

03/15/2011

**ADDITIONAL
DOCUMENTS**

**PUBLIC
COMMENT**

Leigh Gaasch
69 Lupin
Mammoth Lakes, Ca, 93546
1-760-934-7639

Good afternoon, I am here before you today to ask if you could agendas the Emergency rack cards and business cards I have presented to you. I would like to speak to you in more length about this – and how the other town cards will be done. We need to reach out to our guests and locals. Not everyone knows what numbers to call if they have an emergency.

Thank you

Leigh Gaasch



Mammoth Lakes Fire Department

W: (760) 934-2300
F: (760) 934-9210
www.mammothlakesfd.com

P.O. Box 5
3150 Main Street
Mammoth Lakes, CA 93546

www.basecampcafe.com

3325 Main St.
Mammoth Lakes, CA 93546
(760) 934-3900



Thomas Colbert
Service Technician

161 Center St., P.O. Box 2488, Mammoth Lakes, CA 93546
Phone: 760-934-2213 Fax: 760-924-3351



- Master Distribution Systems
- Energy Conversion Consultant
- Temporary Construction Heat

James Miller
District Manager
(760) 934-6811
Turnerpropane1@aol.com
3439 Old Public Road
Mammoth Lakes, CA 93546

Rusty Gregory
Chief Executive Officer

Mammoth Mountain Ski Area, LLC
P.O. Box 24 · 1 Minaret Road
Mammoth Lakes, CA 93546

P 760.934.0731
F 760.934.0615
E rusty@mammoth-mtn.com



Town of Mammoth Lakes Emergency numbers

Police emergency: 911

Police non-emergency: 1-760-934-2011

Fire Dept: emergency: 911

Fire Dept non-emergency: 1-760-934-2300

Medical emergency: 911

Mammoth Hospital: 1-760-934-3311

TOML Public Information line:

1-760-934-8054

www.ci.mammoth-lakes.ca.us

Amerigas Propane 24/7 emergency:

1-760-934-2213 or 911

Turner Propane 24/7 hour emergency:

1-760-934-6811 or 911

Edison emergency service: 1-800-611-1911

CalTrans highway conditions: 1-800-427-7623 or 511

Listen to: **KMMT 106.5** (1-760-934-8888)

KSRW 92.5 (1-760-873-5329)

Mammoth Mountain on Mtn. emergency Hotline

1-760-934-0611

General Information numbers

TOML: 1-760-934-8989 www.visitmammoth.com

Mammoth Mnt: 1-760-934-2571 or 800.MAMMOTH

www.mammothmountain.com

Howards weather: 1-760-934-snow (7669)

www.mammothweather.com

03/15/2011

ADDITIONAL

DOCUMENTS

DEPARTMENT

REPORTS



COUNTY OF MONO

P.O. BOX 696, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5583 • FAX (760) 932-5411
mboohier@mono.ca.gov

David Wilbrecht
County Administrative Officer

Mary Booher
Financial Analyst

PRESS RELEASE Monday, March 14, 2011

Mono County will host two community meetings to gather public input about to close an annual operating deficit in the Solid Waste Program, which includes the County Landfills and Transfer stations. The meetings will be held on Monday, March 21, 2011 at 7 pm in Suite Z, Minaret Village Shopping Center, Mammoth Lakes, and on Tuesday, March 22, 2011 at 7 pm in Memorial Hall, Bridgeport.

The meeting will begin with a brief presentation, then the public will be invited to ask questions and make comments.

Those who are unable to attend may mail comments to Mono County Solid Waste, P.O. Box 4567, Bridgeport, CA 93517 or call Mono County Public Works at 760-932-5440. Comments should be received no later than Monday, April 4th, in order to be considered by the Board of Supervisors.

03/15/2011

**ADDITIONAL
DOCUMENTS**

**CONSENT
(ITEM 5A)**



COUNTY SERVICE AREA #1

Television Service

CROWLEY LAKE - LONG VALLEY

Post Office Box 3861
Mammoth Lakes, CA 93546

RECEIVED
FEB 28 2011
OFFICE OF THE...

February 23, 2011

Mono County Clerk
PO Box 237
Bridgeport, CA 93517

There has been a recent vacancy on the CSA1 Board of Directors created by the resignation of Deborah Preschutti effective 12/15/10. A Notice of Board Vacancy has been published in the local newspapers for four weeks. At the Regular Board Meeting held February 22, 2011 Denise Perpall requested the Board to consider appointing her to fill the vacancy. John Connolly made a motion to request the Board of Supervisors to appoint Denise Perpall to fill the vacancy created by the resignation of Deborah Preschutti, with a term expiring 11/30/11. Ron Glende seconded the motion and all Board members present voted in favor with Kim McCarthy, Board President, voting yes for sufficiency.

Attached is a copy of a our December 17, 2010 letter sent to Supervisor Hazard requesting an item be included on the Board of Supervisors agenda to correct the CSA1 records with regard to Board terms. This request is for the terms of Ron Glende and John Connolly to expire 11/30/14, and the terms of Kim McCarthy, Bob Matthiessen and now Denise Perpall to expire 11/30/11.

Can you please take the necessary steps to have this appointment and term corrections placed on the earliest agenda as possible?

If you have any questions, or need further information, please do not hesitate to contact me at 934-6299.

Sincerely,

A handwritten signature in blue ink, appearing to be "Marianne O'Connor", written over a blue horizontal line.

Marianne O'Connor
Secretary of the Board



COUNTY SERVICE AREA #1

Television Service

CROWLEY LAKE - LONG VALLEY

Post Office Box 3861
Mammoth Lakes, CA 93546

December 17, 2010

Supervisor Hazard
Mono County Board of Supervisors
Bridgeport, CA 93517

Re: Board Terms

Dear Hap,

I recently did some research with Linda Roberts, Mono County Clerk-Recorder, about the terms of the current members of the CSA1 Board. I wanted to verify the term expiration dates of each Board member to be sure they are offset so everyone's terms don't expire in the same year.

Linda indicated her records show that Ron Glende's term expired 11/15/10, and John Connolly's term expired 3/10/10. Ron filled a vacancy of a resigning Board member, and that term may have expired 11/30/10, and John also filled a vacancy of a resigning Board member, but he became a Board member in March, and that term probably should have expired also on 11/30/10 (not March).

In order to correct the records, Linda suggested I contact you and ask that this issue be placed on the Board of Supervisor's agenda in the near future to re-appoint Ron Glende and John Connolly to serve a four-year term, expiring 11/30/14. The terms of the remaining three Board members expire 11/30/11.

