LIEBERSBACH, MOHUN, CARNEY & REED

A PROFESSIONAL CORPORATION

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RECEIVED
MAR 24 2010
MONO COUNTY
COMMUNITY DEVELOPMENT

March 24, 2010

Hand-Delivered

Scott Burns
Community Development Director
Mono County Community Development Department
Post Office Box 347
Mammoth Lakes, CA 93546

Re: *Intrawest's June Lake Rodeo Grounds Application*

Dear Scott:

This letter responds to your letter to Joe Walsh dated January 29, 2010, regarding Intrawest's application for a Specific Plan for the Rodeo Grounds property in June Lake. Your letter identifies additional information and documents that the County requests Intrawest to provide in order to complete the application. We have enclosed the following documents in response to that request:

1. Development Summary (residential and commercial square footage, number of units, and the number of bedrooms and bathrooms per unit)
2. Rodeo Grounds Site Plan;
3. Resort Core Site Plan;
4. Representative Grading Plan for Single Family Residences
5. Sections;
6. Cross Sections;
7. Construction Phasing Plan;
8. Drainage Plan; and
9. Tree Surveys for the Resort Core

After you and your team have reviewed the enclosed documents, please contact me either to confirm that you have all of the information required to complete the application or to advise us what additional information you may need. Thank you for your continued courtesy and cooperation.

Sincerely,

LIEBERSBACH, MOHUN, CARNEY & REED

R. Mark Carney

Appendix I:

Rodeo Grounds Project Concept - Development Summary

(Unit Breakdown and Square Footages per Current Conceptual Site Plan)

Land Use Designations (LUDs)		Residential (sf)	Conf./ Comm. (sf)	Units	Beds Per	Bathrooms Per	Ave Sq. Ft.
LUD 1 (Resort Core)							
Building P	6 Stories	**160,000**					
Studio				**164**	**2**	**1**	**452-655**
One Bedroom Suite/Interconnect				**29**	**2**	**1**	**787**
Suite/Interconnect				**29**	**2**	**1**	**705-787**
TOTAL				**222**			
Health Club			**2,000**		**0**	**2**	
Retail / General Store			**3,500**		**0**	**2**	
Conference			**3,500**		**0**	**2**	
Restaurant			**7,500**				
TOTAL					**0**	**2**	
Building Q	4 Stories	**78,000**					
Studio				**6**	**2**	**1**	**419-628**
One Bedroom with interconnect				**33**	**2**	**1**	**857-809**
Studio with interconnect				**33**	**2**	**1**	**419-628**
Two Bedroom				**14**	**3**	**2**	**1097**
TOTAL				**86**			
Building R	4 Stories	**78,000**					
One Bedroom				**2**	**2**	**1**	**809-857**
One Bedroom with interconnect				**42**	**2**	**1**	**809-857**
Studio with interconnect				**42**	**2**	**1**	**419-628**
Two Bedroom				**11**	**3**	**2**	**1097**
				97			
Building S	4 Stories	**75,500**					
Studio				**6**	**2**	**1**	**419-628**
One Bedroom with interconnect				**37**	**2**	**1**	**857**
Studio with interconnect				**37**	**2**	**1**	**419-628**
Two Bedroom				**13**	**3**	**2**	**1097**
				93			
Roadhouse Café			**3,500**		**0**	**4**	
Roadhouse Commercial			**3,600**		**0**	**4**	
16 Townhouses (Duplex)				**32**	**3**	**2**	
Resort Total		**391,500**	**23,600**	**530**			
LUD 2 (Multi-Family)					**3**	**2**	
				126			
LUD 3 (Single-Family)					**4**	**2.5**	
				72			
LUD 4 (Light Industrial)							
				0			
SUBTOTAL UNITS				**728**			

