00%
Total disabilities tallied for people 5 to 15 years:	208	3.63%	36	2.96%	170	3.82%
Sensory disability	21	0.37%	0	0.00%	21	0.47%
Physical disability	46	0.81%	15	1.23%	31	0.70%
Mental disability	86	1.52%	8	0.66%	78	1.75%
Self-care disability	53	0.93%	13	1.07%	40	0.90%
Total disabilities tallied for people 16 to 64 years:	3,252	57.33%	591	48.60%	2661	59.72%
Sensory disability	377	6.65%	52	4.28%	325	7.29%
Physical disability	862	15.20%	115	9.46%	747	16.76%
Mental disability	438	7.72%	79	6.50%	359	8.06%
Self-care disability	157	2.77%	39	3.21%	118	2.65%
Go-outside-home disability	323	5.69%	89	7.32%	234	5.25%
Employment disability	1,095	19.31%	217	17.85%	878	19.70%
Total disabilities tallied for people 65 years and over:	2,214	39.03%	589	48.44%	1625	36.47%
Sensory disability	556	9.80%	133	10.94%	423	9.49%
Physical disability	796	14.03%	211	17.35%	585	13.13%
Mental disability	270	4.76%	56	4.61%	214	4.80%
Self-care disability	217	3.83%	74	6.09%	143	3.21%
Go-outside-home disability	375	6.61%	115	9.46%	260	5.83%
Source: 2010 Census S1810						

Tables 15A, 15B, and 15C summarize residential care in Bishop. The City of Bishop (zip code 93514) shows a total of 57

[6]The Center for Independent Living, Inc., Berkeley and the Northern Section, California Chapter of the American Planning Association, "*A Guidebook on the General Plan and Disabled*," June, 1981.

[7]Source: American Factfinder, Summary Table 3, Disability Status by Sex: 2000.

individuals in this category, including 18 individuals under the age of 18, and 3 individuals over the age of 62. The majority (63%) are in Section 8 housing, followed by independent living arrangements ((35%).

TABLE 15A
RESIDENTIAL CARE POPULATION BY ZIP CODE

ZIP	County	Status	Age	Residence	Population
93513	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93513	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	1
93513	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	2
93513	Inyo	2-Active Client	22 to 31 yrs	Indep Living	1
93514	Inyo	2-Active Client	3 to 5 yrs	Home Prnt/Grdn	1
93514	Inyo	2-Active Client	6 to 9 yrs	Home Prnt/Grdn	4
93514	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	5
93514	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	8
93514	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	2
93514	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	9
93514	Inyo	2-Active Client	22 to 31 yrs	Indep Living	3
93514	Inyo	2-Active Client	22 to 31 yrs	Other	1
93514	Inyo	2-Active Client	32 to 41 yrs	Home Prnt/Grdn	4
93514	Inyo	2-Active Client	32 to 41 yrs	Indep Living	3
93514	Inyo	2-Active Client	42 to 51 yrs	Home Prnt/Grdn	3
93514	Inyo	2-Active Client	42 to 51 yrs	Indep Living	7
93514	Inyo	2-Active Client	52 to 61 yrs	Indep Living	4
93514	Inyo	2-Active Client	62 and Older	Indep Living	3
93526	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93526	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	1
93542	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	3
93545	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	32 to 41 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	42 to 51 yrs	Indep Living	1
93545	Inyo	2-Active Client	52 to 61 yrs	Indep Living	2
93545	Inyo	2-Active Client	52 to 61 yrs	SNF	1
93545	Inyo	2-Active Client	62 and Older	SNF	2

TABLE 15B
RESIDENTIAL CARE BY AGE

# Pop		Age											
County	ZIP	0 to 2 yrs	3 to 5 yrs	6 to 9 yrs	10 to 13 yrs	14 to 17 yrs	18 to 21 yrs	22 to 31 yrs	32 to 41 yrs	42 to 51 yrs	52 to 61 yrs	62 and Older	Total
Inyo	93513				1	1		3					5
Inyo	93514		1	4	5	8	2	13	7	10	4	3	57
Inyo	93526				1		1						2
Inyo	93542				1								1
Inyo	93545				1	1	3	1	1	1	3	2	13

TABLE 15C
RESIDENTIAL CARE BY TYPE OF RESIDENCE

# Pop		Residence						
County	ZIP	Community Care	Home Prnt/Grdn	ICF	Indep Living	Other	SNF	Total
Inyo	93513		4		1			5
Inyo	93514		36		20	1		57
Inyo	93526		2					2
Inyo	93542		1					1
Inyo	93545		7		3		3	13

As of January 2011, housing elements must include an analysis of the special housing needs of disabled persons including persons with developmental disabilities. This requirement stems from the fact that special needs groups encounter significant challenges in obtaining secure and decent housing and are disproportionately subject to discrimination. SB 812amended State housing element law to require that an evaluation of the special housing needs of persons with developmental disabilities must be included in the assessment of the housing needs of the disabled, including estimates of the number of persons with developmental disabilities and their housing need with a discussion of potential resources. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

The US Census does not compile information regarding persons with developmental disabilities, but this information is available through each nonprofit regional center operating under contract with the California Dept. of Developmental Services (DDS). Table 15D, 15E and 15F summarize housing needs of people with developmental disabilities per SB 812 by zip code, by age and by status. As shown, the City of Bishop (zip code 93514) has a total of 57 persons with developmental disabilities including 1 person in the 3-5 year age, 4 individuals aged 6-9 years, 5 individuals aged 10-13 years, 8 individuals aged 14-17, 2 individuals aged 18-21, 13 individuals aged 22-31, 7 individuals aged 32-41, 10 individuals aged 42-51, 4 individuals aged 52-61 and 3 individuals aged 61 or older. Of this population, twenty are in independent living situations, 36 are living at home with a parent or guardian, and 1 has other living arrangements.

TABLE 15D
PEOPLE WITH DEVELOPMENTAL DISABILITIES HOUSING NEEDS PER SB 812 BY ZIP CODE

ZIP	County	Status	Age	Residence	Population
93513	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93513	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	1
93513	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	2
93513	Inyo	2-Active Client	22 to 31 yrs	Indep Living	1
93514	Inyo	2-Active Client	3 to 5 yrs	Home Prnt/Grdn	1
93514	Inyo	2-Active Client	6 to 9 yrs	Home Prnt/Grdn	4
93514	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	5
93514	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	8
93514	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	2
93514	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	9
93514	Inyo	2-Active Client	22 to 31 yrs	Indep Living	3
93514	Inyo	2-Active Client	22 to 31 yrs	Other	1
93514	Inyo	2-Active Client	32 to 41 yrs	Home Prnt/Grdn	4
93514	Inyo	2-Active Client	32 to 41 yrs	Indep Living	3
93514	Inyo	2-Active Client	42 to 51 yrs	Home Prnt/Grdn	3
93514	Inyo	2-Active Client	42 to 51 yrs	Indep Living	7
93514	Inyo	2-Active Client	52 to 61 yrs	Indep Living	4
93514	Inyo	2-Active Client	62 and Older	Indep Living	3
93526	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93526	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	1
93542	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	18 to 21 yrs	Home Prnt/Grdn	3
93545	Inyo	2-Active Client	22 to 31 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	32 to 41 yrs	Home Prnt/Grdn	1
93545	Inyo	2-Active Client	42 to 51 yrs	Indep Living	1
93545	Inyo	2-Active Client	52 to 61 yrs	Indep Living	2
93545	Inyo	2-Active Client	52 to 61 yrs	SNF	1
93545	Inyo	2-Active Client	62 and Older	SNF	2

TABLE 15E - PEOPLE WITH DEVELOPMENTAL DISABILITIES HOUSING NEEDS PER SB 812 BY AGE

# Pop		Age (Years)											
County	ZIP	0-2	3-5	6-9	10-13	14-17	18-21	22-31	32-41	42-51	52-61	62+	Total
Inyo	93513				1	1		3					5
Inyo	93514		1	4	5	8	2	13	7	10	4	3	57
Inyo	93526				1		1						2
Inyo	93542				1								1
Inyo	93545				1	1	3	1	1	1	3	2	13

TABLE 15D - HOUSING NEEDS BY ZIP CODE OF PEOPLE WITH SB 812 DEVELOPMENTAL DISABILITIES

# Pop		Residence						
County	ZIP	Cmty Care	Home Prnt/Grdn	ICF	Indep. Living	Other	SNF	Total
Inyo	93513		4		1			5
Inyo	93514		36		20	1		57
Inyo	93526		2					2
Inyo	93542		1					1
Inyo	93545		7		3		3	13

- *Farm Workers*

Farm workers represent 1 of 7 special needs groups referenced in state law. Data developed for prior Housing Elements indicated that the majority of persons within the category of "agriculture, forestry, fishing and hunting" occupations were actually employed in the fields of veterinary medicine, horticulture, and landscaping—not farming. This broad-based group of agriculture-related workers constituted 3.1% of all employed residents of Bishop in 2000, but has since fallen. As shown in Tables 16 and 17, the City of Bishop has no farming, forestry or fishing businesses are known to operate in the City as of 2007. The City's Zoning Ordinance complies with the Employee Housing Act, specifically Health and Safety Code §§17021.5 and 17021.6. Section 17021.5 requires that employee housing for six or fewer employees to be treated as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

TABLE 16

Farmworkers – County-Wide (Inyo)		
Hired Farm Labor		
Farms	Workers	$1,000 payroll
32	202	1726

TABLE 17

Farmworkers by Days Worked (Inyo)			
150 Days or More			
	Farms		20
	Workers		95
	Farms with 10 or More Workers		
		Farms	1
		Workers	n/a
Fewer than 150 Days			
	Farms		22
	Workers		107
Source: USDA Census of Farmworkers 2007			
Link to upcoming 2012 AgCensu http://www.agcensus.usda.gov/index.php			

- *Homeless Residents*

Although there are no accurate homeless statistics available for the Bishop area (and no data on homelessness was included with the *Housing Element Data Package* provided by HCD, as shown in Tables 18 and 19), IMACA estimates that the population is growing. Statewide statistics indicate approximately 36 homeless per 10,000 residents; this would indicate roughly 36 homeless in Inyo and Mono Counties combined, and approximately 13 homeless individuals in the Bishop City limits. These numbers are higher than estimates from 2009, when the Inyo County Mental Health Director estimated a total of 25 homeless individuals in Inyo County, five (5) of whom were thought to reside in the City. The prolonged economic downturn has played a key role in this trend, and IMACA notes that daily calls and referrals for assistance have increased noticeably over the past year or so.

During 2013, IMACA received a $100,000 grant from the California Department of Community Services and Development to fund its new Homeless Prevention Program. The funds will be used for emergency shelter vouchers, rental deposit assistance and relative services designed to assist homeless individuals in Inyo and Mono Counties. In addition, the program can issue camping equipment and pay campground fees. The program is funded for the July 2013/June 2014 fiscal year, during which IMACA will keep records with the goal of expanded state and federal funding if the program succeeds in its goal of creating a 'continuum of care' by which provider agencies (counseling, healthcare, rental and employee assistance) unit to provide an effective and responsive range of services to populations in need.

Additionally, IMACA has played a key role in the recent formation of a Continuum of Care program to answer the unmet needs of the homeless population in Inyo, Mono and Alpine counties. Stakeholders in this multi-agency effort include Inyo and Mono County Social Services and Health and Human Services, the Salvation Army, Northern Inyo Hospital, Inyo County veteran services, Mammoth Lakes Housing and several churches. The Continuum of Care program will serve as a collaborative way to provide integrated services to the homeless population. The program will also establish eligibility for state and federal funding sources that would not be available to the individual stakeholders. Through this avenue, the Continuum of Care aims to obtain funding for shelters and housing for homeless individuals as well as essential services and homelessness prevention programs.[8]

- *Female Heads of Household*

2000 Census data identified that 327 households were headed by females in Bishop, compared with 152 female-headed households in 1990. Data from the 2010 Census indicate that this number has decreased to 234 households (27.8% of all households). Female heads of household comprise the majority of households under the poverty line, representing 64% of the total 108 families living under the poverty level. However, the proportion of female headed households below the poverty line is slightly under 30%. These statistics reflect improvements since the 1990 Census, when Bishop was home to 114 female-headed households with children, half with incomes below the poverty level. Nearly a third of female-headed households were under the federal poverty level, compared with nearly a quarter of all households in Bishop. Affordable housing for female heads of households in the City has been provided through existing programs. The rental rate structure and rental assistance programs available in Bishop continue to adequately address housing needs of this group. A majority of female heads of household are without children, though 42% of the total live with children.

TABLE 18

Female Headed Households (2010)						
Householder Type	Bishop Number	Percent	Inyo County Number	Percent	Unincorporated Number	Percent
Female Headed Householders	*234*	*27.8%*	*875*	*18.9%*	*641*	*16.9%*
Female Heads with Own Children	*99*	*11.8%*	*523*	*11.3%*	*424*	*11.2%*
Female Heads without Children	*135*	*16.0%*	*352*	*7.6%*	*217*	*5.7%*
Total Householders	842	*100.0%*	4634	*100.0%*	*3792*	*100.0%*
Female Headed Householders Under the Poverty Level	70	*8.3%*	647	*14.0%*	*577*	*15.2%*
Total families Under the Poverty Level	108	*12.8%*	434	*9.4%*	*326*	*8.6%*
Source: 2010 Census B17012						

[8] *The Sheet*, September 21, 2013, "Helping the Homeless." Article written by 'Vane.'

A.8 At-Risk Units

HCD has identified one housing project in the City of Bishop that is at risk of converting to Non-Low Income Uses: the Willow Plaza, located at 324 Willow Street (see Table 20). This project was placed in service in 2007, and HCD indicates that there are more than 20-years of affordability remaining. This new-construction project provides a total of 12 low income housing units (100% of the units at this site) and is designed for large families.

TABLE 19

Summary of Units At Risk of Converting to Non-Low Income Uses																																	
Project Name	Project Address	Project City	Project County	Project Zip	PIS Date	Conversion Risk	Risk_level	SRO_Studio Units	TCAC#	Total Low_Income Units	Total Units	Year 15 Date_of	application_year_co	Application #	Application Stage	Housing Type	Construction Type	Comments	Developer	General Partner	GP1 Type	GP2 Type	Management Company	Owner_Applicant Name	_Sponsor of Partner	_Str_Unit s	_Str_Unit s	_Str_Unit s	_Str_Unit s	_Str_Unit s	_Str_Unit s
Willow Plaza	324 W. Willow Street	Bishop	Inyo	93534	10/12/2007	more than 20 years of affordability remaining	Pre Year 15		CA 2006-089	12	12	10/12/2022	2006	CA 2006-089	Placed in Service	Large Family	New Construction		Pacific West Communities, Inc.	Reuse, LLC	Nonprofit		Sorbington Property Management	Bishop Pacific Associates, A California LP		0	4	8	0	0	0
No HUD Assisted units in Inyo County																																	

A.9 Census Summary

Table 20 on the following page provides an overall summary of selected data from the 2010 Census for the City of Bishop and, for comparison, for the State of California as a whole.

A.9 Energy and Water Conservation

Energy used for space heating, air conditioning, and water heating is the major utility cost faced by renters and homeowners. Electricity, propane, firewood and oil are the main sources of energy used. The surrounding national forest lands allow wood cutting for home use for a small fee. Firewood also may be purchased from local suppliers. However, many households rely on other forms of energy for a number of reasons. These include personal preference, lack of wood cutting/gathering equipment, lack of wood-burning stoves, no wood storage areas, ash disposal problems, etc. Many rely on electricity for water heating, water heating being second only to space heating/air conditioning in total household use. Water heating by electricity is the most expensive water heating energy source and can run well over $100 per month.

The large number of older homes in Bishop adds to cost of energy for heating and cooling. Insulating poorly insulated homes could markedly decrease energy costs given the cold winters and hot summers in this area. Weatherization of homes is the most effective way to reduce energy costs. The most effective weatherization activities include caulking, weather stripping of windows and doors, installing gaskets behind switch-plates, replacing broken window panes, rehabilitating window frames and sashes, building and installing storm windows, installation of proper siding, and adding wall or ceiling insulation. Potential savings due to reduced heating costs may range from 25% to 50% or more depending upon the extent of weatherization activities.

IMACA administers the Low Income Home Energy Assistance Program (LIHEAP) on behalf of the State of California. Eligibility is 80% of state median income. Approximately half of Inyo County's funds are expended in serving an average of 350 Bishop households in the Energy Crisis Intervention Program (ECIP) and an additional 20 in weatherization. ECIP is available each year as *either* $300 for electricity *or* 2 cords of wood, *or* $700 in propane *or* $700 in wood pellets. The LIHEAP Weatherization Program assists an average of 20 Bishop households each year with up to $3,000 in energy conservation/home repairs. The SCE programs assist some 30 households in Bishop each year with energy efficient refrigerators.

Use of solar energy, such as solar water heating systems, can conservatively save 50% or more on annual hot water costs when properly designed and installed. Another affordable energy saving program involves the enclosure of south facing porches during winter with thermo-pane glass or other similar material. Such installations can prove cost effective in reducing overall energy costs.

TABLE 20
SUMMARY OF SELECTED 2010 CENSUS DATA[9]

	BISHOP		CALIFORNIA	
SUBJECT	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY				
Total housing units	2,041	2,041	13,631,129	13,631,129
Occupied housing units	1,876	91.9%	12,433,172	91.2%
Vacant housing units	165	8.1%	1,197,957	8.8%
Homeowner vacancy rate	1.6	(X)	2.3	(X)
Rental vacancy rate	0.0	(X)	5.1	(X)
UNITS IN STRUCTURE				
Total housing units	2,041	2,041	13,631,129	13,631,129
1-unit, detached	674	33.0%	7,929,196	58.2%
1-unit, attached	75	3.7%	961,035	7.1%
2 units	174	8.5%	348,194	2.6%
3 or 4 units	358	17.5%	756,077	5.5%
5 to 9 units	117	5.7%	832,065	6.1%
10 to 19 units	133	6.5%	724,235	5.3%
20 or more units	140	6.9%	1,534,077	11.3%
Mobile home	323	15.8%	529,502	3.9%
Boat, RV, van, etc.	47	2.3%	16,748	0.1%
YEAR STRUCTURE BUILT				
Total housing units	2,041	2,041	13,631,129	13,631,129
Built 2005 or later	0	0.0%	565,425	4.1%

[9] Explanation of Symbols:

- An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
- An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
- An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
- An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
- An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
- An '*****' entry in the margin of error column indicates the estimate is controlled. A statistical test for sampling variability is not appropriate.
- An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
- An '(X)' means that the estimate is not applicable or not available.

Built 2000 to 2004	130	6.4%	969,601	7.1%
Built 1990 to 1999	92	4.5%	1,439,356	10.6%
Built 1980 to 1989	162	7.9%	2,104,767	15.4%
Built 1970 to 1979	488	23.9%	2,519,509	18.5%
Built 1960 to 1969	479	23.5%	1,894,809	13.9%
Built 1950 to 1959	289	14.2%	1,926,133	14.1%
Built 1940 to 1949	277	13.6%	901,178	6.6%
Built 1939 or earlier	124	6.1%	1,310,351	9.6%
ROOMS				
Total housing units	2,041	2,041	13,631,129	13,631,129
1 room	122	6.0%	406,049	3.0%
2 rooms	157	7.7%	549,675	4.0%
3 rooms	314	15.4%	1,618,719	11.9%
4 rooms	750	36.7%	2,587,629	19.0%
5 rooms	297	14.6%	2,812,643	20.6%
6 rooms	135	6.6%	2,372,195	17.4%
7 rooms	149	7.3%	1,541,729	11.3%
8 rooms	60	2.9%	916,062	6.7%
9 rooms or more	57	2.8%	826,428	6.1%
Median rooms	4.1	(X)	5.1	(X)
BEDROOMS				
Total housing units	2,041	2,041	13,631,129	13,631,129
No bedroom	122	6.0%	477,053	3.5%
1 bedroom	428	21.0%	1,933,889	14.2%
2 bedrooms	879	43.1%	3,851,973	28.3%
3 bedrooms	417	20.4%	4,563,190	33.5%
4 bedrooms	167	8.2%	2,232,456	16.4%
5 or more bedrooms	28	1.4%	572,568	4.2%
HOUSING TENURE				
Occupied housing units	1,876	1,876	12,433,172	12,433,172
Owner-occupied	730	38.9%	7,055,642	56.7%
Renter-occupied	1,146	61.1%	5,377,530	43.3%

Average household size of owner-occupied unit	2.37	(X)	2.97	(X)
Average household size of renter-occupied unit	1.79	(X)	2.82	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	1,876	1,876	12,433,172	12,433,172
Moved in 2005 or later	707	37.7%	5,141,895	41.4%
Moved in 2000 to 2004	488	26.0%	2,677,814	21.5%
Moved in 1990 to 1999	452	24.1%	2,394,124	19.3%
Moved in 1980 to 1989	121	6.4%	1,083,662	8.7%
Moved in 1970 to 1979	52	2.8%	673,853	5.4%
Moved in 1969 or earlier	56	3.0%	461,824	3.7%
VEHICLES AVAILABLE				
Occupied housing units	1,876	1,876	12,433,172	12,433,172
No vehicles available	313	16.7%	953,126	7.7%
1 vehicle available	746	39.8%	3,966,682	31.9%
2 vehicles available	592	31.6%	4,669,907	37.6%
3 or more vehicles available	225	12.0%	2,843,457	22.9%
SELECTED CHARACTERISTICS				
Occupied housing units	1,876	1,876	12,433,172	12,433,172
Lacking complete plumbing facilities	10	0.5%	71,927	0.6%
Lacking complete kitchen facilities	100	5.3%	146,382	1.2%
No telephone service available	113	6.0%	272,790	2.2%
OCCUPANTS PER ROOM				
Occupied housing units	1,876	1,876	12,433,172	12,433,172
1.00 or less	1,783	95.0%	11,431,454	91.9%
1.01 to 1.50	93	5.0%	652,590	5.2%
1.51 or more	0	0.0%	349,128	2.8%
VALUE				
Owner-occupied units	730	730	7,055,642	7,055,642
Less than $50,000	119	16.3%	232,484	3.3%
$50,000 to $99,999	32	4.4%	250,334	3.5%
$100,000 to $149,999	47	6.4%	316,174	4.5%
$150,000 to $199,999	8	1.1%	436,056	6.2%

$200,000 to $299,999	146	20.0%	1,004,434	14.2%
$300,000 to $499,999	323	44.2%	1,999,370	28.3%
$500,000 to $999,999	46	6.3%	2,206,241	31.3%
$1,000,000 or more	9	1.2%	610,549	8.7%
Median (dollars)	306,000	(X)	421,600	(X)
MORTGAGE STATUS				
Owner-occupied units	730	730	7,055,642	7,055,642
Housing units with a mortgage	452	61.9%	5,327,314	75.5%
Housing units without a mortgage	278	38.1%	1,728,328	24.5%
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	452	452	5,327,314	5,327,314
Less than $300	0	0.0%	5,930	0.1%
$300 to $499	0	0.0%	34,275	0.6%
$500 to $699	31	6.9%	82,297	1.5%
$700 to $999	65	14.4%	252,241	4.7%
$1,000 to $1,499	87	19.2%	724,158	13.6%
$1,500 to $1,999	72	15.9%	913,256	17.1%
$2,000 or more	197	43.6%	3,315,157	62.2%
Median (dollars)	1,855	(X)	2,377	(X)
Housing units without a mortgage	278	278	1,728,328	1,728,328
Less than $100	0	0.0%	30,154	1.7%
$100 to $199	10	3.6%	109,625	6.3%
$200 to $299	73	26.3%	256,045	14.8%
$300 to $399	45	16.2%	302,607	17.5%
$400 or more	150	54.0%	1,029,897	59.6%
Median (dollars)	450	(X)	464	(X)
SELECTED MONTHLY OWNER COSTS AS % OF HH INCOME				
Housing units with a mortgage	452	452	5,299,002	5,299,002
Less than 20.0 percent	153	33.8%	1,199,127	22.6%
20.0 to 24.9 percent	24	5.3%	700,359	13.2%
25.0 to 29.9 percent	36	8.0%	652,138	12.3%
30.0 to 34.9 percent	152	33.6%	544,843	10.3%

35.0 percent or more	87	19.2%	2,202,535	41.6%
Not computed	0	(X)	28,312	(X)
Housing unit without a mortgage	278	278	1,708,784	1,708,784
Less than 10.0 percent	78	28.1%	776,224	45.4%
10.0 to 14.9 percent	49	17.6%	311,090	18.2%
15.0 to 19.9 percent	65	23.4%	179,916	10.5%
20.0 to 24.9 percent	36	12.9%	113,931	6.7%
25.0 to 29.9 percent	14	5.0%	75,175	4.4%
30.0 to 34.9 percent	0	0.0%	52,877	3.1%
35.0 percent or more	36	12.9%	199,571	11.7%
Not computed	0	(X)	19,544	(X)
GROSS RENT				
Occupied units paying rent	1,056	1,056	5,201,849	5,201,849
Less than $200	18	1.7%	32,828	0.6%
$200 to $299	0	0.0%	112,585	2.2%
$300 to $499	0	0.0%	193,831	3.7%
$500 to $749	344	32.6%	523,961	10.1%
$750 to $999	470	44.5%	994,065	19.1%
$1,000 to $1,499	138	13.1%	1,794,599	34.5%
$1,500 or more	86	8.1%	1,549,980	29.8%
Median (dollars)	845	(X)	1,185	(X)
No rent paid	90	(X)	175,681	(X)
GROSS RENT AS A PERCENT OF HH INCOME (GRAPI)				
Occupied units paying rent	1,056	1,056	5,112,867	5,112,867
Less than 15.0 percent	128	12.1%	477,977	9.3%
15.0 to 19.9 percent	24	2.3%	556,419	10.9%
20.0 to 24.9 percent	92	8.7%	622,159	12.2%
25.0 to 29.9 percent	42	4.0%	606,846	11.9%
30.0 to 34.9 percent	73	6.9%	482,803	9.4%
35.0 percent or more	697	66.0%	2,366,663	46.3%
Not computed	90	(X)	264,663	(X)

Source: U.S. Census Bureau, 2007-2011 American Community Survey

To remain current with evolving energy conservation standards, the City of Bishop utilizes the most current California Energy Building Code during plan check review for new building construction and remodel of existing structures. Replacement of older wood burning stoves with new and efficient models is among the energy standards addressed and recommended during applications to remodel older homes. In addition, Southern California Edison offers free online energy audits, summer discounts for air conditioner cycling, and a direct install program that includes free energy conserving equipment in some areas.[10] The City of Los Angeles Department of Water and Power also provides a comprehensive Energy Efficiency Program that includes a refrigerator exchange program and free lighting upgrades to qualifying companies,[11] and the City encourages residents to take advantage of these programs.

As noted earlier in the discussion of progress Section F (progress under the previous Housing Element), 121 housing units (fully 6% of the entire housing stock) were rehabilitated over the past 5-years, all of which fell within the very low, low, moderate and above moderate income levels. Many of the rehabilitation efforts involved significant activities including reroofs, mechanical upgrades, and plumbing repairs. An even larger number of rehabilitation activities (many of which were not eligible for Housing Element credit) involved resource and energy efficiency improvements including weatherization, insulated window replacements, energy efficient appliances and electrical repairs. It is anticipated that energy and conservation activities will continue to represent a significant percentage of home improvements in the City of Bishop over the coming 5 years.

B. *PROJECTED HOUSING NEEDS*

This section of the Housing Element discusses various factors that influence housing demand. The factors include a review of population and employment trends as well as the City's housing assistance need, also known as "share of regional housing need." The Bishop population has held fairly steady over the past 40 years. Between January 1970 and January 2008, the City's population increased by 52 persons. Concurrently, the housing stock had a net positive change of 444 dwelling units between 1970 and 2008. Table 21 on the following page summarizes population and housing stock changes from 1970 to 2008. These data indicate that housing formation has met or outstripped population growth (assuming an average of 2.1 occupants per unit) for every decade over that nearly 40-year period.

