

08/16/2011

ADDITIONAL

DOCUMENTS

ITEM #12A

COUNTY COUNSEL

REDISTRICTING

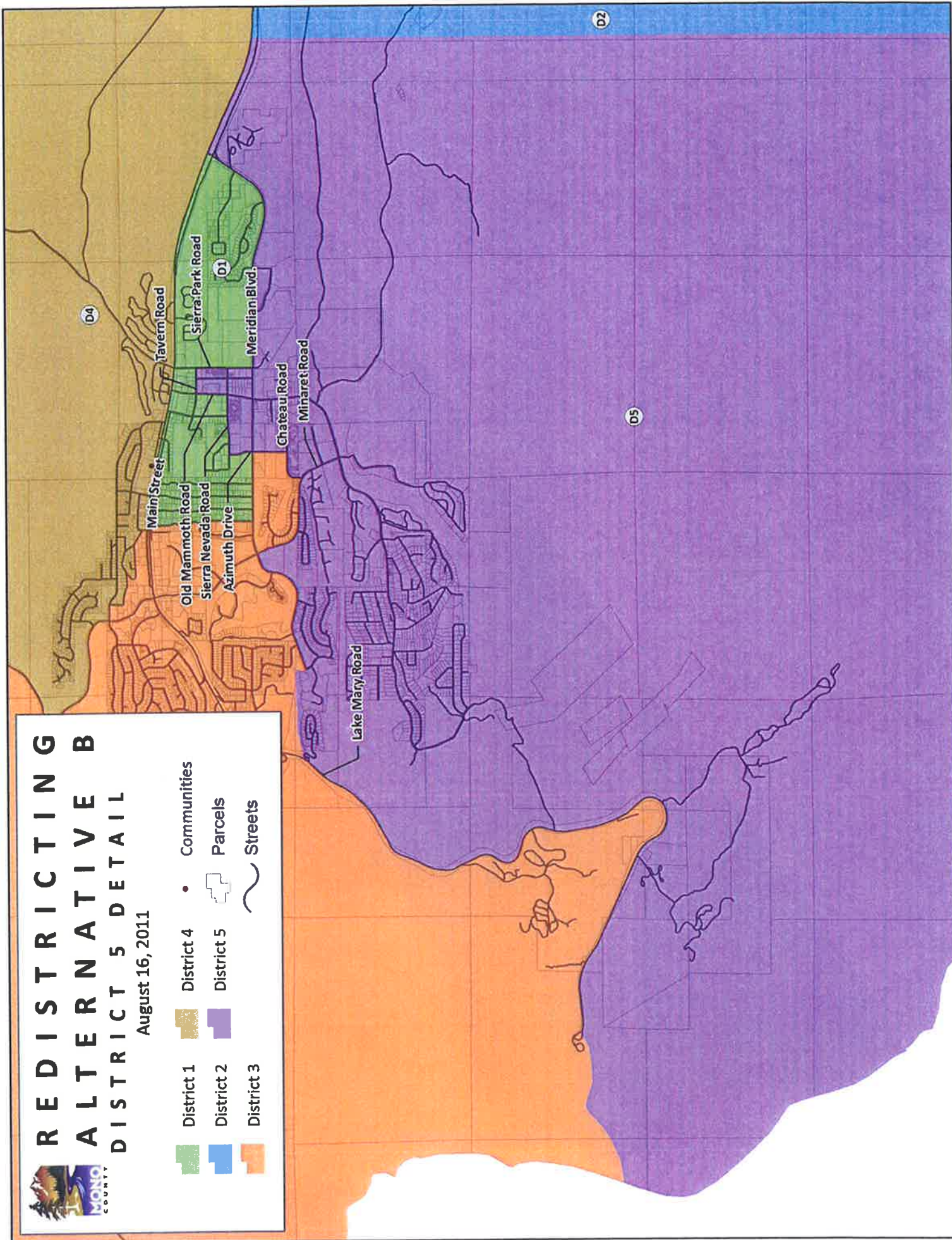
PUBLIC HEARING III



REDISTRICTING ALTERNATIVE B DISTRICT 5 DETAIL

August 16, 2011

- District 1
- District 2
- District 3
- District 4
- District 5
- Communities
- Parcels
- Streets



