

LIEBERSBACH, MOHUN, CARNEY & REED
A PROFESSIONAL CORPORATION

RICHARD W. LIEBERSBACH
GERALD F. MOHUN, JR. †
R. MARK CARNEY
JAMES S. REED
ANNE C. WINSTON
MIRTH WHITE

† Admitted in California and Nevada

POST OFFICE BOX 3337
587 OLD MAMMOTH ROAD, 2ND FLOOR
MAMMOTH LAKES, CA 93546-3337

MAMMOTH LAKES: Tel (760) 934-4558
Fax (760) 934-2530
SANTA BARBARA: Tel (805) 845-7860
Fax (805) 845-7861

www.mammothlaw.com

July 29, 2010

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

Hand-delivered and by e-mail

Re: ***Intrawest's Rodeo Grounds Specific Plan Application***

Dear Scott:

This letter responds to your letter to Joe Walsh dated April 23, 2010, in which you requested several specific clarifications to Intrawest's supplemental specific plan application dated March 24, 2010.

1. **Housing Ordinance Requirements.** Your letter states that "the additional submittal detail allows for determining the Housing Ordinance requirements, however it does not address how the proposed alternative to the Housing Ordinance, in the form of a 'Housing Overlay Zone,' will provide equal mitigation value." In response, please see the attached "Clarification of Proposed Alternate Housing Mitigation Plan".
2. **Estimate of Soil Quantities.** Your letter states that "there is no indication of the amount of cut/fill or import/export of soil involved" and "an estimate of soil quantities is still needed for a complete application." In response, please see the attached "Estimate of Soil Quantities" prepared by Triad/Holmes Associates ("THA").
3. **Tree Removal Summary.** Your letter states that "a summary of tree removal totals and a clarifying legend would be helpful." In response, please see the attached "Tree Removal Summary" prepared by THA.

4. **Retention and Detention Basins.** Your letter states that “the new drainage plan is beneficial in illustrating retention and detention basin locations, but lacks information on basin sizing; characteristics (underground, surface pond); design parameters (50-year, 100-year storm); and drainage channel flows to the basins.” In response, please see the attached “Rodeo Grounds Drainage Study Update” dated July 26, 2010 prepared by THA.
5. **Timing of Development Phasing.** Your letter states that “the construction phasing plan illustrates the contemplated sequence of development, but lacks timeline information for infrastructure analysis. Some estimate of development timing is needed to assess the impacts of infrastructure improvements associated with each phase, such as sewer and water line extensions, roads, and drainage.” In response, please see the attached phased “Water Plan”, phased “Sewer Plan”, and phased “Dry Utility Plan” prepared by THA. Assuming that market conditions will become and remain favorable throughout, the best estimate of development timing that we can provide at this time is as follows: (1) phase one infrastructure improvements will begin in 2013 and be completed in 2015; (2) phase two infrastructure improvements will begin in 2015 and be completed in 2017; (3) phase three infrastructure improvements will begin in 2017 and will be completed in 2019; (4) phase four infrastructure improvements will begin in 2019 and will be completed in 2023; and phase five infrastructure improvements will begin in 2023 and be completed in 2025.
6. **Infrastructure Costs.** Your letter states the “the submittal lacks information regarding assumptions on the cost of infrastructure improvements required by the proposed lands uses, and the maintenance costs for such infrastructure.” In response, please see the attached “June Lake Rodeo Grounds-Cost of Infrastructure Improvements” prepared by THA.

Please contact me if you require any additional information or clarifications. Thank you.