Deborah Preschutti resigned from the Board effective 12/15/10 and a Notice of Vacancy will be published (this term will expire 11/30/11). When an appointment to fill her vacancy is recommended by the CSA1 Board, I will be sending the request for the Board of Supervisors to appoint the new person. This appointment should be made by March 15. You may want to consider taking care of all of the appointments at once.

Sincerely,

Marianne O'Connor
Secretary to the Board

03/15/2011

ADDITIONAL

DOCUMENTS

PUBLIC WORKS

IRWM

(ITEM 11A)

Next Regular Inyo-Mono Regional Water Management Group meeting:

Wednesday, March 23, 2011, 9:30 am - 12:30 pm
Mammoth Lakes Community Center
1000 Forest Trail
Mammoth Lakes, CA

Call-in option:
866-862-2138
passcode: 1678718

Please RSVP by hitting reply and let me know by Monday, March 21 at 9:30 am whether you will be attending in person or via phone. It is very important that you RSVP so that we can set up the meeting space to accommodate the correct number of people and ensure that we have a quorum of MOU signatories attending.

If you will be calling in to the meeting and you are an MOU signatory, please send your call-in address to Holly Alpert (holly.alpert@gmail.com) by 9:00 am Sunday, March 20, 2011. You will also need to post the meeting notice and agenda at your location by that time.

Call-in locations:

1. Inyo County Water Department
135 South Jackson St.
Independence, CA 93514
2. Inyo National Forest/BLM/Sierra Nevada Conservancy Office
351 Pacu Ln
Bishop, CA 93514

If you require special accommodations to participate in this meeting in person or by phone, please contact Holly Alpert (holly.alpert@gmail.com; 760-924-7564) 72 hours prior to the meeting.

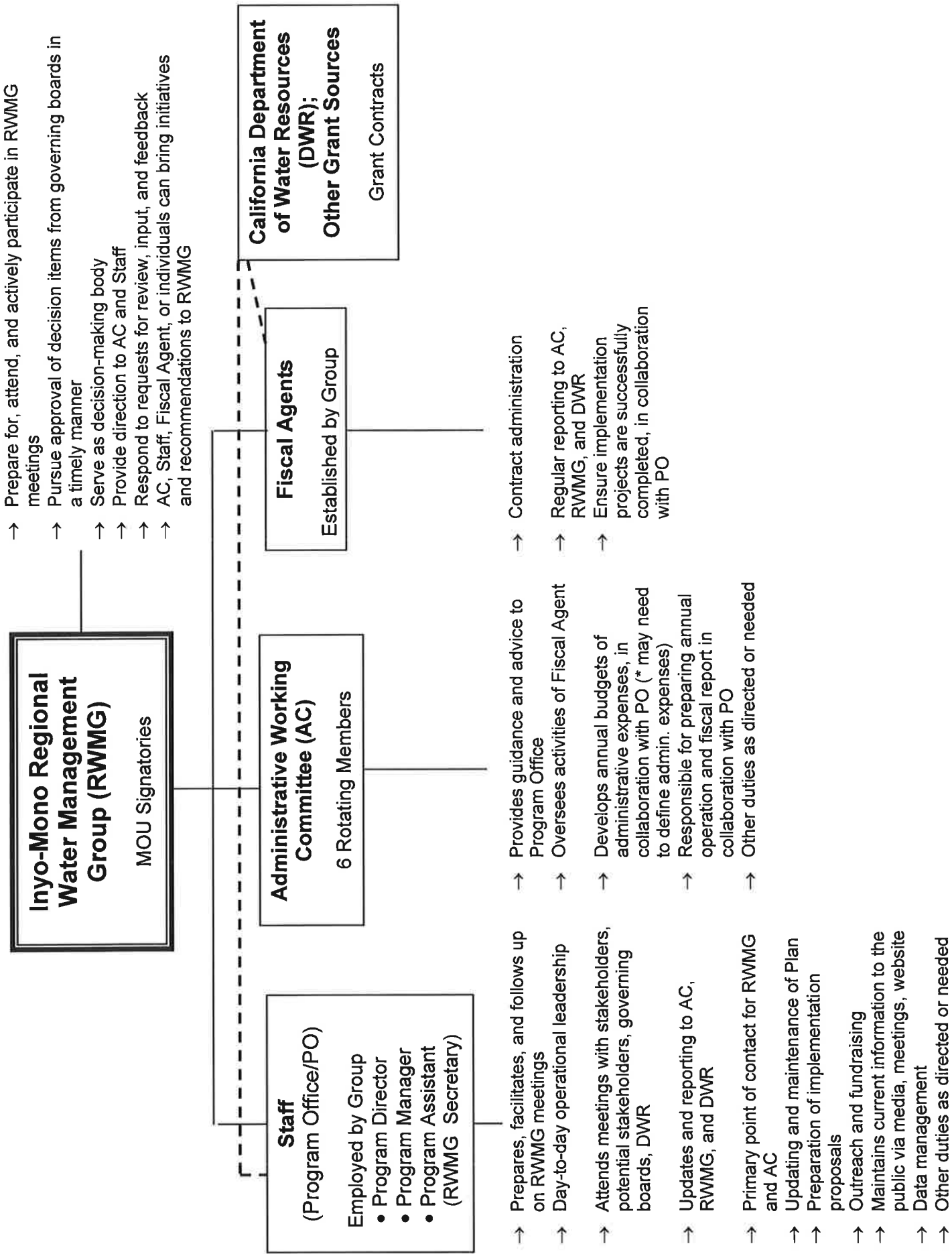
The public will be offered the opportunity to comment on each agenda item prior to any action on the item by the membership. The public will also be offered the opportunity to address the membership on any matter pertaining to IRWMP business. Agenda items indicated as "Action" require that members undertake activities subsequent to the meeting. Agenda items indicated as "Decision" are items where the membership will make a decision on the item at the meeting. This agenda can also be viewed in the Calendar section of www.inyomonowater.org.

All decisions of the RWMG are made by consensus as defined in Article I of the Inyo-Mono Regional Water Management Group Planning and Implementation Memorandum of Understanding (MOU). After a motion is made by a Member, there is opportunity for discussion, and then RWMG Members are asked to vote. Members may approve a decision (thumbs up), vote that they can live with a decision while not completely approving of it (thumbs sideways), or disapprove of a decision which withholds consensus (thumbs down). A Member may also abstain from voting, which will be interpreted as no opposition to the action. If there are no Members voting thumbs down, the decision is passed by consensus. The decision is then recorded in the meeting notes.