Table 21[12]
BISHOP POPULATION & HOUSING TRENDS 1970 TO 2008

YEAR	POPULATION	INCREMENTAL CHANGE	HOUSING INVENTORY	INCREMENTAL CHANGE
1970	3,499	--	1,450	--
1980	3,333	-165	1,712	+262
1990	3,475	+142	1,779	+67
2000	3,575	+100	1,867	+98
2008[13]	3,551	-24	1,894	+27[14]
2013[15]	3,877	+9.2%	1,926 (2010)	+1.7%

B.1 Housing Needs

Consistent with Government Code §65584.06, HCD prepares a determination of the Regional Housing Need for counties not represented by councils of governments (COGs), including Inyo County, as part of each Housing Element update cycle. The purpose of the needs determination is to ensure that each local government is allocated a proportional share of responsibility for meeting the housing needs of very-low, low, moderate and above-moderate income residents. The assessments are guided by four statewide objectives that include:

- **Supply:** increasing the housing supply and mix of housing types
- **Infill:** promoting infill and socioeconomic equity, environmental protection and efficient development
- **Balance:** promoting an improved intraregional balance of jobs and housing
- **Proportionality:** allocating a lower proportion of housing need to a category when the jurisdiction already has a disproportionately large share of households in that category.

[10] SCE website: www.sce.com/NR/rdonlyres/B*B1D6C9-AO87-4359-9AO6CCDD4C96/0/090529_June_Business_GS.pdf.
[11] Inyo Register, *Head of DWP spotlights city's greener policies*, 11 November 2008.
[12] Source: U.S. Census Bureau, *American Factfinder*.
[13] Source: California Department of Finance Demographic Research Unit.
[14] Note that the State's data do not appear to include the 32 new assisted living units.
[15] Source: HCD Data Package Tables 1 and 1a.

The 2014-2019 assessment incorporated a one-time adjustment to account for the prolonged recessionary conditions, high unemployment and unprecedented foreclosures in California and elsewhere. The assessment also reflects specified assumptions regarding household growth and population increases, household size, rate of household formation, vacancy rates, population composition, the relationship between jobs and housing, and projected absorption of vacant sale and rental units. Based on these assumptions, HCD identified a need for 72 new housing units in Bishop between 2003-2008 and an additional 111 units between 2007 and 2014. Table 22 compares the 2014-2019 needs assessment for Bishop and Inyo County with the needs assessments prepared for the prior two Housing Element update cycles.

Table 22
COMPARISON OF 2002, 2007, 2012 REGIONAL HOUSING NEEDS ASSESSMENTS[16]

Income Group	Bishop 2002	Bishop 2007	Bishop 2012	Inyo Co. 2002	Inyo Co. 2007	Inyo Co. 2012	TOTAL 2002	TOTAL 2007	TOTAL 2012
Very Low	9	28	15	43	57	35	47	71	50
Low	8	17	10	54	68	25	62	85	35
Moderate	12	20	12	51	82	28	63	102	40
Above Moderate	43	46	28	115	192	72	158	238	100
TOTAL	72	111	65	306	456		378	567	225

Primarily as a result of the one-time adjustment for unprecedented economic conditions, Inyo County's projected housing need allocation as a whole was less than half the allocation in 2007, and lower by a third than the 2002 allocation. The City's 2012 allocation was also significantly reduced although by a much smaller factor than the County overall (the City's current total allocation is 59% of the share allocated in 2007 and 90% of the share allocated in 2002). The City's adjustment was most pronounced for the very low income group, where the 2012 allocation is 54% of the allocation in 2007. Overall, HCD's Regional Housing Allocation Model for 2008 allocates fewer housing needs to Bishop and to Inyo County in all categories than did the allocation plan developed in 2007.

B.2 Quantified Objectives

The objectives developed in the current City of Bishop *Housing Element Update* reflect the guidelines set forth by HCD in the most recent Regional Housing Allocation Model. Thus, the overall goal for new housing construction between 2014 and 2019 is set at 65 units, which would call for about 13 new units each year. This Housing Element Update maintains the key objectives set forth in 2004 and in 2009 for conservation and rehabilitation of housing; these are two areas where Bishop has been most successful in meeting Housing Element objectives and ensuring a continued supply of affordable housing. The current Housing Element identifies a goal for replacement or substantial rehabilitation of 6 housing units, based on findings obtained during the June 2013 updated housing survey. The City's goals for rehabilitation are allocated across income groups in the same proportion shown by HCD in the Regional Housing Allocation for new construction, and it is again noted that rehabilitation credits for the past 5 year period are all for housing in the very low, low, moderate and above moderate income levels. Table 23 shows the objectives for new construction and/or rehabilitation by income group over the coming 5-year cycle.

Table 23
BISHOP QUANTIFIED HOUSING OBJECTIVES BY INCOME GROUP 2014-2019

Income Group	New Construction	(and/or) Rehabilitation
Extremely Low	7	30
Very Low	8	30
Low	10	40
Moderate	12	48
Above Moderate	28	112
TOTAL	65	260

The objectives shown in Table 23 represent goals through 2014. On an annual basis, these goals would average new construction of 3 "very low" income units (or rehabilitation of 12 units), 2 new units (or rehabilitation of 10 units) in the "low" income category, 4.4 new units (or rehab of 9 units) in the "moderate" category, and 5.6 new units (or rehab of 22 units) in the "above

[16]Estimates of extremely low-income housing are based on 50% of the very low income category, per §65585(a)(1) of the Govt. Code.

moderate" income category.

AB 1233 (Jones), Chapter 614, Statutes of 2005, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the RHNA for which the jurisdiction failed to identify or make available sites in the prior planning period. As described in §II.A above, the City is stymied in its attempts to acquire or annex land for construction of housing. Intense good-faith efforts to acquire land from the City of Los Angeles have not yet borne fruit, but the City has proactive plans to work with the new mayor of Los Angeles as well as HCD to seek opportunities for affordable housing development in the coming 5-year period. The City's efforts will be supported by the fact that roughly half of the 456-acres of residential land in Bishop are zoned for development at 16 units per acre or higher.

The City met and exceeded RHNA goals for the low and moderate income categories, and fell short of RHNA goals for very low and above-moderate income units during the 2009-2014 planning period. These compliance efforts were aided substantially by the credits allowed by HCD for housing conservation and rehabilitation. Only one home (of any price) was constructed in Bishop during the 5-year period from 2009-2014. That one home did fall within the Very Low Income category. Additionally, 121 units were rehabilitated over this period, all of which fell within the very low, low, moderate and above moderate income levels. The HCD allows cities to take a 1:4 ratio credit for rehabilitation projects, in terms of meeting the Regional Housing Need Analysis numbers that have been incorporated into the Housing Element. The units rehabilitated during 2009-2014 therefore qualified for significant RHNA credits. IMACA provided additional rehabilitation during this period, but because these efforts focused on non-eligible improvements (weatherization, insulated window replacements, energy efficient appliances and electrical and plumbing repairs) none were included in the 1:4 ratio represented in Table 24.

Table 24
CITY OF BISHOP 2009-2014 HOUSING ELEMENT
SUMMARY OF 5-YEAR ACTION PLAN ACHIEVEMENTS FOR 2009-2014

RECOMMENDED ACTION	TOTAL NEED (2009-2014)	COMPLIANCE TOTAL	SURPLUS (SHORTFALL)
Very Low Income Units	26	5[17]	(21)
Low and Other Lower Income Units	15	19.5	4.5
Moderate Income Units	19	27.5	8.25
Above-Moderate Income Units	50	10	(40)
TOTALS	110	61.75	(48.25)

IV. HOUSING RESOURCES AND CONSTRAINTS

This section provides an inventory of resources and constraints relevant to residential land supply and development in the City of Bishop. Under present law, the Element must include an inventory of resources and constraints, including land suitable for residential development, vacant sites and sites having potential for redevelopment. It also should analyze the relationship of zoning and public services to potential residential sites.

A. LAND USE

The Land Use Element of the Bishop General Plan contains goals and policies that describe the nature, location, extent, and intensity of land uses within the incorporated areas of the City. The focal point of the Land Use Element is the Land Use Map. This Map indicates where specific types of land uses will be permitted, thus guiding future development in Bishop. Residential land uses comprise approximately 40 percent of Bishop land area. Of the ten land use designations identified in the Land Use Element, four deal primarily with residential development. These four are described below.

- **Low Density Residential (LDR, 2.0 to 5.0 Dwelling Units / Acre)**
  This residential category typically consists of single family dwelling situated on individual land parcels ranging in size from 8,700 to 22,000 square feet. The Land Use Element designates 50± acres for low density residential uses.
- **Medium Density Residential (MDR, 5.1 to 9.9 Dwelling Units / Acre)**
  This residential category consists of single-family dwellings situated on individual land parcels, two single or attached

[17] Note that only one housing unit (of any price) has been constructed in Bishop since the 2009 Housing Element was approved. That one unit was in the 'very low income' price range, as shown in Table 2.

dwellings (such as duplexes or triplexes) on individual parcels, and mobile home subdivisions. Overall land use requirements average from 4,400 to 8,000 square feet of land per dwelling unit. The Land Use Element designates 211 acres for Medium Density Residential uses.

- **Medium-High Density Residential (MHDR, 10 to 22 Dwelling Units/Acre)**
  This residential land use category is characterized by single-family town houses, patio homes, duplexes, triplexes, garden apartments and mobile home parks. Gross site area per unit ranges between 2,000 and 3,500 square feet per dwelling unit. The Land Use Element designates 52 acres for Medium-High Density Residential uses.

- **High Density Residential (HDR, 22.1 to 35.0 Dwelling Units/Acre)**
  This residential category is characterized by cluster-dwelling accommodations including multistory apartment houses and condominium developments with 1,250 to 2,000 feet of gross area per dwelling unit. The Land Use Element designates approximately 143 acres for High Density Residential uses.

The City is currently in the very early stages of a process that will eventually update the General Plan Land Use Element, the Conservation and Open Space Element, and the Economic Development Element. It is anticipated that the updated Land Use Element will provide an additional residential designation for mixed uses similar to the range of land uses currently permitted in the downtown overlay zone.

B. *VACANT LAND INVENTORY*

- ***Land Currently Available***
  As shown in Table 25, Bishop has a total 440.55 acres of undeveloped land within city limits. Of this, 95.5% is owned by the City of Los Angeles Department of Water and Power. There are currently only 2.72 acres of undeveloped, utility serviceable, residentially designated land in Bishop. Applying current zoning and assuming 80% of maximum allowed density, the realistic capacity of these 2.72 acres is approximately 45 units. The remaining undeveloped acreage is either designated for non-residential uses (such as commercial or industrial) or is not serviceable with utilities.

Table 25
VACANT PARCELS IN BISHOP 2013

PARCEL NO.	ADDRESS	ZONE[18]	ACRES	OWNERSHIP
008-060-01	End of Kelso Rd.	P	5.64	LADWP
008-020-03	N. Sierra Hwy.	P	0.20	LADWP
008-020-02-03	1650 N. Sierra Hwy.	P	9.07	LADWP
011-290-07	NSF	P	9.69	LADWP
011-290-03-03	Hwy. 295 & See Vee	P	1.27	LADWP
001-042-12	W. Elm St.	R-1	0.12	Private
001-043-01	W. Elm St.	R-1	0.12	Private
001-053-06	662 Schley St.	R-1	0.13	Private
001-150-10	Hanby Av.	R-1	0.13	LADWP
001-053-10	463 W. Elm St.	R-1	0.13	Private
001-192-16	E. South St.	R-1	0.17	Private
001-192-17	331 E. South St.	R-1	0.17	Private
001-044-15	Keough St.	R-1	0.19	Private
001-162-18	Iris St.	R-1	0.73	LADWP
008-162-01-02	Lagoon St.	R-1	1.83	LADWP
001-011-08-03	725 Home St.	R-1	3.79	LADWP
001-161-05-02	Iris Street	R-1	5.25	LADWP

[18] P=public; R-1=single family residential (res'l); R-2000=medium high density res'l); R-3=multiple res'l); R-3-P=multiple res'l & professional/administrative offices; A-R= low density res'l; C-1=general commercial & retail; C-2=general commercial; C-H=commercial highway services; C-H BP= commercial highway & business; M-1=general industrial; O-P=office & professional; O-S=open space; R-M=mobile home; NSF=No Street Frontage; properties without addresses are listed inside larger parcels that are not fully developed and thus lack formal addresses.

001-221-11	E. Line St.	R-1	5.69	LADWP
008-102-01	Yaney St.	R-1	7.00	LADWP
001-012-02	Home St.	R-1	7.17	LADWP
001-222-10	E. Line St.	R-1	8.35	LADWP
001-150-30	E. Line St.	R-1	8.04	LADWP
008-010-41	Yaney and Spruce	R-1	3.06	LADWP
008-050-01	Kelso & Sierra St.	R-1	8.66	LADWP
008-010-40	End Yaney St.	R-1	4.01	LADWP
011-390-03-03	Hey 395 & See Vee	R-1	8.99	LADWP
011-390-03-03	Hwy. 395 & See Vee	R-1	13.45	LADWP
001-213-09	Sneden & Clarke	R-2000	0.09	Private
001-071-27	Home St.	R-2000	0.11	Private
001-104-02	Hanby Av.	R-2000	0.45	Private
001-066-19	Howard St.	R-3	0.13	Private
001-172-08	Fulton St.	R-3	0.16	Private
001-066-15	Howard St.	R-3	0.25	Private
008-180-02	S. Third St.	R-3	1.49	LADWP
008-220-05	Jay & S. Third St.	R-3	3.70	LADWP
008-080-01	Sierra St.	R-3	4.91	LADWP
008-020-03	N. Sierra Hwy.	R-3	7.77	LADWP
008-010-41	Yaney & Spruce	R-3	6.97	LADWP
008-010-40	End Yaney St.	R-3	16.20	LADWP
011-390-03-03	Hwy. 395 & See Vee	R-3	69.89	LADWP
001-057-03	Hammond St.	R-3-P	0.14	Private
001-057-05	Hammond St	R-3-P	0.24	Private
008-250-01-06	640 S. Main St.	R-M	8.52	LADWP
011-390-07	NSF	A-R	0.29	LADWP
011-390-07	NSF	A-R	7.94	LADWP
008-050-01	Kelso & Sierra St.	A-R	13.05	LADWP
011-390-03-03	Hwy. 395 & See Vee	A-R	9.60	LADWP
001-086-11	Academy & N. Warren	C-1	0.06	Private
001-094-03	Rose St.	C-1	0.10	Private
001-086-14	Academy Av.	C-1	0.11	Private
001-173-09	110 S. Fowler St.	C-1	0.16	Private
001-182-10	168 E. Line St.	C-1	0.22	Private
008-130-08	E. Yaney St.	C-1	0.31	LADWP
008-130-07-02	219 Yaney St.	C-1	1.02	LADWP
008-360-12		C-1	0.54	Private
008-130-10	E. Yaney St.	C-1	0.65	LADWP
008-250-01-06	640 S. Main St.	C-1	4.27	LADWP
001-134-40	194 Willow St.	C-2	0.25	Private

008-360-11		C-2	0.49	Private
008-360-14		C-2	0.50	Private
008-360-13		C-2	0.63	Private
008-360-12		C-2	1.85	Private
008-163-10-02	S. Fowler St.	C-2	2.56	LADWP
008-162-01-02	Lagoon St.	C-2	0.74	LADWP
008-360-06-04	Behind 218 Wye Rd.	C-2	2.79	LADWP
008-360-09	Spruce St.	C-2	5.55	Private
001-150-30	E. Line St.	C-2	11.45	LADWP
010-480-06	N. Hwy. 6	C-H	1.33	LADWP
011-390-04-04	1940 N. Sierra Hwy.	C-H	5.91	LADWP
008-020-02-03	1650 N. Sierra Hwy.	C-H	5.37	LADWP
010-480-07	North of Wye Rd.	C-H	2.52	LADWP
011-390-03-03	Hwy. 395 & See Vee	C-H	30.80	LADWP
010-390-08-02	Hwy. 6	C-H BP	5.76	Private
010-480-11	Wye Rd.	M-1	6.57	LADWP
008-010-40	End Yaney St.	M-1	2.48	LADWP
008-360-03	Spruce St.	M-1	24.70	LADWP
010-480-10	Wye Rd.	O-P	1.32	LADWP
010-480-07	North of Wye Rd.	O-P	2.31	LADWP
010-480-10	Wye Rd.	O-S	0.69	LADWP
011-390-04-04	1940 N. Sierra Hwy.	O-S	0.81	LADWP
008-010-41	Yaney & Spruce	O-S	0.75	LADWP
011-390-07	NSF	O-S	2.30	LADWP
008-010-40	End Yaney St.	O-S	4.31	LADWP
008-630-03	Spruce St.	O-S	3.92	LADWP
010-480-07	North of Wye Rd.	O-S	2.85	LADWP
011-390-03-03	Hwy. 395 & See Vee	O-S	12.49	LADWP
011-390-03-03	Hwy. 395 Y See Vee	O-S	7.68	LADWP
TOTAL VACANT LAND AREA: 440.55 ACRES 424.07				
TOTAL OWNED BY LADWP: 420.89 ACRES 405.25				
TOTAL PRIVATELY OWNED: 19.66 ACRES 18.82				

The information provided in Table 24 underscores the importance of goals that focus on working with LADWP to acquire land for affordable housing, and the importance of HCD assistance in reconciling lease terms and loan terms and exploring the feasibility of sharing affordable housing credits with the City of Los Angeles,

- ***Additional Vacant Land that May Become Available to the City (City of Los Angeles-Owned Properties)***
  Historically, the land held by the City of Los Angeles has not been available for development of residential uses and this continues to be the case at present. Taken in whole, it is estimated that the City of Los Angeles-owned lands within the City could support 3,000 dwelling units.[19] In 2004, , the City was in negotiation with the City of Los Angeles for two specific

[19]City of Bishop 2004 Housing Element Update.

properties: a 15-acre parcel which would have provided 75-100 housing units, and the McIver Street/Pacifica (now McIver/IMACA) project which would have provided 55 senior housing units. If this land is released by the City of Los Angeles for development, the additional housing would be more than adequate to meet the City's fair share allocation of regional housing needs. However, the City is constrained in planning for their future use because these lands are owned by another public entity. There are no negotiations pending as of July 2013, and no opportunities in the foreseeable future. However, the City continues to closely monitor the availability of City of Los Angeles lands for purchase or long-term lease as a cornerstone of their efforts toward constructing affordable housing.

Another project area that could become available in the future involves two parcels in the vicinity of Spruce Street and E. Yaney Street. Efforts during 2007-2008 to acquire the parcel on the south failed when State and Federal funding commitments were withdrawn because each agency wanted the other agency to make the first commitment, but the City anticipates that one of these parcels may again become available in the future. The northern parcel may be more suitable for a future effort because recent surveys have revealed the presence of cultural resources on the southern site.

Table 25 presents information about the three parcels noted above, as well as the currently occupied sites discussed in the following section. Potential capacity for all parcels is estimated at 80% of the maximum density shown in Table 25. Development capacities may be even higher than shown, since the City allows developers to mitigate for impacts to sensitive resources (including biological and cultural resources) by obtaining approvals from the appropriate state and federal permitting agencies. None of the sites shown in Table 25 is known to have unavoidable environmental impacts that would preclude development, and only a small part of the DWP site is located in the 100-year flood plain. The City anticipates that any future environmental constraints on these sites, all of which are shown in Figure 2 (Bishop Zoning Map, see Appendix A) can be mitigated to a level that would permit development to occur within the current planning period.

Development of all three parcels at the maximum allowed densities would yield affordable housing far exceeding the 2014 RHNA allocation for the City of Bishop (110 units total). As in the prior Housing Element, the projects described in Table 26 below are considered to represent the City's best opportunity for meeting RHNA goals through 2019. The City will place a priority on realization of these projects, and considers it possible though by no means certain that at least one of the projects will be achieved during the current planning period. Because of the recognized challenge in obtaining development rights for these properties, the City during the prior planning period implemented zoning changes to allow affordable housing as a discretionary use in the mixed use overlay zone, and the City plans to consider an expansion of the mixed use area as part of the current Housing Element planning period as outlined in Table 35 (at the conclusion of this Housing Element).

Table 26
POTENTIALLY AVAILABLE LAND INVENTORY SUMMARY

LOCATION/ APN	Zone	Allowable Density	GP Designation	Estimated Unconstrained/ Constrained Acreage	Realistic Capacity or Range (based on zoning)	Existing Use	Infra-structure Capacity	On-site Constraints
15-acre DWP parcel/ APN	RMH (county)	7.6 to 15.0 du/ac	Residential Medium-High Density	9 Unconstrained 6 Constrained (15 acres total)	108 units	Vacant	Yes	Estimated 3 acres of wetlands and 3 acres of flood plain
McIver/ IMACA/ APN 08-010-41	R-3	35 du/ac	Residential High Density	6.5 Unconstrained 1.0 Constrained (7.5 acres total)	182 units	Vacant	Yes	Est. 1-ac open-space zoning (possible endangered plant)
Spruce & Yaney APN 08-010-41	R-1	9 du/ac	Residential Low Density	3.0 Unconstrained 0.5 Constrained (3.5 acres total)	21 units	Vacant	Yes	Estimated 0.5-ac of land (possible endangered plant)
TOTAL				***18.5 Unconstrained***	***311 units***			

			7.5 Constrained		
			26.0 Total		

- ***Currently Occupied Sites that May Become Available to the City (Private Parcels)***
  The City and IMACA have had a long-term interest in the potential acquisition of an existing motel (the Elm Street Motel) located on East Elm Street. IMACA previously bid to acquire this site in 1998 and had the funds available to proceed, but the deal failed due to problems in the real estate transaction. The owner has not since 1998 shown an interest in selling, but IMACA continues to keep an eye on this site for possible future purchase.

  Another property that has approached IMACA with an offer to sell is the Starlight Motel located at Short and Sneden. The offer was not accepted previously due to the absence of sufficient funds, but the site is well suited for conversion as an affordable living unit and IMACA has continued interest in future acquisition when a suitable funding opportunity is identified. The City estimates that the Elm Street Motel and the Starlight Motel parcels have a combined potential capacity for 41 units, based on the existing number of units. Both parcels are fully served by utilities and infrastructure, and neither parcel is subject to development constraints, As noted previously, however, neither of these properties is current available for purchase and therefore neither project is under active consideration at this time.

- ***Infrastructure and Public Service Considerations***
  The City of Bishop Department of Public Works provides water service to the entire city and sewer service to most of the city. The Eastern Sierra Community Services District (ESCSD) provides sewer service in the northeast part of the city. The city has adequate water production, treatment, and distribution capacity to serve the entire city, including parcels that are currently undeveloped. Through flow exchange agreements with ESCSD, the city has adequate sewer treatment, disposal, and collection facilities to serve the same area.

  The city periodically reviews its water and sewer infrastructure and their operation, maintenance, and improvement needs. Funding for these needs are built into yearly rates assessed to water and sewer customers. These reviews, in addition to In addition to the Water and Sewer Master Plans prepared in 2008, indicate there is adequate capacity to serve the 2019 RHNA development outlined in this Housing Element.

  Other essential services such as public safety (police and fire) would also be provided by the City, with possible modification to staffing levels depending on the rate and intensity of development. Neither of the privately owned vacant properties is constrained by earthquake faults or by flooding potential. A determination as to whether a parcel would pose "wetland" issues would require site specific studies at the time of development review.

C. *EVALUATION OF GOVERNMENT CONSTRAINTS*

According to state law, local housing elements must analyze existing and potential governmental constraints on the maintenance, improvement or development of housing for all income levels. The potential and actual constraints included and required in the scope of analysis are listed below:

- Fees and Site Improvement Costs
- Processing and Permit Procedures
- Building Codes
- Land Use Controls
- Applicable State Laws

The law does not imply that the above factors constrain all jurisdictions. However, Article 10.6 requires that these factors be analyzed to determine if any constrain the maintenance, improvement or development of housing in a community. As described in the discussion below, the procedures and fees and controls adopted by the City of Bishop pose no substantive obstacles to development in comparison with other agencies in California because (a) site improvement costs and municipal fees remain at or below the level of comparable jurisdictions, (b) the City is efficient in its processing of various applications and handles such applications in a single department, (c) residential zoning categories are permissive (allowing all densities up to the category limit), and (d) zoning restrictions contain no unusual or prohibitive requirements. There are no governmental policies or requirements that impede the development, maintenance and improvement of housing for persons with disabilities, and the City has outlined a process to enhance housing opportunities for its disabled population.

The City of Bishop maintains an open-ended regulatory process. The process provides access to all persons including those concerned about issues involving persons with disabilities or special needs, as well as advocates and opponents of special projects. The City has found that open-ended access is more responsive than attempting to codify every issue that arises as a city ordinance, particularly for a jurisdiction as small as Bishop. With a planning staff of one person, the City is able to give full and individual attention to each person facing constraints on housing for persons with disabilities or and other special needs. These cases are considered individually and decisions are contingent upon the full range of circumstances found to affect each case.

As discussed throughout this Housing Element, constraints on the availability of private land sharply limit the number of new development projects in the City of Bishop. However, no restrictions apply to new developments and all proposals are handled individually, often by a request for special use permits. In 2001, the City of Bishop adopted a Building Code based on the Universal Building Code. In August 2008, the Municipal Code was amended to adopt by ordinance the California Code of Regulations, Title 24, parts 1 through 10 and 12, which are the California Administrative, Building, Electrical, Mechanical, Plumbing, Energy, Elevator Safety, Construction, Historical Building, Fire, Existing Building and Referenced Standard Codes.

The City addresses permits, policies and processing with regard to group homes strictly on a discretionary basis, with community input and all extenuating circumstances taken into account. The R2000 zone is used as a guide for policies regarding group housing and often requires conditional use permits. Changes in policies are also considered on a case by case basis and standards (such as residential parking requirements) do not differ for persons with disabilities. The City's affirmative implementation program for housing to meet the needs of persons with disabilities is outlined in the 5-Year Action Plan, §V.C.

C.1 Fees and Site Improvement Costs

The City of Bishop assesses fees for the processing of building permits and land use approvals. As was true in the 2009-2014 Housing Element, the City uses a permit fee schedule to determine the cost of a building permit; it is based on the valuation of the project at hand. As an example, a $65,000 valued project would be charged a building permit fee of $749. A project valued at $100,000 would be charged $994. Plan check fees are charged at 65% of the building permit fee. These fees apply equally to all types of residential construction (single family, multi-family etc.), and are similar to fees charged in other jurisdictions and do not significantly constrain housing; the fees help offset the costs of inspection. The building permit fee schedule is periodically updated and readily available to the public at City offices.

Processing costs for a general plan amendment, zone change and/or use permit are minimal. For example, the fee for a general plan amendment or a zone change is based on the actual cost for staff time, while a use permit costs $1500, as does a negative declaration. Environmental Impact Reports are contracted out at cost, and there are no parkland dedication fees or requirements. The City adjusts these fees periodically; the last increase occurred in July of 2013. As is evident, processing costs do not pose serious limitation on the production of housing in Bishop.

The City of Bishop owns and operates the sewer and water system. Unlike many jurisdictions in the state, Bishop does not charge a hook-up fee for these services. There is a labor cost (averaging about $1,200 per hookup as of 2013) to offset the costs of the physical connection to the sewer line and/or water line, and builders are required to fund the cost of any other needed sewer and water system improvements. Common trenching for utilities is encouraged where allowed by state health codes. The City has adequate total capacity in its sewer and water systems to accommodate its 65-unit share of the regional housing need over the coming 5-year planning period (2014-2019). On-site improvements are the responsibility of the developer of housing projects. These include sidewalks, curb, gutter, street lights and roadway improvements as needed to meet City standards. The standards are typical of small communities. Fees are otherwise not charged

The City has no special requirements such as landscaping, fencing and sprinkler systems. Similarly, there are no fees for offsite improvements such as traffic signals, light standards or other roadway improvements. Again, there is very limited impact on housing costs from City-imposed regulations. Again, the low fees do not pose any obstacle for development of housing.