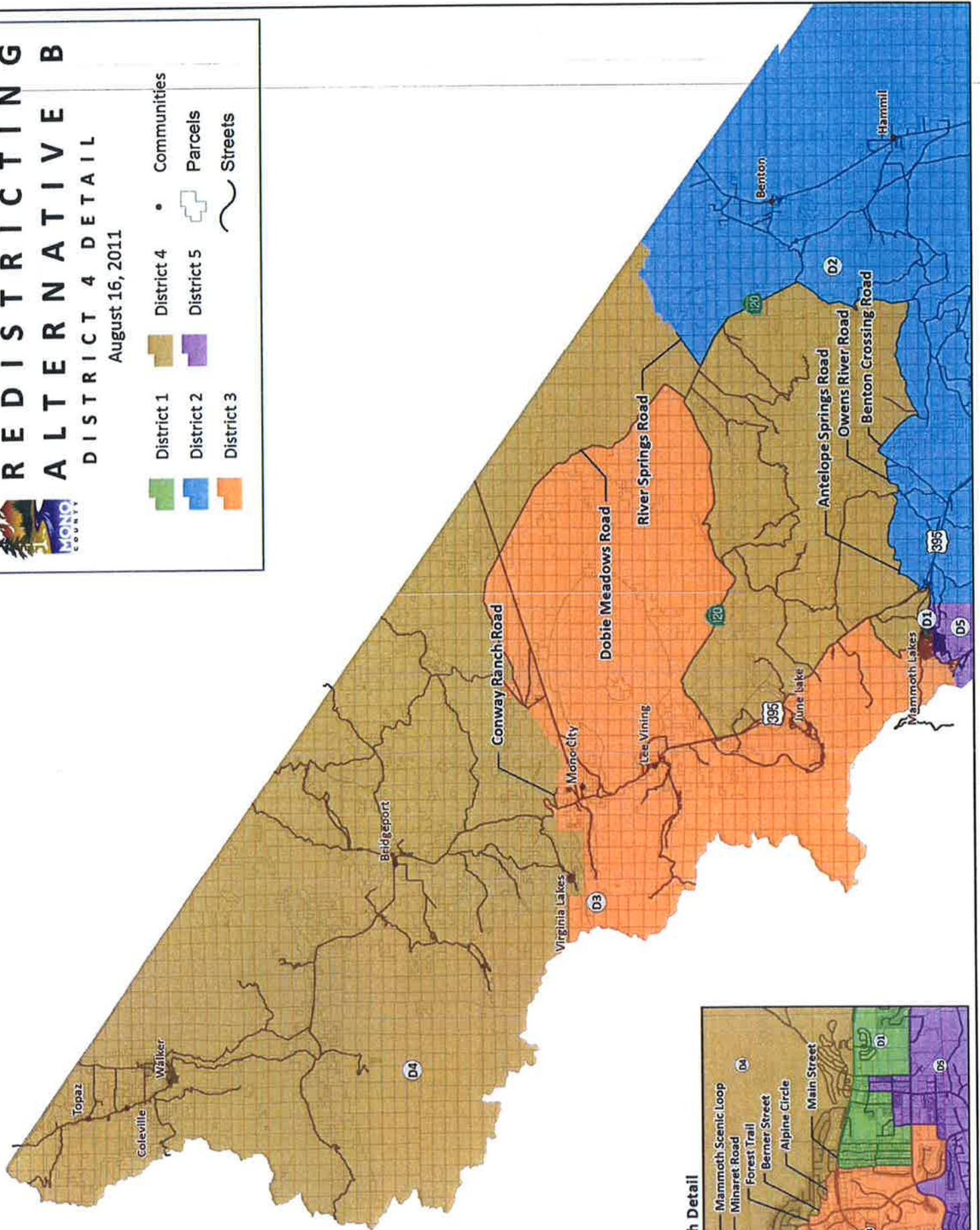


REDISTRICTING ALTERNATIVE B

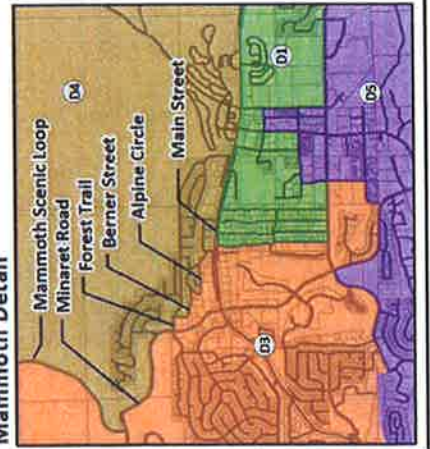
DISTRICT 4 DETAIL

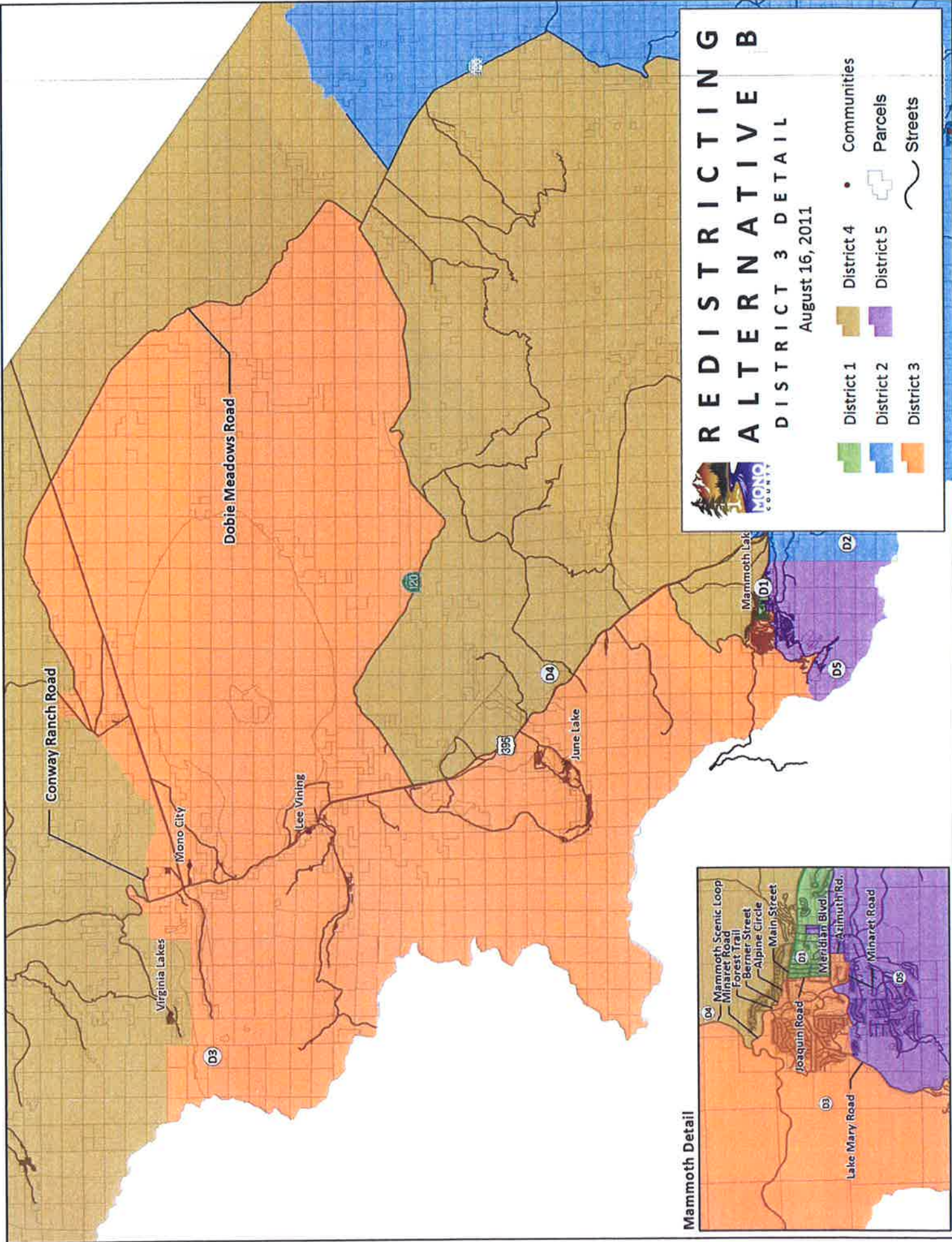
August 16, 2011

- District 1
- District 2
- District 3
- District 4
- District 5
- Communities
- Parcels
- Streets



Mammoth Detail





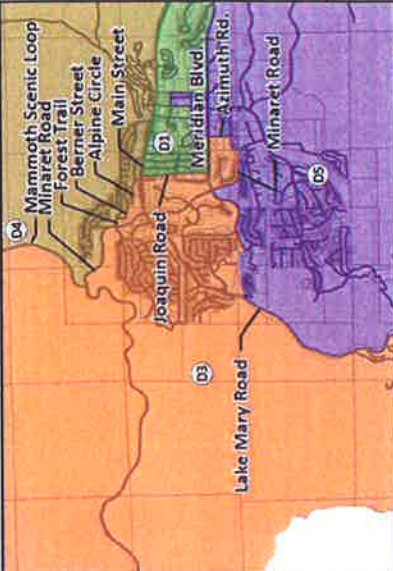
REDISTRICITING ALTERNATIVE B

DISTRICT 3 DETAIL
August 16, 2011



- District 1
- District 2
- District 3
- District 4
- District 5
- Communities
- Parcels
- Streets