Agenda

1. Welcome and Introductions
2. Public comment period
3. Approval of Inyo-Mono IRWMP organizational chart
 - * **DECISION ITEM:** Approve Inyo-Mono IRWMP organizational chart (recommended final chart will be attached)
4. Discuss proposed MOU amendments from MOU working committee (final recommended version will be attached)
 - * Review outcomes and recommendations from 3/7/11 Admin. Committee meeting
 - * Develop recommendation to approve amendments at April, 2011, RWMG meeting (or discuss new timeline, if applicable)
5. Approval of letter to DWR regarding Big Pine Paiute Tribe letter of 1-5-11 (final recommended letter will be attached)
 - * **DECISION ITEM:** Approve letter to DWR regarding Big Pine Paiute Tribe letter of 1-5-11 and direct staff to send letter.
6. Round 1 Project Presentations
 1. Holly Gallagher, Birchim Community Services District
 2. Paul Hancock, Inyo County (CSA-2)
 3. Greg James, Amargosa Conservancy
 4. Irene Yamashita, Mammoth Community Water District
 5. Pete Bernasconi, Town of Mammoth Lakes
 - * **Presentations will be no more than 10 minutes, including questions**
 - * **Please review application materials for each project on the Inyo-Mono website:**
<http://www.inyomonowater.org/index.php?page=Documents>
7. Planning Grant
 - * Update from staff on status of grant award
 - * Report from staff on work completed
 - * Report from staff on recruitment of Program Assistant
 - * Match reporting requirements
8. Working Committee Updates
 - * MOU/bylaws (addressed in item #4)
 - * Hatcheries
 - * Round 1 Projects
 - * Organizational structure
9. Updates
 - * Prop 1E Grants
 - * DAC funding
 - * California Water Plan Update
 - * FY 2010-11 Finance Update
10. Announcements

11. Process check
12. February, 23 2011, RWMG meeting notes (final draft will be attached)
 - * Discuss comments, edits, corrections
 - * DECISION ITEM: Approve February 23, 2011, RWMG meeting notes
13. Review of action items, decision items, and recommendations from today's meeting
14. Next meeting dates:
 - * April 27, 2011: LADWP office, Bishop
 - * Discuss May-August RWMG meetings



**INYO-MONO REGIONAL WATER MANAGEMENT GROUP
PLANNING AND IMPLEMENTATION MEMORANDUM OF UNDERSTANDING**

Amended on _____

WHEREAS, on November 21, 2008, a Memorandum of Understanding was entered into for the Pre-Planning Phase of the Inyo-Mono Integrated Regional Water Management Plan; and

WHEREAS, this Memorandum of Understanding reflects the further development of the Plan by establishing the basis for governance and consensus; and

WHEREAS, the parties to this Memorandum of Understanding seek to provide stability and consistency in the planning, management, and coordination of water resources within the watershed of the Inyo-Mono Region pursuant to the Integrated Regional Water Management Planning Act (California Water Code section 10530 et seq.); and

WHEREAS, the parties to this Memorandum of Understanding will identify projects, establish the priority of such projects and seek funding to implement such water-related projects in the Inyo-Mono Region as part of the development of an Inyo-Mono Regional Water Management Plan; and

WHEREAS, the parties to this Memorandum of Understanding are not limited in seeking other funding for water-related projects, nor does this Memorandum of Understanding impose legally binding requirements on the parties;

NOW, THEREFORE, the parties agree as set forth below to work together in the Inyo-Mono Regional Water Management Group for the Inyo-Mono Region to carry out the purposes of this Memorandum of Understanding and develop and advance the Inyo-Mono Regional Water Management Plan.

**ARTICLE I
DEFINITIONS**

Section 1.01 Definitions. Unless the context requires otherwise, the words and terms defined in this Article shall have the meanings specified.

“IRWM Planning Act” or “Planning Act” means the Integrated Regional Water Management Planning Act, Part 2.2 of Division 6 of the California Water Code commencing with section 10530.

“IRWM Plan” or “Plan” has the meaning set forth in Water Code section 10534, which is a comprehensive plan for a defined geographic area, the specific development, content and adoption of which shall satisfy requirements of the Planning Act.

“Regional Water Management Group” has the meaning set forth in California Water Code section 10539, which is a group of three or more local agencies, at least two of which have statutory authority over water supply or water management, as well as those other persons who may be necessary for the development and implementation of a Plan.

“Inyo-Mono Region” or “Region” generally includes Inyo and Mono Counties, northern portions of San Bernardino County and the northeastern portion of Kern County as depicted in the Map attached as Exhibit “A”.

“Inyo-Mono Regional Water Management Group” or “Group” means the Regional Water Management Group for the Inyo-Mono Region.

“Member of the Inyo-Mono Regional Water Management Group” or “Member” means an entity identified in California Water Code §10541 (g) that is based in the Region, has members or chapters in the Region, or has water management authority in the Region, and is a signatory to this Memorandum of Understanding. Member Representative refers to the person or persons representing the Member at meetings of the Group.

“Admin Committee” means the Administrative Working Committee as defined in Section 2.05.

“Consensus” means approval of the Member Representatives to move forward with a particular action. “Consensus” does not mean that all Member Representatives support an action, but rather that no Member Representative has voted to oppose an action. A Member Representative may abstain or not vote and that will be considered as no opposition to the action. A Member Representative may verbally note disagreement with an action but still allow consensus without the Member Representative’s support. To vote, a Member Representative must be present in person or by telephone or other electronic device that enables the Member Representative to participate in the discussion. It is understood by the Group that some actions will require a decision by the governing body of one or more Members.

“Chair and Vice-Chair” means the Chairperson and Vice-Chairperson of the Administrative Working Committee.

“Cooperating Entity” means a business, organization, individual or agency that is not a Member of the Inyo-Mono Regional Water Management Group but is selected to carry out a specific project.

“Disadvantaged Community” or “DAC” means any community within the Region qualifying as a Disadvantaged Community under California law using then-current U.S. Census data.

“Fiscal Year” means the period from July 1st to and including the following June 30th.

“MOU” means this Memorandum of Understanding, as existing or as subsequently amended.

“Program Office” means Staff - personnel directed by the Group to manage daily operations and other needs. The Program Office shall preside over Group Meetings unless recused in which case the Chair or Vice-Chair of the Admin Committee shall preside.