Sincerely,

LIEBERSBACH, MOHUN, CARNEY & REED



R. Mark Carney

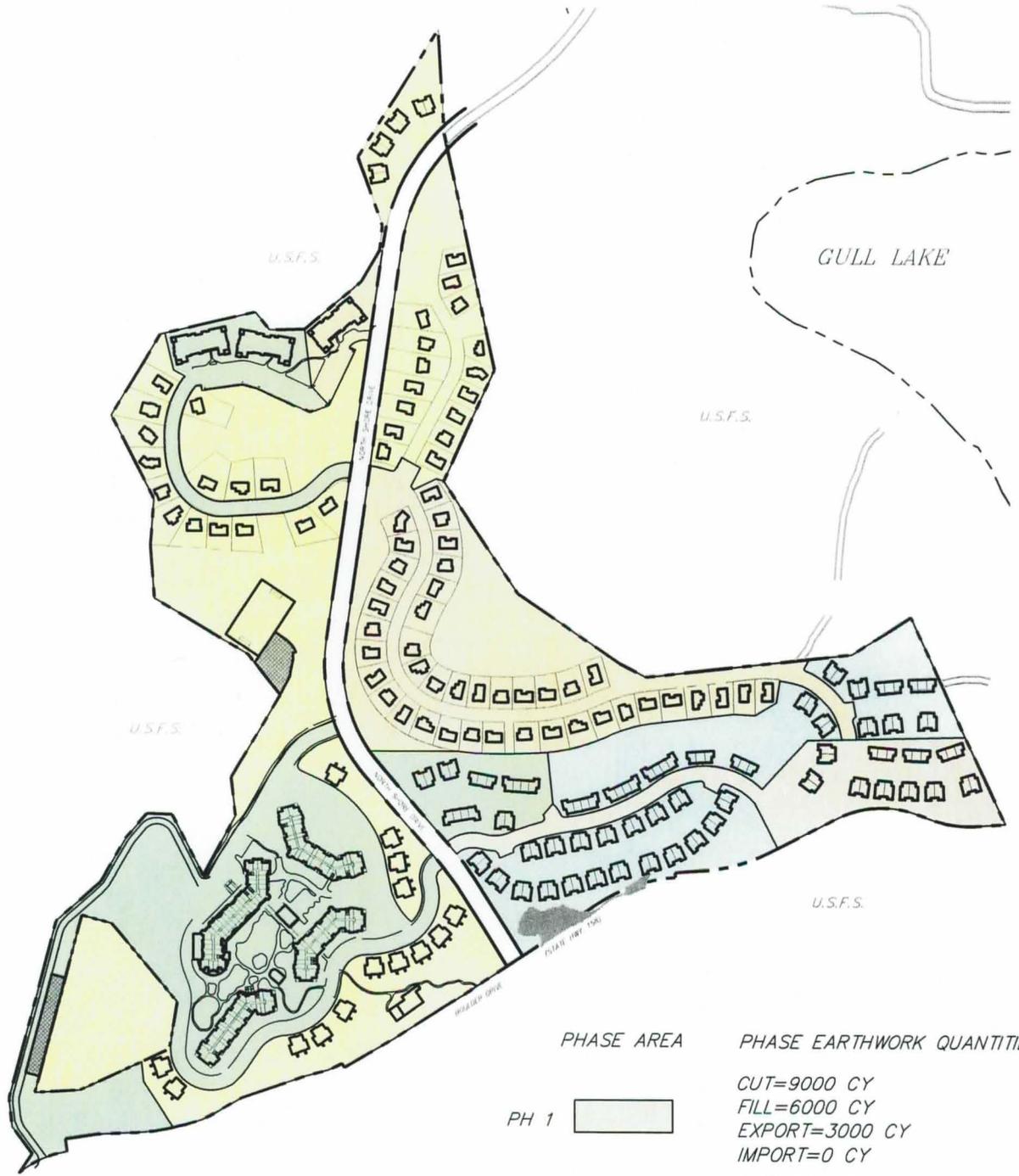
Cc: Joe Walsh

Clarification of Proposed Alternative Housing Mitigation Plan

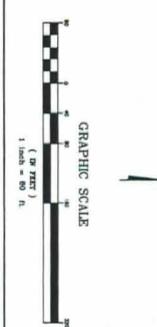
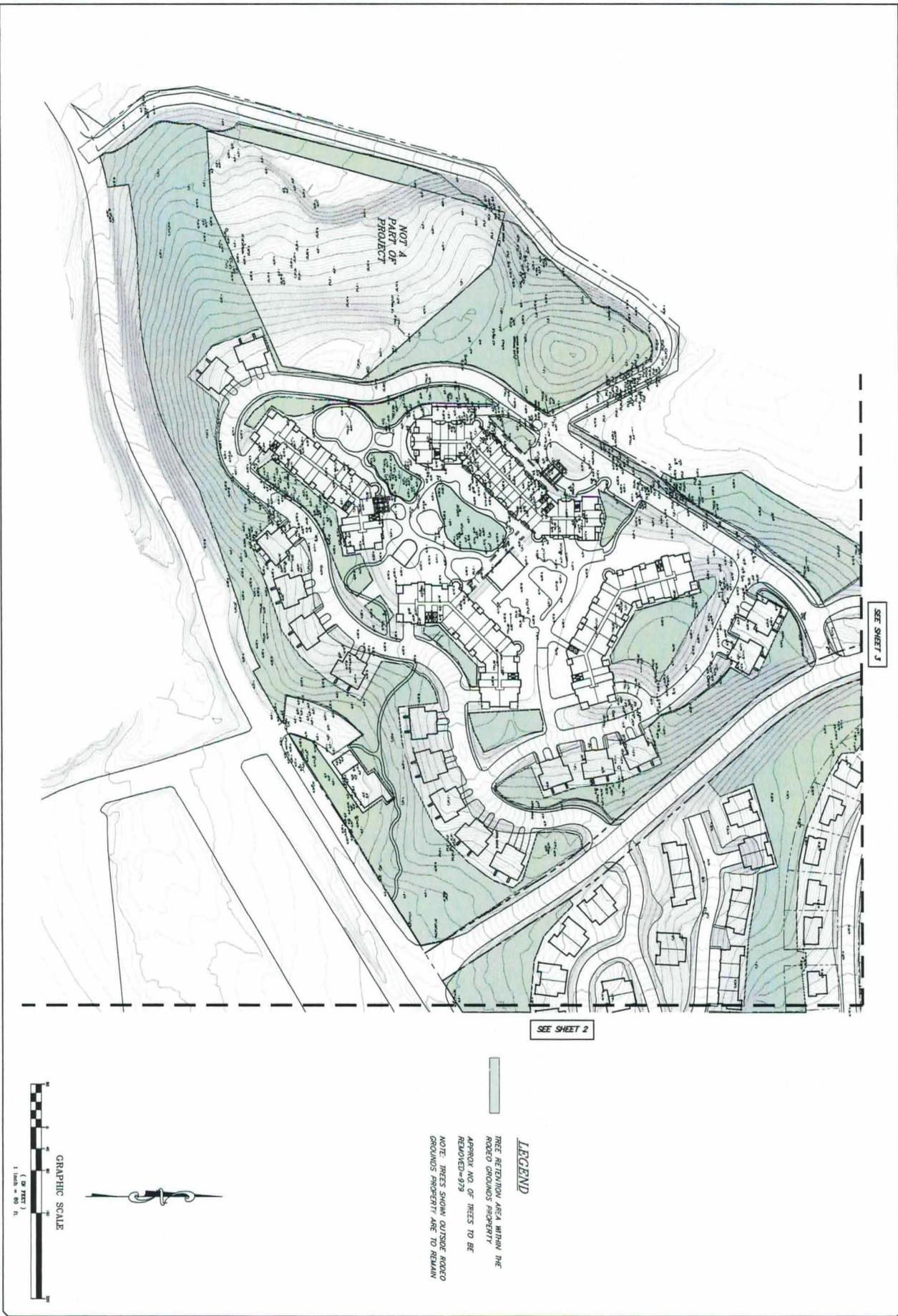
For a thorough discussion of Intrawest's Alternative Housing Mitigation Plan ("AHMP"), please refer to chapter 6.0 of the Rodeo Grounds Project Proposal In Application for a Specific Plan, dated June 8, 2009. Section 6.4 states that the proposed standards to mitigate the impacts of single family residential uses contained in the AHMP are consistent with the requirements of Mono County Code section 15.40, with the exception of: (a) the requirement that affordable units be located in the same subdivision and dispersed throughout the residential development (Mono County Code section 15.40.05A); and (b) the requirement to deed restrict 20% of single family lots to provide secondary units (Mono County Code section 15.40.050A.1.d). Instead, the AHMP would allow affordable units to be clustered, and would permit secondary units on all single family lots.