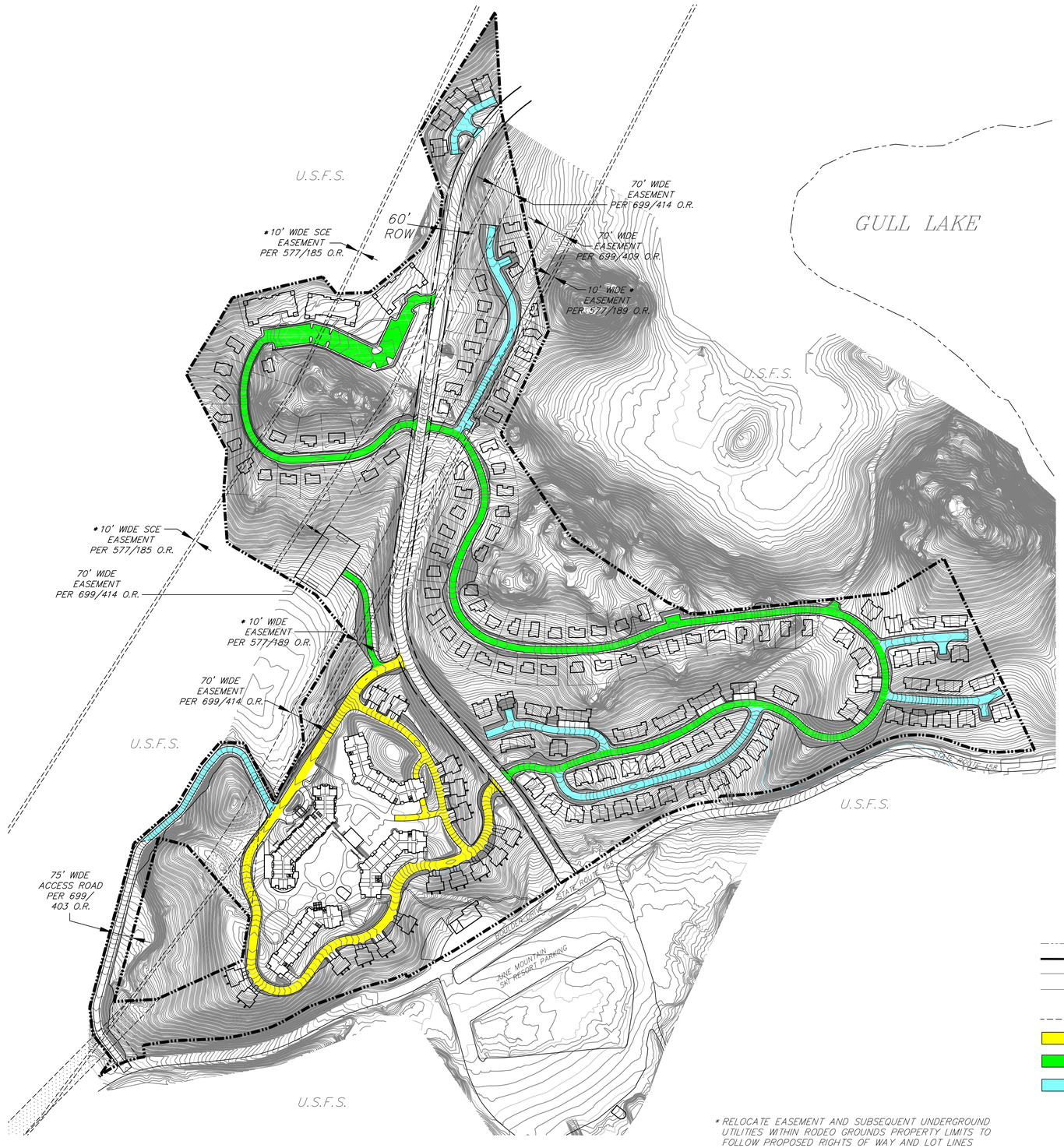
Appendix I:

Rodeo Grounds Project Concept - Development Summary

(Unit Breakdown and Square Footages per Current Conceptual Site Plan)

(Workforce Units):**							
Workforce Total	**3 Stories**	**91,678**					
Two Bedroom				**15**	**2**	**1**	**881**
Three Bedroom				**16**	**3**	**2**	**1116-1123**
Four Bedroom				**30**	**4**	**2**	**1469-1682**
				61			
TOTAL UNITS				**789**			

* Unit totals for each LUD are drawn from the Rodeo Grounds Project concept, not the permitted maximum density (see *Appendix I, Figure I.a: Conceptual Master Site Plan*).
** Workforce total is an estimate -the number of workforce housing units required will depend on the actual build out of the Rodeo Grounds Project



LEGEND

- EXISTING RIGHT OF WAY
- PROJECT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING
- EXISTING EASEMENT AS NOTED
- PROPOSED 24' WIDE ROAD
- PROPOSED 22' WIDE ROAD
- PROPOSED 20' WIDE ROAD

* RELOCATE EASEMENT AND SUBSEQUENT UNDERGROUND UTILITIES WITHIN RODEO GROUNDS PROPERTY LIMITS TO FOLLOW PROPOSED RIGHTS OF WAY AND LOT LINES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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civil engineering
land surveying

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BISHOP
NAPA
REDWOOD CITY
SAN LUIS OBISPO

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DATE:

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REVISIONS:	BY:

PREPARED FOR:

RODEO GROUNDS
SITE PLAN

DATE	02/22/10
SCALE	AS SHOWN
DRAWN	SCR
JOB NO.	996-2
DWG	1
SHEET	1 OF 1

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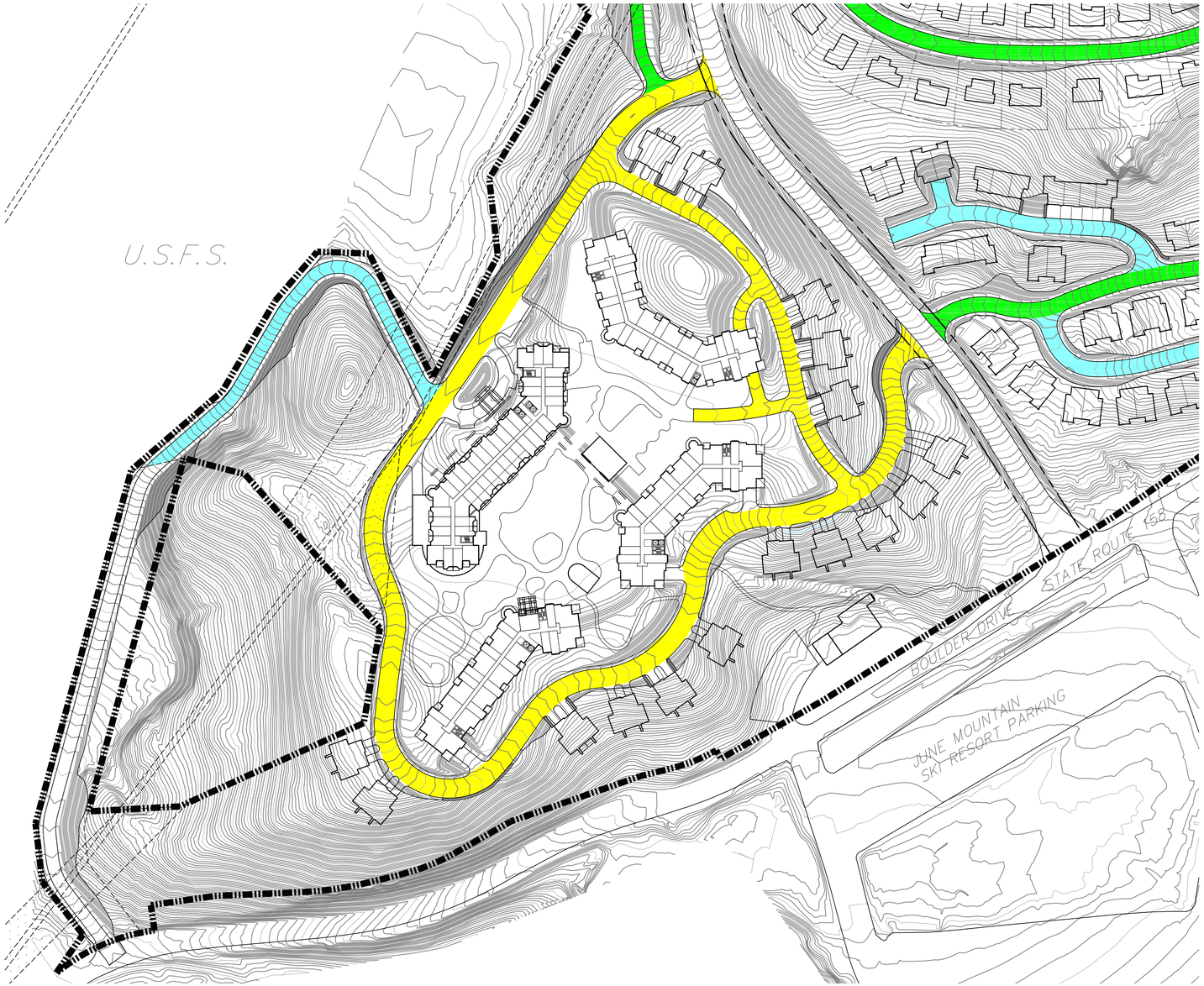