~~**“Secretary”** means the Secretary of the Inyo-Mono Regional Water Management Group appointed by the Administrative Working Committee.~~

ARTICLE II

PURPOSE AND ORGANIZATION

Section 2.01 Purpose. This MOU is entered into in accordance with the Planning Act for the purpose of forming the Group that will (1) develop, implement and periodically update the Plan, and (2) coordinate planning and actions with connected Regions. The Group shall work to:

- (a) Support regional objectives and the objectives of the California Water Plan.
- (b) Promote communication and cooperation within the Region in support of these objectives.
- (c) Facilitate investment in projects that can minimize costs and maximize regional benefits through cooperation between Members and Cooperating Entities, through economies of scale, through projects with multiple resource benefits, or through DAC projects.
- (d) Endeavor to assure an element of geographic fairness in the ranking of projects.

This MOU does not impose legally binding requirements on its Members and is not an enforceable contract or agreement. It is a statement of principles for how the Group will conduct business.

Section 2.02 Term of MOU. This MOU shall replace the MOU dated November 15, 2010. This MOU shall continue in effect until terminated by all then-current Members. Inclusion of additional Members, and/or withdrawal of Members shall not terminate this MOU.

Section 2.03 Member Representatives. Each member shall designate a Member Representative to the Group. More than one Member Representative may be appointed, but each Member shall have only one vote. A Member may appoint someone as their Member Representative notwithstanding the fact that such person is also the Member Representative for another Member. In such instances, such person shall have one vote on behalf of each Member represented.

Section 2.04 Decision Making. Decision making by the Group is based upon consensus of those Member Representatives present in person, by phone, or electronically. Where action by the governing body of one or more Members whose representative is present is required, or desirable, the matter shall not be considered approved by the Group until a decision by those governing bodies has been obtained. A Member's governing body may, in its discretion, elect to note disagreement with but "not oppose" an action, rather than disapprove it, thereby allowing the action to move forward without its endorsement.

If the Group cannot reach consensus, the matter may be referred to the Admin Committee for further work and consideration. The Group or the Admin Committee may appoint ~~an ad-hoc~~ a **working committee** for this task. The Admin Committee or the ~~ad-hoc~~ **working committee** shall then report back to the Group. If consensus by the Group cannot be reached at this point, the matter is taken off the agenda. At a later point, the matter may be placed on the agenda for further consideration.

Section 2.05 Administrative Working Committee. The Admin Committee, ~~along with such staff as the Group may employ,~~ and the **Program Office** shall be **jointly** responsible for the ongoing administrative work of the Group. The Admin Committee shall consist of six (6) Members who shall serve a term of two years. Three Members of the first Admin Committee shall serve a term of one year, so that there will be an orderly transition of administrative business. Members of the Admin Committee shall serve on a rotating basis so that every Member has the

opportunity to serve, notwithstanding that a Member may decline to serve. Members may serve consecutive terms with approval of the Group.

~~The Chair or Vice Chair of the Admin Committee shall act as the Chair of the Group meetings.~~

Membership of the Admin Committee shall be appointed by the Group. The Admin Committee shall select a Chair and Vice Chair. Decisions by the Admin Committee shall be by consensus. Decisions by the Admin Committee are always subservient to those of the Group.

Section 2.06 Other Working Committees. Other working committees shall be appointed by the Group, or by the Admin Committee as needed.

Section 2.07 Quorum. The presence of fifty percent of the Members of the Group ~~or the working committees~~ shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn a meeting from time to time.

Section 2.08 Meetings. The various meetings of the organization shall be as follows:

- Members shall meet at least quarterly in a regularly scheduled meeting. ~~Location of meetings shall rotate throughout the planning region. Meetings shall be chaired by the Chair or Vice Chair of the Admin Committee.~~
- The Admin Committee shall meet at least monthly at a location of its own choosing twice a year.
- All Member and Admin Committee meetings are open to the public and shall be publicly noticed.
- Emergency meetings of the Group or Admin Committee may be convened when necessary. This will only occur in order to respond to an extraordinary time-sensitive matter and may be convened with a reduced quorum.
- Other working committees shall meet as needed at a location of their own choosing and shall select their own chair as needed.
- Attendance at all meetings may be in person or by electronic connection.
- Location of meetings shall rotate throughout the planning region whenever feasible.

~~Section 2.09 The Admin Committee shall appoint a Secretary to be responsible for preparing an agenda, maintaining a record of the activities of the Group and the Admin Committee, and performing such other duties as necessary. The Secretary is responsible for noticing all Group meetings, Admin Committee meetings and working committee meetings. Minutes of all meetings, including those from the Admin Committee meetings, and any special reports or documents, shall be distributed to the Group.~~

Section 2.09 Minutes and Agenda. The Program Office shall be responsible for maintaining a record of the activities of the Group and the Admin Committee, noticing all Group meetings, Admin Committee meetings and working committee meetings. Minutes of Group and Admin Committee meetings, and any special reports or documents, shall be distributed to the Group. Group and Admin Committee agendas shall be prepared by the Program Office in collaboration with the Admin Committee Chair or her/his designate. Any Member may request an item to be placed on the Group Agenda.

Section 2.10 Organization, Bylaws and Policies and Procedures. The Group may ~~incorporate as a nonprofit public benefit corporation.~~ **take another organizational form.** The Group may **amend the MOU and** establish Bylaws and/or Policies and Procedures as necessary.

Section 2.11 Fiscal Agent. The Admin Committee, with approval by the Group, is responsible for establishing a Fiscal Agent with appropriate qualifications to receive, disburse and account for funds related to this MOU. ~~Until such time as this Fiscal Agent is established, California Trout shall remain the Fiscal Agent for the Group.~~ Funding received by the Fiscal Agent to carry out projects shall be disbursed to Members or to Cooperating Entities only after the Fiscal Agent enters a funding agreement with the Member or Cooperating Entity as may be appropriate or required. The Fiscal Agent shall be responsible for any necessary financial reporting, including reports needed to comply with the terms of any grant agreement. The Fiscal Agent shall report annually to the Group and monthly to the Admin Committee. All fiscal reports shall be distributed to the Group.

~~Section 2.12 Staff. The Group may employ professional staff or consultants as needed and within prudent fiscal constraints. The Group may accept staffing funded by members of the Group or others~~

Section 2.12 Program Office. The Group may employ professional staff or consultants as needed and within prudent fiscal constraints. The Group may accept staffing funded by members of the Group or others.

Section 2.13 Annual Budget. The Admin Committee shall develop an annual budget for each fiscal year for administrative expenses. The budget shall be approved by the Group. The budget shall be based upon funds available or pledged as of May 31st of the previous year. The budget may be modified during the fiscal year as necessary with approval by the Group. Each annual budget shall be approved by the group.

Section 2.14 Annual Operational and Fiscal Report. The Admin Committee is responsible for preparing an annual operation and fiscal report for presentation to the Group at the end of each fiscal year. The annual report of the Fiscal Agent is part of this report.