The AHMP provides mitigation value equal to the Mono County Housing Mitigation Requirements. The proposed clustering of affordable housing units would not reduce the number of affordable housing units required; it simply provides year-round residents the opportunity to live in a cohesive, active community neighborhood instead of a seasonally transient neighborhood. Likewise, the proposal to eliminate the requirement to deed restrict 20% of the single family lots to provide secondary units does not reduce the number of affordable housing units required because the secondary units proposed by the County's Housing Mitigation Ordinance *are not required to be deed restricted* and are, therefore, proposed to be *market rate* housing..

Consequently, the purpose of the proposed Affordable Housing Overlay Zone ("AHOZ") is not to establish that the AHMP "will provide equal mitigation value" as your letter presumes. The purpose of the AHOZ is to provide greater flexibility to provide affordable housing units throughout the specific plan area, in any neighborhoods where the topography and infrastructure will accommodate residential uses.



PHASE AREA	PHASE EARTHWORK QUANTITIES
PH 1	CUT=9000 CY FILL=6000 CY EXPORT=3000 CY IMPORT=0 CY
PH 2	CUT=8000 CY FILL=4000 CY EXPORT=4000 CY IMPORT=0 CY
PH 3	CUT=1000 CY FILL=4000 CY EXPORT=0 CY IMPORT=3000 CY
PH 4	CUT=45,000 CY FILL=25,000 CY EXPORT=20,000 CY IMPORT=0 CY
PH 5	CUT=2500 CY FILL=5000 CY EXPORT=0 CY IMPORT=2500 CY