LEGEND

- EXISTING RIGHT OF WAY
- PROJECT PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING
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* RELOCATE EASEMENT AND SUBSEQUENT UNDERGROUND UTILITIES WITHIN RODEO GROUNDS PROPERTY LIMITS TO FOLLOW PROPOSED RIGHTS OF WAY AND LOT LINES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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RODEO GROUNDS
SITE PLAN – RESORT CORE

DATE	02/22/10
SCALE	AS SHOWN
DRAWN	SCR
JOB NO.	996-2
DWG	1

SHEET 1 OF 1

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LEGEND

PROPOSED RETAINING WALL

SCALE 1"=40'

K:\01 Mammoth\996-2\submittals\2010-03-02\996-2_SFR Grading

RODEO GROUNDS

SINGLE FAMILY RESDIENCE REPRESENTATIVE GRADING

JOB NO. 996.2

DWG SCR

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03-03-10

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RODEO GROUNDS
SECTIONS

DATE	2/22/10
SCALE	AS SHOWN
DRAWN	SCR
JOB NO.	996-2
DWG.	1
SHEET 1 OF 1	

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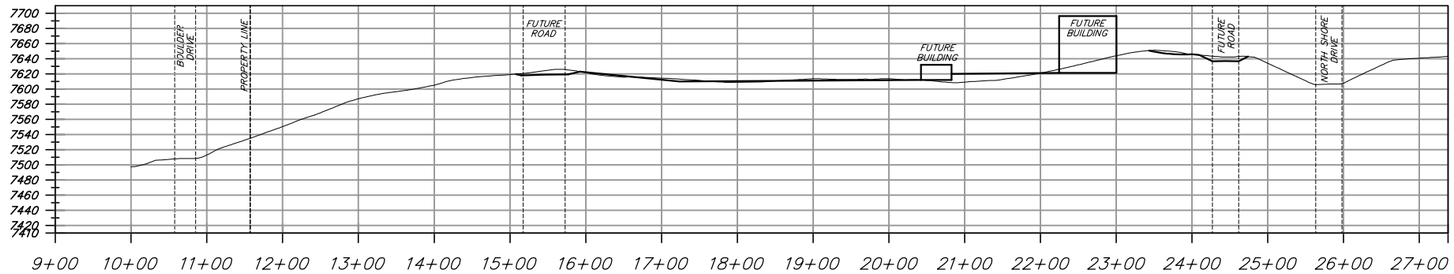