Mammoth Detail



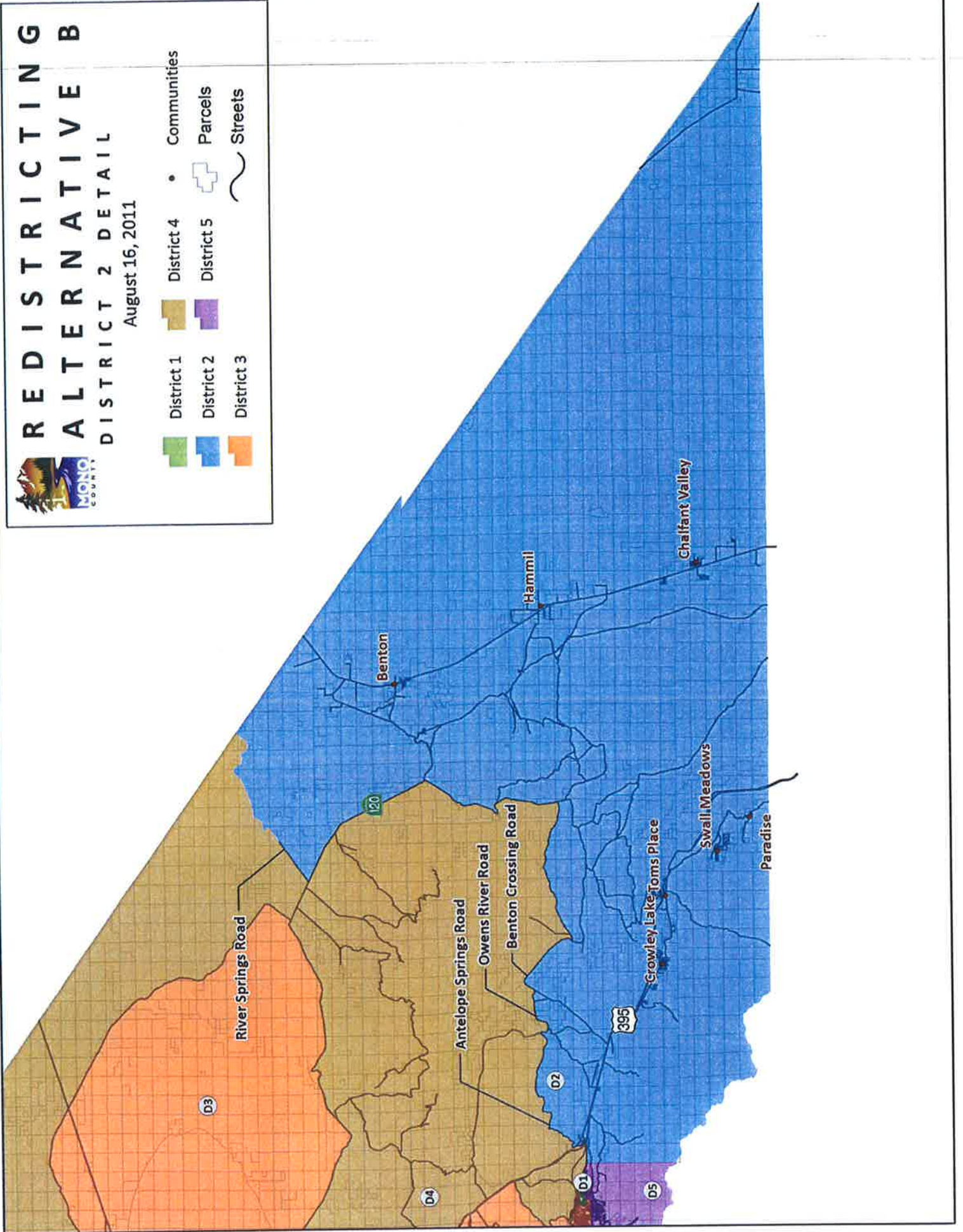


REDISTRICTING ALTERNATIVE B

DISTRICT 2 DETAIL

August 16, 2011

- District 1
- District 2
- District 3
- District 4
- District 5
- Communities
- Parcels
- Streets