Section 2.15 Member Withdrawal. A Member may withdraw from the Group and MOU at any time. A letter, resolution, or similar document signed by the Member's designated representative or other appropriate authority within the Member's organization shall be provided to the Group to complete the withdrawal.

Section 2.16 Member Financial Responsibility. Each Member is responsible for individually contracting with the Fiscal Agent for its own project grant funding. The Group will contract separately for any grants or monies it receives.

Section 2.17 Revenue Sources: Revenue sources shall include, but not be limited to the following:

Grant recipients receiving payments through the Fiscal Agent shall pay to the IRWVG an assessment set by the Group, and at a time agreed to by the Members. The Group may later decide to refund amounts to grant recipients if the result of the assessment exceeds the financial needs of the Group. **[GROUP TO DETERMINE DETAILS.]**

03/15/2011

ADDITIONAL

DOCUMENTS

COMM. DEV.

BLDG. CODE

(ITEM 15B)

2,500 SF manufactured home in Antelope Valley

State		\$5.50	0.07%
	SMIP	\$3.50	
	BSC	\$2.00	
Building Division		\$1,096.64	13.98%
	Plan Check	\$387.15	
	Permit	\$595.61	
	Doc. Archive	\$50.00	
	Processing	\$63.88	
Affordable Housing		\$60.00	0.76%
	Mitigation Fee	\$60.00	
Planning Division		\$226.00	2.88%
	Plan Check	\$226.00	
DIF			0.00%
FPD		\$1,266.00	16.14%
	Mitigation Fee	\$1,250.00	
School Dist		\$3,900.00	49.72%
	Mitigation Fee	\$3,900.00	
Public Works		\$290.00	3.70%
	Encroachment	\$290.00	
PUD			0.00%
Env. Health		\$1,000.00	12.75%
	Well	\$500.00	
	Septic	\$500.00	
		\$7,844.14	

2,500 SF manufactured home in Mono City

State		\$5.50	0.05%
	SMIP	\$3.50	
	BSC	\$2.00	
Building Division		\$1,096.64	9.05%
	Plan Check	\$387.15	
	Permit	\$595.61	
	Doc. Archive	\$50.00	
	Processing	\$63.88	
Affordable Housing		\$154.00	1.27%
	Mitigation Fee	\$154.00	
Planning Division		\$226.00	1.87%
	Plan Check	\$226.00	
DIF		\$2,692.96	22.23%
	S. County Gen. Library	\$2,279.24	
		\$413.72	
FPD		\$1,250.00	10.32%
	Mitigation Fee	\$1,250.00	
School Dist.		\$3,900.00	32.19%
	Mitigation Fee	\$3,900.00	
Public Works		\$290.00	2.39%
	Encroachment	\$290.00	
PUD		\$2,000.00	16.51%
Env. Health		\$500.00	4.13%
	Well	\$500.00	
	Septic	\$0.00	
		\$12,115.10	

2,500 SF custom home in Benton

State			\$47.18	0.32%
	SMIP	\$33.18		
	BSC	\$14.00		
Building Division			\$4,927.02	33.60%
	Plan Check	\$1,803.99		
	Permit	\$2,775.37		
	Doc. Archive	\$50.00		
	Processing	\$297.66		
Affordable Housing			\$119.00	0.81%
	Mitigation Fee	\$119.00		
Planning Division			\$226.00	1.54%
	Plan Check	\$226.00		
DIF			\$2,692.96	18.37%
	S. County Gen.	\$2,279.24		
	Library	\$413.72		
FPD			\$1,250.00	8.53%
	Mitigation Fee	\$1,250.00		
School Dist			\$3,900.00	26.60%
	Mitigation Fee	\$3,900.00		
Public Works			\$500.00	3.41%
	Encroachment	\$290.00		
PUD				0.00%
Env. Health			\$1,000.00	6.82%
	Well	\$500.00		
	Septic	\$500.00		
			\$14,662.16	

2,500 SF custom home in June Lake

State		\$66.14	0.24%
	SMIP	\$47.14	
	BSC	\$19.00	
Building Division		\$6,595.00	23.94%
	Plan Check	\$2,420.97	
	Permit	\$3,724.57	
	Doc. Archive	\$50.00	
	Processing	\$399.46	
Affordable Housing	Mitigation Fee	\$314.00	1.14%
Planning Division	Plan Check	\$226.00	0.82%
DIF		\$4,999.96	18.15%
	S. County Gen.	\$2,279.24	
	Library	\$413.72	
	Traffic	\$1,324.00	
	Drainage	\$983.00	
FPD		\$2,157.00	7.83%
	Mitigation Fee	\$2,157.00	
School Dist.	Mitigation Fee	\$3,900.00	14.16%
Public Works		\$290.00	1.05%
	Encroachment	\$290.00	
PUD		\$9,000.00	32.67%
	Average Fee	\$9,000.00	
Env. Health			
		\$27,548.10	

3,500 SF custom home in Crowley

State		\$93.00	0.25%
	SMIP	\$66.00	
	BSC	\$27.00	
Building Division		\$8,555.37	22.82%
	Plan Check	\$3,146.10	
	Permit	\$4,840.16	
	Doc. Archive	\$50.00	
	Processing	\$519.11	
Affordable Housing		\$4,806.00	12.82%
	Mitigation Fee	\$4,806.00	
Planning Division		\$226.00	0.60%
	Plan Check	\$226.00	
DIF		\$3,164.96	8.44%
	S. County Gen.	\$2,279.24	
	Library	\$413.72	
	Traffic	\$427.00	
	Drainage	\$45.00	
FPD		\$2,157.00	5.75%
	Mitigation Fee	\$2,157.00	
School Dist.		\$9,205.00	24.55%
	Mitigation Fee	\$9,205.00	
Public Works		\$290.00	0.77%
	Encroachment	\$290.00	
PUD		\$9,000.00	24.00%
	Average Fee	\$9,000.00	
Env. Health		\$37,497.33	