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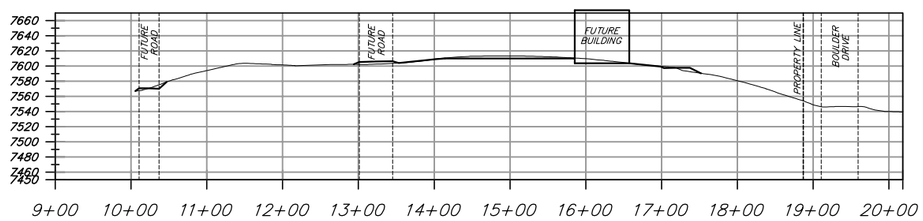

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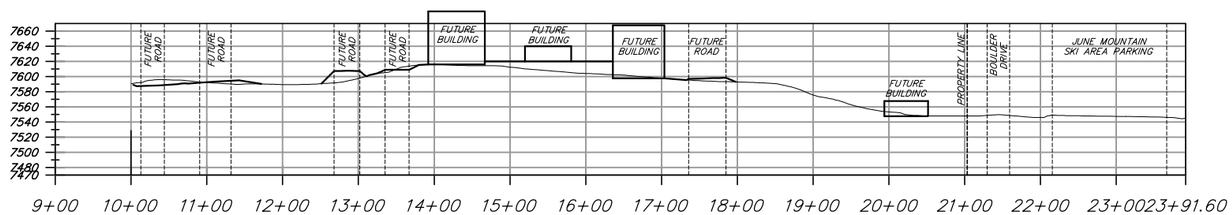

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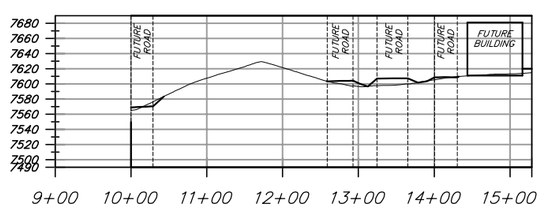

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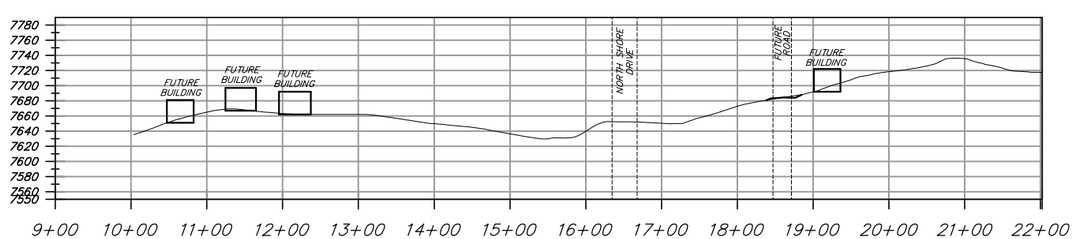

SECTION E

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RODEO GROUNDS
CROSS SECTIONS