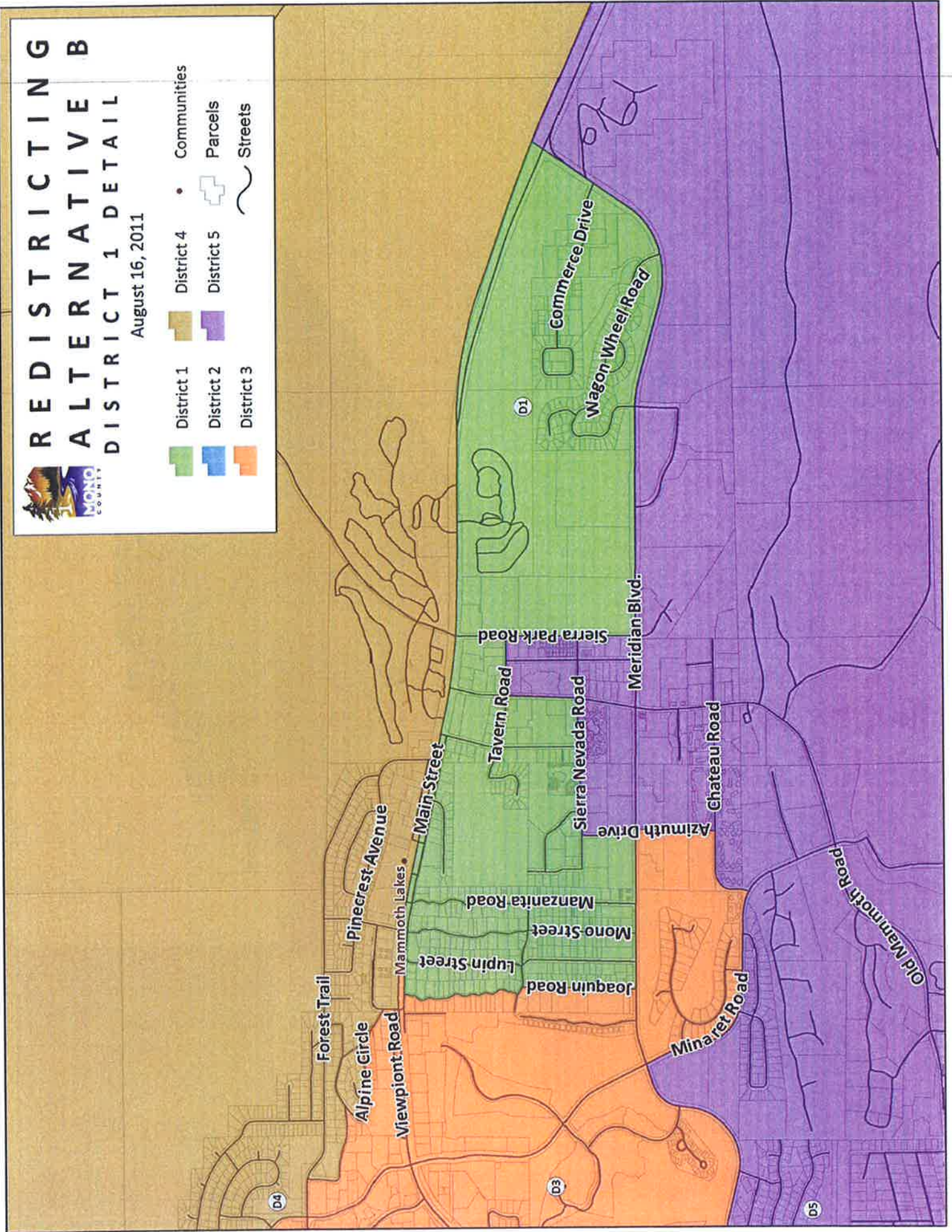




REDISTRICTING ALTERNATIVE B DISTRICT 1 DETAIL

August 16, 2011

- District 1
- District 2
- District 3
- District 4
- District 5
- Communities
- Parcels
- Streets

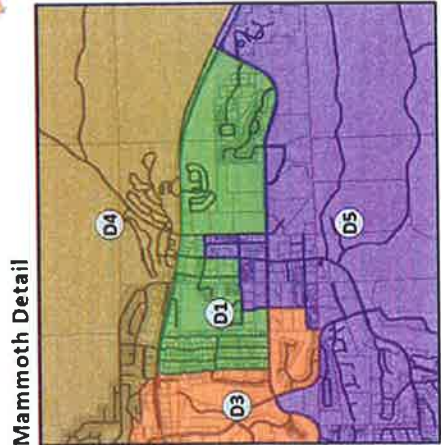
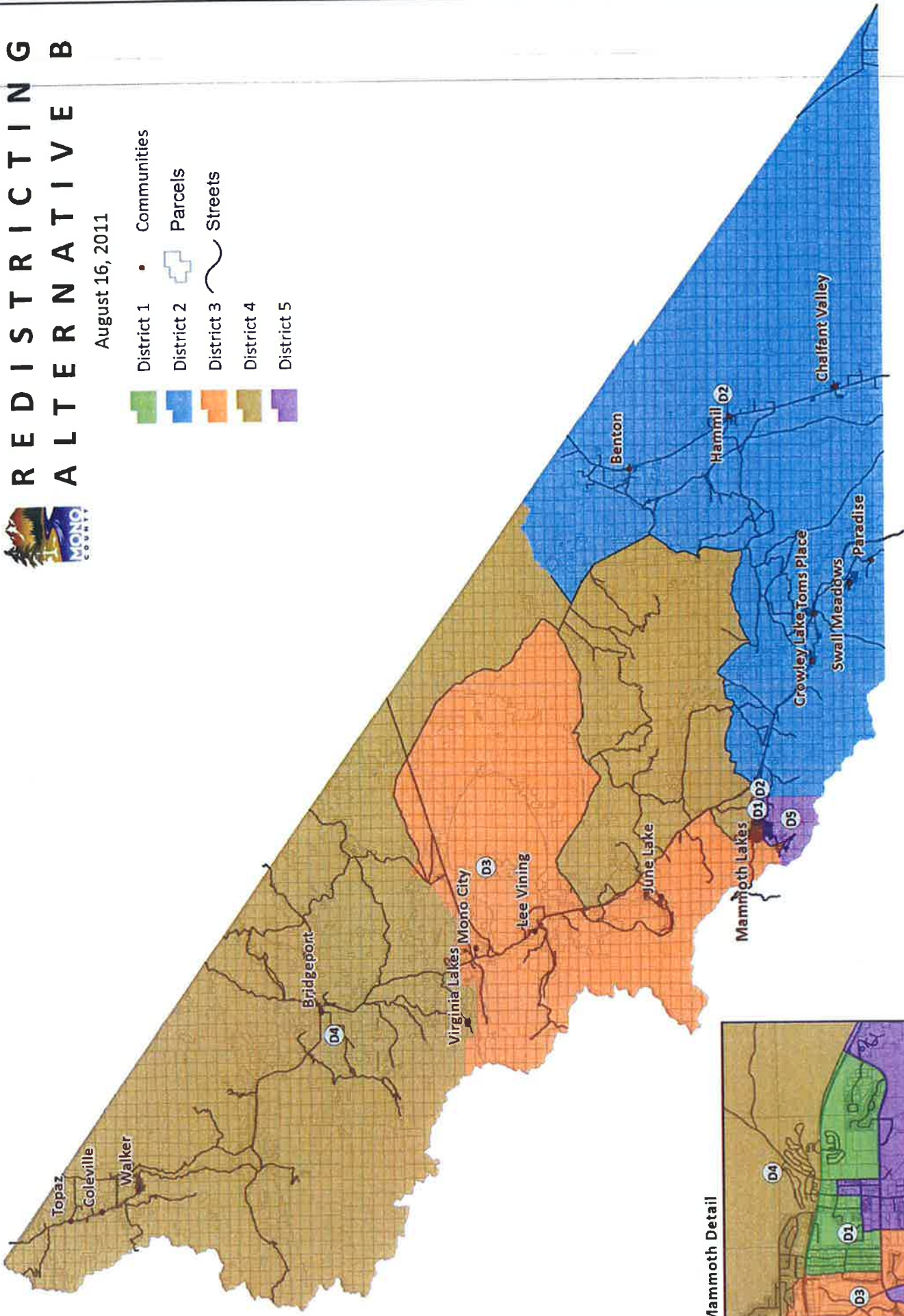


REDISTRICTING ALTERNATIVE B

August 16, 2011



- District 1 • Communities
- District 2 Parcels
- District 3 Streets
- District 4
- District 5



Mammoth Detail



ORDINANCE NO. ORD11- ____

**AN ORDINANCE OF THE MONO COUNTY BOARD OF SUPERVISORS
REVISING MONO COUNTY CODE CHAPTER 2.08
TO ESTABLISH NEW SUPERVISORIAL DISTRICT LINES
BASED OFF OF THE 2010 CENSUS DATA**

WHEREAS, the 2010 federal census is completed and local data is officially reported; and

WHEREAS, the California Elections Code, §§ 21500 et. seq., requires the Board of Supervisors ("Board") to adopt a redistricting plan following each decennial federal census subject to certain criteria; and

WHEREAS, the United States Constitution, as interpreted by the courts, further prohibits equal protection violations, including the intentional dilution or abridgment of the right to vote of protected classes, and racial gerrymandering; and

WHEREAS, through Resolution 11-28 the Board of Directors created a Citizens Redistricting Advisory Committee (the "Committee") to hold public meetings in Mono County in order to collect facts and opinions relating to how the new district boundaries should be drawn; and

WHEREAS, the Committee completed its assigned task and reported back to the Board on July 19, 2011 with a Committee Report containing three Alternative district maps ("Alternatives") that complied with the requirements of the California Elections Code and the United States Constitution; and

WHEREAS, no Alternative presented by the Committee to the Board is perfect in the eyes of the members of the public who have commented on the Alternatives or to the Board Members; and

WHEREAS, the Alternative with the most support according to the public input received and the Committee votes is "Alternative B."