School impact fees are charged by the respective school districts. The districts charge the maximum fees allowed by state law. This is the only locally imposed fee that might be considered a constraint on the production of housing. The City does not have authority to change or reduce the fees established by local school districts.

To encourage construction of low-moderate housing, the City offers assistance with the preparation and filing of building and permit applications if requested. In sum, the availability of adequate capacity, coupled with reasonable fees and charges, indicate that fees and site improvement costs do not pose an obstacle to affordable housing development in the City of Bishop. Again, all fees are applied equally regardless of housing type; a typical 1,500 square foot new single family attached housing unit in Bishop would require total fee payments of approximately $6,882.69 including $1,273.75 for the building permit fee, $827.94 for the plan

check fee, and $4,800 for the school impact fee (charged at a rate of $3.20/sf). In addition, the City passes on certain state fees based on the value of the permit; for the example given, these state fees would amount to $21.

C.2 Processing and Permit Procedures

When residential projects are initiated in the City, specific approvals are required that can involve Planning Commission action, City Council action, permits and inspections. Table 27 indicates average processing times for the various processes; as shown, the City maintains a relatively fast processing time for all categories. Although there is no officially designated "one stop" processing of permits, there is in fact only one stop for applicants since the planning, building and public works departments are all housed at the same location and utilize at the same staff and front counter. Table 28 summarizes the range of housing types permitted in residential zones. Note that most of these process elements can be conducted concurrently (for example, the review and approval for a general plan amendment, zone change, EIR and TT Map are all processed in parallel), and projects that conform to all applicable standards receive ministerial approval. The typical processing time for a new single family attached housing unit in a conforming zone would be approximately 1 month (longer if the plan submittal is incomplete). The typical processing time for a conforming multi-family development would also be about one month (provided the submittal documents are complete).

Table 27
APPROXIMATE DEVELOPMENT PROCESSING TIMES

Process[20]	Time (days)
General Plan Amendment	120
Zone Change	Twice Yearly
EIR	120
Tentative Tract Map	90
Site Plan Review	10
Variance	90
Use Permit	90
Building Permit / Plan Check	15

Table 28 - HOUSING TYPES PERMITTED BY ZONING DISTRICT

Housing Types Permitted	R 1	R 2	R 2000	R 3	R M[21]	OVERLAY
Single Family Attached		X	X			
Single Family Detached	X	X				
Duplexes to Fourplexes		X	X			
Multifamily (5+ Units)			X	X		X[22]
Mobile Homes					X	C[23]
Manufactured Homes	X	X	X			X
Second Units[24]	X	X	X	X		X
Emergency Shelters[25]	C	C	C	C	C	X
Transitional & Supportive Housing[26]	*	*	*	*	*	*
Group Homes for Persons with Disabilities (up to 6 residents)[27]	X	X	X	X	X	C[28]

[20]Processing times begin when complete applications are received by the City. Zone changes are reviewed in March and September each year, generally concurrently with General Plan amendment applications.

[21]The R-M category (residential mobile home district) is strictly for mobile home housing.

[22] Multifamily (5+ units) is a permitted use only in the residential portion of the overlay zone.

[23] A CUP is required for mobile home development in the mixed use overlay zone.

[24]Second units are not governed by specific ordinance, but are permitted in all zones in keeping with state law.

[25]Emergency shelters are permitted in all residential zones with a CUP. The Bishop Zoning Code does not address single room occupancy as a specific type of housing but, as described in this Element, there are 2 single-room occupancy projects in Bishop. One is located in R-3 (MHDR) and the other is in a C-1 zone. Similar requirements would apply to transitional housing.

[26] The City during 2011 adopted the formal terminology for Transitional and Supportive Housing, and will consider adopt ion of the new revised terminology as part of the 2014-2019 Housing Element Action Plan.

[27] The City adopted Ord. 543 in March 2013 (see App. C) to ensure that individuals with disabilities receive reasonable accommodation to ensure

Group Homes for Persons with Disabilities (7+ people)	C	C	C	C	C	C[29]
Single Room Occupancy	C	C	C	C	C	NO
X=permitted use; C=conditionally permitted use; *=See Footnote 26						

Emergency Shelters provide housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Transitional housing is designed to facilitate the movement of homeless individuals and families into permanent housing. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. As a result of ordinances adopted during the 2009-2014 Housing Element cycle, all three types of housing are now permitted by right in the mixed use overlay zone and subject only to the same development and management standards that apply to other allowed uses in the identified zone. As part of the current Housing Element Action Plan, the City plans to consider expanding the boundaries and range of uses allowed in the mixed use zone to provide for a wider range of affordable housing opportunities. The overlay zone was selected for these uses because of its proximity to a wide range of complementary services including public transit facilities, basic goods and grocery stores, and social welfare services. Because the Municipal Code does not define 'family' or set minimum separation requirements for these uses, it will not impede the implementation of these goals.

C.3 Building Codes

The City of Bishop has adopted the California Code of Regulations, Title 24, Parts 1 through 12, which establishes standards for new construction. The City could establish more stringent standards but has not done so. Relative to other jurisdiction in the state, there are no special building code constraints present that would inhibit housing construction. Further, the City conducts its code enforcement on a complaint basis or as needed through normal field visits.

C.4 Land Use Controls and Other Considerations

In some jurisdictions, the land use element, zoning code and/or subdivision ordinance impose potential constraints on housing, especially affordable housing. In Bishop, these regulations contain no unusual or stringent provisions that would unduly inhibit housing production. The Land Use Element contains a wide range of residential densities including single family, duplex, triplex, apartments, condominiums, mobile home subdivisions, mobile home parks, and "granny units" on single-family properties.

The City of Bishop has no unusual or prohibitive lot coverage requirements. Unit size is controlled only through the lot coverage requirement; there are no minimums or maximum unit sizes required by the City except through the CBC. Height requirements are also not unduly restrictive; there is a two-story maximum for single-family units and a two-story maximum for multifamily units. Similarly, the standards set for the overlay zone, where emergency shelters are allowed, were reviewed by Inyo County staff as well as IMACA and Salvation Army during the public review process and not found to be unduly restrictive.

Table 29[30]
Zoning and Development Standards-Residential

	R 1	R 2	R 2000	R 3	R M	OVERLAY
Density Range	2-5 units/ac.	5-10 units/ac.	10-22 units/ac.	22-36 units/ac.	Up to 11 units/ac.	Up to 10 occupants/unit
Setbacks-front/ rear	15 feet	15 feet	10 feet	10 feet	10 feet	Per underlying district
Setbacks-side	5 feet	5 feet	5 feet	5 feet	5 feet	Per underlying district
Minimum Lot Size	5,000 sf	5,000 sf	5,000 sf	5,000 sf	4,000 sf	Per underlying district

equal access to housing and facilitate the development of housing for individuals with disabilities. The ordinance was patterned after the Model Fair Housing Ordinance developed by HCD to assist cities in preparing their own ordinances.

[28] A CUP is required for Group Homes up to 6 residents in the overlay zone.

[29] A CUP is required for Group Homes of 7 or more people in the overlay zone.

[30] Source: City of Bishop Zoning Code. Please note: Lot coverage is embodied in the setbacks and parking requirements, but there are no separate standards. Similarly, open space is embodied in the required setbacks, but there are no separate standards.

Parking	2 spaces/du	2 spaces/du	2 spaces/du	2 spaces/du	2 spaces/unit	1 space/2 client beds
Height Maximum	26 feet	26 feet	26 feet	26 feet	26 feet	26 feet

There are neither open space dedication requirements nor design review requirements in Bishop; the free marketplace dictates open space and design. The City allows manufactured housing meeting the CBC requirements. Density bonuses are allowed in the City in accordance with state law. Small lot developments are allowed but few have been proposed. Code enforcement is complaint-driven. Overall, the City imposes no unusual requirements or regulations that would impose constraints on housing production. In fact, compared to most other cities in the state, the City of Bishop has very few constraints either through fees, regulations or land use requirements. Table 29 summarized relevant zoning and development standards for the City of Bishop, and Table 30 summarizes street widths, curb and gutter standards, sidewalk requirements and other applicable requirements.

Table 30
Zoning Code and Development Standards for Circulation[31]

	Collectors	Minor Arterials	Principal Arterials
Required Street Widths	40-feet	40 feet	55-70 feet
Minimum number of lanes	2	2	2-4
Curb and Gutter	Required	Required	Required
Sidewalk Improvements	Required	Required	Required

The State of California has imposed potential constraints on housing through the requirement for a Comprehensive Land Use Plan (CLUP) in relation to airports. Inyo County has adopted the Bishop CLUP which deals with noise and safety issues from the Bishop Airport. Due to the proximity to airport operations, proposed residential development in the vicinity of the designated safety/noise zones in the CLUP would have to be reviewed by the Airport Land Use Commission. The area in question is in the northeast corner of the City limits where the majority of land has been designated for commercial or industrial development. These land uses tend to be more compatible with airport operations than residential uses.[32]

In most respects, the City is well suited to meet the needs of its lower-income and disabled population. Mobility is enhanced by numerous factors (including the City's compact size, the availability of transit services, and relatively uniform and flat topography throughout the City limits) and the cost of municipal services and utilities is relatively low. Moreover, housing costs have declined substantially from the inflated values that were reflected in the City's 2008 cost of living index of 106.1 (above the national average[33]). Again, it is the lack of available and developable land that represents the most significant constraint to ensuring an adequate supply of affordable housing.

C.5 Applicable State and Local Laws

During 2002 the State Legislature adopted Assembly Bill 1866, with the intent to provide affordable housing through development of second-units. To achieve this goal, AB 1866 amended 2 sections of the existing Government Code:

- **Section 65852.2 (Second-unit law)**
  This amendment requires local governments with a second unit ordinance to ministerially review second-unit applications as of July 2003. Local governments without a second-unit ordinance, or with an ordinance that conflicts with this law, should ministerially consider second-unit applications in accordance with State standards.
- **Section 65583.1 (A portion of State Housing Element Law)**
  This amendment clarifies existing housing element law to allow identification of realistic capacity for second units in addressing a locality's share of regional housing need. The amendment encourages identification of potential capacity based on development trends of second-units. This amendment took effect on January 2003.

The City of Bishop has not formally adopted a second unit ordinance, although this has been a subject of discussion and review by the City Council. As a key outgrowth of this discussion, the City Council adopted Ordinance 506[34] to provide relief to

[31]Some special street standards apply to condos & condo conversions regardless of adjacent street category. No other special requirements apply.
[32]Note that LADWP during 2011 granted to Inyo County an easement in perpetuity for airport-related uses at the Eastern Sierra Regional Airport in Bishop. The new easement will enable the County to obtain funding from FAA for aviation development.

[33] City data website: www.City-data.com/city/Bishop-California.html
[34]City of Bishop, Ordinance 506, *An Ordinance of the City of Bishop, State of California, Amending Ordinance No. 424 and §§17.04.080 & 17.80.010 of Title 17 of the City of Bishop Municipal Code Respecting Nonconforming Uses.* Passed and approved by the Bishop City Council, 28 July 2003.

homeowners living in nonconforming structures that have been subject to damage or destruction. The ordinance affirms the City's goal that land uses should reflect approved designations, but allows the repair or reconstruction of otherwise legal non-conforming structures that have been damaged or destroyed through natural or intentional destruction. The City intends to further explore the options for permitting second-units within the context of adopted planning policy and zoning designations.

- **Senate Bill 812 and Senate Bill 520 (Persons with Disabilities)**
  In January 2011, SB 812 took effect and amended California housing element law. The new 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.

  The US Census does not compile detailed local information regarding persons with developmental disabilities, but does conduct a regular Survey of Income and Program Participation (SIPP) survey about the income of Americans and their participation in income transfer programs that support social welfare. Based on surveys conducted in 2005 and 2010, the Census Bureau has determined that about 56.7 million people living in the United States (18.7% of the civilian non-institutionalized population) had some kind of disability as of 2010, and about 38.3 million people (12.6% of total population, and 67.5% of all disabled persons) had a severe disability. The overall percentage did not change between 2005 and 2010, although the percentage of persons with a severe disability increased as did the percentage of persons needing assistance with daily living. Disability rates (including severe disabilities) were found to increase with age (people 80-years and older are about 8 times more likely to have a disability than persons under 15-years of age). Forty percent of disabled persons 21-years or older were employed, and persons with severe disabilities are substantially more likely to experience persistent poverty than those with non-severe or no disabilities.[35]

  The U.S. Census also collects limited information at the state level (and for geographic areas with more than 65,000 residents) through the American Community Survey (ACS), a nationwide survey designed to provide communities with annual demographic data (based on a sample size of about 3 million addresses). Based on results of the 2009 and 2009 ACS, a total of 1,898,118 persons with disabilities lived in California as of 2009 (7.9% of the total population), which reflected a very slight decrease of -0.1% over the 1,920,577 persons with disabilities living in the state as of 2008. West Virginia had the highest disability rate for people aged 16 to 64 years (16.8%), while Hawaii had the lowest rate (not statistically different from California, Colorado, Illinois, Minnesota, New Jersey, and Utah).[36]

  Applying these data to the City of Bishop, it can be estimated that approximately 35 residents have disabilities (7.9% of the population, as per the California average), and that 24 of these residents have severe disabilities. As discussed throughout this Housing Element, the Bishop housing stock includes a substantial number of affordable and accessible homes, both of which are critical to enable persons with developmental disabilities to live in integrated community settings, and a wide range of social services and specialized housing are also available. This Housing Element contains a new goal wherein the City will work with IMACA to develop an outreach program so that residents are aware of the housing resources available to persons with disabilities.

  SB 520, approved in October 2001, prohibits housing discrimination on the basis of familial status or disability, and recasts earlier provisions pertaining to handicapped persons in terms of disabled persons. The law essentially clarified existing state requirements, including specifications for assessing housing needs, developing an inventory of housing constraints and resources (including land availability to meet needs), analyzing population and employment characteristics, identifying means to conserve existing affordable housing resources, a statement of applicable goals and policies, and development of a 5-year program to achieve those goals consistent with state requirements and regional housing allocations.

  This Housing Element provides an assessment of disabled residents, establishes goals and policies that give priority to the housing needs of disabled, elderly, single-parent and homeless residents with limited incomes, and identifies programs specifically designed to address the housing needs of this segment of the population. The programs include Community Development Block Grant funding, Housing Assistance Program rental assistance vouchers, use of density bonuses, rental housing construction program funds, the energy crisis intervention program, enforcement of existing state laws, and enforcement of the Bishop Land Use Element guidelines pertaining to density limits. Additionally, the 5-year action

[35] U.S. Census Bureau, P70-131, *Americans With Disabilities: 2010*, Matthew W. Brault, issued July 2012.

[36] Census Bureau, ACSBR/09-12, *Disability Among the Working Age Population: 2008 & 2009, American Community Survey Briefs*, Matthew W. Brault, September 2010.

program includes specific goals for working with IMACA to develop an outreach program to inform Bishop residents of housing and services available for persons with disabilities.

- **Section 65584.09**
  AB 1233 (Jones), Chapter 614, Statutes of 2005, requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the RHNA for which the jurisdiction failed to identify or make available sites in the prior planning period. As described in §IIA above, the City has been stymied in its attempts to acquire or annex land for construction of housing. Intense good-faith efforts to acquire land from the City of Los Angeles were unsuccessful. As discussed in §IV.A above, however, of the roughly 456 acres zoned for residential development in the City, approximately 195 acres, or 43%, are already zoned at 16 dwelling units per acre or higher. Although the 2004 RHNA for above-moderate housing was not met, the City did remove obstacles to high-density, affordable housing and has continued to work closely with IMACA and other groups to develop senior and low-cost housing whenever possible.

- **Section 65583**
  Chapter 633, Statutes of 2007 (SB 2) strengthens housing element law to ensure zoning facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. The law will facilitate efforts to address the critical needs of homeless populations and persons with special needs throughout all California. Generally, SB 2 amends housing element law regarding planning and approval for emergency shelters and transitional and supportive housing as follows:
  - At least one zone shall permit emergency shelters without a conditional use permit or other discretionary action.
  - Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
  - Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
  - Emergency shelters shall be subject only to development and management standards that apply to residential or commercial uses within the same zone.
  - Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.
  - Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate that the need for emergency shelters can be met in existing shelters or through a multi-jurisdictional agreement.
  - Transitional and supportive housing shall be considered a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

The City permits second units in most residential zones.

As noted in §III.A.7 (Special Needs), IMACA estimates that the homeless population in Bishop has grown in recent years. Though there are no formal homeless statistics available for the Bishop area, IMACA estimates that the population is growing. Statewide statistics indicate about 36 homeless per 10,000 residents, which would indicate roughly 36 homeless in Inyo and Mono Counties combined, and about 13 homeless individuals in the Bishop City limits. These estimates are higher than in 2009, when the Inyo County Mental Health Director estimated a total of 25 homeless individuals in Inyo County, 5 of whom were thought to reside in the City. The prolonged economic downturn has played a key role in this trend, and IMACA notes that daily calls and referrals for assistance have increased noticeably over the past year or so.

The County of Inyo Full Service Partnership (FSP), operated under the Mental Health Services Act (MHSA), provides services to children, Transition Age Youth (TAY), adults, and older adults. Through provision of a nurse to meet the needs of older adults, the program has successfully integrated physical health care with mental health care to help elders to stay in their homes and manage their health and mental health needs. The FSP works with local churches to offer free lunches to community members three days a week; TAY and adult clients volunteer their time to help cook and serve the meals. The FSP also facilitates coordination and access to medications, clinical services, substance abuse services, vocational rehabilitation, benefits advocacy, and medical care, as well as assistance with finding housing, housing vouchers, and programs to foster the skills necessary to promote the most independent, least restrictive housing possible in the community. Community-based locations for the adult program will be obtained to help integrate these services into the community and help improve access. The MHSA operates two wellness centers in Inyo County, including one in Bishop and a second in Lone Pine. The wellness centers offer outreach by mental health staff, referrals for homeless individuals in need of mental health services, and other similar recovery and support programs.

Housing and employment services are a critical component of the FSP. A 'housing first' model is used, in conjunction with developing a number of different housing options. Supportive housing services are provided. An array of support services

are available that are intended to promote housing stability, recovery, and wellness. Participation in these support services is voluntary and not a requirement for eligibility for any rent subsidy or housing voucher.[37]

D. *NONGOVERNMENTAL AND MARKET CONSTRAINTS AND OPPORTUNITIES*

The very limited acreage of private land is by far the most significant constraint to achieving Housing Element objectives. Fees and site improvement costs, processing and permit procedures, building codes, land use controls, availability of public services and environmental considerations are important but do not impose significant constraints to development in Bishop. Moreover, the cost of housing in Bishop has been substantially reduced since the 2009 Housing Element was adopted, primarily as a result of the recent economic downturn; as of July 2013, the City's housing inventory is notably affordable in comparison with California housing generally. The discussion below focuses on the non-governmental and market constraints to housing development.

D.1 Limited Land Resources

The City of Los Angeles owns significant land area in the City of Bishop as well as the entire Owens Valley. As noted in previous sections, the total area of serviceable and residentially designated City of Los Angeles-owned land in the Bishop city limits could accommodate over 3,000 dwelling units. This is almost twice the number of dwelling units in the City of Bishop in the 1990 Census. However, Los Angeles DWP has gradually reduced the housing stock in Bishop through the demolition of older dwellings on DWP-owned land. As in prior years, the purpose of Los Angeles DWP in the Owens Valley is to procure water for southland uses. The City of Los Angeles has secured land and water rights throughout the Bishop region and generally has not released land for residential development. Where the City of Los Angeles has released land for development, it primarily has been for non-residential uses. This policy has severely restricted housing development in Bishop and the Owens Valley. It remains the number one housing growth constraint in Bishop.

Although City of Los Angeles lands surround most of Bishop, the western boundary adjoins the Piute-Shoshone Indian Reservation. The tribe is a self-directed and nearly autonomous nation that is not subject to City regulations (Bishop cannot develop or govern the development of tribal lands) or to state mandates such as housing elements. It is tribal policy to use tribal lands for tribal purposes. This constraint adds to the limited land resource available to the City in meeting housing requirements. The remaining acreage of privately held, developable property in the City of Bishop is very limited; as shown previously in Table 23, less than 20 acres of privately-owned vacant land remains in Bishop, most in small parcels scattered throughout the City. The zoning density overlays permit a considerable increase in density when land is redeveloped.

D.2 Affordability (based on Current Trends in Housing Costs)

The Bishop housing market has undergone wide fluctuations over the past decade. To provide an updated snapshot of housing trends, several real estate sources were reviewed including the *Market Activity Report* (for the period from January 2010 through 19 July 2013), the *Real Estate Inventory-Supply and Demand Report Market Indicator* (for the period from January 2010 through 19 July 2013), July 2012 through 18 July 2013), an *Inventory Comparison* (for the period from July 2012 through June 2013), and to provide a basis for comparison the *Current Market Statistics* (from January 2007 through December 2010). A good overview of regional trends is provided in Table 31 below, which summarizes total sales for the 4 year period from 2007 through 2013. These data show a continuous and continuing decline in values (a 34.2% drop over the 6.5-year period), coupled with continuous increases in sale volume and associated reductions in days on the market. For the 2- square mile Bishop area, the median price of homes reached a high of $413,980 in 2007; values have been falling since then, with a current average value of $272,447 as of July 2013.

Table 31
BISHOP RESIDENTIAL MARKET ACTIVITY 2007-2010

	2007	2008	2009	2010	2011	2012	2013
Homes Sold/Month	NA	7.9	7.9	8.7	9.3	11.1	10.7
Days on Market	NA	140	129	75	89	96	76
Average Sales Price	$413,982	$359,409	$327,055	$289,834	$268,562	$271,174	$272,447
Current Supply	4.3 months	3.7 months	NA	6.3 months	5 months	4.2 months	4 months

Table 32 summarizes total residential sales for the entire Bishop multiple listing service for the past 3 and one-half years.

Table 32-MARKET ACTIVITY SUMMARY JANUARY 2010 – JULY 2013					
HOUSING TYPE	NUMBER SOLD	DAYS ON MARKET	AVERAGE LIST PRICE	AVERAGE SALE PRICE/ % OF LIST PRICE	# CURRENTLY PENDING

[37] Inyo County Behavioral Health, Mental Health Services, Mental Health Services Act (MHSA), Annual Update Fiscal Year 2011/2012.

Single Family	504	145	$323,468	$272,031 / 84%	481
Condominium	29	189	$208,677	$205,452 / 98.5%	30
Mobile Home	198	143	$33,325	$29,131 / 87%	184
Multi-Family Bldg	16	162	$286,606	$206,639 / 72%	14

These data show that all housing types in Bishop are today significantly lower in price than when the prior Housing Element was completed in 2009. Nonetheless, rental and mobile homes remain an important affordable housing option in Bishop, available to a wider range of potential buyers than single-family units. Table 33a summarizes rental values for the first quarter of 2013 and Table 33b summarizes mobile home sales in the larger Bishop area for each of the four quarters between July 2012 and July 2013. The data suggest that rental and mobile homes in Bishop have remained affordable to even very low income residents, though the available supply has been limited through this period.

Table 33a
RENTAL VALUES FIRST QUARTER 2013

RENTAL CATEGORY	RENTAL RATES
Single Family Home	$1,100-$1,400/month
2-bedroom apartment	$600-$900/month
1-bedroom/studio apartment	$400-$600/month

Table 33b
QUARTERLY MOBILE HOME SALES DATA JULY 2012 - JULY 2013

	7-19-12 to 10-18-12	10-19-12 to 1-18-13	1-19-13 to 4-18-13	4-19-13 to 7-18-13
Days on Market	70	59	0	8
Average List Price	$15,900	$46,900	0	$32,950
Average Sales Price	$13,500	$46,900	0	$31,450
Average List/Sale %	85%	100%	NA	95%
Sold Listings	1	1	0	4

D.3 Land Prices

Land costs are a major contributor to overall housing production prices. The very small amount of privately owned vacant land appears to contribute to land costs, at least as compared to a similar community without the constraints noted previously. As a result the "filtering down" process, which can enable lower income or first-time buyers to enter the housing market, is affected. Although no data was available for the City proper, data for the 20 square mile Bishop area indicates that there were 4 commercial lots and 188-acres of vacant land lots sold between January 2010 and July 2013.

D.4 Construction Costs

Construction costs include materials, labor, financing charges and builder profit. These costs will vary depending on structural requirements (such as snow, wind and seismic conditions) 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. According to data obtained from Eastern Sierra Realty, residential properties are currently averaging about $153 per square foot in the Bishop City limits for active listings, compared with $164 for recent sales in the City limits[38]; by comparison, homes were averaging about $200 per square foot in 2009, $135 in 2001 and $50 per square foot in 1995. Custom homes and units with extra structural requirements or amenities can run much higher.

D.5 Conclusions

The data presented above indicate that Bishop housing costs have declined considerably since the 2009 Housing Element was completed, as is true elsewhere in California and beyond. The National Association of Realtors (NAR) notes that the housing market is now strengthening nationwide. As of May 2013, NAR records show a 4.4% increase in existing-home sales and a 2.9% increase in prices in the Northeast (compared with the first quarter of 2012); in the Midwest, sales increased by 15% and prices by 8.2% in the same period, and in the South sales increased by 13.3% along with price increases averaging 9.3%. In contrast,

[38] Eastern Sierra Realty, *Listing Statistics*, January 1, 2013.

housing supplies in the west have remained sharply limited: existing home sales increased only 0.6% since the first quarter 2012, while prices have increased by 24.4%.[39]

Despite the short supply, price increases have not been reflected in the Bishop housing market to date. Bishop continues to offer a range of affordable housing opportunities such as HUD's Housing Choice Voucher housing assistance, assistance offered by the California Housing Finance Agency, privately owned mobile home parks, and various programs available through IMACA and Mammoth Housing. If and as housing costs increase, however, the City may again face challenges associated with a comparatively low income job base and high housing costs. An increase in the supply of rental units could help to alleviate this concern as the City continues to work with the City of Los Angeles to obtain lands (through lease or purchase) for the construction of affordable housing projects. Both approaches are reflected in the 5-Year Plan below. Mammoth Housing Authority offers down-payment assistance programs to assist families and individuals without sufficient incomes or equity to enter the housing market. Finally, it remains a very high priority to continue to encourage the City of Los Angeles to release residential land within the present urban boundary that can be used to meet long term housing opportunities in the City of Bishop. Other programs are described under Item F (Affordable Housing Resources).