DATE 2/22/10
SCALE AS SHOWN
DRAWN SCR
JOB NO. 996-2
DWG 1
SHEET 1 OF 2

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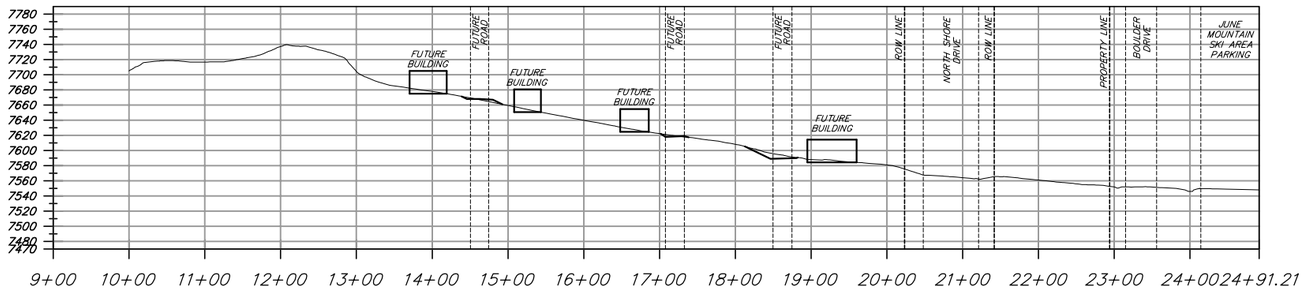

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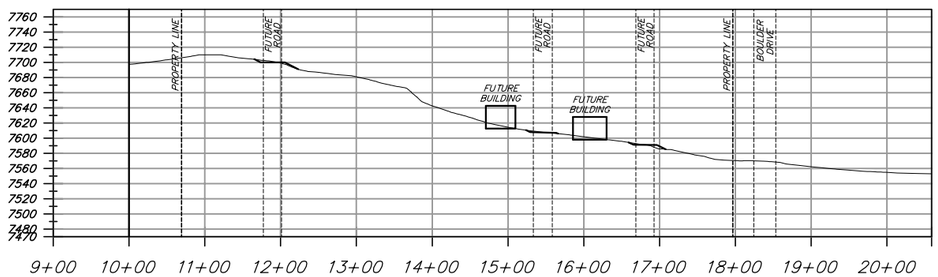

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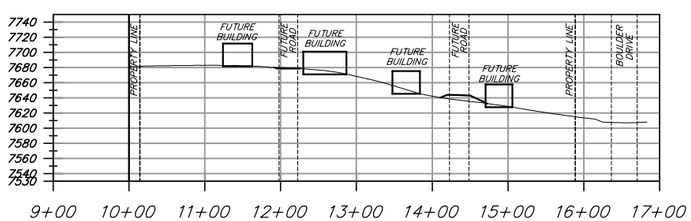

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CROSS SECTIONS

DATE 2/22/10
SCALE AS SHOWN
DRAWN SCR
JOB NO. 996-2
DWG 2
SHEET 2 OF 2

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LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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CONSTRUCTION PHASING PLAN

DATE 03/05/10
SCALE AS SHOWN
DRAWN SCR
JOB NO. 996-2
DWG 1
SHEET 1 OF 1

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LEGEND

- EXISTING RIGHT OF WAY
- PROJECT PROPERTY LINE
- PROPOSED DRAINAGE BASIN AS NOTED

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
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DRAINAGE PLAN

DATE	02/22/10
SCALE	AS SHOWN
DRAWN	SCR
JOB NO.	996-2
DWG	1

SHEET 1 OF 1

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GRAPHIC SCALE

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(IN FEET)
1 inch = 80 ft.

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RODEO GROUNDS
TREE SURVEY – RESORT CORE

DATE 02/22/10
SCALE AS SHOWN
DRAWN SCR
JOB NO. 996-2
DWG 1
SHEET 1 OF 3

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GRAPHIC SCALE

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(IN FEET)
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RODEO GROUNDS
TREE SURVEY – RESORT CORE