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO ORDAINS as follows:

SECTION ONE: Chapter 2.08 of the Mono County Code is amended to read as follows:

"SECTION 2.08.010 District One (1) described:

District One (1) consists of the territory as described: Beginning at the intersection of Joaquin Road and the Main Street South Frontage Road in the Town of Mammoth Lakes; Thence in a eastern direction traveling to the intersection with the access road west of Lupin Street connecting to Main Street



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4 (Highway 203); Thence following this connector road north to Main Street;
5 thence following Main Street east to its intersection with Meridian Boulevard;
6 Thence following Meridian Boulevard westward until its intersection with Sierra
7 Park Road; Thence following Sierra Park road north to its intersection with
8 Tavern Road; Thence following Tavern Road west to its intersection with Old
9 Mammoth Road; Thence following Old Mammoth Road south to its intersection
10 with Sierra Nevada Road; Thence following Sierra Nevada Road west to its
11 intersection with Azimuth Drive; Thence following Azimuth Drive south to its
12 intersection with Meridian Boulevard; Thence following Meridian Boulevard
13 west to its intersection with Joaquin Road; Thence following Joaquin Boulevard
14 north to its intersection with Dorrance Drive; Thence following Dorrance Drive
15 west to its intersection with Joaquin Road; Thence following Joaquin Road north
16 back to the point of beginning at South Frontage Road.

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SECTION 2.08.020 District Two (2) described:

District Two (2) consists of the territory as described: Beginning at the intersection of Highway 203 and the western edge of Township 3 South, Range 28 East, Section 31, approximately one mile west of Highway 395; Thence travelling east along Highway 203 to its intersection with Antelope Springs Road; Thence following Antelope Springs Road north, then east to its intersection with Owens River Road; Thence following Owens River Road south and east to its intersection with Benton Crossing Road; Thence following Benton Crossing Road east and south to its intersection with Waterson Troughs Road; Thence following Waterson Troughs Road east to its intersection with Benton Crossing Road; Thence following Benton Crossing Road north to its intersection with Highway 120; Thence following Highway 120 north to its intersection with River Springs Road (also referred to as Pizona Springs Road (USFS INF 01N13); Thence following Pizona Springs Road to its intersection with the eastern Mono County boundary, which is also the California/Nevada state boundary line; Thence following this boundary line south to its intersection with the Mono/Inyo County boundary line at the southeastern most point of Mono County; Thence following this boundary line west to its intersection with the Mono/Fresno County boundary at the western most boundary of Mono County; Thence following this boundary north to its intersection with the western edge of Township 4 South, Range 28 East, Section 31; Thence following the western boundary of Section 31 north past Sections 30, 19, 18, 07, and 06, back to the point of beginning at the intersection of Highway 203 and the western edge of Township 3 South, Range 28 East, Section 31.

SECTION 2.08.030 District Three (3) described:

District Three (3) consists of the territory as described: Beginning at the intersection of the Mono/Tuolumne County boundary and the northern edge of Township 2 North, Range 24 East, Section 3; Thence following the northern edge of Section 3 east, past Section 2, and to the northeastern corner of Township 2 North, Range 24 East, Section 1; Thence following the eastern edge of this section south to the northwest corner of Township 2 North, Range 25 East, Section 18;



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4 Thence following the northern edge of Section 18 east, past Sections 17 & 16 to
5 the northeastern corner of Township 2 North, Range 25 East, Section 15; Thence
6 following the western edge of Section 11 north to the northwest corner of
7 Township 2 North, Range 25 East, Section 2; Thence following the northern edge
8 of Section 2 east to the southwest corner of Township 3 North, Range 25 East,
9 Section 36; Thence following the western edge of Section 36 north to its
10 intersection with Highway 395 near Conway Summit; Thence following
11 Highway 395 south to its intersection with Conway Ranch Road; Thence
12 following Conway Ranch Road east to its intersection with Goat Ranch Cut-Off;
13 Thence following Goat Ranch Cut-Off to its intersection with Cottonwood
14 Canyon Road; Thence following Cottonwood Canyon Road east to the western
15 edge of Census Block 060510001024383; Thence following the western edge of
16 this block north and around Census Block 060510001024030 back to where its
17 eastern edge intersects Cottonwood Canyon Road; Thence following
18 Cottonwood Canyon Road east to the eastern edge of Census Block
19 060510001024025; Thence following the eastern edge of Census Block
20 060510001024025 to its intersection with Dobie Meadows Road; Thence following
21 Dobie Meadows Road east, ultimately crossing Highway 167 then continuing
22 south to its intersection with Highway 120; Thence following Highway 120 west
23 to its intersection with Highway 395; Thence following Highway 395 south to its
24 intersection with Mammoth Scenic Loop Road; Thence following Mammoth
25 Scenic Loop Road west to its intersection with Minaret Road; Thence following
26 Minaret Road south to its intersection with Forest Trail; Thence following Forest
27 Trail west to its intersection with Berner Street; Thence following Berner Street
28 south and then east to its intersection with Alpine Circle; Thence following
Alpine Circle south, then east to its intersection with Mountain Boulevard;
Thence following Mountain Boulevard south to its intersection with Main Street
(Highway 203); thence following Main Street east to the connector road east of
Joaquin Road; Thence following this road, and Main Street South Frontage Road
west to its intersection with Joaquin Road; Thence following Joaquin Road to its
intersection with Dorrance Drive; Thence following Dorrance Drive east to its
intersection with Joaquin Road; Thence following Joaquin Road south to its
intersection with Meridian Boulevard; Thence following Meridian Boulevard
east to its intersection with Azimuth Drive; Thence following Azimuth Drive
south to its intersection with Chateau Road; thence following Chateau Road west
to Minaret Road; Thence following Minaret Road west to its intersection with
Meridian Boulevard; Thence following Meridian Boulevard west to its end;
Thence travelling north and west along the boundary of Census Block
060510002004000 to its intersection with Lake Mary Road; Thence following Lake
Mary Road west to its endpoint at Horseshoe Lake; Thence continuing west
along the southern boundary of Census Block 060510002008074 to the western
Mono/Madera County line; Thence following this county boundary north and
back to the beginning at the intersection of the Mono/Tuolumne County
boundary and the northern edge of Township 2 North, Range 24 East, Section 3.