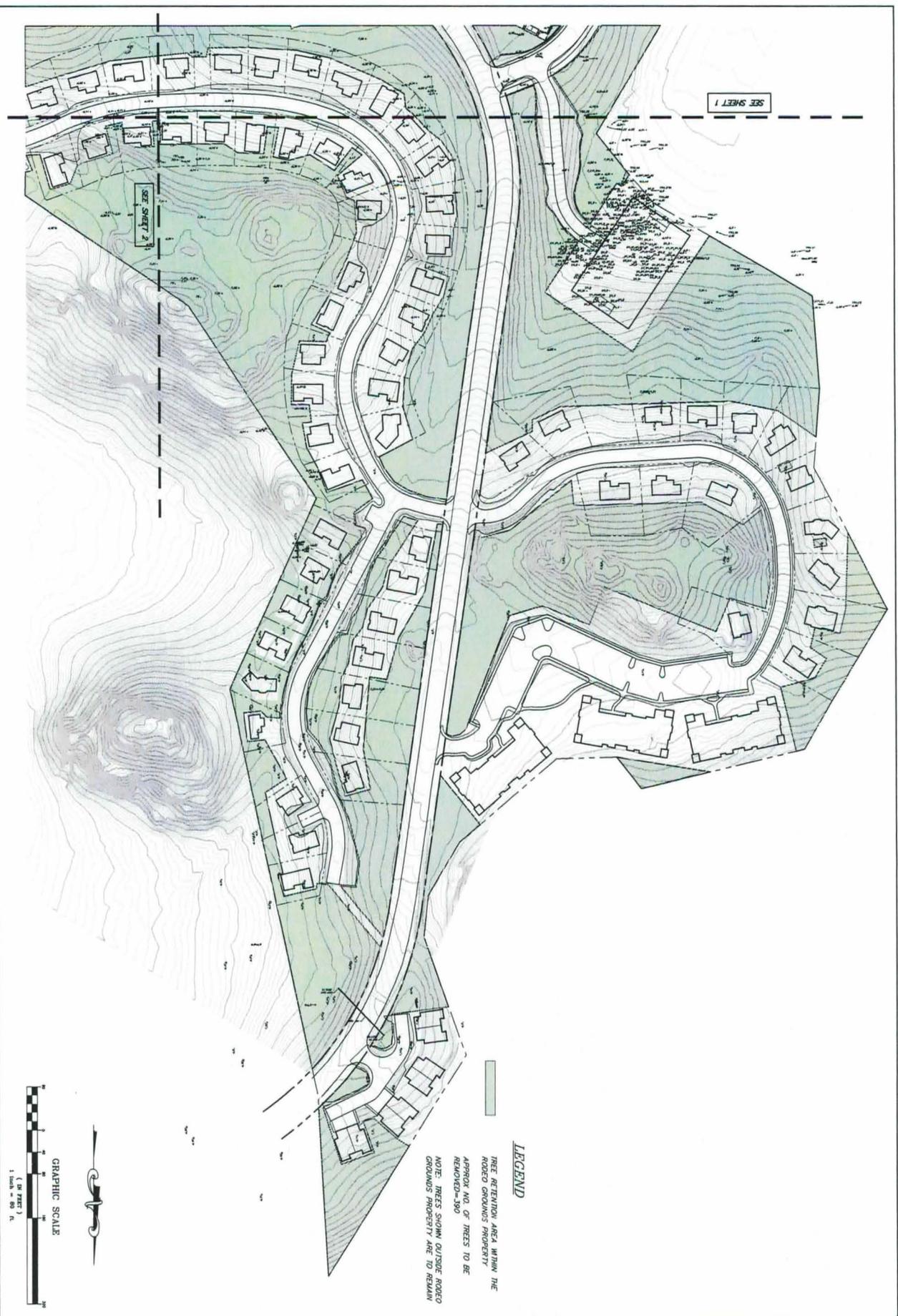


LEGEND
 TREE RETENTION AREA WITHIN THE
 RODEO GROUNDS PROPERTY
 APPROX NOS OF TREES TO BE
 REMOVED=939
 NOTE: TREES SHOWN OUTSIDE RODEO
 GROUNDS PROPERTY ARE TO REMAIN

	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
	PROJECT NO: _____ SHEET NO: _____ OF _____

**RODEO GROUNDS
 TREE SURVEY - RESORT CORE**

DATE: 03/28/10
 DRAWN BY: AS SHOWN
 CHECKED BY: SCR
 APPROVED BY: 996-2
 SHEET NO: 1
 OF 3



LEGEND

THIN LINE: TREES RETENTION AREA WITHIN THE RODEO GROUNDS PROPERTY APPROX. NO. OF TREES TO BE REMOVED = 390

NOTE: TREES SHOWN OUTSIDE RODEO GROUNDS PROPERTY ARE TO REMAIN

DATE 01/20/10 DRAWN BY AS SHOWN CHECKED BY 996-2 SHEET NO. 3 OF 3	RODEO GROUNDS TREE SURVEY - RESORT CORE	REVISIONS NO. DATE BY DESCRIPTION	
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triad/holmes associates

civil engineering
land surveying

mammoth lakes • bishop • redwood city • napa
san luis obispo • lompoc • pleasanton