E. RHNA COMPLIANCE

HCD's 2012 *Regional Housing Need Allocation Plan* for Inyo County Local Governments reflects a number of changes from the allocation prepared by HCD in 2009. The projected 2014-2019 0.45% annual household growth rate is now less than half the 1.3% rate used in 2008, vacancy rates are now higher (2% for owners versus 1.8% in 2007; the renter vacancy rate was held steady at 5%); and the 'Rural County' 150% increase adjustment used in 2008 has been replaced by a one-time reduction in projected need to reflect unprecedented economic conditions over the planning period. Although Bishop did not meet the numeric goals for the prior housing element compliance period (2009-2014), the City has striven to comply with the underlying RHNA objectives (per §65584(d), as discussed below:

> *Despite the short supply of housing, price increases have not been reflect in the Bishop housing market to date.*

1. **RHNA GOAL 1 - Increase the housing supply and the mix of housing types, tenure and affordability in an equitable manner.** Since housing prices in Bishop have abated substantially in recent years, the housing inventory is now affordable to an increased number of residents. HUD lists a total of 4 affordable rental housing facilities in Inyo County as a whole. Three of these facilities are located in the City of Bishop: the Sunrise Mobile Home Park on McIver, the Valley Apartments on East Clarke, and Willow Plaza Apartments on Willow Street. HUD lists only one other affordable rental facility in Inyo County – the Mt. Whitney Apartments, located in Lone Pine (about 60 miles south of Bishop).[40] Bishop has continued to work closely with IMACA to preserve these affordable facilities, and has also worked with Mammoth Housing and local mobile home park owners to ensure that every possible affordable housing resource is preserved and expanded where possible.
2. **RHNA GOAL 2 – Promote infill development and socioeconomic equity, environmental protection and efficient development patterns.** During 2012, Bishop applied for funding through the Sustainable Communities Grant Program, missing the scoring cutoff by less than 1% (Bishop plans to reapply for the 3rd and final funding cycle in 2014). As noted in that application, Bishop has invested $5 million in downtown improvements and planning has focused on consolidating uses in the city rather than expanding into surrounding unincorporated lands. By focusing on infill, the Bishop General Plan has avoided encroachment onto the open space areas immediately surrounding the city. Creation and later expansion of the downtown mixed use overlay zone (since the 2009 Housing Element was adopted) has established an area of Bishop where infill residential development is permitted by right and encouraged. The overlay zone, in combination with the nearby Warren Street Improvement Project, will also update the downtown core area and may contribute to the City's parallel efforts to balance jobs and housing (see below).
3. **RHNA GOAL 3 – Promote an improved intraregional relationship between jobs and housing.** The City of Bishop is in the very early stages of a targeted General Plan Update and Code Revisions that will include policies and regulations supporting housing in close proximity to commercial and public services, and economic development that maximizes efficient use of infrastructure (including the new fiber optic cable serving the length of Owens Valley). The programs will include a sustainable economic strategy that examines existing and future land use and housing demand in the context of job growth and policies, programs and codes to encourage public and private investment in the community.

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[39] National Association of Realtors, *Metro Area Home Price Growth Trend Continues in First Quarter*, News Release, May 9, 2013. www.realtor.org/topics/housing-affordability-index.

[40] Housing and Urban Development Department (HUD), www.hcd.ca.gov/fa/docs/affrdble-**housing**/ARHD_Inyo_01-10-13.pdf

4. **RHNA GOAL 4 – Allocate housing need in proportion to the availability of supply in a given category.** The 2012 need allocation for Bishop is similar (in terms of the proportion of need at the very low, low, moderate and above moderate income levels) to the allocation in 2008. HCD made very a slight decrease in the City's proportion of very low income units (from 23.6% to 23.4% now), and a somewhat larger decrease in the City's proportion of above-moderate income units (from 45% to 43.7% now); the proportion of low income units was increased from 13.6% to 14.9% now, and the proportion of moderate income units increased from 17.3% to 18.1%. These adjustments suggest that Bishop income levels may have slipped very slightly in relation to Inyo County incomes as a whole, but the proportions are generally unchanged overall. Bishop is in the early stages of developing an economic development strategy to diversify job opportunities, and associated household income, by capitalizing on the new fiber optic cable. (Note too that HUD lists 3 affordable rental housing facilities in Bishop: the Sunrise Mobile Home Park on McIver, the Valley Apartments on East Clarke, and Willow Plaza Apartments on Willow. Beyond the 3 Bishop facilities noted above, HUD lists only one other affordable rental facility in Inyo County – the Mt. Whitney Apartments, located in Lone Pine (see RHNA Goal 1, above).

F. AFFORDABLE HOUSING RESOURCES

Provided below is an outline of the wide range of programs designed to facilitate the construction, acquisition, rehabilitation and/or preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers.[41] Several state and federal programs are also designed to assist in the provision of these services. Note that the state Legislature in 2011 approved the dissolution of all California redevelopment agencies, and the agencies were officially dissolved as of February 2012; as a result, the Redevelopment Set-Aside programs are no longer applicable and have been deleted from the 2014-2019 Housing Element discussion of potential affordable housing resources.

F.1 Development Block Grant (CDBG)

CDBG funds represent another resource to improve the quality of life for residents of Bishop. CDBG monies have in the past been used for a variety of projects benefiting low and moderate income households, including fund for the low-moderate senior housing facility at Sunrise Park. Block grant monies can also be used for rehabilitation, repair and loan programs. In recent years, the City's applications for CDBG funding have not been successful. In recent communications with HCD staff, the City has gained added insight into how future applications might be structured to compete more successfully for the available CDBG programs, and was able to utilize the information in a recent successful CDBG application, part of which will fund IMACA improvements to the Valley Apartments, and part of which will preparation of an update to the Economic Development Element of the Bishop General Plan. HCD has awarded funding for both of these projects. IMACA plans to use its $1 million in funding to refurbish the Valley Apartments (which represent an important component of the affordable housing stock), and the City plans to use the Economic Development Element update to create an expanded base of long-term professional employment opportunities to benefit residents (particularly young residents) in Bishop and surrounding communities. HCD administers the federal CDBG program for non-entitlement cities and counties (including Bishop). CDBG funding could be pursued through the following programs:

- **Housing rehabilitation**: Eligible activities are health and safety and complementary improvements made to units occupied by low-income households. Such improvements may include repair or replacement of foundations, roofs, siding, flooring, plumbing, and electrical systems. Rehabilitation may also include repair or installation of water or sewer laterals on private property, and complementary rehabilitation activities such as repainting and recarpeting.
- **Activities in support of housing new construction** may include: land acquisition; water and/or sewer improvements (to provide increased capacity needed); site improvements; clearing of site; construction of directly-related streets, curbs/gutters and sidewalks, parks, and recreation facilities; pre-construction studies, plans and funding applications; acquisition, rehabilitation or cost write-down of existing housing; and down-payment assistance and closing costs.
- **Community facilities**: Eligible activities include acquisition, rehabilitation, or new construction of buildings and grounds for public purposes such as training, health, education, recreation, nutrition, emergency shelter, day care, or fire protection, or the removal of architectural barriers from public buildings.
- **Public services**: CDBG funds may be spent for labor, supplies and materials used to provide or improve services (such as employment, crime prevention, child care, health, drug/alcohol abuse prevention, and/or recreation).
- **Public works**: activities to correct health and safety hazards include acquisition, construction, rehabilitation and installation.

F. 2 Housing Choice Voucher (HCV) Program

The Housing Choice Voucher Program (formerly Section 8) rental assistance vouchers extend rental assistance to low income

[41]Department of Housing and Community Development website, http://www.hcd.ca.gov/fa/

families and elderly or disabled which spend more than 30% of their income on housing. The subsidy represents the difference between the excess of 30% of the monthly income and the actual housing cost. Vouchers permit tenants to locate their own housing and, unlike prior programs, participants are permitted to rent units beyond the federally determined fair market rent in and area provided the tenant pays the extra rent increment (vouchers are limited to the standard payment versus fair market rent; standard payment is usually lower than fair market rent). IMACA is the designated agency in Inyo County to administer the HCV vouchers. In 2004 there were 29 vouchers allocated to Inyo County residents (15 vouchers to Bishop residents), and currently, there are 29 vouchers allocated to Inyo County, 10 of which were issued to residents in the City of Bishop. However, there are no available vouchers as of July 2013, and the waiting list includes 28 residents throughout Inyo County. The Program is currently closed, and Stanislaus Housing Authority is not accepting any new applications, but may reopen in the future.

F.3 Mobile Home Park Resident Ownership Program (MPROP)

This program, offered by HCD, provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the park to resident ownership. Loans are made to low income mobile home park residents or public organizations to control housing costs. Low interest short and long term loans are offered to cover the costs of:

- **Purchase** (conversion) **of a mobile home park** by a resident organization, nonprofit entity or local public agency;
- **Rehabilitation or relocation** of a purchased park;
- **Purchase** by **a low income resident** of a share or space in a converted park.

With nearly 20% of Bishop's housing stock comprised of mobile home units, this is an important program to allow tenants to control their housing costs. Where the present owner is a willing seller, the City can facilitate use of this program by advertising its availability to mobile home park residents and by serving as co-applicant for resident organizations applying to HCD for funding. The City also provides information to residents about MPROP units that have become available (usually through vacancy) and assists in the sale of MPROP units. As of July 2013, there are three units available with a long list of potential buyers. The City collaborates with a real estate agent in assisting potential buyers submit offers and obtain loans. All of the MPROP units in Bishop fall within the low or very low income categories.

F.4 Single Room Occupancy (SRO)

The closure of a motel can open up opportunities for conversion of existing units into transitional housing units called SROs. SROs are like apartments with the exception that common kitchen facilities may be used when separate facilities are not available in each unit. SROs are less costly to rent and maintain than full service units. With support from the City of Bishop, IMACA converted a motel into affordable apartments for senior housing; however, in this instance, separate kitchen facilities were provided. This housing is still owned and operated by IMACA. In addition, as noted in §IV.B, the City and IMACA have had a long-term interest in the potential acquisition of two additional motel sites that may be suitable for SRO or other similar affordable housing conversation projects. These sites include the existing Elm Street Motel located at the corner of West Elm and North Warren Street, and the existing Starlight Motel located at Short and Sneden. With respect to the Elm Street Motel, IMACA had previously made a bid to acquire this site in 1998 and had the funds available to proceed, but the deal fell through due to problems in the real estate transaction. Since 1998, the owner has not shown an interest in selling, but IMACA has continued to keep an eye on this site for possible future purchase. With respect to the Starlight Motel, IMACA has received prior offers to but has not accepted previously due to the absence of sufficient funds. However, the site is well suited for conversion as an affordable living unit and IMACA has maintained continued interest in future acquisition when a suitable funding opportunity is identified. There has been no change in status for either the Elm Street Motel or the Starlight Motel.

F.5 Building Equity and Growth in Neighborhoods Program (BEGIN)

This HCD program is designed to reduce local regulatory barriers to affordable ownership housing, and provide down-payment assistance loans to qualifying first-time low- and moderate-income buyers of homes in BEGIN projects. It offers grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. It also offers loans by grant recipients at simple interest to qualifying homebuyers, not to exceed 20 percent of home sales price or $30,000, whichever is less. As of July 2013, IMACA has three grants in the BEGIN program through Mammoth Housing, but none of the grants are for projects in Bishop.

F.6 CalHome Program

The CalHome program was established to enable low and very-low income households to become or remain homeowners. Program funds are available for public agencies or nonprofit corporations in the form of:

- **Grants** for first-time homebuyer down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership.

- **Loans** for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as developers make deferred payment loans to individual homeowners.
- **Assistance** to individual households in the form of deferred-payment loans, payable on sale or transfer of the homes, or when they cease to be owner-occupied, or at maturity.

F.7 HOME Program

The HOME Program was created under the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula that considers the "tightness" of the local housing market, inadequate housing, poverty, and housing production. HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing. Assistance is also available for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME. The State administers the HOME program for non-entitlement jurisdictions like Bishop, and has $44 million in funding to distribute state-wide during each fiscal year. The City of Bishop will be notified of funding availability by HCD, and IMACA has indicated an interest in pursuing this program to apply for funding in support of the Silver Peaks project (as noted earlier, the City is current obtaining an appraisal with the goal of submitting a purchase offer, if feasible, in support of this project). Mammoth Lakes Housing has also participated in Home Program funding opportunities and will assist with future applications as the opportunities arise.

F.8 Density Bonus Law

State Government Code §65915, amended by SB 1818, provides for density bonus or similar incentives when a housing developer agrees to construct at least one of the following:

- 10% of total units in a housing development for persons/families of lower income as per Health & Safety Code §50079.5
- 5% of the total units of a housing development for very low income HH as defined in Health and Safety Code §50105.
- Thirty-five units of a housing development for qualifying senior residents as defined in §51.2 of the Civil Code.

HCD has significantly reduced these goals since the 2004 Housing Element was adopted in response to feedback from builders and developers. The Density Bonus Law is intended to provide an incentive to developers to provide low income housing, senior housing or both to provide a balance of housing opportunities in the City. As part of the density bonus program, the City may consider granting a density bonus or, in lieu of granting a density bonus, the City may grant an incentive of direct financial assistance programs. In order to assure the long-term affordability of housing units, the developer may be required to enter into a development agreement or other binding contract with the City, and bonus programs are be subject to compliance with adopted urban water management plans and other service constraints and programs. The City continued to support the use of density bonuses but has not had an opportunity due to the lack of development in Bishop over the past 5 years,

F.9 Non-Profit Housing Development Corporations (HDC)

The non-profit Housing Development Corporations promote, assist or sponsor housing for low and moderate income persons. An HDC does not build "public housing;" rather, it builds or rehabilitates housing for people who cannot afford market rate housing but whose incomes are generally above the poverty level and acts as the applying agency for grants and loans. To keep rents within affordable limits, government assistance of some kind is usually necessary. Thus, such housing is often referred to as "assisted housing." An HDC may build rental housing or sponsor housing developments intended for ownership. IMACA has managed and owned some affordable housing projects county-wide and is currently pursuing several HCD housing programs in the City of Bishop, particularly the 72-unit Silver Peaks affordable housing project (as a joint endeavor with the City of Bishop). IMACA has sought and will continue to seek additional affordable housing opportunities such as this program affords.

F.10 Hope for Homeowners (H4H) Program The federal Housing and Urban Development Dept. (HUD) offers a wide range of programs to assist homeowners modify and/or refinance their home loans. The range of available programs and assistance has been expanded over recent years to respond to the economic recession. Included are programs to modify or refinance loan payments, programs specifically designed to help homeowners with 'underwater' mortgages, assistance for unemployed homeowners, and managed exit programs for borrowers who cannot afford their mortgage or are dealing with foreclosure.

F.11 Weatherization Program

The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to low-income Californians. Through IMACA, the Weatherization Assistance Program reduces the heating and cooling costs for low-income families by improving the energy efficiency of their homes and ensuring their health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities,

and families with children.

IMACA also administers the Low Income Home Energy Assistance Program (LIHEAP) on behalf of the State of California. Residents who meet income guidelines are eligible for roof, furnace or water heater repairs and replacements when funding is available. Eligibility is 80% of state median income.

F.12 Energy Crisis Intervention Program (ECIP)

The ECIP is another very active program in Bishop, and approximately half of Inyo County's funds are expended in serving Bishop households enrolled in the Energy Crisis Intervention Program (ECIP) and the weatherization program. ECIP is available each year as *either* $300 for electricity *or* 2 cords of wood, *or* $700 in propane *or* $700 in wood pellets. The LIHEAP Weatherization Program assists about 20 eligible low-income Bishop families and individuals each year with up to $3,000 in energy conservation, home repairs and heating and cooling assistance in the form of propane, pellets, kerosene, oil or electricity support to

F.13 Homeless and Emergency Shelter Programs

HCD administers several programs for the funding of homeless and emergency shelters. Included are:

- **Emergency Housing and Assistance Program Operating Facility Grants (EHAP)** provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Each county receives a formula grant allocation; 20% of the total allocation is available to non-urban counties to provide direct client housing, including facility operations and administration, residential rent assistance, leasing or renting rooms for provision of temporary shelter, capital development activities of up to $20,000 per site, and administration of the award (limited to 5 percent).
- **Emergency Housing and Assistance Program Capital Development (EHAPCD)** funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families through deferred payment loans at 3 percent simple interest, forgiven when loan term is complete. Term ranges from 5 to 10 years based on the development activity. Again, 80% of the total allocation is available to urban counties, and 20% to non-urban counties.
- **Governor's Homeless Initiative** is an interagency effort aimed at reducing homelessness. The funding program component of the Governor's Homeless Initiative assists with the development of permanent supportive housing for persons with severe mental illness who are chronically homeless. It is a joint project of HCD, the California Housing Finance Agency (CalHFA), and the Department of Mental Health (DMH). The program provides deferred payment permanent loans under HCD's Multifamily Housing Program (MHP); construction, bridge and permanent loans from CalHFA; and limited grant funds for rental assistance from DMH. These loans may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent rental housing, and the conversion of nonresidential structures to rental housing. Projects must have commitments of Mental Health Services Act funds for supportive services, and typically require rent subsidies as well.

F.14 Other Affordable Housing Resources

The City of Bishop operates a code enforcement program that is focused on the elimination of housing conditions that violate public health, safety and welfare codes. The following are additional programs currently undertaken by the City to provide new housing and improvement of existing housing stock:

- Continue streamlining all planning procedures to assist developers.
- Encourage use of the Title 1 Loan Program to provide low interest loans to low and moderate income home owners who need to borrow for rehabilitation work.
- Permit mobile and modular housing on residential lots.
- Enforce energy regulations to provide better housing and lower maintenance costs.
- Take advantage of ongoing programs to assist developers in site selection and utilization of existing federal and state programs to construct or rehabilitate units for low and moderate income housing.
- Use state/federal loans & grants for public improvements; retain tax dollars for infrastructure development & maintenance.
- Allow construction of second units on residentially zoned lots consistent with state law.
- Continue to support equal opportunity actions.
- Enforce State regulations for disabled residents (Title 24 and SB 520).
- Encourage the maintenance of all residential units even if nonconforming as a means of conserving the housing stock.
- Promote the establishment of programs that are aimed at maintaining existing housing units that are in need of repair.

The City works closely with IMACA, Wild Iris, Mammoth Housing and the County Department of Mental Health Services to obtain available grants and loans to assist at-risk populations, including the homeless, disabled, elderly, low-income and those

with mental health problems. The lack of availability of developable sites hampers the City's ability to acquire and construct projects under some of these programs.

The Senior Shared Housing Program is no longer operating in Bishop or Inyo County. The 2009 Housing Element described this as a program operated by the Inyo Mono Area Agency on Aging (IMAAA) to help seniors locate roommates to share housing, thereby generating additional income to support the household. IMAAA has been replaced by the Eastern Sierra Area Agency on Aging (ESAAA), and although ESAAA continues to provide a range of services to senior citizens in Inyo and Mono Counties, the services no longer including housing assistance.

V. GOALS, POLICIES AND ACTIONS

A. Goals

The City of Bishop General Plan Land Use Element establishes the following housing goal: *"To provide for quality residential life by maintaining and improving the existing housing stock and by insuring that the housing needs of the entire community are being met. This goal includes the provision of housing for the special housing needs of the elderly, low income families, handicapped, and individuals requiring group residential care."* Other housing goals described in the Land Use Element of the General Plan include:

- *"The City will encourage the Los Angeles DWP to coordinate a long-term land development plan in the Bishop planning area that will allow needed commercial, residential, and industrial development to take place."*
- *"To encourage the balance and diversity of housing types to more closely reflect the needs of various income groups in the City of Bishop."*
- *"To encourage development of higher density development within walking or bicycling distance to the City's business and commercial areas."*
- *"To provide adequate housing opportunities for low and moderate income households as required by the State of California."*

B. ASSOCIATED HOUSING POLICIES

The City's residential goals are supported by a number of specific policies. Relevant residential policies contained in the *General Plan Land Use Element* are outlined below.

- *"The City will encourage the Los Angeles DWP to coordinate a phased release of residentially zoned areas of Bishop."*
- *"The City of Bishop, in conjunction with the City of Los Angeles and Inyo County, should identify all lands which are not directly related to the provision of water or power and to provide an appropriate means of conveying these lands to private citizens or the City for implementation in accord with the policies of this plan."*
- *"As a high priority for residential development, the City will encourage in-fill and redevelopment of existing private land into residential densities specified on the land use map."*

Additional policies and programs supported by the City are outlined below:

- The City supports legislation aimed at providing adequate housing for all economic segments of the community.
- The City will continue to work with IMACA, Mammoth Housing, and Inyo County to improve the supply and quality of the regional housing stock.
- The City supports construction of subsidized housing, rehabilitation and rental assistance for very low, low and moderate incomes, and special needs households.
- The City encourages modular, prefabricated and other innovative housing designs that reduce housing costs.
- The City encourages maintenance of all residential uses, even if new or non-conforming, and upgrades to new, existing and proposed residential units
- In all housing programs, priority should be given to local groups or individuals with demonstrated housing needs including the elderly, disabled, homeless, households headed by a single parent and income limited households.
- Local financial institutions are encouraged to become involved with programs which expand home ownership and rehabilitations opportunities.
- The City supports state and federal law on non-discrimination in housing.
- The City supports efforts of IMACA and Mammoth Housing to provide housing in Bishop and throughout Inyo County.
- The City supports granting a density bonus to developers of projects agreeing to comply with requirements of Government Code § 65915 as modified by SB 1818.
- In conjunction with Inyo County, the City of Bishop encourages the City of Los Angeles to do the following:
    - Consider developing an action plan with short-term (i.e., 5-year) and long-term (i.e., 15 or 20-year) goals for enabling the City of Bishop to acquire and annex City of Los Angeles lands, including criteria for selecting identified parcels and steps to comply with Los Angeles DWP requirements.
    - Explore a program allowing Bishop to acquire City of Los Angeles lands by direct purchase rather than auction.
    - Develop an inventory of City of Los Angeles land and dwellings in Bishop, and convey to private entities those lands that are not essential to the City of Los Angeles DWP operations.

- Revise the residential lease/rental policy to permit the long term lease of City of Los Angeles-owned residential units to private persons.
- Adopt a policy of not demolishing older dwellings until a rehabilitation assessment can be made; where feasible, permit the concurrent long term lease and rehabilitation by private persons.

- The City of Bishop will maintain the R-3 and R-2 zones for multiple dwelling units.
- In compliance with SB 1960, the City shall consider a mobile home constructed to the 1974 HUD standards and affixed to a permanent foundation to be a single family dwelling for the purposes of zoning and land use regulations. The definition of a single family dwelling has been revised to include such mobile homes. Design criteria permitted under the law relating to appearance may be applied.
- The City shall comply with AB 1866 and all other relevant state and local laws and ordinances. In reviewing housing projects designed to meet the elderly, disabled and other special needs groups, the City will consider lifestyle issues, particularly as it relates to the density limits established in the Land Use Element.
- Bishop supports County Veterans Service Office assistance to veterans on state and federal veterans housing programs.
- The City encourages in-fill & redevelopment of existing private land for residential use consistent with the land use map.
- The City assists developers to construct affordable housing within the city limits.
- The City encourages maintenance of units and properties in need of repairs in order to reduce the number of units in need of complete replacement in the future.
- The City will continue to work with local employers who have expressed interest in assisting with housing development activities in order to attract and retain employees. Discussions will touch on the following issues:
  - Consider conditional use permits for on-site housing at employment sites
  - Explore ways in which local employers can assist IMACA
  - Investigate tax incentives that support affordable housing development
- The City will consider increasing the range of residential uses permitted in the mixed use overlay zone.
- As part of the economic development strategy, Bishop will explore ways in which the Warren Street Improvement Project can facilitate housing opportunities in the overlay zone to help meet the housing needs of an increased job base.

C. *ACTIONS – FIVE YEAR HOUSING PROGRAM*

The Bishop Housing Element policies and actions were developed as a result of an analysis of existing and future housing needs contained in the Planning Analysis. The Analysis concluded that, in general, the housing needs of the community will continue to be met by the private sector. However, the Analysis also indicated that the private sector will not be able to meet the needs of all present and future residents. In particular, many of the City's elderly, younger and single parent households will have considerable difficulty in obtaining and maintaining housing. These difficulties include excessive payment for rents due to an undersupply of affordable rental units, a market closed to many first time buyers, and displacement and loss of repairable units resulting from commercial development and higher intensity residential uses.

While the causes of these problems are varied, several are inherent in Inyo County. A shortage of available land due to extensive public ownership, a relatively high proportion of senior citizens and service industry employed households, an absence of governmental housing funding capability, obstacles and constraints on the private sector, and a community preference for single family ownership units all contribute in varying degrees to the existing problem.

The Five-Year Housing Program below identifies specific programs aimed at these particular housing-related problems. The Housing Program encompasses actions considered most likely to be effective in meeting community housing needs. The financial resources needed to provide "adequate housing for all economic segments" are largely available from state and federal housing agencies in the form of grants, loans and other forms of assistance. The Bishop-based IMACA was created for this purpose and will continue to assume the major responsibility for achievement of the housing objectives contained in this Housing Element.

In addition, the City will continue to maintain corporate and police powers for meeting the City's housing and economic development objectives including zoning and assistance with grant applications in conjunction with the specific program components of the overall Housing Action Program. The City also will support IMACA (and Mammoth Housing) in providing non-market rental housing opportunities for low, moderate and special needs households and individual through the construction of assisted housing, rental assistance, rehabilitation and other direct housing assistance.

This Housing Program as shown in Tables 34 and 35 sets forth a five-year schedule of actions for the City of Bishop to implement housing policies and achieve identified housing goals. The City will strive to review and adopt feasible policy goals as soon as possible, and will continue to work diligently to purchase or lease land from the City of Los Angeles.

Table 34
CITY OF BISHOP HOUSING PROGRAM GOALS FOR 2014-2019
OVERALL 5-YEAR HOUSING PROGRAM GOALS

1. **CITY OF LOS ANGELES LANDS:** Continue to work with City of Los Angeles towards purchase, transfer or long-term lease of vacant City of Los Angeles DWP land to the City of Bishop for residential development, including affordable housing. Establish a dialogue with the new Los Angeles Mayor and administration to facilitate renewed opportunities for this key housing element goal. Timeline: Ongoing.

2. **HCD LEASE TERMS**: Work with HCD to seek a case-by-case waiver that would allow HCD funding on property leased for 40 years (which is the maximum allowed by the City of Los Angeles) instead of 55 years (which is the current minimum period set by HCD) and to seek assistance in resolution of incompatible loan terms wherein federal and state agencies will consummate a grant only after the other agency makes the first loan commitment. Seek HCD assistance in establishing program terms that allow the City of Los Angeles and the City of Bishop to share affordable housing credits in cases where LADWP lands are sold or leased through the aegis of the City of Bishop for the purpose of providing affordable housing opportunities. Timeline: Ongoing.

3. **GRANT FUNDING:** Maximize value of 2013 CDBG funds for rehab of Valley Apartments and for updating the Economic Development Element, and continue to pursue all applicable grant and funding opportunities to assist in the further development of affordable housing and employment opportunities for current and future Bishop residents. Timeline: Grant monies to be expended within 3 years; grant review process to be annual and ongoing with goal of submitting at least one application during the planning period.

4. **UPDATES TO THE GENERAL PLAN LAND USE & ECONOMIC DEVELOPMENT ELEMENTS**. The City is currently in the very early stages of a process that will eventually update the General Plan Land Use Element and Economic Development Element. It is anticipated that the updated Land Use and Economic Development Elements will explore the value and feasibility of establishing an expanded range of residential designations compatible with mixed land uses, similar to the range of land uses currently permitted in the downtown overlay zone. Timeline: General Plan updates to be completed within 3 years (contingent on funding availability).

5. **WARREN STREET IMPROVEMENT PROJECT.** In tandem with the General Plan updates above, the City will consider whether the Warren Street Improvement Project may be expanded to support and extend the uses (particularly residential uses) of the downtown mixed use overlay zone. Timeline: Expanded uses within the Warren Street Improvement project area will be considered as part of the General Plan update process, over a period of 3 years (contingent on funding availability).

6. **MUNICIPAL CODE UPDATE:** Toward completion of the General Plan updates above, the City will evaluate an update to the Bishop Municipal Code to incorporate (as appropriate) the land use planning modifications developed through the General Plan process. As part of this update, the City will also consider ways in which the zoning regulations can be modified to encourage higher density housing to support goals of the land use and economic development strategies. Timeline: Municipal Code update to be completed within 4 years, following the General Plan updates (contingent on funding availability).

7. **PERSONS WITH DIABILITIES:** Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities. Timeline: General Plan updates to be completed within 3 years (contingent on funding availability).

8. **DENSITY BONUSES:** Continue to offer density bonuses to developers who construct infill projects as a means to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units. Timeline: Ongoing.

9. **MOBILE HOME PARK RESIDENT OWNERSHIP PROGRAM (MPROP):** Facilitate this program by advertising its availability to mobile home park residents and by serving as co-applicant for resident organizations applying to HCD for funding in support of MPROP objectives. Timeline: Ongoing.