SECTION 2.08.040 District Four (4) described:

District Four (4) consists of the territory as described: Beginning at the northern



tip of Mono County, at the intersection with the California/Nevada state line and the Mono/Alpine County boundary; Thence following south and east the California/Nevada state line to its intersection with Pizona Springs Road (USFS INF 01N13); Thence following Pizona Springs Road west to its intersection with Highway 120; Thence following Highway 120 east and south to its intersection with Benton Crossing Road; Thence following Benton Crossing Road south to its intersection with Waterson Troughs Road; Thence following Waterson Troughs Road west to Benton Crossing Road; Thence following Benton Crossing Road north and west to its intersection with Owens River Road; Thence following Owens River Road west to Antelope Springs Road; Thence following Antelope Springs Road west to its intersection with Highway 203; Thence following Highway 203, west into the Town of Mammoth Lakes where it becomes Main Street to its intersection with Mountain Boulevard; Thence following Mountain Boulevard north to its intersection with Alpine Circle; Thence following Alpine Circle west and then north to its intersection with Berner Street; Thence following Berner Street west and then north to its intersection with Forest Trail; Thence following Forest Trail west to its intersection with Minaret Road; Thence following Minaret Road to its intersection with Mammoth Scenic Loop Road; Thence following Mammoth Scenic Loop Road north and east to its intersection with Highway 395; Thence following Highway 395 north to its intersection with Highway 120 (east); Thence following Highway 120 east to its intersection with Dobie Meadows Road; Thence following Dobie Meadows Road north, ultimately crossing Highway 167, then continuing west to the eastern edge of Census Block 060510001024025; Thence following the eastern edge of Census Block 060510001024025 north to Cottonwood Canyon Road; Thence following Cottonwood Canyon Road west to the eastern edge of Census Block 060510001024030; Thence following the northern and western portion of Census Block 060510001024030, and continuing along the western edge of Census Block 060510001024383 to Cottonwood Canyon Road; Thence following Cottonwood Canyon Road west to the eastern end of Goat Ranch Cut-Off; Thence following Goat Ranch Cut-Off west to the eastern end of Conway Ranch Road; Thence following Conway Ranch Road west to its intersection with Highway 395; Thence following Highway 395 north to the western edge of Township 3 North, Range 25 East, Section 36; Thence following the western edge of Section 36 south to the northeast corner of Township 2 North, Range 25 East, Section 2; Thence following the northern edge of Section 2 west to the northwest corner of Section 2, then south along the western edge of Section 2, also passing Section 11 to the northeast corner of Township 2 North, Range 25 East, Section 15; Thence following the north edge of section 15 west, also passing Sections 16 & 17, to the northwest corner of Township 2 North, Range 25 East, Section 18; Thence following the eastern edge of Township 2 North, Range 24 East, Section 12 to the northeast corner of Township 2 North, Range 24 East, Section 1; Thence following the northern edge of Section 1 west, passing Section 2 to the intersection of the northern edge of Township 2 North, Range 24 East, Section 3 and the Mono/Tuolumne county line; Thence following the county line north and back to the point of beginning.

SECTION 2.08.050 District Five (5) described:

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District Five (5) consists of the territory as described: Beginning at the intersection of the southern boundary of Census Block 060510002008074 and the Mono/Madera County line; Thence following the southern boundary of Census Block 060510002008074 east to Lake Mary Road; Thence following Lake Mary Road east and north to its intersection with Census Block 060510002004000; Thence following Census Block 060510002004000 east and south to its intersection with Meridian Boulevard; Thence following Meridian Boulevard east to Minaret Road; Thence following Minaret Road south to its intersection with Chateau Road; Thence following Chateau Road east to its intersection with Azimuth Road; Thence following Azimuth Road north to Sierra Nevada Road; Thence following Sierra Nevada Road east to Old Mammoth Road; Thence following Old Mammoth Road north to Tavern Road; Thence following Tavern Road east to Sierra Park Road; Thence following Sierra Park Road south to Meridian Boulevard; Thence following Meridian Boulevard east to Highway 203; Thence following Highway 203 east to its intersection with western edge of Township 3 South, Range 28 East, Section 31; Thence following the western edge of Section 31 to the south, ultimately passing along the western edge of Township 4 South, Range 28 East, Sections 6, 7, 18, 19, 30 to the intersection with Township 4 South, Range 28 East, Section 31 and the Mono/Fresno county Boundary; Thence following the county boundary north back to the beginning.

SECTION 2.08.050: District Maps

The five districts described above are also described by maps that are available in the office of the Mono County Clerk-Recorder during regular office hours."



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SECTION TWO: This ordinance shall become effective 30 days from the date of its adoption and final passage, which appears immediately below. The Clerk of the Board of Supervisors shall post this ordinance and also publish the ordinance in the manner prescribed by Government Code section 25124 no later than 15 days after the date of its adoption and final passage. If the Clerk fails to publish this ordinance within said 15 day-period, then the ordinance shall not take effect until 30 days after the date of publication.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2011, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Hap Hazard, Chair
Mono County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Clerk of the Board

County Counsel

08/16/2011

**ADDITIONAL
DOCUMENTS**

ITEM #18B

CDD - PLANNING

GENERAL PLAN

AMENDMENT

WORKSHOP

ISSUES/OPPORTUNITIES/CONSTRAINTS FOR COMMUNITY AREAS

This section lists issues and constraints which apply to specific planning areas throughout the county. These issues are in addition to the general countywide issues, opportunities, and constraints discussed above.

ANTELOPE VALLEY AREA PLAN

Recommendations of the RPAC Working Group meeting 06-09-11]

(All votes 8-0, except as noted.)

OBJECTIVE E

Retain the culture of the rural environment. Good rural neighbors accept differences and work out problems among themselves.

Policy 1: Minimize property-use restrictions that can worsen disputes by recourse to government intervention.

Action 1.1 Maintaining roosters in residential designations is permitted. [The Committee recommended this for the whole of the county.]

Action 1.2 With approval of the landowner, recreational vehicle camping and non-vehicular camping (e.g. tents) on private property are permitted. Limit of ninety (90) days at a time. The landowner shall not receive compensation.

Action 1.3 In residential and agricultural zones, Parking/Storage of recreational vehicles (RVs) and heavy equipment of any size that is for personal on-site and/or commercial off-site use, is permitted with the landowner's approval. The landowner shall not receive compensation. [7-1 vote with dissent favoring imposing building setbacks.]

Action 1.4 Cargo containers shall be minimally regulated, but must be painted a solid, muted color. Existing cargo containers (as of date of GPA adoption) shall be grandfathered in. [6-2 vote with two dissenters favoring imposing building setbacks and no grandfathering.]