Fees: P-0005109
 Displaying records 1 - 9

3555 SF home in Bridgeport

Number of records 9

Number	Type	Amount	Description	Paid in Full	Fee Paid Date	Amount Paid	Amount Outstanding
0044965	Permit Fee	\$4,282.41	1-BAL-1205	✓	10/8/2010	\$4,282.41	\$0.00
0044966	Plan Check Fee	\$2,783.57	1-BAL-1615		8/5/2010	\$2,783.57	\$0.00
0044967	Document Archive Fee	\$50.00	1-BAL-1205	✓	10/8/2010	\$50.00	\$0.00
0044968	BSC Fund Fee	\$23.00	78-BAL-1605	✓	10/8/2010	\$23.00	\$0.00
0044969	SMIP Fee - Residential	\$56.37	78-BAL-1701	✓	10/8/2010	\$56.37	\$0.00
0044970	Permit Processing Fee	\$459.29	97-BAL-1701	✓	10/8/2010	\$459.29	\$0.00
0044971	Planning Plancheck Fee - Large	\$226.00	1-BAL-1606	✓	10/8/2010	\$226.00	\$0.00
0044972	Other	\$1,112.00	Housing Mitigation Fee	✓	10/8/2010	\$1,112.00	\$0.00
0045489	Fire District Fee – Bridgeport Residential - per unit	\$1,830.00	85-BAL-1721	✓	10/8/2010	\$1,830.00	\$0.00

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Fees: P-0005257
 Displaying records 1 - 11

2754 sf Mtl in Benton

Number of records 11

Number	Type	Amount	Description	Paid in Full	Fee Paid Date	Amount Paid	Amount Outstanding
0045983	Permit Fee	\$595.61	1-BAL-1205	✓	3/9/2011	\$595.61	\$0.00
0045984	Plan Check Fee	\$387.15	1-BAL-1615	✓	12/28/2010	\$387.15	\$0.00
0045985	Document Archive Fee	\$50.00	1-BAL-1205	✓	3/9/2011	\$50.00	\$0.00
0045986	BSC Fund Fee	\$2.00	78-BAL-1605	✓	3/9/2011	\$2.00	\$0.00
0045987	SMIP Fee - Residential	\$3.50	78-BAL-1701	✓	3/9/2011	\$3.50	\$0.00
0045988	Permit Processing Fee	\$63.88	97-BAL-1701	✓	3/9/2011	\$63.88	\$0.00
0045989	Planning Plancheck Fee - Large	\$226.00	1-BAL-1606	✓	12/28/2010	\$226.00	\$0.00
0046270	DIF South County Residential & Lodging - per unit	\$2,279.24	830-BAL-1701	✓	3/9/2011	\$2,279.24	\$0.00
0046271	DIF South County Library - per unit	\$413.72		✓	3/9/2011	\$413.72	\$0.00
0046272	Building Permit Fee - Misc.	\$442.00	housing mitigation fee	✓	3/9/2011	\$442.00	\$0.00
0046274	Fire District Fee - White Mountain All Construction - per sf	\$1,370.00	Fire Mitigation	✓	3/9/2011	\$1,370.00	\$0.00

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California Counties with LDOBRD Ordinances

(LDOBRD) Limited Density Owner-Built Rural Dwelling

- 1. Del Norte (Limited to 1 section)
- 2. Humboldt
- 3. Mendocino
- 4. Sonoma
- 5. Butte (Limited to Concow community)



03/15/2011
ADDITIONAL
DOCUMENTS
COMM. DEV.
DIF UPDATE
(ITEM 16A)

DIF Revenue Breakdown

South County DIF	\$ 206,802.90
Crowley Drainage	\$ 315.00
Crowley Traffic	\$ 3,461.00
June Lake Drainage	\$ 15,728.00
June Lake Traffic	\$ 21,184.00
Library	\$ 23,582.04
Interest	\$ 25,409.05
	\$ 296,481.99
Auditor Balance	\$ 296,481.99
difference	\$ -

)

Mono County Capital Study for South County Development Impact Fee Recommendations September 30, 2005

Introduction

This report describes a proposed capital plan for facilities serving the southern portion of Mono County (essentially the planning areas south of Conway Summit) and recommends enacting a regional development impact fees (DIF) necessary for growth to contribute its fair share to the financing of these facilities. The report also shows possible sub-regional DIF that would be levied in Crowley/Long Valley and June Lakes to pay for Traffic and Drainage improvements that benefit solely these sub-regions. Finally, the report recommends five specific actions for the County to take to address its long term capital needs.

Overview of Capital Facilities Plan

The details of the South County Capital Plan and recommended DIF are shown in the sections below and in Tables 4-A through 10-B. These tables show facilities in the following categories:

- **Sheriff:** jail expansion and equipment for patrol and jail staff expansion
- **Recreation:** community centers, playgrounds, pool expansion and trails
- **Government Buildings:** the South County Service Center, health and social service facilities and paramedic facilities and equipment.
- **Traffic:** Road improvements recommended by Stantec Engineering in a recent report specifically to serve the two sub-regions of Crowley/Long Valley and June Lakes.
- **Drainage:** Storm drain improvements recommended by Stantec Engineering in a recent report specifically to serve the two sub-regions of Crowley/Long Valley and June Lakes.
- **Libraries:** Expanded satellite libraries, books and a bookmobile to serve the South County region.
- **Administration and Planning:** Funding for ongoing administration and periodic update of the DIF program.

This list of capital facilities addresses both existing “deficiencies” and facilities to serve growth through buildout. An existing deficiency is a lack of facilities necessary to serve the existing population.

Traffic and Drainage facilities are addressed somewhat differently than other facilities in this report because the improvement programs for these facilities that have been

presented in a separate report by Stantec Engineering address only facilities of sub-regional benefit specific to the June Lakes and Crowley/Long Valley areas. Because of the localized benefit of these facilities, the County will need to tailor targeted policies for these areas involving some combination of Development Impact Fees, assessment districts and outside grants. The sections of Traffic and Drainage discuss this issue in more detail.

The cost of facilities of regional benefit, that is, benefiting the entire County and/or the South County region, is shown in Table 1 as approximately \$52.2 million. The allocation of the costs of those facilities to growth in the South County is about \$29.7 million.

For some categories where a capital facility would serve the entire County, the estimate of facilities serving the South County is pro-rated at 83% of the cost of countywide facilities based on the assumption that the South County will continue to comprise 83% of the total County growth.

The approximately \$22.5 million of costs not allocated to South County growth are either allocated to growth in the North County (about \$4.5 million) or to existing “deficiencies” (about \$18.1 million), essentially, costs attributable to the existing population. Growth related costs in the North County could be financed through additional Development Impact Fees levied in the North County, and the County should proceed to complete a study to calculate such fees. Costs associated with existing deficiencies will have to rely on either outside or local funding described in more detail later in this report.