DATE	02/22/10
SCALE	AS SHOWN
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DWG	2
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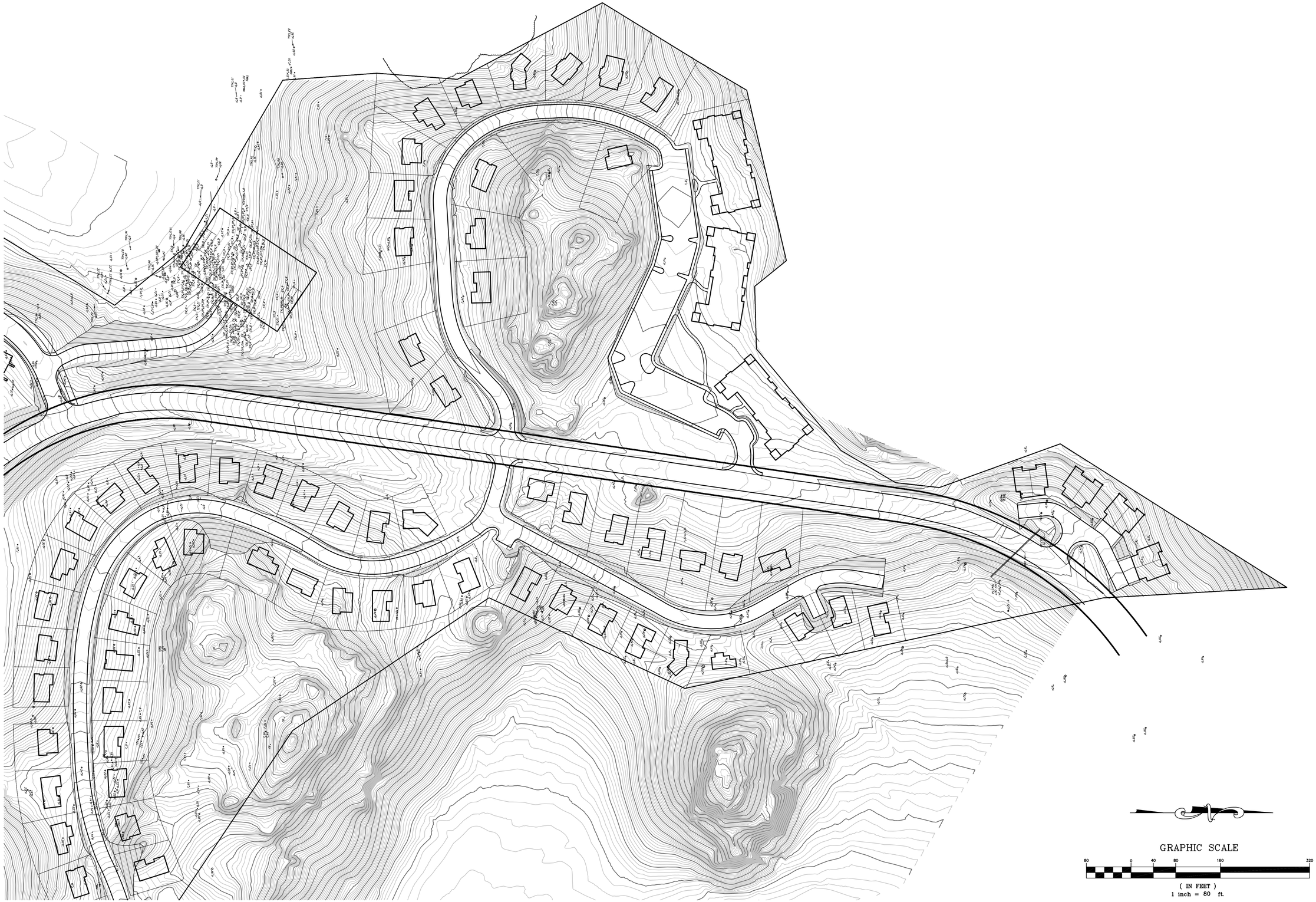

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RODEO GROUNDS
TREE SURVEY – RESORT CORE

DATE 02/22/10
SCALE AS SHOWN
DRAWN SCR
JOB NO. 996-2
DWG 3
SHEET 3 OF 3

K:\01 Mammoth\996-2\submittals\2010-03-02\996-2_Tree Survey.dwg Mar 03,2010 - 3:05pm, wrj

SCALE 1"=80'
CONTOUR INTERVAL = 5'