Action 1.5 Providing utilities shall not be a required condition for approval of land divisions of fewer than five parcels. Utilities include communications. Neither construction or bonding for installation of utilities, on or to the property lines of a parcel shall be required. Facilitating easements for utility purposes, however, may be required.

Action 1.6 Permeable surfaces shall not count as "lot coverage".

Action 1.7 Easements (ingress/egress, conservation, solar etc.) shall not reduce gross area of a parcel for planning purposes.

[Working group recommends the Marine Elements "C" and "D" have more in-depth discussion in the RPAC.]

08/16/2011

ADDITIONAL

DOCUMENTS

ITEM #19B

BOARD OF

SUPERVISORS

MCWD

MCWD and SPG Solar News Release

For Immediate Release: September 21, 2010

Contact: Irene Yamashita
Mammoth Community Water District
P.O. Box 597
Mammoth Lakes, CA 93546
(760) 934-2596

Jennifer Monteleone
SPG Solar, Inc
20 Leveroni Court
Novato, CA 94949
(415) 883.7657

Mammoth Community Water District and SPG Solar Bring Clean Solar Power to Mono County

The Mammoth Community Water District (MCWD) Board of Directors approved a contract with SPG Solar to deliver clean, renewable solar power that will be used to power the District's wastewater and recycled water treatment plant, and the pumps delivering reclaimed water to the Sierra Star, and eventually to the Snowcreek golf courses in Mammoth Lakes. When completed, the project will be Mono County's largest solar photovoltaic (PV) system installation, producing over 2,000,000 kilowatt-hours (kWh) annually or 80% of the annual electricity demands of the treatment plant. Utilizing the sun to power the treatment plant has been under investigation by the District since autumn of 2009 as a means to stabilize future operating costs since electric power charges are one of the highest operating costs for the District. All of the District's electrical power is currently supplied by Southern California Edison (SCE) and the clean solar energy in excess of District power needs will be fed into the SCE distribution grid.

The solar PV system will be located adjacent to the wastewater-recycled water treatment plant on Water District property. The land for the project will serve dual uses as it will also continue to be maintained as an emergency detention pond for the treatment plant. The entire solar power system will consist of 3,806 panels in four solar arrays on single-axis trackers; multiple rows of panels will be linked together by a central beam with a small motor that will slowly rotate the rows of panels to follow the sun from east to west. Conservative calculations (without the recycled water pumps) indicate that, compared to the average SCE generation sources for the Mammoth Lakes area, the PV system will eliminate the emissions of 1,626,000 pounds of carbon dioxide, 1,190 pounds of sulfur dioxide and 1,390 pounds of nitrous oxide to the atmosphere annually. This CO₂ emission reduction is equivalent to the electricity use of 113 homes for one year or to the carbon sequestered by 200 acres of pine or fir forest annually.

It is fortuitous that utilizing solar power will not only stabilize foreseeable long-term increases in SCE power rates, but will also reduce the District's carbon footprint at the same time. Tom Cage, MCWD Board member, said

"This project is an example of doing what is right for the environment and doing what is good for MCWD customers. Over the long run, this project will stabilize electrical pumping and waste management cost for the District and therefore assist in keeping rates low for our customers. Saving customers' money in the long run and helping the environment has long been a goal of the district. Further, MCWD will be reducing electrical needs which will save 2,170 barrels of oil per year and eliminate 1,392 pounds of emissions into our air."

We hope the implementation of this project will encourage everyone to use resources as efficiently as possible."

The capital investment for the project is approximately \$5.5 million, which will be offset by operating cost savings within approximately nine years. This includes \$3.3 million in State of California rebates, paid to the District over the first five years of the system's operation. Construction is expected to begin in September and should be completed in November of this year. A CEQA Negative Declaration for the project was adopted by the Board in January 2010.

SPG Solar, the turnkey solar provider selected for the project, was founded in 2001 and has designed and installed over 1,500 solar power systems nationwide. Residents of the Eastern Sierra may have seen their one megawatt project at the Xanterra Parks & Resort in Death Valley, CA.

"SPG Solar is proud to partner with the Mammoth Community Water District to create local green jobs and deliver clean solar power for future generations," said SPG Solar's CEO, Tom Rooney.

Working towards a more sustainable future for Mammoth Lakes, the District is proud to have the wastewater treatment plant powered by the sun and producing high quality recycled water that can be used for irrigation. Please check the District website at <http://www.mcwd.dst.ca.us>, or call our offices at 760-934-2596 for additional information.

California Solar Initiative - Statewide Trigger Tracker

Last updated 8/16/2011

The California Solar Initiative (CSI) Trigger Tracker shows how many CSI megawatts (MW) worth of rebates are available in the current incentive step level. The CSI Trigger Tracker gives an indication of whether incentive levels are expected to drop imminently by showing "MW Under Review". When the "MW Under Review" exceeds the "MW Remaining", the row is bolded. When this occurs, it is likely that any new applications will receive the next (i.e. lower) incentive step level. By comparing "MW Under Review" with "MW Remaining", users can make their own estimates of when the incentives are going to decline to the next step level. The CSI Program will be offered until the Program Administrator territory megawatt targets have been reached or until the allocated incentive budget for each Program Administrator territory has been spent, whichever occurs first.

Administrator	Customer Class *	Current Step	Initial MW in Step	Unused MW from Previous Steps	Revised Total MW in Step	Issued Conditional Reservation Letters (MW)	MW Remaining	MW Under Review
PGE	Residential	8	36.10	4.34	40.44	28.95	11.49	1.69
	Non-Residential ¹	8	73.20	10.21	83.41	45.06	38.35 ¹	1.48
SCE	Residential	6	28.80	0.97	29.77	24.90	4.87	2.00
	Non-Residential	8	77.10	15.64	92.74	36.05	56.69	1.11
CCSE	Residential	8	8.50	1.37	9.87	7.23	2.63	0.83
	Non-Residential ¹	8	17.30	4.38	21.68	0.59	21.09 ¹	7.07

1. Due to budgetary constraints, all un-confirmed CSI MW are not guaranteed a CSI incentive at this time. However, the Program Administrator is still accepting reservation request applications. The MW amount remaining will be incentivized as funding becomes available or as projects drop out. A waiting list for megawatts that become available can be found on the Program Administrator's website.