Table 1

Capital Facilities Costs estimated for Mono County		
	Total	To Serve South County Growth
Sheriff	\$15,444,640	\$12,566,731
Recreation	\$11,660,000	\$4,500,000
Gov't Buildings	\$22,520,000	\$10,082,500
Library	\$2,375,000	\$2,375,000
Admin and Planning	\$225,000	\$166,000
TOTAL	\$52,224,640	\$29,690,231

This report recommends enacting a regional development impact fee (DIF) for all growth in the South County to fund the approximately \$29.7 million of facilities allocable to growth in the South County region, including within the Town of Mammoth Lakes. Table 2 below summarizes the fees that are recommended for enactment on a regional basis in the South County for regional facilities. The recommended fee per residential equivalent living unit (ELU) is \$2,692.96.30 per ELU; the fee within the Town of Mammoth Lakes does not include the Library Fee of \$413.72 so the net fee per residential ELU in Mammoth is \$2,279.24. The recommended DIF for commercial/industrial ELUs is \$1,886.35 both within the Town and in unincorporated areas.

**Table 4-A
Mono County Development Impact Fees
Sheriff Services
Facility Needs**

Existing Deficiencies

	Deficiencies	Estimated Cost per Unit or per	Estimated Total Cost
<u>Personnel</u>			
Jail Personnel	-		
Sworn Officers	6.0	NA	NA
Support staff	2.0	NA	NA
Total	8.0		
<u>Prisoner detention</u>			
Existing 36 bed County Jail	-	\$ 136,000	\$ -
<u>Capital Equipment</u>			
Jail Personnel			
Officer equipment	6.0	\$ 4,000	\$ 24,000
Patrol unit(s)	6.0	\$ 40,000	\$ 240,000
Administrative units(s)	1	\$ 40,000	\$ 40,000
Total			\$ 304,000
Total Amount to be Paid by Existing Service Population			\$ 304,000

Needs Generated By Future Growth

	Additions to serve growth	Per Unit Cost	Estimated Total Cost
<u>Personnel</u>			
Jail personnel	18.0		
Sworn Officers	24.0	NA	NA
Support staff	6.0	NA	NA
Total	30		
<u>Prisoner detention building (see note 1)</u>			
Expansion to County Jail or provision of Holding Facility (expansion in number of beds)	36	\$ 355,740	\$ 12,806,640
Land for Jail	1 acre	\$ 1,000,000	\$ 1,000,000
			\$ 13,806,640
<u>Capital Equipment</u>			
Prisoner transport vehicle	1	40,000	\$ 40,000
Jail staffing (see note 2)	18	2,000	\$ 36,000
Patrol Officer equipment (see note 3)	24	\$ 4,500	\$ 108,000
Patrol unit(s)	24	\$ 45,000	\$ 1,080,000
Administrative units(s)	2	\$ 35,000	\$ 70,000
Total			\$ 1,334,000
Total Amount to be Paid by Future Service Population			\$ 15,140,640
Total Amount allocated to South County based on 83% of growth			\$ 12,566,731

Source: Mono County Sheriff Department

Note 1: Cost of additional prisoner detention is based on State Department of Corrections cost of \$245,000 per bed for maximum security facility adjusted upward by 20% for cost of construction in Mono, with 10% additional for A&E and 10% contingency.

Note 2: Jailer equipment includes uniform, handcuffs, leather gear and belts and baton.

Note 3: Officer equipments includes a gun, holster, handcuffs, all leather gear and belts, mace, baton, rain gear, uniforms and bullet resistant vest.

**Table 5-A
Mono County Development Impact Fees
Recreation
Facility Needs**

Existing Deficiencies			
	Total Cost	Percent Allocated to Existing	Estimated Costs
<u>North County</u>			
Playground rehab (Walker)	\$ 70,000	100%	\$ 70,000
Memorial Hall Deferred Maintenance	300,000	100%	\$ 300,000
Bridgeport Park Restroom	100,000	100%	\$ 100,000
Walker Community Center	1,500,000	50%	\$ 750,000
Trails in North County	1,000,000	50%	\$ 500,000
<u>South County</u>			
Playground rehab (ML, GH, CL, CH, BT)	350,000	100%	\$ 350,000
Crowley Lake Community Center --Site Improvement/LS	140,000	100%	\$ 140,000
Lee Vining Community Center--Site Improvements/LS	\$ 200,000	100%	\$ 200,000
Tri-Valley Community Center	\$ 1,500,000	50%	\$ 750,000
June Lake Community Center	\$ 1,500,000	50%	\$ 750,000
Whitmore Pool Enclosure	\$ 2,000,000	50%	\$ 1,000,000
Trails in June Lakes, Crowley, Tri-Valley	\$ 2,000,000	50%	\$ 1,000,000
Total Amount to be Paid by Existing Residents			\$ 5,910,000
Need Generated by Future Growth			
	Total Cost	Percent Allocated to Future	Estimated Costs
<u>North County</u>			
Walker Community Center and Public Restroom	1,500,000	50%	\$ 750,000
Trails	1,000,000	50%	\$ 500,000
<u>South County</u>			
Tri-Valley Community Center and Gymnasium	1,500,000	50%	\$ 750,000
June Lake Community Center and Gymnasium	1,500,000	50%	\$ 750,000
Whitmore Pool Enclosure	\$ 2,000,000	50%	\$ 1,000,000
Whitmore Pool Expansion	\$ 1,000,000	100%	\$ 1,000,000
Trails in June Lakes, Crowley, Tri-Valley	\$ 2,000,000	50%	\$ 1,000,000
Total Amount to be Paid by Future Residents			\$ 5,750,000
Total Amount allocated to South County			\$ 4,500,000

Source: County Public Works Department

Abbreviations

- ML = Mono Lake
- GH = Gus Hess
- JL = June Lake
- CL = Crowley Lake
- CH = Chalfant
- BT = Benton
- BP = Bridgeport
- W = Walker
- LS = Landscaping

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The County provides an Advanced Life Support paramedic service in all areas except the southeast portion of the County. There are 4 operational units and one backup operating out of 4 facilities. While the paramedic service is co-located with local fire districts, the cost of the garaging facilities is born by the County. The County estimates the need for 2 more garage facilities, including living quarters, to serve growth the in South County. Each facility is scoped at 700 square feet at a construction cost of \$300. The higher cost of construction reflects the need for reinforced flooring in a modular construction building.

Total cost attributable to South County growth related government buildings is \$10,082,500 and the development impact fee is recommended at \$833.62 per ELU.