10. **MONITOR HOUSING STOCK:** Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable for low income and disadvantaged residents. Timeline: Ongoing.

11. **AFFORDABLE HOUSING ASSISTANCE PROGRAM:** Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and in preparing grant applications for low- and extremely low-income housing

projects, (b) provide priority processing and a waiver or deferral of building and remodel permit fees for projects that provide affordable housing assistance to assist extremely-low, very low, low and moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income. Timeline: Ongoing; grant review process to be annual and ongoing with goal of assisting IMACA and Mammoth Housing in the submittal of at least two applications during the planning period.

12. PUBLIC EDUCATION: Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs. Timeline: Ongoing.

13. TRANSITIONAL AND SUPPORTIVE HOUSING: Consider amending Ordinance 544 (Transitional and Supportive Housing) to reflect the revised definitions and requirements for Transitional Housing and Supportive Housing as adopted by the state in SB 745, and the requirements pursuant to SB 2. Timeline: Within 2 years of 2014 Housing Element adoption.

Table 35
PROGRESS TOWARD GOALS BY YEAR 2014-2019

YEAR	GOAL	STEPS
2014	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD LEASE TERMS	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	Complete the Economic Development Element update (initiated in late 2013) per CDBG grant funding schedule requirements. Initiate work on the General Plan Land Use Element drawing on land use recommendations identified in the Economic Development Element update.
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.
	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.
	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives.
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and in preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and a waiver or deferral of building and remodel permit fees for projects that assist extremely-low, very low, low and moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.
2015	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share

		affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	Continue work on the General Plan Land Use Element drawing on land use recommendations identified in the Economic Development Element update.
	WARREN STREET IMPROVEMENT PROJECT	In tandem with the General Plan updates above, the City will consider expanding the Warren Street Improvement Project to support and extend the mix of residential uses in the downtown mixed use overlay zone.
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.
	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.
	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and in preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and a waiver or deferral of building and remodel permit fees for projects that assist extremely-low, very low, low and moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.
	TRANSITIONAL & SUPPORTIVE HOUSING	Consider amending Ordinance 544 to reflect the revised definitions and requirements for Transitional Housing and Supportive Housing as adopted by the state in SB 745, and the requirements pursuant to SB 2.
2016	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	During 2016, the City will complete its General Plan update process.
	WARREN STREET IMPROVEMENT PROJECT	During 2016, the City will complete its General Plan update process including any modifications to the Warren Street Improvement Project.
	MUNICIPAL CODE UPDATE	As the General Plan process comes to a close, the City will consider updating the Bishop Municipal Code to incorporate (as appropriate) land use planning modifications developed through the General Plan process. The City will also consider ways in which zoning regulations can be modified to encourage higher density housing in support of land use and economic development strategies.
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.

	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.
	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and waive or defer building and remodel permit fees for projects that assist extremely-low, very low, low & moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.
	TRANSITIONAL & SUPPORTIVE HOUSING	Consider amending Ordinance 544 to reflect the revised definitions and requirements for Transitional Housing and Supportive Housing as adopted by the state in SB 745, and the requirements pursuant to SB 2.
2017	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	As opportunities arise, Bishop will pursue and/or approve applications to implement land use modifications approved in the General Plan updates.
	MUNICIPAL CODE UPDATE	During 2017, the City will complete the Bishop Municipal Code update (if and as approved by City Council).
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.
	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.
	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and waive or defer building and remodel permit fees for projects that provide assistance to extremely-low, very low, low & moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal

		housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.
	TRANSITIONAL & SUPPORTIVE HOUSING	Consider amending Ordinance 544 to reflect the revised definitions and requirements for Transitional Housing and Supportive Housing as adopted by the state in SB 745, and the requirements pursuant to SB 2
2018	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	As opportunities arise, Bishop will pursue and/or approve applications implementing land use modifications approved in the General Plan updates.
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.
	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.
	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and waive or defer building and remodel permit fees for projects that assist extremely-low, very low, low & moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.
2019	CITY OF LOS ANGELES LANDS	Continue to negotiate with the City of Los Angeles for purchase, transfer or long-term lease of vacant lands within the city limits. Work with state and federal elected officials to develop support if appropriate.
	HCD	Work with HCD to (a) obtain case-by-case waivers for HCD funding on the 55-year lease requirement; (b) reconcile incompatible loan terms; and (c) share affordable housing credits with the City of Los Angeles on LADWP-owned properties that are used for affordable housing in Bishop.
	GRANT FUNDING	Maximize value of 2013 CDBG grant awards and seek additional funding for affordable housing and employment opportunities for Bishop residents.
	GENERAL PLAN UPDATES	As opportunities arise, Bishop will pursue and/or approve applications implementing land use modifications approved in the General Plan updates.
	PERSONS WITH DIABILITIES	Continue working with IMACA to strengthen programs that inform families in the City of Bishop about housing and services available for persons with developmental disabilities.
	DENSITY BONUSES	Continue to offer density bonuses to developers who construct infill projects, to optimize the availability of housing (despite significant limitations on available land) and facilitate the set-aside of affordable/senior/disabled housing units.

	MPROP	Continue to advertise the availability of this program to mobile home park residents, and continue to serve as co-applicant for resident organizations applying to HCD for funding in support of program objectives
	MONITOR HOUSING STOCK	Continue to maintain an inventory of trailer parks, mobile home parks and apartments provide housing for disadvantaged populations, and monitor this housing stock to ensure that it remains affordable to residents in need.
	AFFORDABLE HOUSING ASSISTANCE PROGRAM	Continue to (a) support IMACA and Mammoth Housing Authority in identifying grant opportunities and preparing grant applications for low- and extremely low-income housing projects, (b) provide priority processing and waive or defer building and remodel permit fees for projects that assist extremely-low, very low, low & moderate income households, and (c) maintain outreach to developers to incentivize the development of housing for households earning 30% or less of Inyo County median family income.
	PUBLIC EDUCATION	Continue to assist IMACA in preparing and distributing literature about equal housing opportunities. Provide information about weatherization assistance and utility cost reduction programs.

ATTACHMENT A

City of Bishop Ordinance 535 – Emergency Shelter Combining District

ORDINANCE NO. 535

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF BISHOP, TO ESTABLISH AN ES EMERGENCY SHELTER COMBINING DISTRICT, INCORPORATED BY REFERENCE IN SECTION 17.04.050 OF CITY OF BISHOP MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION 1. That the boundaries of the Zoning Map of the City of Bishop, incorporated by reference in City of Bishop Municipal Code Section 17.04.050 be amended to add the ES Emergency Shelter Combining District as defined in Bishop Municipal Code Section 17.03.115 and Chapter 17.38 to all that property referred to in Exhibit A.

SECTION 2. Except as hereby specifically amended, said Zoning Map of the City of Bishop and Ordinance No. 424, as amended, shall remain in full force and effect.

SECTION 3. This ordinance shall take effect and become operative thirty (30) days from and after its final reading and adoption (May 26, 2011).

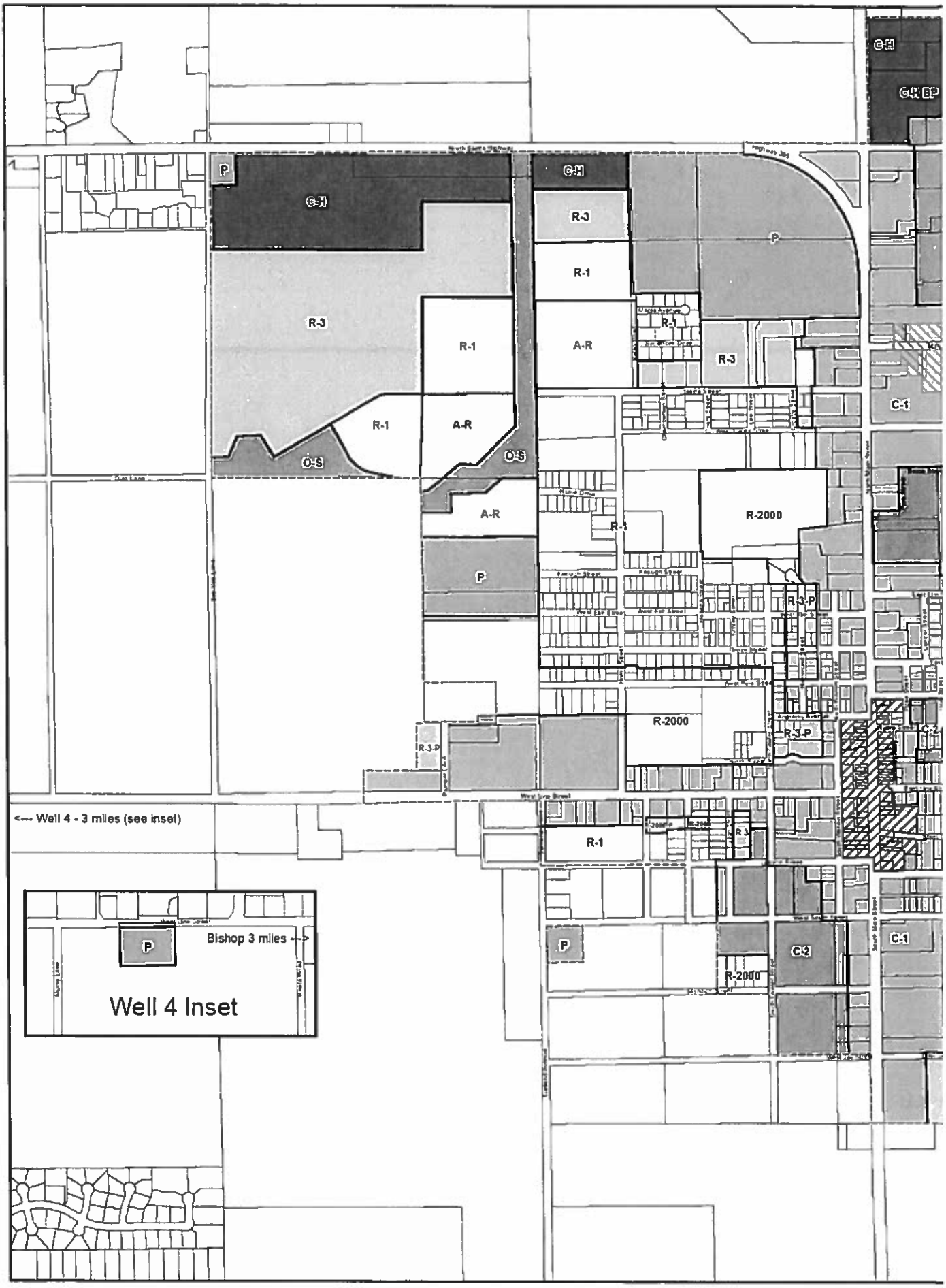
SECTION 4. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner and form prescribed by law in the Inyo Register, a weekly newspaper of general circulation, printed and published in the City of Bishop, State of California, which said newspaper is hereby designed for that purpose.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2011.

LAURA SMITH, MAYOR

ATTEST: James M. Southworth, City Clerk

By: Denise Gillespie
Denise Gillespie, Assistant City Clerk


G-H
G-H BP
P
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R-3
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A-R
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C-1
R-1
A-R
O-S
O-S
A-R
R-1
R-2000
P
R-3-P
R-2000
R-3-P
C-2
R-3-P
<--- Well 4 - 3 miles (see inset)
R-1
P
Bishop 3 miles --->
Well 4 Inset
P
C-2
C-1
R-2000

ATTACHMENT B

City of Bishop Ordinance 543 – Reasonable Accommodation Procedures

ORDINANCE NO. 543

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, ADDING CHAPTER 17.82 REASONABLE ACCOMMODATION TO TITLE 17 OF THE BISHOP MUNICIPAL CODE PROVIDING A PROCEDURE FOR REASONABLE ACCOMMODATION IN THE CITY'S LAND USE AND ZONING AND BUILDING REGULATIONS PURSUANT TO FAIR HOUSING LAWS

THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 17 of the Bishop Municipal Code entitled ZONING be, and is hereby amended, by adding Section 17.82 Reasonable Accommodation to read as follows:

"Chapter 17.82

REASONABLE ACCOMMODATIONS

Sections:

17.82.010 Purpose.

17.82.020 Findings.

17.82.030 Applicability.

17.82.040 Notice to the public of availability of accommodation process.

17.82.050 Requesting reasonable accommodation.

17.82.060 Reviewing authority.

17.82.070 Required findings.

17.82.080 Written decision on the request for reasonable accommodation.

17.82.090 Appeals

17.82.010 Purpose. It is the policy of the jurisdiction, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter "fair housing laws"), to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. This ordinance establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

17.82.020 Findings. The City Council of the jurisdiction finds: The federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act impose an affirmative duty

on local governments to make reasonable accommodation in their land use and zoning regulations and practices when such accommodation may be necessary to afford individuals with disabilities an equal opportunity to housing;

A. The Housing Element of the jurisdiction must identify and develop a plan for removing governmental constraints to housing for individuals with disabilities including local land use and zoning constraints or providing reasonable accommodation;

B. The Attorney General of the State of California has recommended that cities and counties implement fair housing reasonable accommodation procedures for making land use and zoning determinations concerning individuals with disabilities to further the development of housing for individuals with disabilities;

C. A fair housing reasonable accommodation procedure for individuals with disabilities and developers of housing for individuals with disabilities to seek relief in the application of land use, zoning and building regulations, policies, practices and procedures will further the jurisdiction's compliance with federal and state fair housing laws and provide greater opportunities for the development of critically needed housing for individuals with disabilities.

17.82.030 Applicability.

A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

B. An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

C. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

17.82.040 Notice to the public of availability of accommodation process. Notice of the availability of reasonable accommodation shall be prominently displayed at public information counters in the planning and public works departments, advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in

the Planning and Building and Safety departments.

17.82.050 Requesting reasonable accommodation.

A. In order to make housing available to an individual with a disability, any eligible person as defined in Sec. 3 may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures.

B. Requests for reasonable accommodation shall be in writing and provide the following information:

(1) Name and address of the individual(s) requesting reasonable accommodation;

(2) Name and address of the property owner(s);

(3) Address of the property for which accommodation is requested;

(4) Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and

(5) Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

C. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

E. If an individual needs assistance in making the request for reasonable accommodation, the jurisdiction will provide assistance to ensure that the process is accessible.

17.82.060 Reviewing Authority.

A. Requests for reasonable accommodation shall be reviewed by the "reviewing authority," using the criteria set forth in 17.82.070.

B. The reviewing authority shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application and may either grant, grant with

modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in 17.82.070.

C. If necessary to reach a determination on the request for reasonable accommodation, the reviewing authority may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request.

D. For purposes of this ordinance 'reviewing authority' means the Director of Public Works, or his/her designee.

17.82.070 Required findings. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

C. Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;

D. Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

17.82.080 Written decision on the request for reasonable accommodation.

A. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the reviewing authority's findings on the criteria set forth in 17.82.070. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

B. The written decision of the reviewing authority shall be final unless an applicant appeals it to the jurisdiction's planning commission.

C. If the reviewing authority fails to render a written decision on the request for reasonable accommodation within the thirty (30) day time period allotted by 17.82.060, the request shall be deemed granted.

D. While a request for reasonable accommodation is pending, all laws and regulations

otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

17.82.090 Appeals.

A. Within thirty (30) days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

B. If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible.

C. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

SECTION 4. This ordinance shall be in full force and effect thirty (30) days from and after its passage and adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner and form provided by law in the Inyo Register, a newspaper of general circulation printed and published in the City of Bishop, State of California which said newspaper is hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2013.

_____
LAURA SMITH, MAYOR

ATTEST: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

ATTACHMENT C

City of Bishop Ordinance 544 – Expanding the ES District to include Supportive and Transitional Housing

ORDINANCE NO. 544

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, ADDING SECTION 17.08.116 AND 17.08.117 TO CHAPTER 17.08 DEFINITIONS OF TITLE 17 ZONING OF THE BISHOP MUNICIPAL CODE; AND AMENDING CHAPTER 17.38 ES EMERGENCY SHELTER COMBINING DISTRICT AND ORDINANCE NO. 534 RESPECTING SUPPORTIVE AND TRANSITIONAL HOUSING

THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Bishop Municipal Code Title 17 ZONING, Chapter 17.08 DEFINITIONS is hereby amended to add new section titles as follows:

Chapter 17.08

DEFINITIONS

"Sections:

17.08.116 Supportive housing

17.08.117 Transitional housing"

SECTION 2. Bishop Municipal Code Chapter 17.08 DEFINITIONS is hereby amended to add new sections 17.08.116 Supportive Housing and 17.08.117 Transitional Housing which read in their entirety as follows:

"17.08.116 Supportive Housing. 'Supportive housing' means permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives and typically linked to onsite or offsite services that support residents in maintaining the housing, improving their health and maximizing their ability to live independently and, when possible, to work within the community.

17.08.117 Transitional Housing. 'Transitional housing' means a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing."

SECTION 3. Chapter 17.38 ES Emergency Shelter Combining District is hereby amended to read in its entirety as follows:

"Chapter 17.38

ES EMERGENCY SHELTER COMBINING DISTRICT

Sections:

17.38.010 Purpose.

17.38.020 Client.

17.38.030 Applicability.

17.38.040 Permitted uses.

17.38.050 Uses expressly prohibited.

17.38.060 Standards and requirements.

17.38.010 Purpose. The purpose of this chapter is to comply with the housing element requirements of the State of California.

A. The ES emergency shelter combining district is intended to be combined with C-1, R-3 and/or R-3-P districts to permit a specified area in which emergency shelters, supportive housing and transitional housing developments will be allowed by right.

B. The location of the ES emergency shelter combining district reflects a close association with, provides convenience to and/or is compatible with surrounding uses with a range of complementary services, including the availability of public transportation, basic goods and grocery stores, and social welfare facilities.

17.38.020 Client. For purposes of this chapter 'client' means individuals and/or families using emergency shelter, Supportive housing or transitional housing facilities.

17.38.030 Applicability.

A. The ES emergency shelter combining district may be combined with any C-1, R-3 and/or R-3-P district which in the judgment of the city council possesses the desired locational and site design characteristics as set forth in Section 17.38.060A.

B. All operators of emergency shelters, supportive housing and transitional housing development prior to commencing such operation, shall apply to the city planning department to assure that all standards and requirements set forth in Section 17.38.060 will be met.

17.38.040 Permitted uses.

A. The permitted uses in an ES emergency shelter combining district include emergency shelters, supportive housing and transitional housing developments that comply with the standards and

requirements set forth in Section 17.38.050, and associated supportive services. Such permitted uses shall be in addition to the permitted uses allowed by the underlying district with which the ES emergency shelter combining district is combined.

B. If an ES emergency shelter combining district overlies more than one type of district, C-1, R-3 and/or R-3-P, then such additional permitted uses shall only be those which are permitted in the district which underlies the proposed project.

17.38.050 Uses expressly prohibited. Prohibited uses shall be those set forth in Section 17.48.030 for C-1 districts; those set forth in Section 17.36.030 for R-3 district; for those set forth in Section 17.40.030 for R-3-P districts.

17.38.060 Standards and requirements.

A. Standards. Except as provided hereafter, standards shall be as provided in the underlying district.

B. Requirements. Any proposed emergency shelter, supportive housing and/or transitional housing development located in an ES emergency shelter combining district shall operate under the requirements set forth below. Such requirements are in addition to any other requirements set forth in federal, state or local laws, rules, regulations, ordinances or policies.

1. Capacity. The maximum number of clients permitted in any emergency shelter, supportive housing and/or transitional housing development is ten.

2. Vehicle parking. The operator of an emergency shelter, supportive housing and/or transitional housing development shall provide onsite vehicle parking as follows: one parking space for each two client beds.

3. Bicycle parking. The operator of an emergency shelter, supportive housing and/or transitional housing development shall provide bicycle racks that allow for the secure storage of bicycles. Bicycle racks shall accommodate at lease one bicycle storage space for every five client beds. All bicycle racks shall be on site and located in an area that is not visible from a public right-of-way.

4. Intake areas. If the intake area of an emergency shelter, supportive housing and/or transitional housing development is located onsite, the operator shall provide an enclosed interior waiting area. There shall be no outdoor queuing of potential clients.

5. Management.

a. Onsite management. The operator of an emergency shelter or transitional housing development shall provide an onsite management or support employee during all hours of operation.

Only persons who are not residential emergency shelter or transitional housing clients may serve as onsite management or support employees. Supportive housing developments shall be required to provide management and/or support employees that may be located onsite or offsite.

b. Client restriction. The operator of an emergency shelter, supportive housing and/or transitional housing development may conduct a background check on all prospective clients using all means allowed by law, and may restrict client intake in accordance with state and local registered sex offender residency restrictions and comply with any applicable parolee obligations. An operator of an emergency shelter supportive housing and/or transitional housing development shall not intake any person as a client who that operator knows is a fugitive from justice, nor any person known by such operator to be a threat to the safety of other clients.

c. Personal storage. The operator of an emergency shelter, supportive housing and/or transitional housing development shall provide a private storage area or closet for each onsite bed or unit. At no time shall any client keep on site any alcoholic beverages, or any type of illegal drugs or other illegal or dangerous substances, or deadly weapons, unless otherwise permitted by state or federal law. An emergency shelter manager and a transitional housing development manager shall conduct routine inspections of each onsite client's assigned personal space or unit to verify compliance with the foregoing, and shall report to the police any client violation of this sub-paragraph. A manager of a supportive housing development may conduct routine inspections of each onsite client's assigned personal space or unit to verify compliance with the foregoing, and shall report to the police any client violation of this sub-paragraph.

d. Shower and toilet facilities. The operator of an emergency shelter, supportive housing and/or transitional housing development shall provide toilets, sinks and showers onsite. The manager shall be responsible for ensuring that all restroom and shower facilities comply with city building code requirements. Emergency shelter facilities shall be provided with secure restroom and shower facilities.

e. Food service areas. The operator of an emergency shelter, supportive housing and/or transitional housing development shall be responsible for ensuring that any food service or onsite meal preparation areas comply with all applicable requirements of the county health department.

f. Outdoor storage. The operator of an emergency shelter, supportive housing and/or transitional housing development shall screen any and all outdoor storage areas from view from all public rights-of-way and onsite parking lots. The manager shall ensure that all outside storage areas be

maintained in a neat, clean and orderly manner at all times.

6. Length of stay. The operator of an emergency shelter shall not allow any emergency shelter client to stay for a period longer than six months in any consecutive twelve month period. The operator of a transitional housing development shall not allow any client to stay for a period longer than two years in any consecutive five year period. There shall be no limit on the length of stay at a supportive housing development.

7. Hours of operation. The operator of an emergency shelter and/or transitional housing development shall establish and maintain set days and hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the emergency shelter and/or transitional housing development at all times.

8. Disruptive clients. In the event that a client of an emergency shelter, supportive housing and/or transitional housing development is socially disruptive, a threat to the safety of others, or in violation of housing facility rules the manager may proceed to discharge that client immediately.

9. Lighting. The operator of an emergency shelter, supportive housing and/or transitional housing development shall provide night-time lighting in all exterior parking areas and along the periphery of the building(s). All such lighting shall be screened from adjoining properties by down lights, hoods or similar means.

10. Security. The operator of an emergency shelter, supportive housing and/or transitional housing development shall submit an onsite security plan to the city planning department and to the city police department. The operator shall be responsible for ensuring that the approved security plan is implemented at all times during the operation of the emergency shelter, supportive housing and/or transitional housing developments.

11. Inability to pay. No individual or household may be denied emergency shelter or access to supportive and/or transitional housing development because of an inability to pay.

12. Signs.

a. Exterior signs C-1 district. Exterior signs in the portion of an ES emergency shelter combining district that overlays a C-1 district shall comply with standards for the C-1 district as set forth in Section 17.48.060.

b. Exterior signs R-3 and R-3-P district. Notwithstanding Sections 17.36.070, and 17.40.070, exterior signs in the portion of an ES emergency shelter combining district that overlays an R-3, R-3-P and/or R-2000 district shall be permitted, solely for purposes of identifying the emergency shelter,

supportive housing and/or transitional housing development up to a maximum area of nine square feet."

SECTION 4. Except as hereby specifically amended, all other terms and provisions of Chapters 17.08 and 17.38 of Title 17 of the Bishop Municipal Code shall remain in full force and effect. Ordinance No. 534 of the City of Bishop is hereby amended to the extent that it is inconsistent herewith; however except as hereby specifically amended, all other terms and provisions or Ordinance No. 534 shall remain in full force and effect.

SECTION 5. This ordinance shall be in full force and effect thirty (30) days from and after its passage and adoption.

SECTION 6. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner and form provided by law in the Inyo Register, a newspaper of general circulation printed and published in the City of Bishop, State of California which said newspaper is hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2013.

_____

LAURA SMITH, MAYOR

ATTEST: Keith Caldwell, City Clerk

By: _____

Robin Picken, Assistant City Cl

AGENDA ITEM NO.

5

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: PUBLIC HEARING –
ENVIRONMENTAL REVIEW – HOSTEL AT 130 SHORT STREET

DATE: MARCH 24, 2014

ATTACHMENTS:

- PUBLIC HEARING NOTICE

BACKGROUND/SUMMARY

A public hearing will be held to hear and accept public input on the Initial Study and Negative Declaration to allow Matt Myers to set aside the commercial parking requirements for hostel occupancy at 130 Short Street located in a C-1 Zoning District (General Commercial and Retail).

RECOMMENDATION

Hold the public hearing.

NOTICE OF PREPARATION
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that in keeping with CEQA an Initial Study has been completed and a Draft Negative Declaration has been prepared to allow Matt Myers to set aside the commercial parking requirements for hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070 at 130 Short Street which is located in a C-1 Zoning District (General Commercial and Retail).

The Initial Study may be inspected in the Public Works Department at 377 West Line Street, Bishop, and will be considered by the City Council of the City of Bishop on Monday, March 24, 2014 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop, California.

The City of Bishop will hold a Public Hearing on March 24, 2014 at 7:00 P.M. to hear and consider citizen input on the above mentioned project.

ANY persons wishing to comment are invited to attend, or send comments to the City Council, P.O. Box 1236, Bishop, CA to be received on or before the end of the review period, which will be March 24, 2014.

If you challenge the findings, determination or decision made on the Initial Study in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing.

IR: 02/20/2014 (Publish one time)

AGENDA ITEM NO.

6

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: ENVIRONMENTAL REVIEW – HOSTEL AT 130 SHORT STREET

DATE: MARCH 24, 2014

ATTACHMENTS:

- STAFF MEMO
- ENVIRONMENTAL INITIAL STUDY AND DRAFT NEGATIVE DECLARATION
- LETTER FROM MATT MYERS REGARDING HOSTEL PROJECT AT 130 SHORT STREET

BACKGROUND/SUMMARY

Public Services Officer Gary Schley has provided background information on the proposed hostel to be located in an existing structure on 130 Short Street. Additionally, staff has provided the Draft Negative Declaration and Environmental Initial Study for Council consideration.

Included as part of this agenda item is a map of the proposed property and a letter from the proponent, Matt Myers.

RECOMMENDATION

Following the public hearing, review the environmental assessment and request for a Negative Declaration of Environmental Impact and if approved, make a finding that there are no significant cumulative impacts, or substantial adverse impacts on human beings, or substantial adverse impacts on fish or wildlife or sensitive species or cultural resources.

MEMORANDUM

Date: March 18, 2014

To: Keith Caldwell, City Administrator KSC

From: Gary Schley, Public Services Officer

Project Title: Environmental Review / Hostel, 130 Short St.

Project Proponent: Matt Myers
33817 McKenny Place
Yucaipa, CA 92399

Project Location: 130 Short Street
Bishop, California.
APN 001-183-030

Subject: The Initial Study concerns a request of a Conditional Use Permit by Matt Myers to set aside Bishop Municipal Code Sections 17.48.070 Parking Requirements in a C-1 zone.