CSI Step table: CSI Rebate Levels by Incentive Step and Rebate Type

Step	Statewide MW in Step	EPBB Payments (per Watt)			PBI Payments (per kWh)		
		Residential	Non-Residential		Residential	Non-Residential	
			Commercial	Government/Non-Profit		Commercial	Government/Non-Profit
1	50	n/a	n/a	n/a	n/a	n/a	n/a
2	70	\$2.50	\$2.50	\$3.25	\$0.39	\$0.39	\$0.50
3	100	\$2.20	\$2.20	\$2.95	\$0.34	\$0.34	\$0.46
4	130	\$1.90	\$1.90	\$2.65	\$0.26	\$0.26	\$0.37
5	160	\$1.55	\$1.55	\$2.30	\$0.22	\$0.22	\$0.32
6	190	\$1.10	\$1.10	\$1.85	\$0.15	\$0.15	\$0.26
7	215	\$0.65	\$0.65	\$1.40	\$0.09	\$0.09	\$0.19
8	250	\$0.35	\$0.35	\$1.10	\$0.05	\$0.05	\$0.15
9	285	\$0.25	\$0.25	\$0.90	\$0.03	\$0.03	\$0.12
10	350	\$0.20	\$0.20	\$0.70	\$0.03	\$0.03	\$0.10

* The non-residential customer class includes commercial, private, government, and non-profit participants. Please be aware that the final CSI incentive rate that is reserved for you will be determined by your CSI Program Administrator at the time your reservation request (RR) application is approved, and may be lower than the current incentive rate shown in the CSI Statewide Trigger Point Tracker. Please note that final incentive amounts are subject to change based upon the configuration of the as-built system. (Per the CSI Handbook, no projects or applications are reserved CSI funding until all required information has been submitted and approved in writing by the Program



M/CWD Solar Cash Flow Analysis
 May 22th, 2010
 Peter Chapman

<u>Global Parameters</u>	
WWTP Electricity Consumption (2009 + RW Pumps)	2,430,541 kWh
First Year WWTP Grid Electricity Cost (2009 + RW Pumps)	\$ 183,821
Grid Electricity Annual Inflation Rate	4.0%
Annual PV System Degredation Rate	0.75%
<u>Single Axis Tracker System</u>	
Rated Array Size (from layout)	903.388 kW(AC)
First Year Electricity Production (100%)	2,089,782 kWh
First Year Electricity Savings (SPG cash billing analysis)	\$ 182,573
<u>Direct Purchase</u>	
Solar Facility Cost, Direct Purchase	\$ 5,350,000

Year	904 kW Single Axis Tracker				Direct Purchase			Cash Flow From PV System, Including Utility Savings	
	Grid Electricity Cost (Without Solar)	Solar Facility Electricity Production (100%)	Utility Savings (Avoided Utility Cost w/ Solar)	Annual SCE Bill with Solar, Does Not Go Away!	Facility Cost	CSI Non-Profit Rebate (\$0.32 / kWh)	Annual Savings		Cummulative Savings
1	\$ 183,821	2,089,782 kWh	\$ 182,573	\$ 1,248	\$ (5,350,000)	\$ 668,730	\$ (4,498,697)	\$ (4,498,697)	\$ 851,303
2	\$ 191,174	2,074,109 kWh	\$ 188,452	\$ 2,722		\$ 663,715	\$ 852,167	\$ (3,646,530)	\$ 852,167
3	\$ 198,821	2,058,553 kWh	\$ 194,520	\$ 4,301		\$ 658,737	\$ 853,257	\$ (2,793,273)	\$ 853,257
4	\$ 206,774	2,043,114 kWh	\$ 200,784	\$ 5,990		\$ 653,796	\$ 854,580	\$ (1,938,693)	\$ 854,580
5	\$ 215,045	2,027,790 kWh	\$ 207,249	\$ 7,796		\$ 648,893	\$ 856,142	\$ (1,082,552)	\$ 856,142
6	\$ 223,646	2,012,582 kWh	\$ 213,922	\$ 9,724			\$ 213,922	\$ (868,629)	\$ 213,922
7	\$ 232,592	1,997,488 kWh	\$ 220,810	\$ 11,782			\$ 220,810	\$ (647,819)	\$ 220,810
8	\$ 241,896	1,982,506 kWh	\$ 227,921	\$ 13,975			\$ 227,921	\$ (419,898)	\$ 227,921
9	\$ 251,572	1,967,638 kWh	\$ 235,260	\$ 16,312			\$ 235,260	\$ (184,639)	\$ 235,260
10	\$ 261,635	1,952,880 kWh	\$ 242,835	\$ 18,800			\$ 242,835	\$ 58,196	\$ 242,835
11	\$ 272,100	1,938,234 kWh	\$ 250,654	\$ 21,446			\$ 250,654	\$ 308,850	\$ 250,654
12	\$ 282,984	1,923,697 kWh	\$ 258,725	\$ 24,259			\$ 258,725	\$ 567,576	\$ 258,725
13	\$ 294,303	1,909,269 kWh	\$ 267,056	\$ 27,247			\$ 267,056	\$ 834,632	\$ 267,056
14	\$ 306,075	1,894,950 kWh	\$ 275,656	\$ 30,420			\$ 275,656	\$ 1,110,288	\$ 275,656
15	\$ 318,318	1,880,738 kWh	\$ 284,532	\$ 33,787			\$ 284,532	\$ 1,394,819	\$ 284,532
16	\$ 331,051	1,866,632 kWh	\$ 293,694	\$ 37,358			\$ 293,694	\$ 1,688,513	\$ 293,694
17	\$ 344,293	1,852,632 kWh	\$ 303,150	\$ 41,143			\$ 303,150	\$ 1,991,663	\$ 303,150
18	\$ 358,065	1,838,738 kWh	\$ 312,912	\$ 45,153			\$ 312,912	\$ 2,304,575	\$ 312,912
19	\$ 372,388	1,824,947 kWh	\$ 322,988	\$ 49,400			\$ 322,988	\$ 2,627,563	\$ 322,988
20	\$ 387,283	1,811,260 kWh	\$ 333,388	\$ 53,895			\$ 333,388	\$ 2,960,951	\$ 333,388
21	\$ 402,774	1,797,675 kWh	\$ 344,123	\$ 58,651			\$ 344,123	\$ 3,305,074	\$ 344,123
22	\$ 418,885	1,784,193 kWh	\$ 355,204	\$ 63,682			\$ 355,204	\$ 3,660,277	\$ 355,204
23	\$ 435,641	1,770,811 kWh	\$ 366,641	\$ 69,000			\$ 366,641	\$ 4,026,919	\$ 366,641
24	\$ 453,066	1,757,530 kWh	\$ 378,447	\$ 74,619			\$ 378,447	\$ 4,405,366	\$ 378,447
25	\$ 471,189	1,744,349 kWh	\$ 390,633	\$ 80,556			\$ 390,633	\$ 4,795,999	\$ 390,633
Total	\$ 7,655,393	47,802,096 kWh	\$ 6,852,128	\$ 803,265	\$ (5,350,000)	\$ 3,293,871	\$ 4,795,999	\$ 10,145,999	
		47,802 RECS			Total Out of Pocket Expense (2 Years)	\$ (4,017,555)			
					Total Out of Pocket Expense (5 years)	\$ (2,056,129)			
					Total Out of Pocket System Cost	\$ (2,056,129)			