**Table 6-A
Mono County Development Impact Fees
Government Buildings
Facility Needs**

Existing Deficiencies				
	Facilities Deficiencies	Estimated cost per S.F.(see note 1)	Land Costs	Estimated Costs
Existing leased space to be replaced by South County Service Center (see note 2)	24,000	\$ 400	\$ 1,000,000	\$ 10,600,000
Replace some existing social service Bridgeport facilities in Coleville	5,000	\$ 225	\$100,000	\$ 1,225,000
Total Amount to be Paid by Existing Residents				\$ 11,825,000
Need Generated by Future Growth				
	Facilities Needs	Estimated cost per S.F.(see note 1)	Land Costs	Estimated Costs
Social Service Service Centers for growth in Tri-Valley and Coleville (see note 3)	5,000	\$ 225	100,000	\$ 1,225,000
Paramedic facilities (2 new garage and living unit facilities)	1,400	\$ 300	50,000	\$ 470,000
South County Service Center allocation to growth (see note 3)	20,000	\$ 400	\$ 1,000,000	\$ 9,000,000
Total Amount to be Paid by Future Residents				\$ 10,695,000
Total Amount allocated to South County (less Coleville social service facility)				10,082,500
Note 1: Cost per square foot verified by County Public Works Department				
Note 2: Total facility is 44,000 sf, only 20,000 sf is allocated to future growth				
Note 3: The South County service center provides most of the social service office space for the South County. Additional social service centers are 2,500 sf each and are modular construction. They are staffed with 5 professionals (see staffing plan below) and include a waiting area and offices large enough for interview rooms				

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proportionate to the percentage that each comprises of total buildout because Stantec’s report found that these improvements serve both groups.

**Table 7-A
Mono County Development Impact Fees
Traffic
Facility Needs**

Subregional Facilities cost estimates and allocation						
<i>Improvements by Sub-region</i>	Total Cost	Allocated to Existing (see note 1)	Allocated to Future (see note 1)	Cost Allocation to Existing	Cost Allocation to Future	
Crowley/Long Valley						
1 Intersection improvements Crowley Lake Drive and South Landing Road	\$ 697,323	0%	100%	\$0	\$697,323	
June Lake Village Improvements						
1 Commercial District Connector Road	817,476	33%	67%	\$267,751	\$549,725	
2 Granite Avenue Extension	209,088	33%	67%	\$68,483	\$140,605	
3 Granite/Leonard Connector	139,120	33%	67%	\$45,567	\$93,553	
4 Raymond Avenue	147,378	33%	67%	\$48,271	\$99,107	
5 Brenner Avenue Extension	70,604	33%	67%	\$23,125	\$47,479	
6 Right of Way Purchase						
6A Commercial District Connector Road	\$ 1,500,000	33%	67%	\$491,301	\$1,008,699	
6B Granite Avenue Extension	\$ 1,000,000	33%	67%	\$327,534	\$672,466	
6C Granite/Leonard Connector	\$ 50,000	33%	67%	\$16,377	\$33,623	
Total June Lake Village Improvements	3,933,666			\$1,288,411	\$2,645,255	
Total Improvement all Sub-Regions	4,630,989			\$1,288,411	\$3,342,578	
Source: Stantec Capital Report for improvement costs and County Public Works Department for ROW costs						
Note 1: Crowley/Long Valley allocation is 100% to future based on Stantec finding that existing intersection has adequate capacity for existing population. June Lake Village allocation based on Stantec finding that none of the improvements address capacity issues, all are associated with improved circulation; consequently allocation based proportion existing and future populations compose of buildout.						

These costs do not include the “local” costs of access improvements for the June Lakes Down Canyon area which provide improved fire access, thus substantially increasing safety. The Stantec Engineering report details these local costs, which are estimated to be between \$2.9 million to \$3.7 million. The local improvements require financing through one or more assessment districts. This approach is discussed in more detail below.

The County should consider several options for financing the \$4.6 million of sub-regional Traffic costs:

1. Implement assessment district financing for all these costs to the benefiting properties, allocating the costs in accordance with a benefit formula reflecting factors such as property area, development area, front footage or traffic generation.
2. Recover costs that could be legitimately allocated to future growth through a sub-regional Development Impact Fee levied exclusively within the sub-region and fund the remainder of the costs through the County general fund or outside funding.



Levying sub-regional DIFs would need to be coordinated with the local funding mechanism for the portion of costs attributable to existing population. For the June Lakes Villages improvements, this timing problem will be compounded by the difficulty that one-third of the costs are allocable to existing development and must be funded from some other source entirely.

Drainage

Table 8-A shows the costs of “sub-regional” Drainage improvements estimated by Stantec Engineering and the County Public Works Department that specifically serve the sub-regions of June Lakes and Crowley/Long Valley. For June Lakes Village these improvements total \$2.9 million, for Crowley/Long Valley, the improvements total approximately \$110,000 resulting in a total estimated cost of sub-regional Traffic improvements of \$3 million.

**Table 8-A
Mono County Development Impact Fees
Drainage
Facility Needs**

Subregional Facilities cost estimates and allocation					
<i>Improvements by Sub-region</i>	Total Cost	Allocated to Existing (see note 1)	Allocated to Future (see note 1)	Cost Allocation to Existing	Cost Allocation to Future
Crowley/Long Valley					
1 Storm drain improvements specified by Stantec report for Hilton Creek Area	\$ 110,000	34%	66%	\$37,176	\$72,824
June Lake Village Improvements					
1 Storm drain improvements specified by Stantec report for June Lakes Area (Option 1)	720,000	33%	67%	\$235,825	\$484,175
2 Storm drain improvements between Leonard and Highway 158 updated by Public Works Department	2,200,000	33%	67%	\$720,576	\$1,479,424
Total June Lake Village Improvements	\$2,920,000			\$956,400	\$1,963,600
Total Improvement all Sub-Region	3,030,000			\$993,576	\$2,036,424
Source: Stantec Capital Report for improvement costs and County Public Works Department					
Note 1: Since all improvements are designed to serve buildout population, the allocation between existing and future is pro-rated between the two based on the proportion of each to total buildout demand.					

All of these Drainage improvements are allocated between the sub-region’s existing population and future growth proportionate to the percentage that each comprises of total buildout because Stantec’s report found that these improvements serve both groups.



**Table 9-A
Library Facilities
Facility Needs**

Existing Deficiencies				
	Scope	Estimated cost		Estimated Costs
		per S.F. or per unit	Land	
None				\$ -
Total Amount to be Paid by Existing Residents				\$ -
Needs Generated by Future Growth				
	Scope	Estimated cost		Estimated Costs
		per S.F. or per unit	Land	
Bookmobile	1	\$ 50,000	-	50,000
Expand book collection	5,000	\$ 25		125,000
Expand facilities in Lee Vining, Crowley, Benton and June	8,000	\$ 225	\$ 400,000	\$ 2,200,000
Total Amount to be Paid by Future Residents				\$ 2,375,000
Total Amount allocated to South County based on 8,000 allocated to South County				\$ 2,375,000

Source: Mono County Superintendent of Schools

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