Background: An Environmental Initial Study was completed under CEQA and a Draft Negative Declaration prepared for public review and comment. The applicant is proposing to develop a hostel type occupancy in an existing structure at 130 Short Street. Webster's dictionary defines a hostel as "an inn, a facility for overnight stay in the course of travel, usually by foot, bicycle or motorcycle." The proposed project site is surrounded by the City's designated downtown core area which is exempt from parking requirements.

The project site is zoned properly for the proposed use. The subject parcel and adjacent parcels are in a C-1 Zone (General Commercial and Retail District). The settings to the north is Short Street and the under construction Mt. Rambler Brewery, to the east is Warrens Automotive, to the south an automotive detail shop and IMCA offices and to the west is a small parking area and beyond that a mountain guide service store front / office.

The entire record of information provided in this Initial Study indicates that there would be no significant cumulative impacts, or substantial adverse impacts on human beings, or substantial adverse impacts on fish or wildlife or sensitive species or cultural resources.

Recommendation: Review the Initial Study and request for a Negative Declaration relating to the project at 130 Short Street.

CITY OF BISHOP

377 West Line Street - Bishop, California 93514
P. O. Box 1236 - Bishop, California 93515
City Hall 760-873-5863 Public Works 760-873-8458
Fax 760-873-4873

Draft Negative Declaration of Environmental Impact

Date: February 20, 2014

Subject: Draft Negative Declaration of Environmental Impact

Project Title: Environmental Review / Hostel, 130 Short St

Project Proponent: Matt Myers
33817 McKenny Pl.
Yucaipa, CA 92399

Project Location: The project will be located at 130 Short Street (APN 01-183-030) within the incorporated area of Bishop, California.

Project Description: The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070. The proponent is proposing the change of use of an existing 1,709 sq. ft. office / professional building type occupancy into a hostel (inn, a facility for overnight stay in the course of travel, usually by foot, bicycle or motorcycle.) type occupancy at 130 Short Street. The project proponent is proposing an occupant load of 24 guests. Pursuant to Bishop Municipal Code, Section 17.48.070 (5), the change of use would require thirteen (13) onsite paved parking spaces. The facility currently provides no parking spaces.

Proposed Findings: Based upon the Initial Study and Environmental Evaluation of the proposed project, the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

The review period for the Draft Negative Declaration expires: March 24, 2014

K. L. Caldwell
Keith Caldwell, Director of Planning

2/20/2014
Date

City of Bishop

Environmental Checklist Form

1. Project title: *Environmental Review / Hostel, 130 Short Street*

2. Lead agency name and address: *City of Bishop*
377 W. Line Street
Bishop, Ca 93514

3. Contact person and phone number: *Keith Caldwell 760/873-5863*

4. Project location: *130 Short Street*
Bishop, CA 93514
APN 01-183-030

5. Project sponsor's name and address: *Matt Myers*
33817 McKenny Pl.
Yucaipa, CA 92399

6. General plan designation: *General Commercial and Retail*

7. Zoning: *C-1*

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070. The proponent is proposing the change of use of an existing 1,709 sq. ft. office / professional building type occupancy into a hostel (inn, a facility for overnight stay in the course of travel, usually by foot, bicycle or motorcycle.) type occupancy at 130 Short Street. The project proponent is proposing an occupant load of 24 guests.

Pursuant to Bishop Municipal Code, Section 17.48.070 (5), For motels, boardinghouses, clubhouses, fraternity or sorority houses where the principal use is to provide overnight facilities requires one space for each guest room, plus one space for each three beds in a dormitory in any of the above.

Using the required parking formula, the proposed hostel would be required to provide thirteen (13)

onsite parking spaces. As configured the existing facility does not have the ability to provide any onsite parking, therefore, the project proponent will be asking the Planning Commission to set aside the parking requirements for the proposed hostel occupancy.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The subject property and adjacent parcels to the north, south, east and west are in a C-1 zoning district (General Commercial and Retail). The project parcel has structure build to all four property lines. Commercial facilities are set to the north, south, east and west of the proposed project. The north property line faces Short Street.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
Conditional Use Permit, ,Building Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology /Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	Transportation/Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Keith Caldwell — 2/20/2014

Signature Keith Caldwell – Director of Planning — Date

Signature — Date

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? *The project is an already developed property that will have no impact on any scenic vista.*				◆
b) Substantially damage scenic resources,				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? *There are no scenic resources on the proposed project site, therefore will not substantially damage any scenic resources.*				◆
c) Substantially degrade the existing visual character or quality of the site and its surroundings? *This project is an already developed property that will have no impact on the existing visual character or quality of the site and its surroundings*				◆
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? *The project will not create a new source of substantial light or glare, therefore have no impact.*				◆
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? *The project is not located on prime or unique farmland or farmland of statewide importance, therefore, has no impact.*				◆
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project is located on non-agricultural land located within the City of Bishop.*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *This project site and surrounding sites are a non-agricultural use.*				◆
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? *The project will have no impact on air quality.*				◆
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *The project will have no impact on air quality.*				◆
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? *No Impact.*				◆
d) Expose sensitive receptors to substantial pollutant concentrations? *This project will not expose sensitive receptors to substantial pollutants, therefore, has no impact.*				◆
e) Create objectionable odors affecting a substantial number of people? *This project will not create any objectionable odors, therefore, has no impact.*				◆
IV. BIOLOGICAL RESOURCES – Would the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? *The project is an already developed property, therefore, will not effect any sensitive species or there habitat.*				◆
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? *The project is an already developed property containing no riparian habitat or other natural sensitive community.*				◆
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? *The project is an already developed property, with no wetlands.*				◆
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? *The project is an already developed site that will not interfere with native residents, migratory fish or wildlife movement, migration, or nursery habitat.*				◆
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? *The project will not conflict with any local*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
policies or ordinances protecting biological resources.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? *The project will not conflict with any local, regional or state habitat conservation plan.*				◆
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? *No historical resources have been found on the project site.*				◆
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? *No archaeological resources have been found on the project site.*				◆
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The project will not destroy any unique paleontological resource or site or unique geologic feature.*				◆
d) Disturb any human remains, including those interred outside of formal cemeteries? *No human remains have been discovered, nor are any expected to exist on this project site.*				◆
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving				◆
i) Rupture of a known earthquake fault, as				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. *There is no evidence of an earthquake fault on this site according to Alquist- Priolo Special Studies Zones, SW ¼ Bishop Quadrangle Official Map.*				◆
ii) Strong seismic ground shaking? *Although seismic ground shaking is a possible the potential is considered less than significant.*			◆	
iii) Seismic-related ground failure, including liquefaction? *Although seismic ground shaking is possible, ground failure and liquefaction is not typical.*			◆	
iv) Landslides? *The project site is a flat lot with the adjacent area within 2 to 3 miles being relatively flat; therefore, the potential to landslides has no impact.*				◆
b) Result in substantial soil erosion or the loss of topsoil? *The project site is a flat developed lot with adjacent properties and city streets presently developed. The potential for soil erosion will have no adverse impact.*				◆
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? *The project is an already developed property, the potential impacts of unstable soils are considered less than significant.*			◆	
d) Be located on expansive soil creating substantial risks to life or property? *The proposed project site is not located on*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
expansive soils. The already developed site will not create a substantial risk to life or property due to soil stability.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? *The City of Bishop wastewater treatment facility will provide service for this project; therefore, the project will have no need for a septic tank or waste water disposal system.*				◆
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *There are no identifiable significant hazards associated with the proposed project, therefore, having no impact.*				◆
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? *There may be hazardous materials connected to the proposed project, When or if a hazardous material is identified the condition shall be mitigated with best practices procedure, therefore, have a less than significant impact.*			◆	
ggg *As proposed, the project will not affect the existing schools, airstrips, or people working in the project area. therefore, have a less than significant impact.*			◆	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The project site is not listed as a hazardous materials site, therefore, having no impact.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? *This project is not in a flight pattern of a public airport, therefore, will have no adverse impact on the safety of people working in the project area.*				◆
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? *There is no private airstrip in the project area.*				◆
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The project will not have an adverse impact with any emergency response plan or emergency evacuation plan.*				◆
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? *The project site is within an urban area. The potential for a wildland fire will have no impact.*				◆
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements? *Both city sewer and water are available to the site, therefore, having no adverse impact.*				◆
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level Which would not support existing land uses or planned uses for which permits have been granted)? *Water service is provided by the City of Bishop Public Work Department. Capacity of this water system is adequate to serve this project, therefore will have no impact on ground water supplies.*				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? *This project will not alter any drainage pattern, course of a stream or river or cause any substantial erosion.*				◆
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? *The project will not alter the existing drainage pattern or increase the amount of surface runoff creating flooding on or off site.*				◆
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? *The project will not alter the existing drainage pattern or increase the amount of surface runoff to exceed the stormwater drainage system capacity.*				◆
f) Otherwise substantially degrade water quality? *The project is part of an already existing facility which will not degrade water quality, therefore, will have no impact.*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? *The project site is not within a 100-year flood hazard area (Flood Insurance Rate Map Panel #060074 0001 June 19, 1985), therefore, will have no adverse impact.*				◆
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? *The project site is not within a 100-year flood hazard area, therefore, will have no adverse impact.*				◆
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? *Flooding due to a dam failure at this project site is a possibility according to the inundation maps prepared by Southern California Edison Co. This possibility is so remote it is considered a less than significant impact.*			◆	
j) Inundation by seiche, tsunami, or mudflow? *This project site is not subject to seiche, tsunami, or mudflow, therefore will have no adverse impact.*				◆
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community? *This project lies within an existing C-1Zone District (General Commercial and Retail) which will not physically divide an established community.*				◆
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? *This project is consistent with the goals and policies of the City's General Plan.*				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? *This project will not conflict with any conservation plan or community conservation plan.*				◆
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *No mineral resources exist on this site.*				◆
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? *No mineral resources exist on this site.*				◆
XI. NOISE B Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? *This project will not produce noise beyond the standards set by the City's Municipal Code (Section 8.12).*				◆
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? *This project will not create groundborne noise or vibration.*				◆
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
existing without the project? *This project will not increase the vicinity ambient noise levels. Therefore, will not have an adverse impact.*				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? *This project will create no significant increase above or beyond the currant ambient noise level, therefore having no impact.*				◆
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? *The public airport located within two miles of the project site should not expose people in the area to excessive noise levels, therefore, having no impact.*				◆
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? *The project is not near a private airstrip.*				◆
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? *The proposed project will not have an adverse impact by creating substantial growth in the area either directly or indirectly.*				◆
b) Displace substantial numbers of existing housing, necessitating the construction of				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
replacement housing elsewhere? *The proposed project will not displace substantial numbers of existing housing; therefore, will have no impact on housing.*				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The project will not displace substantial numbers of people; therefore will not necessitate replacement housing.*				◆
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? *The proposed project is an existing facility which will not impact fire protection services.*				◆
Police protection? *The proposed project will not significantly impact the City of Bishop Police Department.*				◆
Schools? *The proposed project will not have an adverse impact to the school aged population of the area.*				◆
Parks? *This Project will not have an adverse impact on the city's parks.*				◆
Other public facilities? *The proposed project will not substantially impact other public*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
facilities.				
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? *The proposed project is an existing facility which will not significantly impact the use of local public parks.*				◆
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? *The project will not require the addition of any additional recreational facilities.*				◆
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? *The proposed project will not cause a substantial increase in traffic to the existing traffic load; therefore, will have a less than significant impact on traffic conditions.*			◆	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? *The proposed project will not cause a substantial increase in traffic to the existing traffic load; therefore, will have a no impact on traffic conditions.*				◆
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
safety risks? *The proposed project will not create a change in air traffic patterns or an increase in air traffic levels.*				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? *The propose project will not create hazards due to design or incompatible uses.*				◆
e) Result in inadequate emergency access? *The project will not create inadequate emergency access; therefore, will have a less than significant impact.*			◆	
f) Result in inadequate parking capacity? *The projects site has an existing structure, constructed from property line to property line which provides no onsite parking. The proposed project will have an occupancy change that creates a more intense parking impact than the existing impact. The more intense parking will occur during off hours of the day (night hours) or during hours that public parking is impacted less. Also the project site is adjacent or virtually an island within the core area of down town Bishop which is exempt from parking. Considering the site location and when parking will be needed and the number of guest beds proposed, the parking impact can be considered less than significant.*			◆	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Th*is project will have no conflict with alternative transportation programs.*				◆
XVI. UTILITIES AND SERVICE SYSTEMS B Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Board? *Wastewater treatment will be provided to this project by the City of Bishop Public Works Department and will not exceed wastewater treatment capacity of this service provider.*				◆
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *The wastewater service provider will have adequate capacity to provide service to this project without expansion of there facility.*				◆
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? *The proposed project will not result in increases of stormwater drainage significant enough to warrant the expansion of existing stormwater facilities.*				◆
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? *The Public Works Department of the City of Bishop already provides water service to the proposed project. The water system will not require new or expanded entitlements to provide this service.*				◆
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments? *The City of Bishop Public Works Departments wastewater treatment facility has adequate capacity to serve this project demands. Therefore, will have no adverse impact on the wastewater treatment facility.*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs? *Inyo County Sunland Landfill has adequate solid waste capacity for the proposed property.*				◆
g) Comply with federal, state, and local statutes and regulations related to solid waste? *The project will comply with all federal, state and local statutes and regulation related to solid waste.*				◆
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? *The project is an existing developed site with no potential of degrading the quality of the environmental resources.*				◆
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *The potential impacts are not cumulatively considerable to effect past, current, or future projects.*				◆
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? *This project does not have any*				◆

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.				

150 S Main
156 S Main
171 S Main
157 Short
163 Short
115 Short
Short Street
200 S Main
120 Short
130 Short
228 S Main
224 S Main
156 Short
South Main Street
C-1
168 Short
250 S Main
131 Clarke
143 Clarke
282 S Main
137 Clarke
Clarke Street
124 Clarke
136 Clarke
310 S Main
142 Clarke

Dear Planning Director,

Our vision is to transform 130 Short Street into one of the finest boutique hostels in California. The premium boutique style will cater directly to the sophisticated adventurer and outdoorsman who would otherwise be camping or staying outside of Bishop. Bringing in this new customer to Bishop means new business that will benefit the shops and restaurants in the surrounding downtown area. The Hostel at Short Street is a new type of lodging in Bishop and has numerous benefits that greatly outweigh the parking concern.

The hostel will offer affordable accommodations to travelers by providing dorm rooms which will lodge six to eight guests per room. The hostel can accommodate up to 24 guests and is projected to average around eight to twelve with roughly 3-6 cars. The typical guest will generally stay one to three nights, weekends being the most common. The guests typically spend their days outside of town enjoying the outdoors by fishing, hiking or rock climbing. Another guest will be the Pacific Crest Trail thru hiker who will come into town to resupply and enjoy the luxuries of civilization for a couple of days. Guests will rarely stay more than five days and we will implement strict policies on guest who try to overstay their welcome.

Due to the lack of no onsite parking the guests will utilize the ample street parking and public lots available within close circumference of the hostel. There are two public lots that will accommodate the hostel when street parking is not available; one is behind Main Street to the west and the second on W Line Street in visual sight of the Short street building. The busiest hours of parking is going to be from 5pm to 7am which is the opposite most nearby businesses and corresponds with the street parking hours. The hostel will produce far less number of cars than several of the previous occupants of the building and will generate about the same or less traffic than the current occupant. The parking issue is a minor detail when compared to the great benefits the hostel offers. The hostel could still be profitable will as low as 14-15 beds which could further reduce the traffic generated. The hostel will not adversely affect the surrounding neighborhood but become a beneficial addition to culture and community of Bishop. We ask you please grant us approval on this project and help me achieve a lifelong dream of a life in Bishop.

Thank you for the time and consideration.

Sincerely,

Matt Myers

City of Bishop

Environmental Information Form

(To be completed by applicant)

Date Filed _____

General Information

1. Name and address of developer or project sponsor:

Matt Myers, 33817 Mckenny Pl. Yucaipa, CA 92399

2. Name and address of property owner, if different:

3. Project address and assessor parcel number:

130 Short St. Bishop APN: 001-183-030

4. Name, address and telephone number of person to be contacted concerning this project:

Matt Myers, 33817 Mckenny pl. Yucaipa, CA 92399, 909-633-1731, f150mts@yahoo.com

5. List known permits and other public approvals required for this project, including those required by City, regional, state and federal agencies:

A conditional use permit, Requesting to set aside the parking requirement.

6. Existing zone district:

C-1 General Commercial and Retail.

7. Present use of site:

Office space as a Mental Health Center.

8. Proposed use of site:

High end Boutique Hostel, Requesting to set aside the parking requirement.

Project Description

9. Size of site in acres or square feet:

Land is 1,140 SqFt. and the building is 1,709 SqFt.

10. Number of stories:

Two Story

11. Amount of existing off-street parking:

None

12. Proposed project schedule:

Open for summer/fall 2014

13. Associated projects:

N/A

14. Anticipated project stages or incremental development if not to be built all at once:

Remolded all at once.

15. Number of proposed residential units, sizes, sale prices or rents, and types of households:

None

16. Type and square feet including loading facilities for proposed commercial:

1,709 SqFt. To be used as the hostel.

17. Type, employment per shift, square feet including loading facilities for proposed industrial:

N/A

18. Major function, employment per shift, occupancy, square feet including loading facilities, and community benefits provided by project for proposed institutional:

N/A

19. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Conditional Use Permit, Requesting to set aside the parking requirement.

Are the following items applicable to the project or its effects? Discuss below all items marked "Yes" and attach additional sheets as necessary.

Yes	No	20.	Change in existing features of any streams, lakes or hills, or contours.
Yes	No	21.	Change in scenic views or vistas from existing residential areas or public lands or roads.
Yes	No	22.	Change in pattern, scale or character of general area of project.
Yes	No	23.	Produce a significant amount of solid waste or litter.
Yes	No	24.	Change in dust, ash, smoke, fumes or odors in vicinity.
Yes	No	25.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
Yes	No	26.	Change in existing noise or vibration levels in the vicinity.
Yes	No	27.	Site on filled land or on slope of 10% or more.
Yes	No	28.	Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
Yes	No	29.	Change in demand for municipal services (police, fire, water, sewage for example).
Yes	No	30.	Increased fossil fuel consumption (electricity, oil, natural gas for example).
Yes	No	31.	Relationship to a larger project or series of projects.

Environmental Setting

32. 130 Short Street is a 1,140 SqFt lot that has a two story 1,794 SqFt building that is currently being used as office space and contains more than 10 desk work areas. The building seems to be built out to the property line on the west, south and eastern borders, with a small sidewalk separating the building from the street to the north. There is no vegetation, animals, historic or cultural value as the property has already been completely built out. These aspects will not be changed with the project.

33. The surrounding Properties are downtown and do not offer plant and animal habitat. To the west is a small parking lot that is fully developed. To the South is a commercial building that is occupied by an auto detailer. To the East is an alley then a large auto shop. To the north is a Veterinary clinic and a motorcycle shop. The surrounding properties are all C-1 zoned and are day use businesses.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature _____ Date _____

Matt Myers
Name

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

Hostel Project Plans

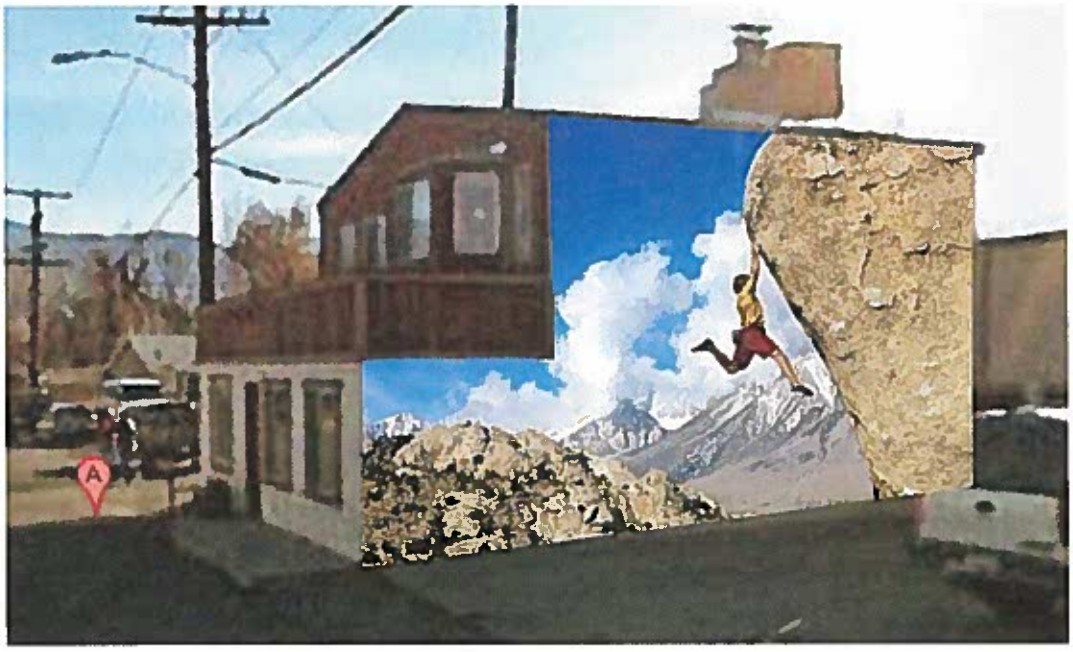
Our vision is to build the finest hostel in the Eastern Sierra and how it will positively influence the local community and commerce.

- **Aimed towards the sophisticated adventurer and due to affordability the hostel brings in a new customer that would otherwise camp or stay outside of bishop.**

- **The new customer will highly benefit the local businesses and restaurants in the surrounding downtown area**

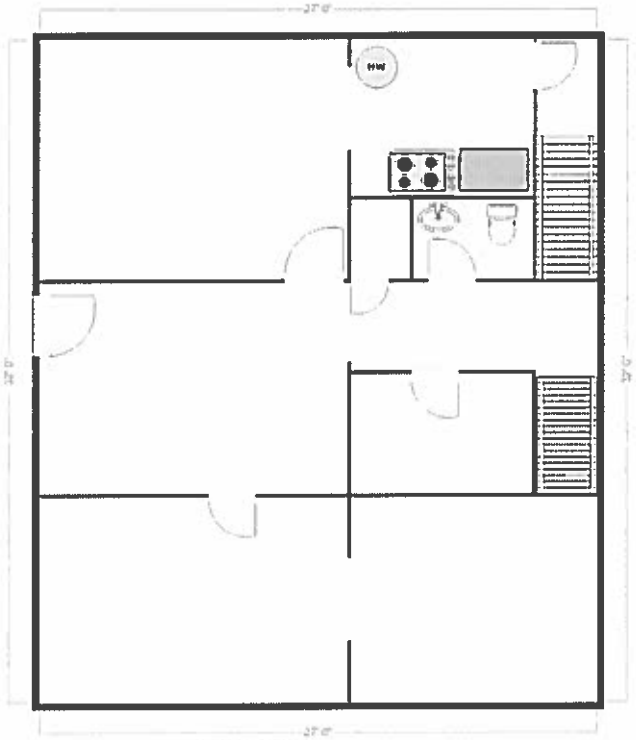
- **The hostel on Short Street will eliminate an office space competition to the future Cottonwood Plaza.**

- **By adding a mural, the new hostel will facilitate the downtown revitalization.**

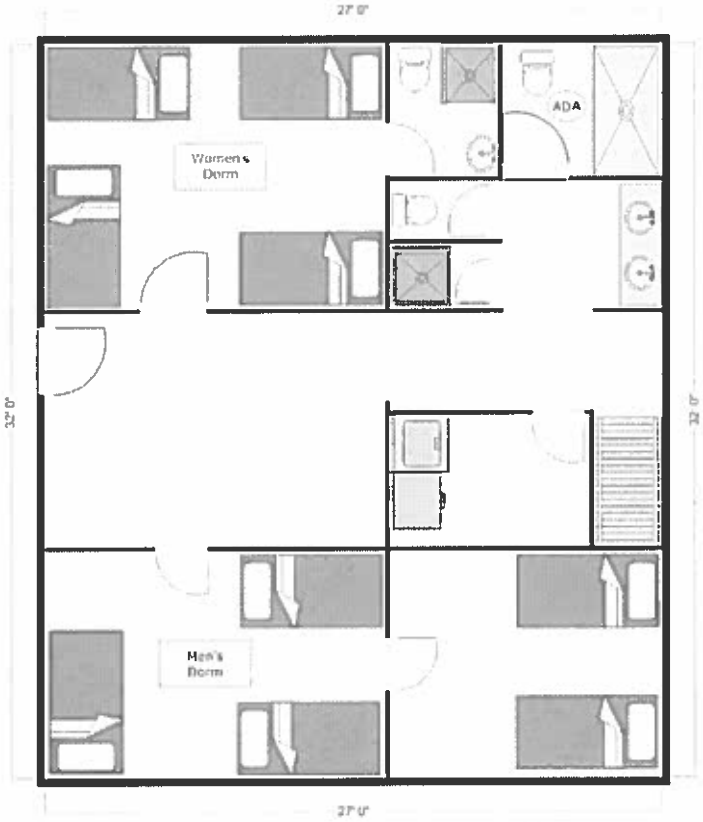


Mural Concept

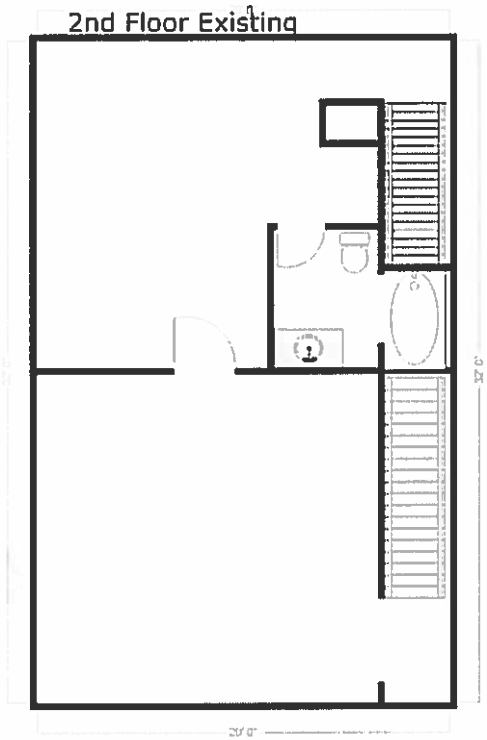
1st Floor Existing



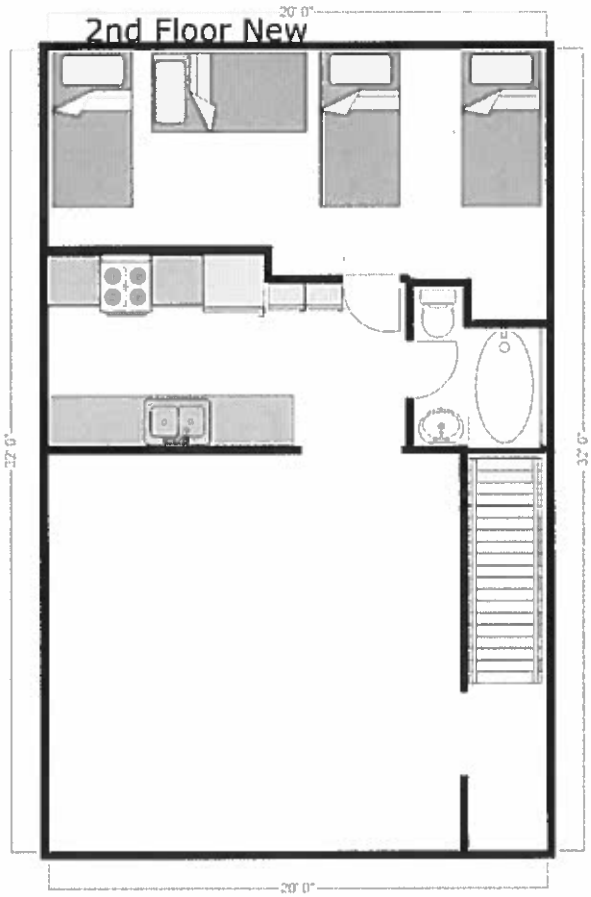
1st Floor Proposal

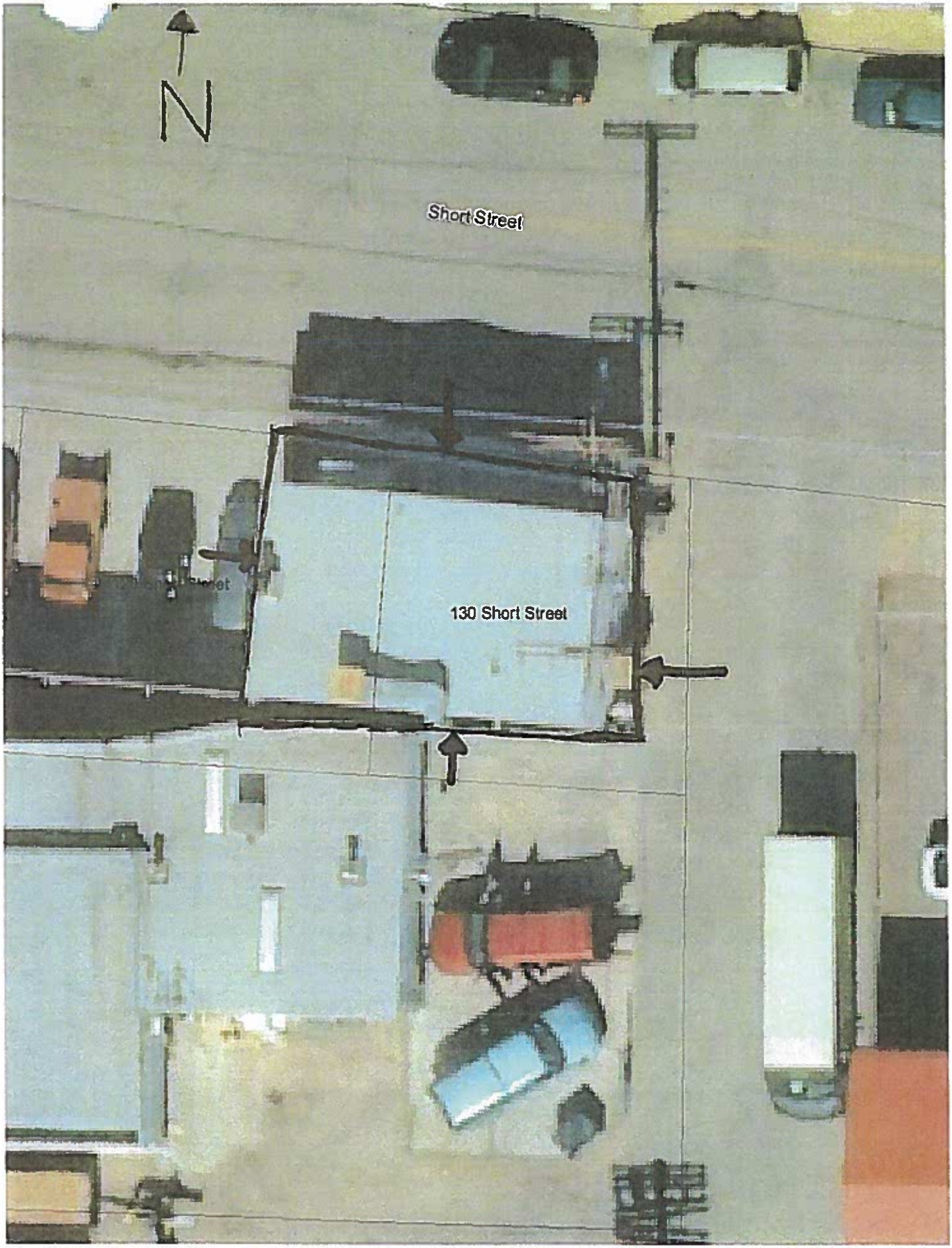


2nd Floor Existing



2nd Floor New



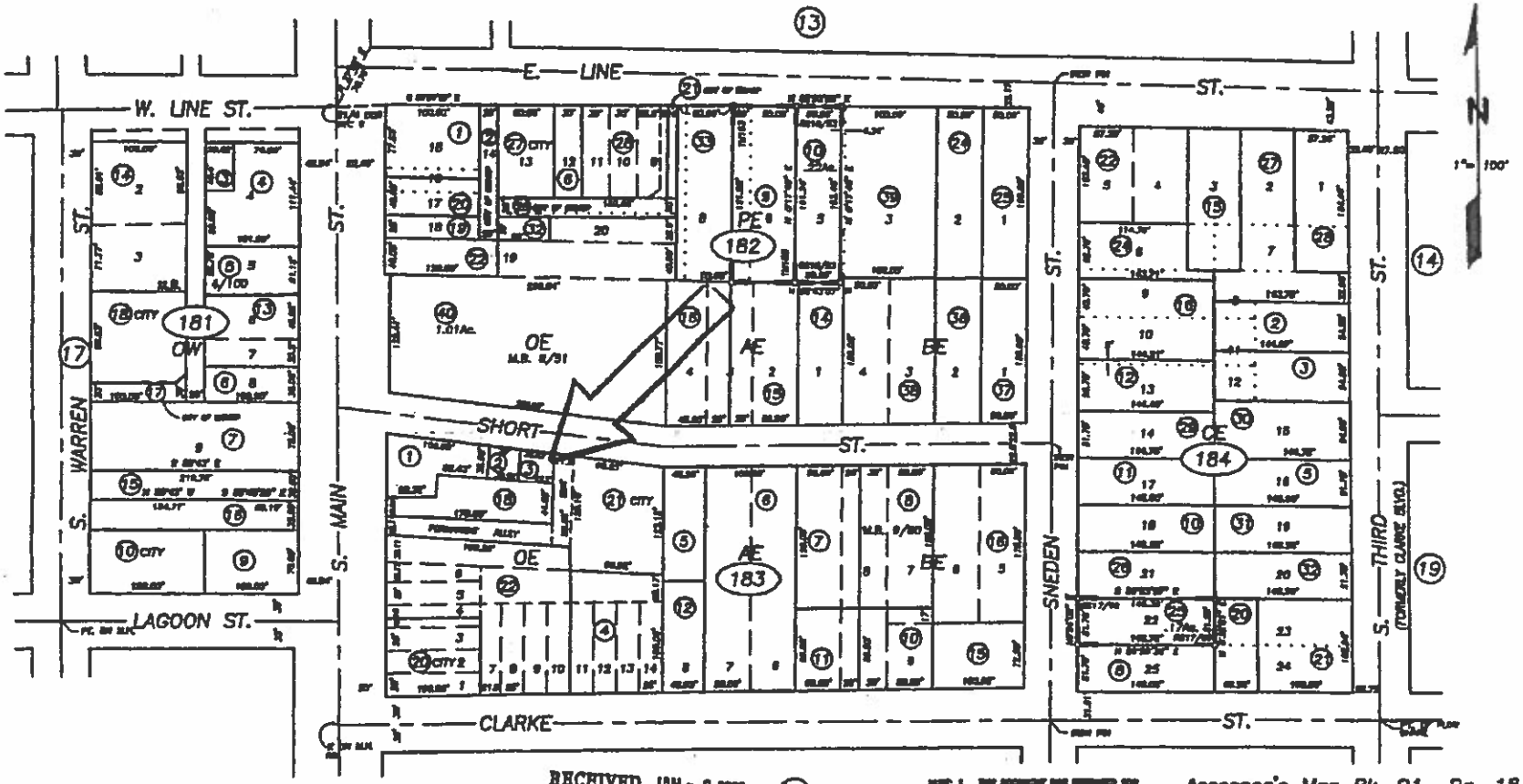

N
Short Street
130 Short Street

11-07-88
03-04-09
09-27-02

POR. N1/2 SEC. 7, T.7S., R.33E., M.D.B. & M.
JOHN B. CLARKE ADDITION

TAX RATE AREA
1-000

01-18



JOHN B. CLARKE ADDITION M.D.R. Bk. 1 Pg. 91
BLK. CE LOT 1 – 11 Inc. Bk. 7 Pg. 80
BLK. CE LOT 1 – 9 Inc. Bk. 9 Pg. 78
T.M. 183 Bk. 4 Pgs. 19, 20

R.S. 07-002 Bk. 16 Pg. 53
R.S. 07-006 Bk. 17 Pg. 80

RECEIVED JAN - 9 2009

Assessor's Map Bk. 01 Pg. 18
County of Inyo, Calif.
1950

AGENDA ITEM NO.

7

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: PROPOSED ORDINANCE RELATING TO PERMITTED USES IN C-1 GENERAL COMMERCIAL AND RETAIL DISTRICT, PERMITTED USES RESPECTING PEDDLERS, SOLICITORS, AND TRANSIENT VENDORS - SECOND READING/ADOPTION

DATE: MARCH 24, 2014

ATTACHMENTS:

- PROPOSED ORDINANCE - RELATING TO PERMITTED USES IN C-1 GENERAL COMMERCIAL AND RETAIL DISTRICT, PERMITTED USES RESPECTING PEDDLERS, SOLICITORS, AND TRANSIENT VENDORS

BACKGROUND/SUMMARY

City staff recognizes that the current ordinance relating to permitted uses in C-1 general commercial and retail districts restrict the ability for peddlers, solicitors, and transient vendors, even the business itself, to sell products outside of a private business.

This change would allow for licensed vendors to provide outdoor sales, with the property owner's permission.

RECOMMENDATION

City Council will consider approval of the second reading/adoption of the proposed ordinance by title only.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, AMENDING SECTION 17.48.020 OF CHAPTER 17.48 C-1 GENERAL COMMERCIAL AND RETAIL DISTRICT, PERMITTED USES RESPECTING PEDDLERS, SOLICITORS, AND TRANSIENT VENDORS

THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Bishop Municipal Code Title 17 ZONING, Chapter 17.48 C-1 General Commercial and Retail District is hereby amended to add new section titles as follows:

Chapter 17.48

Section 17.48.020 - Uses Permitted is hereby amended to read in its entirety as follows:

17.48.020 Permitted uses.

The following uses shall be permitted in the C-1 district and no building or structure shall be used or designed, erected, structurally altered, or enlarged except for the following purposes:

A. Retail sales within a building such as:

1. Drug stores;
2. Grocery, fruit and vegetable stores;
3. Meat markets or delicatessen stores;
4. Barber and beauty shops;
5. Clothes cleaning pickup agency with incidental pressing (no exhaust of steam on any public way);
6. Dressmaking and millinery shop;
7. Shoe repair and sales shop;
8. Tailor shop;
9. Automobile parking lots related to a permitted commercial use;
10. Offices, business and professional;
11. Auditoriums and meeting halls for fraternal and service organizations;
12. Automobile sales, new and used cars, including incidental repairs and servicing when conducted within an entirely enclosed permanent building (not including body and fender work or painting);

13. Bakeries employing not more than ten persons on the premises and not engaged in the wholesaling of merchandise to other stores either within or outside of the community;
14. Banks, building and loan agencies, lending institutions;
15. Launderettes;
16. Libraries, public and private;
17. Medical and dental laboratories;
18. Movie theaters;
19. Music and vocal instruction studios;
20. Natatoriums (public swimming pools);
21. Public garages or parking buildings with only incidental service facilities and with no body or fender repairs or painting permitted;
22. Photographers;
23. Restaurants;
24. Secondhand goods, sold, displayed and stored within an entirely enclosed building;
25. Service stations;
26. Tire recapping (with the provision that not less than fifty-one percent of the total dollar volume of sales shall be at retail to the ultimate consumer);
27. Taxidermist;
28. Plumbing sales and service, provided sales, display, incidental repairs and storage are maintained within an entirely enclosed building;
29. Establishments where alcoholic beverages are served, or commercial places of amusement where live entertainment or music for dancing is provided;
30. Used car and trailer sales lot;
31. Ice storage (maximum five-ton capacity);
32. Parking building or garage;
33. Repair garages, including automobile and truck repairs, painting and upholstering (conducted entirely within an enclosed building);
34. Super-service stations;
35. Lumber yards, including the cutting of lumber to size but permitting no other milling operations;
36. Automobiles, trucks, airplanes, motorcycles, bicycles, and machinery repair and sales, provided that the activities are contained in an entirely enclosed building;
37. Bowling alleys;
38. Mechanical auto washes;
39. Motels and motor hotels;

40. Mortuaries and funeral parlors;
41. Wedding chapels;
42. Television and radio sales and service, provided all sales, display, incidental repairs and storage are maintained within an entirely enclosed building;
43. Electrical supplies, sales and service, provided sales, display, incidental repairs and storage are maintained within an entirely enclosed building;
44. Health clubs and gymnasiums.

B. Retail sales outside of a building on private property by peddlers, solicitors, and transient vendors who hold a license issued pursuant to Chapter 5.24.

C. The planning commission may grant a use permit to such other uses as they deem similar but not more obnoxious to surrounding use, nor detrimental to the health, safety and general welfare of the public.

SECTION 2. Except as hereby specifically amended, all other terms and provisions of Chapters 17.08 and 17.20 of Title 17 of the Bishop Municipal Code shall remain in full force and effect. Ordinance No. 424 of the City of Bishop is hereby amended to the extent that it is inconsistent herewith; however except as hereby specifically amended, all other terms and provisions or Ordinance No.424 shall remain in full force and effect.

SECTION 3. This ordinance shall be in full force and effect thirty (30) days from and after its passage and adoption.

SECTION 4. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner and form provided by law in the Inyo Register, a newspaper of general circulation printed and published in the City of Bishop, State of California which said newspaper is hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED this 24th day of March, 2014.

_____
JIM ELLIS, MAYOR

ATTEST: Keith Caldwell, City Clerk

By: _____
Robin Picken, Assistant City Clerk

AGENDA ITEM NO.

8

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KC

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT - 2013

DATE: March 24, 2014

ATTACHMENTS:

- STAFF MEMO
- 2013 GENERAL PLAN PROGRESS REPORT

BACKGROUND/SUMMARY

Public Services Officer Schley has provided background information associated with the implementation of the 2013 General Plan.

The progress reports are sent annually to the Office of Planning and Research to identify necessary modifications and improvement to the General Plan Guidelines.

RECOMMENDATION

Council consideration to accept the 2013 General Plan Progress Report.

MEMORANDUM

Date: March 18, 2014

To: Keith Caldwell, City Administrator KSC

From: Gary Schley, Public Services Officer

Subject: General Plan 2013 Annual Progress Report

Background: The General Plan Annual Progress Report provides the City Council with information regarding the implementation of the General Plan. It provides pertinent information to the Office of Planning and Research to identify necessary modifications and improvements to the General Plan Guidelines.

Recommendation: Review the Annual Progress Report and recommend acceptance of the General Plan 2013 Annual Progress Report and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Attachment: General Plan 2013 Annual Progress Report

CITY OF BISHOP

377 West Line Street - Bishop, California 93514
Post Office Box 1236 - Bishop, California 93515
760-873-8458 publicworks@ca-bishop.us
www.ca-bishop.us

General Plan 2013 Annual Progress Report

Introduction

The City of Bishop is required by State law to have a legally adequate General Plan (Government Code sec. 65300 et seq), which primarily addresses the physical development of the City. As part of its General Plan, the City must include the following seven elements 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, 7) Safety (sec. 65301(c)). The City's General Plan also includes three optional elements Economic Development, Public Services/Facilities and Parks/Recreation.

State law further requires the preparation of an annual progress report to the City Council, the Governors Office of Planning and Research (OPR) and the State Housing and Community Development Department (sec. 65400(b)). The purpose of the report is to provide the City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

Background

The City of Bishop is the only incorporated City in Inyo County with a geographic area of approximately two square miles and a current population of three thousand eight hundred seventy nine (3879). The 2010 Census data reported a population for Bishop of three thousand eight hundred seventy nine (3879) which reflects zero growth the past two years. City population growth, housing and job generation have been consistent with no anticipated growth or job generation.
Bishops City Council, Planning Commission, Sewer and Water Advisory Committee and Parks and Recreation Advisory Committee hold regular meetings encouraging implementation of the General Plan and its various elements.

Analysis

The City initiated an application which was awarded by the State of California Housing and Community Development Department in September for a Community Development Block Grant with the intent to update the General Plans Economic Development Element and rehabilitate the 19-unit low income Valley Apartments located on Clarke Street. An update of the 2014 / 2019 Housing Element was initiated with the draft document completed for public review and comment in 2013. Approval of the final 2014 Housing Element Update is anticipated in early 2014.

There were no General Plan amendments implemented during the calendar year 2013.

The following discussion summarizes the status and the implementation progress of individual Elements during the calendar year 2013.

Land Use Element

The Land Use element designates the location and extent of land categories such as housing, business, industry, public facilities and open space. It includes policies and a land use map. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community.

Mobility

The purpose of the Mobility Element is to define how the City will serve the mobility needs of residents, businesses, and visitors while protecting its environmental, economic, and natural resources. The Mobility Element sets out the desired goals and strategies for enhancing mobility in and near the City. The improvement of existing facilities and the construction of new facilities can further the purpose of the Mobility Element. During the 2013 calendar year, the city:

- Constructed First Street Drainage project including construction of curb and gutter on First Street
- Completed environmental work and started final design work on the Seibu to School Bike Path
- Acquired right of way and began construction of the Wye Road Intersection Improvement project
- Completed construction plans for the Pine to Park Path project
- Completed environmental work and started final design work on the Warren Street Improvements project
- Completed design of the Sneden Street Improvements.
- Performed street maintenance including filling potholes, painting, and signs
- Worked with community organizations and Caltrans on traffic control for parades
- Updated pavement condition data for the city
- Participated in monthly meetings of the Inyo Local Transportation Commission
- Responded to proposal to allow off highway vehicles on city streets

Housing

The City's growth is constrained on all four sides: on the north, east and south by properties owned by other public entities; and the west by the Bishop Paiute Indian Reservation.

Bishop has approximately four hundred acres of undeveloped land of varying zoning designations. However, the City is constrained in planning for their future use because these lands are owned by other public entities and are not available for development. Existing available residential vacant land within the City limits is minimal. In a sense, these constraints require the City to emphasize compact development; that is, there are very limited locations the City may grow.
No development applications were processed during the 2013 planning year.

A. Progress in Meeting the City's Share of Regional Housing Needs for 2009 Housing Element Planning Period 2009 – 2014

The following information is provided to comply with progress report requirements of the Government Code in regard to meeting the City's share of regional housing needs for the draft 2009 Housing Element planning period 2009-2014.

- 26 units very low income households.
- 15 units low income households.
- 19 units moderate income households.
- 50 units above moderate income households.

Table B (attached) provides a detailed summary of Bishop's progress in meeting regional housing needs for the 2009 Housing Element planning period. The information in the table shows the number of residential units that have been built and units that have been rehabilitated.

As shown in Table B, the final year of the 2009 - 2014 RHNA planning period shows 30.75 housing units being built or rehabilitated. During this planning year two (2) new unit were constructed and fourteen (28.75) (115 actual) were rehabilitated. The rehabilitated units were within the very low, low, moderate and above moderate income levels. The total needed units are considered by income category. The City has a remaining need of 61 units for the 2009 – 2014 planning period. The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Need Analysis numbers incorporated into the City's Housing Element for rehabilitation projects. Criteria were set establishing what a rehabilitated unit is. A combination of items to be considered are weatherization, such as a new roof, new windows, weatherproofing, high efficiency mechanical equipment, ventilation, new electrical services and electrical equipment and updated plumbing systems. The State allows a 1:4 ratio for rehabilitated units. The rehabilitated units in Table B reflect the 1:4 ratio.
IMACA performed minimal or partial rehabilitation of units in the low and very low income levels within City of Bishop during 2013. These partial rehabilitations consisted of weatherization, insulated window replacement, energy efficient hot water heaters and space heating units, electrical and plumbing repairs.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level			RHNA Allocation by Income Level	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Very Low	Deed Restricted		26											(21)
	Non-deed restricted						1	4					5	
Low	Deed Restricted		15											+4.5
	Non-deed restricted			1.5	1	3	6	8					19.5	
Moderate	Deed Restricted		19											+8.25
	Non-deed restricted			2.5	2	4	5	13.75					27.25	
Above Moderate			50		1	1	3	5					10	(40)
Total RHNA by COG. Enter allocation number:			110										61.75	48.25
Total Units ► ► ►				4	4	8	15	30.75						
Remaining Need for RHNA Period ► ► ►														

B. 2009 Housing Element

The 2009 General Plan Housing Element was adopted April 21, 2010 by the Bishop City Council. Progress was made toward meeting the goals and policies of the 2009 Housing Element. The City established a Supportive and Transitional Housing ordinance which allows these type of occupancies by right in the C-1 and R-3 zones within a emergency shelter combining district and a reasonable accommodation procedure ordinance for zoning, land use, permit processing and building codes to insure that local land use regulations facilitate modifications that would allow disabled persons to remain in their homes as long as possible, and do not unnecessarily constrain the development, maintenance and improvement of housing for persons with disabilities. The City also sold several City owned low income manufactured homes to private individuals, encouraging private mobile home ownership.

Conservation / Open Space

The purpose of the Conservation and Open Space Element is to identify goals, objectives and policies for the management, preservation and conservation of open space and natural resources. The progress toward implementation includes ongoing review of development projects for conformance to the Conservation/Open Space Element.

Noise

The Noise Element is a guide to be used to identify and mitigate problems which may result from excessive noise levels. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards. The progress toward implementation of this element includes ongoing control of excessive noise in accordance with the Bishop Municipal Code Sec 8.12 Noise Control.

Safety

The Safety Element identifies goals, objectives and policies for the protection and safety of the general public concerning air quality, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress toward implementation of this Element includes ongoing review of development projects for conformance to the Safety Element.

Public Services/Facilities

The purpose of the Public Facilities and Services Element is to set forth policies for the provision of services that are essential to assure the public health and safety. These services include domestic water supply, treatment, and distribution, wastewater collection, treatment, and disposal, building safety, fire protection and police. During the 2013 calendar year, the city:

- Constructed about 2,400 feet of replacement water line on Clarke Street and Third Street.
- Started environmental studies for the Trunk Replacement project

- Continued improvements to SCADA (Supervisory Control and Data Acquisition) system for the city water and sewer systems.
- Constructed the Positive Pressure Water Improvements project near Well 4 and storage tank
- Cleaned digester at wastewater treatment plant
- Automated sludge transfer at wastewater treatment plant
- Completed review of water and sewer rates
- Performed normal water maintenance and operation activities including repairing water leaks, replacing fire hydrants, exercising systems valves, testing backflow devices, and conducting water quality tests.
- Performed normal sewer maintenance and operation activities including cleaning and video-inspecting sewers, repairing collapsed lines, clearing blockages, inspecting grease interceptors, and constructing manholes
- Continued updates to the city Geographic Information System (GIS).

Hearings and Actions
January 2013 through December 2013

DATE	ACTION
1/14/13	**First Street Drainage Project** – The City Council voted to award the First Street Drainage Project construction contract to V & C Construction and authorized the expenditure of up to $30,450 through the construction contract.
	2011-2012 Proposition 4 California Constitution Article XIIIB Appropriations Limit – The City Council voted to set February 11, 2013 as the scheduled date for final adoption.
	Audits FY 2011-20012 – The City Council voted to accept the City of Bishop Financial Statement/Audit for Fiscal Year 2011-2012.
	Sunrise Mobile Home Park final audit – The City Council voted to accept the City of Bishop Sunrise Mobile Home Park final audit for Fiscal Year 2011-2012.
1/28/13	**Mitigated Negative Declaration** – The City Council voted to adopt the Mitigated Negative Declaration for the Seibu to School Path Project.

Request for Proposals – The City Council voted to release the Request of Proposals for providing real estate services related to the marketing and sale of city-owned mobile homes within the Sunrise Mobile Home Park.

1/29/13 **Planning Commission Meeting** – No action items on the agenda.

2/11/13 **Negative Declaration** – The City Council voted to adopt the Negative Declaration on the Warren Street Improvement Project.

Proposition 4 – Appropriations Limit/2011-2012 – The City Council voted to adopt Article XIIIB of the California Constitution (Proposition 4) Appropriations Limit for Fiscal Year 2011-2012.

Clarke Street Water Line Project – The City Council approved the request to go to bid and advertise the Clarke Street Water Line Project.

Digital 395 – The City Council voted to approve the Right of Way Agreement with California Broadband Cooperative Inc. for the construction of Digital 395 facilities on City of Bishop right of way.

2/25/13 **City of Los Angeles Department of Water and Power License Agreement –** The City Council voted to approve the License Agreement with DWP for the use of DWP land housing City owned groundwater quality monitoring wells with a one-time $500 fee for 5 years (February 1, 2013 – January 31, 2018).

2/26/13 **Proposed Amendment of Zoning Ordinance – ES Emergency Shelter Combining District. –** The Planning Commission voted to recommend the adoption of the Ordinance with the recommendation that the transitional and supportive housing portion only be allowed in the area of the overlay zone located east of Spruce Street.

Proposed Amendment of Zoning Ordinance – Reasonable Accommodation Ordinance – The Planning Commission voted to recommend to the City Council they approve the ordinance as presented.

3/11/13 **Proposed Ordinance relating to reasonable accommodations for individuals with disabilities** – The City Council voted to approve the first reading of the draft Ordinance for Reasonable Accommodation by title only "An Ordnance of the City Council, City of Bishop, adding chapter 17.82 Reasonable Accommodation to Title 17 of the Bishop Municipal Code providing a procedure for Reasonable Accommodation in the City's Land Use and Zoning and Building Regulations pursuant to Fair Housing Laws".

Purchase of Grit Equipment – The City Council approved the authorization to execute the purchase contract, authorize the expenditure of up to $121,308.75 and authorize a budget adjustment bringing the total budget for the Sewer Plant Headworks project to $400,000 this fiscal year.

Agreement with Real Estate Company for the Sale of City owned mobile homes – The City Council approved a two-year agreement with Coldwell Banker LeeAnn Rasmunson & Associates to market and sell City-owned mobile home units located within the Sunrise Mobile Home Park.

Community Development Block Grant Funding – The City Council approved applying for the IMACA grant project and the City's economic development planning grant project through the CDBG program. The City Council will review the final applications for submission to the CDBG program at a future meeting.

General Plan Annual Progress Report 2012 – The City Council approved the 2012 General Plan Report.

Technical Support for Implementation of GASB 54 – The City Council approved the Technical Support Agreement with Certified Public Accountant Larry Bain to provide services related to the implementation of GASB 54 with the fee based on approximately 20-25 hours at a rate of $150.00 per hour.

3/25/13 **Resolution 13-01** – The City Council adopted Resolution 13-01 approving the application for funding and execution of a grant agreement and any amendments thereto from the 2013 allocation of the State Community Development Block Grant.

Resolution 13-02 – The City Council adopted Resolution 13-02 approving an application for funding and the execution of a grant agreement and any amendments thereto from Southern California Edison Company Local Government Strategic Plan Phase 3 Program.

Ordinance Relating to Reasonable Accommodations for Individuals with Disabilities – The City Council adopted an ordinance by title only "An Ordinance of the City Council of the City of Bishop, adding Chapter 17.82 Reasonable Accommodation to Title 17 of the Bishop Municipal Code providing a procedure for reasonable accommodation in the City's Land Use and Zoning Building Regulations pursuant to Fair Housing Laws".

Contract Change Order – The City Council approved Change Order 3 for Sneden Street Improvement Project with Nolte authorizing $95,395 total expenditure for design.

Clarke Street Water Line Project – The City Council approved a budget adjustment, awarded the contract to Conspec for construction of Option 1 and authorized the expenditure of up to $301,642.69 through the construction contract.

3/26/13 **Proposed Amendment of Zoning Ordinance – ES Emergency Shelter Combining District** – The Planning Commission voted to recommend to the City Council that they adopt an amendment to the Bishop Municipal Code Chapter 17 Zoning by adding Section 17.08.116 and Section 17.08.11.7 to provide a definition for Transitional Housing and Supportive Housing and amending Chapter 17.38 ES Emergency Shelter Combining District.

Conditional Use Permit – The Planning Commission approved the Conditional Use Permit at 212 Sneden Street to set aside the two way driveway requirement of 24 feet by allowing for a 16-foot paved driveway and a pervious surface parking area.

4/8/13 **Negative Declaration Addendum** – The City Council approved the Addendum to the adopted Negative Declaration for the Emergency Shelter Combing Zoning Ordinance.

Proposed Ordinance relating to supportive and transitional housing – The City Council approved the first reading of the proposed Ordinance Amending the City of Bishop Zoning Ordinance and the Bishop Municipal Code Respecting Supportive and Transitional Housing.

Agreement for Sale of Mobile Homes – The City Council approved 3 separate offers for the sale of three City-owned units at Sunrise Mobile Home Park.

4/22/13 **Resolution 13-03** – The City Council voted to adopt Resolution No. 13-03 by title only "A Resolution of the City Council of the City of Bishop, State of California, amending and restating certain fees and charges for City services".

Resolution 13-05 – The City Council voted to adopt Resolution No. 13-05 by title only
"A Resolution of the City Council of the City of Bishop, State of California, adopting a policy regarding invocations at meetings of the City Council of the City of Bishop".

Resolution 13-04 – The City Council voted to adopt Resolution No. 13-04 by title only "A Resolution of the City Council of the City of Bishop, State of California, accepting a
Grant Deed from Joseph Enterprises, L.P. and authorize the City Attorney to replace the unexecuted grant deed with the executed grant deed".

North Fowler Street Water Line Replacement – The City Council approved the advertisement for construction bids for the North Fowler Water Line Replacement Project.

Ordinance Relating to Supportive and Transitional Housing – The City Council voted to adopt the ordinance by title only "An Ordinance of the City Council of the City of Bishop, State of California, adding Section 17.08.116 and 17.08.117 to Chapter 17.08 definitions of Title 17 Zoning of the Bishop Municipal Code; and amending Chapter 17.38 ES Emergency Shelter combining district and Ordinance No. 534 respecting supportive and Transitional Housing"

4/30/13 **Planning Commission Meeting** – No action items on the agenda

5/13/13 **General Plan Update** - The City Council approved to continue the current agreement with Bauer Environmental Services to reflect the new scope and fees associated with the 2014-2019 General Plan Update. Funds are not to exceed $29,400.

5/28/13 **Negative Declaration** – The City Council approved to adopt the Initial Study and Negative Declaration of Environmental Impact for the proposed Salvation Army Church and Store.

Negative Declaration – The City Council approved to adopt the Initial Study and Negative Declaration for the Positive Pressure Water System Improvement Project.

Positive Pressure Water System Improvement Project – The City Council approved the advertisement for bids for the Positive Pressure Water System Improvement Project.

Water and Sewer Rate Study – The City Council approved the consultant contract with Substantial Resource Engineering for the 2013 City of Bishop Water and Sewer Rate Study.

Sneden Street Improvement Project – The City Council approved Change Order 4 to the Street Delivery Services Contract with Nolte authorizing $4,800, pushing total design cost to $100,195.

Budget FY 2013/2014 – The City Council approved the revised budget for Fiscal Year 2013-2014.

5/29/13 **Conditional Use Permit –** The Planning Commission approved the Conditional Use Permit to set aside the minimum parking requirements by 28 to make a total of 46 spaces with the condition of prohibiting long term parking at 106 MacIver Street which is located in a C-1 district.

Zoning Ordinance – The Planning Commission approved to recommend to the City Council the proposed amendment of the Zoning Ordinance to include a definition for "Cottage Food Operation" and amend R-1 Single Family Residential District (permitted uses) to include a "Cottage Food Operation" and a permitted home occupation use.

6/10/13 **City of Bishop Video** – The City Council approved the "Introduction to Bishop Video Project 2013" agreement between the City of Bishop and Bristlecone Media LLC for an amount not to exceed $5,000.

Positive Pressure Water System Improvement Project – The City Council approved the execution of Work Order 6 under the contract with Resources Concepts Inc. for the Water Storage Tank Project and authorized the expenditure not to exceed $35,000; the total contract not to exceed $117,200.

6/24/13 **Resolution 13-08 –** The City Council adopted Resolution 13-08 by title only "A resolution of the City Council of the City of Bishop, approving an application for funding and the execution of a grant agreement and any amendments thereto from the 2013 allocation of the California State Department of Housing and Community Development Home Investment Partnership Program".

Resolution 13-09 – The City Council adopted Resolution 13-09 by title only "A resolution of the City Council of the City of Bishop, appropriating fund balances pursuant to Article XIII B of the California Constitution (proposition 4)".

SCADA Project – The City Council approved the execution of Amendment 5 to the contract with Stantec for SCADA project with a not to exceed amount for the total project of $238,654.

Sludge Valve Actuators – The City Council approved the purchase of sludge valve actuators from Bay Valve for the Automated Sludge Transfer Project not to exceed $20,000.

6/25/13 **Conditional Use Permit –** The Planning Commission approved the request for a Conditional Use Permit to increase the allowable 80 square

feet of signage (currently 89 sq. ft.) to 127 sq. ft. of signage at 926 North Main Street, which is located in a C-1 zone.

7/8/13 **Ordinance 545** – The City Council adopted Ordinance 545 by title only "An Ordinance of the City Council of the City of Bishop, adding Section 17.08.085 to Chapter 17.08 Definitions of Title 17 Zoning of the Bishop Municipal Code; and amending Section 17.20.020 R-1 Single Family Residential District, uses permitted respecting Home Occupations".

Positive Pressure Water System Improvements Contract – The City Council awarded the Positive Pressure Water Systems Improvements Project construction contract to RDC Inc., authorizing an expenditure of up to $400,680.

Digester Cleaning – The City Council awarded the digester cleaning to North American Digesters, authorizing expenditure up to $35,000.

7/22/13 **Resolution 13-10** – The City Council adopted Resolution 13-10 by title only "A Resolution of the City Council of the City of Bishop establishing a policy which delegates TORT liability claims handling responsibilities to the California JPIA as authorized by Government Code Sections 910, et seq".

Wye Road Intersection Improvements Project – The City Council approved the execution of the easement deed to Southern California Edison for the relocation of their facilities needed for the construction of the Wye Road Intersection Improvements Project and authorized the City Administrator to sign the easement deed.

Wye Road Intersection Improvements Project – The City Council approved the advertisement of the Wye Road Intersection Improvement Project for constructions bids.

Monitoring Well 8 – The City Council approve the $7,921.27 payment to Eastern Sierra Community Services District for one new monitoring well.

7/30/13 **Planning Commission Meeting** – No action items on the agenda.

8/12/13 **Sewer Trunk Consultant Contract** – The City Council approved execution of Work Order 2 under the Sewer Trunk Consultant contract and authorized the expenditure not to exceed $19,500 (half reimbursed) under this work order and $49,300 under entire project.

Bay Valve Actuators – The City Council approved the cost for purchase and installation of the Bay Valve actuators with a cost not to exceed $29,130.

Sludge Valve Actuator – The City Council approved the electrical work as proposed by Rollins for a not to exceed amount of $6,675.

8/26/13 **Wye Road Intersection Improvement Project** – The City Council awarded the construction contract to Marzano & Sons for the Wye Road Intersection Improvements Project and authorized the expenditure up to $507,431.93.

Silver Peaks Project – The City Council approved the agreement with Cheryl Bretton, MIA, for an appraisal of the property located at the corner of MacIver and Spruce Streets not to exceed $2,900.

8/27/13 **Conditional Use Permit** – The Planning Commission approved the request for a Conditional Use Permit to set aside the requirement for curb, gutter and sidewalks and denied the request to set aside the side yard setback from 5 feet to 10 inches for a proposed residential construction project at 606 East Line Street.

9/9/13 **Warren Street Improvement Project** – The City Council approved the execution of Work Order 2 under the contract with Triad Holmes and Associates and authorized the expenditure not to exceed $95,000 under this work order and not to exceed $190,000 under the entire contract for the Warren Street Improvement Project.

Sunrise Mobile Home Park – The City Council approved the sale of City-owned mobile home unit #36 located within Sunrise Mobile Home Park.

9/23/13 **City Council** - No action items on this agenda.

10/15/13 **Sewer Trunk Replacement Project** – The City Council approved the execution of Work Order 3 under the Sewer Trunk Consultant Project and authorized the expenditure not to exceed $66,320 under this work order and not to exceed $115,620 under the contract.

10/28/13 **City Council** – No action items on this agenda.

10/29/13 **Planning Commission** – No action items on this agenda.

11/12/13 **City Council** – No action items on this agenda.

11/25/13 **Tablets/workbooks for City Council** – The City Council authorized the advertisement for bids for the purchase of five HP Envy notebooks for City Council

11/26/13 **Planning Commission** – No action items on this agenda.

12/9/13 **City of Bishop General Plan** – The City Council approved the Request for Proposals for the City of Bishop General Plan Update to the Economic Development Element.

12/23/13 **City Council Meeting** - Meeting cancelled.

12/31/13 **Planning Commission** – Meeting cancelled.

Parks/Recreation

The Parks and Recreation Element establishes goals and policies to identify parks and recreational resources and suggest ways in which additional recreational needs can be satisfied, and guide the acquisition and development of future parks and recreational areas.

Parks and Recreation Mission Statement – To offer and promote recreational, educational and volunteer opportunities in a fun, safe, well maintained environment to persons of all ages. Thereby, promoting good health, teamwork and accentuating a positive quality of life.

During the 2013 calendar year, the City's Parks and Recreation:

- Continued safety related projects and facility upgrades.
- Installation of Dog Park Irrigation and drinking fountain.
- Purchase of a new mower for the park.
- Installation of drinking fountain at the 14 piece outdoor exercise equipment
- Completion of a new gazebo at Community Garden.
- Painted the Chamber of Commerce building.
- Patched Skate Park.
- Collaborated with the department of forestry and fire protection to clean and remove debris from Bishop Creek.
- Revision of City Park Master plan
- New clay on Little League fields #3 & #4.
- Collaboration with the following committees, work groups and organizations – Community Garden Committee, Team INYO, National Association of Youth Sports, California Parks and Recreation Society, Continuation of the Tree Forum, Tree City USA, Youth Sports Council and Bishop and Mammoth High Schools.

Programs, Events and Services;

- Basketball: 7 teams Lone Pine- Lee Vining, 84 players, 35 league games plus playoffs
- Kid's night out: Studio B, McDonalds, Pizza 395, City Auditorium, Simplicity Salon
- Winter Movie series: city auditorium
- On going Gymnastics, our largest youth program, over 100 kids in each session.
- 19th annual Children's day of the arts: 37 volunteers, 98 kids 0-5. Received a grant from First Five for $2000, $300 from Sunrise Rotary, $1000 from Donald M. Slager foundation to offset the cost

- 3rd annual Eggstravangza: Community Easter egg hunt, one of our largest public events
- Softball: 32 teams, 170 league games, 512 players
- Park Pool:
  Swim lesson, 3 sessions, 2 weeks, 213 kids
  35 pool parties Plus 10 school parties
  3 dive in movies
  Swim team, practices, 2 swim meets
  Triathlon
  Lap swim
  Water aerobics
  Exceed our projected revenue by $10,000
- Big day in the park: 4th of July, Free swim, softball tournament, pie and ice cream
- 3 Movies in the park: 20-70
- Summer camps, 3 City of Bishop summer camps 37-40 kids 116 kids, 2 challenger sports camp, 2 gamer baseball, J.V. football camp, J.V. basketball camp.
- Baseball under the lights
- Fall ball classics
- Adult soccer: 11 teams, 192 players, 36 league games plus playoffs.
- Senior living festival
- 3rd annual Trunk or treat: community Halloween festival, one of our largest public events
- Tree lighting ceremony
- Thanksmas
- Tennis club socials
- Bike to work week, front of the park lunch
- Hunter education class (4)
- 35 private party request for the rear pavilion not including AYSO registration, high school softball banquet, IMMA awards banquet, IMACCA head start graduation, Cinco De Mayo, 3 Weddings in the park
- Home Street Middle School ski program
- Bishop City Park Social Media page
- Early stages of development for pine to park path
- Created jobs
  31 life guards
  15 officials
  11 park staff
  3 gymnastics instructors
  3 adult sports coordinators

Programs

Adult - Softball, Basketball, Soccer, Volleyball, Self Defense, Cardio-Fitness, Swim Lessons, Water Aerobics, Tennis, Dog Obedience, Art and Bocce, Zumba, Aerobics, Winter Tennis Socials

Children – Self Defense, Tennis, Gymnastics, Art, Swim Team, Swim Lessons, Home Street Ski Program, 4H Bike Program, Kids Night Out, Movies in the Park, Dive in Movies, Holiday Craft Extravaganza, Host Little League and AYSO Soccer, Children's day of the Art's.

Events

Mule Days and Labor Day Arts & Crafts Festival, Community Band Concerts, Trunk or Treat, Farmer's Market, Softball Tournaments, Tennis Tournaments, Weddings, Pavilion Rentals, Rainbow Days, Big Day in the Park (4th of July), Eggstraganza, Skate and Bike Jam, Lighting of the New Children's Christmas Tree, Christmas Parade, Doggy Dash Fundraiser, Arbor Day, Triathlon, Tree Lighting Ceremony,

Camps

Summer Fun, Park Utopia, Red, White and Blue camp, Gamer Baseball, BUHS Basketball, Soccer, Tennis, Gymnastics, Challenger Sports, Fish Camp, Bronco

Business License

There were 90 new business license applications reviewed and approved in 2012. Forty-eight of these applications were businesses located within the City of Bishop. There are 671 businesses that are licensed to conduct business within the City of Bishop.

Building Permits

There were 175 building permits application reviewed and issued in 2013. Of these permits reviewed, 2 for new single-family residential dwelling units, 0 for multi-family residential dwelling units, 27 for residential remodel improvements, 21 re-roof permits (15 residential re-roofs), 92 for various electrical / plumbing / mechanical improvements (of these 61 permits 68 were for residential improvements of which 50 of the 68 were EPA rated solid fuel heating appliance replacements), 23 commercial occupancy permits (tenant improvements), 6 sign permits, 1 accessibility improvement permit, 2 communication antenna permits and 1 garage demo permit.

Website

Municipal (Zoning) Code and General Plan information can be located at the City of Bishop website at www.ca-bishop.us. Active CEQA documents are available on the City's website. In addition, Planning Commission and City Council agendas and minutes are posted on the City's website. The City's website is under continuous development with regular additions.

AGENDA ITEM NO.

9

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: STREET CLOSURE – EVERY 15 MINUTES EVENT

DATE: MARCH 24, 2014

ATTACHMENTS:

- STAFF MEMO
- DRAFT ENCROACHMENT PERMIT
- MAP OF THE PROPOSED AREA

BACKGROUND/SUMMARY

Inyo County has proposed the closure of West Pine Street between Home Street and Fowler Street from 10:00 a.m. – 2:00 p.m. on April 23, 2014 for the Every 15 Minutes Event.

The biannual event is a dramatization of a car crash involving Bishop Union High School students. Collaborating agencies include Inyo County Probation, Bishop Union High School, Inyo County Health Services, California Highway Patrol, Bishop Police and Bishop Fire Departments.

RECOMMENDATION

City Council consideration to approve the closure of West Pine Street between Home Street and Fowler Street on April 23, 2014 for the Every 15 Minutes Event.

To: Keith Caldwell, City Administrator KSC

From: David Grah, Director of Public Works

Subject: Street Closure for Every 15 Minutes Event

Date: 18 March 2014

Previous: None

Funding: General Fund

General:
Inyo County Probation proposes to close West Pine Street between Home Street and Fowler Street from 1000 to 1400 on 23 April for the 2014 Every 15 Minutes event.

Background:
Inyo County Probation in collaboration with Bishop Union High School, Inyo County Health Services, California Highway Patrol, Bishop Police Department, and Bishop Fire Department are planning this year's Every 15 Minutes event for 23 April. The event includes parking restrictions and closure on West Pine Street between Home Street and Fowler Street. Activities include dramatizing a car crash involving students of the high school.

The City Council typically approves street closures. The activities and closure will be covered by an encroachment permit. A draft permit is attached. As is often the case with activities on city streets, Public Works staff, working with the agencies involved in the event, would provide, set up, and take down the traffic control devices such as signs, cones, and no parking signs.

Recommendation:
The City Council approve the closure of West Pine Street between Home Street and Fowler Street for the 2014 Every 15 Minutes Event.

CITY OF BISHOP

377 West Line Street - Bishop, California 93514
Post Office Box 1236 - Bishop, California 93515
760-873-8458 publicworks@ca-bishop.us
www.ca-bishop.us

Encroachment Permit 2014-007

Permittee: Inyo County Probation

Title: "Every 15 Minutes" Simulated Crash

Location: City of Bishop street right of way on West Pine Street between Home Street and North Fowler Street as shown on attached map.

Description of Activities: Under street closures by others, simulated driving under the influence crash scene.

1. **Responsible Party:** No activities other than the described activities under the control of the Permittee are authorized under this permit.
2. **Date and Times of Closure:** The permitted activities shall only be conducted when street closures are in place. Street closures are planned starting before 1000 lasting until the completion of the simulation expected about 1400 on Wednesday 23 April 2014.
3. **Traffic Control:** The City of Bishop and others will provide and set up traffic control for activities as shown on attached map. City-provided traffic control will include posting of "no parking" within the closure area from 0700 to 1400 and will not include closure of school driveways. Permittee is responsible:
   - For keeping all permitted activities within road closure areas
   - For arranging for adequate closure of school driveways within closure area
   - Cooperating with residents requiring access to or from properties along streets affected by closure
4. **Notices:** Permittee shall notify residents of properties fronting street within closure area at least on week in advance of street closure.
5. **Additional Conditions:** At any time the city may prescribe additional conditions necessary for the protection of the public property, for the prevention of undue interference with traffic, to assure public safety, or to otherwise act in the best interest of the city.
6. **Responsibility:** The permittee accepts all responsibility for damage or injury that results from activity under this permit.
7. **Insurance:** Prior to the beginning of and throughout the duration of activities, the Permittee shall maintain insurance in accordance with the following.
   - Permittee shall provide General Liability Insurance. Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to

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limits. Limits shall be no less than $1,000,000 per occurrence for all covered losses and no less than $2,000,000 general aggregate.

- Permittee shall provide Excess or Umbrella Liability Insurance (Over Primary), if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds.
- Coverage shall be "pay on behalf", with defense costs payable in addition to policy limits.
- There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another.
- Coverage shall be applicable to City for injury to employees of Permittee, subcontractors or others involved in the activity.
- The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein.
- Any insurance proceeds in excess of the required limits and coverage and which is applicable to a given loss will be available to City.
- The City, including its officers, agents, and employees shall be named as additional insureds under the general and umbrella liability policies.

8. **Indemnity:** As an express and material term of City's issuance of this Permit, Permittee agrees to indemnify and hold harmless the City, its officers, employees and agents from any and all claims, demands, causes of action, losses or other liabilities for any damage, whether to person or property, whatsoever arising out of or related to the permitted encroachment. Permittee further agrees to indemnify and hold harmless the City, its officers, employees and agents for any injury to persons or property occasioned by reason of or arising out of the acts or omissions of Permittee, his/her/its agents, employees, contractors and subcontractors and/or any other person or entity performing work authorized by this Permit. It is the intent of this condition that Permittee shall be responsible for all liability for design, construction, and maintenance of the improvements installed or activities performed pursuant to this Permit and that the City, its officers, employees and agents shall not be liable for any negligence, whether active or passive in nature, nonfeasance, misfeasance, or malfeasance related to or arising from this Permit, including but not limited to approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing, or inspecting any work or construction arising from this Permit.

9. **Duty to Defend:** As an express and material term of City's issuance of this Permit, Permittee agrees to defend, at its sole expense, the City, its officers, employees and agents from and against any and all claims, demands, causes of action, losses or other liabilities for any damage, whether to person or property, whatsoever arising out of or related to the permitted encroachment. Permittee's duty to defend shall apply to the City, its officers, employees and agents for any injury to persons or property occasioned by reason of or arising out of the acts or omissions of the City, its officers, employees and/or agents and the acts or omissions of Permittee, his/her/its agents, employees, contractors and subcontractors and/or any other person or entity performing work authorized by this Permit.

10. **Legal Costs:** In the event of any controversy, claim or dispute arising out of or relating to this Permit or the violation of any covenant contained herein, the prevailing party shall be entitled to receive from the losing party reasonable expenses, including attorney's fees and costs.

Agreed to by:

Signature	Date

Issued by:

David Grah Director of Public Works	Date

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Feet
0 25 50 100

City of Bishop
"Every 15 Minutes" Closure Area

Traffic Cones = *
"Road Closed" Signs = I

AGENDA ITEM NO.

10

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: SEWER PLANT PONDS EVALUATION – AMEND NOT-TO-EXCEED AMOUNT

DATE: MARCH 24, 2014

Attachments:

- STAFF MEMO
- H&S ENVIRONMENTAL, L.L.C. INVOICE

BACKGROUND/SUMMARY

The sewer ponds and treatment of the wastewater is an essential part of the City of Bishop Public Works duties. All flow from the City is treated and discharge requirements set by the state must be met.

H&S has provided a cost to the City for evaluation of the pond of $4,349 which was approved by City Council in February 2014. The City recently entered into a cooperative agreement with Eastern Sierra Community Services District (ESCSD), and the cost to provide evaluation to the city's pond and ESCSD's ponds would be reduced if we had them done at the same time.

We are asking the Council to increase the not-to-exceed amount of the contract to $5,749 adding $1,400 to the previously approved amount of $4,349. The City and ESCSD would split the cost resulting in an overall savings to the City of $1,474.50.

RECOMMENDATION

City Council consideration to amend the not-to-exceed limit to $5,749 with H&S Environmental to evaluate the performance of both City and ESCSD sewer ponds and consideration to authorize the necessary budget adjustments.

To: Keith Caldwell, City Administrator KSC

From: David Grah, Director of Public Works

Subject: Increase Not-To-Exceed for Ponds Evaluation

Date: 19 March 2014

Previous: 30 January 2014

Funding: Sewer Professional and Technical

General:
Public Works proposes to increase the not-to-exceed amount of the sewer ponds evaluation so that Eastern Sierra Community Services District (ESCSD) ponds can be evaluated at the same time.

Background:
In February the City Council approved a $4,349 contract with H & S Environmental to evaluate the City of Bishop sewer ponds to improve their effectiveness, especially in regard to the removal of nitrates and ammonia. As part of the ongoing effort to collaborate with the ESCSD, an opportunity to have the ESCSD ponds evaluated at the same time was indentified. Evaluating both the city and ESCSD ponds at the same time will save money for each agency, just like cleaning digesters at the same time did. It will also further the overall effort to increase mutually beneficial cooperation between the two agencies.

Evaluating both the city ponds and the ESCSD ponds will cost more than evaluating just the city ponds. It is proposed that the city handle the contracting with H & S Environmental for the evaluation of the ponds of both agencies with the ESCSD reimbursing the city for their share of the cost. As a result, the total cost of the contract will go up while the city share will go down.

As shown on the attached estimate, the additional cost to evaluate the ESCSD ponds is $1,400 which brings the total cost of the evaluation to $5,749 and makes the city share of the total cost $2,874.50. The evaluation will be paid out of Professional and Technical, Line Item 002-051-52015.

Recommendation:
The City Council approve the evaluation of the ESCSD ponds as part of the evaluation of the city sewer ponds and approve the expenditure of up to $5,749 for this combined effort.

H & S Environmental, L.L.C.

INVOICE

2122 E. Leland Circle
Mesa, AZ 85213
Phone (480) 274-8410 Fax (480) 833-0807

DATE: March 17, 2014
INVOICE #
Customer Contact: Deston Dishion
P.O. Number Addendum to Pond System Optimization Price Quote

Bill To:
Deston Dishion
City of Bishop
377 West Line Street, P. O. Box 1236
Bishop, California 93515

760-873-8458

Ship To:
Deston Dishion
City of Bishop
377 West Line Street, P. O. Box 1236
Bishop, California 93515

760-873-8458

Comments or Special Instructions:
To OK this service please sign and Fax back to: 1 (480) 833-0807

Addendum to Price Quote for Lagoon System Ammonia and Nitrate Removal Optimization

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Optimization Evaluation of ESCSD lagoon System **This is an Addendum to an existing Price Quote** This is a price quote addendum adding the analysis of ESCSD's lagoon systems to an existing proposal to the City of Bishop to provide optimization and operational recommendations for the purpose of ammonia and nitrate removal. This evaluation entails an on site visit, evaluating operating and testing procedures, testing the lagoon while there, compiling & analyzing operating data, and summarizing findings in a written report with recommendations This cost includes all travel expenses This addendum not to exceed $1,400 to add ESCSD analysis to the existing price quote	$ 1,400.00	$ 1,400.00

Please sign below to OK this addendum to the services already specified

SUBTOTAL	$ 1,400.00
TAX RATE	0.00%
SALES TAX	
SHIPPING & HANDLING	
TOTAL	$ 1,400.00

email to hssenvironmental@earthlink.net or fax to (480) 833-0807

_____ Date:_____

Signed by:

If you have any questions concerning this price quote, contact Steve Harris, (480) 274-8410
hssenvironmental@earthlink.net

AGENDA ITEM NO.

11

TO: CITY COUNCIL

FROM: KEITH CALDWELL, CITY ADMINISTRATOR KSC

SUBJECT: BUDGET ADJUSTMENTS/TRANSFERS FY 2013-2014

DATE: March 24, 2014

ATTACHEMENTS:

- Finance Department Memorandum

BACKGROUND/SUMMARY

Attached is a Budget Adjustments/Transfers Report for Fiscal Year 2013-2014 through February 28, 2014 prepared by Assistant Finance Director Lorraine Ray. Action to approve the transactions will bring the listed accounts into reconciliation with expenditures for that period.

RECOMMENDATION

Council consideration to take action to approve the budget adjustments and transfers for Fiscal Year 2013-2014 through February 28, 2014 as presented.

TO: City Council/City Administrator

FROM: Lorraine Ray, Assistant Finance Director

DATE: March 24, 2014

SUBJECT: Budget Adjustments/Transfers

The following are budget adjustments and transfers which will bring the listed accounts into reconciliation with expenditures through February 28, 2014.

BUDGET ADJUSTMENTS

From Unbudgeted Reserves:		***To:***	
FUND	AMOUNT	FUND/DEPT	AMOUNT
General Fund	$ 558	Fire Department 001-021-52018 Special Department Supplies *Note: Reimb from Vol Fire Dist*	$ 558

TRANSFERS

From:		***To:***	
DEPARTMENT LINE ITEM		DEPARTMENT LINE ITEM	
Legal Services 001-014-51012 Contract Salary	$ 4,600	001-014-55040 Lititgation Services	$ 4,600
Police 001-020-52013 Communications	$ 8,000	001-020-52015 Professional/Technical Services	$ 8,000
001-020-52018 Department Supplies	$ 4,500	001-020-53022 Office Equipment/Operation	$ 3,000
		001-020-54023 Building Operation	$ 1,000
		001-020-52012 Office Supplies/Postage	$ 500
001-020-51007 Health Insurance	$ 4,000	001-020-51046 OPEB/Post Emp Benefits	$ 4,000
001-020-51010 Worker's Comp	$ 10,000	001-020-51046 OPEB/Post Emp Benefits	$ 10,000