July 26, 2010

Scott Burns
Mono County Planning
P.O. Box 3569
Mammoth Lakes, CA 93546

**Reference: Rodeo Grounds Drainage Study Update to
Drainage Study prepared by Triad/Holmes Associates Jan 2004**

Dear Mr. Burns;

Based on the letter from Scott Burns, dated April 23rd, 2010, I have prepared this clarification/update to the Drainage Study by Triad/Holmes Associates, Thomas Platz on January of 2004. This drainage update further addresses the type of drainage facilities that will be proposed by this project. The project presently includes a resort core area, an affordable housing area, a parking structure, multi family areas and single family residential areas. The existing drainage areas have been outlined in the original report and remain the same. These are shown on the attached Exhibit 1, updated May 2010.

The Drainage Study proposed that there would be infiltration requirements to limit runoff to pre improvement levels. Facility design will be determined during the Design Development / Use Permit preparation. The following discussion identifies the proposed means and methods of providing appropriate drainage facilities in this project.

Design Parameters

Drainage design parameters during design will follow County requirements and require County review. Based on the Water Quality Control Plan for the Lahontan Region (Basin Plan), typical drainage collection, retention, and infiltration facilities are constructed and maintained based on runoff from a 20-year storm. Storm design parameters will be as required by County in conjunction with Permit Review.

Resort Core Area

The resort core area will include a main perimeter storm drainage system. Storm drainage will be collected, conveyed to this system in swales and pipes and this system will include underground retention facilities. Inlets will be designed as catch basins to "catch" initial sediment. This will reduce the amount of sediment that gets into the retention facilities.

Affordable Housing

The affordable housing area will include underground retention facilities located under the parking areas. Storm drainage will be conveyed to these facilities in swales. The inlets for these facilities will be catch basins as described above.

Parking Structure

The parking structure area will include underground retention facilities. Storm drainage will be conveyed to these facilities in swales. The inlets for these facilities will be catch basins as described above.

Single Family Residential

Single family areas will include storm drainage retention facilities located within the road row at low points and outlet areas. Storm drainage will be conveyed to these facilities in swales adjacent to the roadways. The intent of these facilities is to limit piped storm drainage and to spread out the infiltration to a larger part of the project to closely match the historic conditions. Up sloping lots will have infiltration facilities located adjacent to or built with and in the roadways. Down sloping lots will have infiltration facilities located downhill from buildings. Exhibit 2 provides a general outline of how retention facilities are to be placed in the Single Family Residential area.

Multi Family

The multi family area drainage system will be designed similar to the single family drainage system but the retention facilities for the buildings may be combined with adjacent building facilities. The placement of retention facilities within the Multi Family Residential area will be similar to those shown in Exhibit 2.

Retention Facilities, including basin sizing and characteristics

Drainage Basins will be sized based on tributary impervious surfaces. It is expected that the sizing requirements will be similar to those identified in the Water Quality Plan for the Lahontan region for areas in the Mammoth Lakes watershed at an elevation above 7000 feet quoted as follows:

- 1. Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall.*

Storage required for 1 acre (43560 square feet) of tributary area at 69% impervious with 1 inch (0.083 feet) would be $V=(43560)*(0.69)*(0.083)$, or 2500 cubic feet.

The retention facilities designed for this project will be underground facilities. There are numerous types of these underground facilities that could be selected based on specific issues determined during the design phase. In areas with steep slopes or where infiltration could affect

downstream properties, an optional controlled outflow system may be used as directed by the Geotechnical Engineer. Exhibit 3 displays the expected Retention facility characteristics along with an optional controlled outflow method.

The storage capacity of this type of retention system is approximately 12 cubic feet per linear foot of 36 inch pipe. A storage capacity requirement of 2500 cubic feet would be contained in approximately 220 linear feet of infiltration system with 36 inch pipe. This storage could be linear, or pipes could be placed side by side for shorter storage length.

Storm Drain Collection and Conveyance (drainage channels to the basins)

It is planned that the Retention Facilities will be placed close to the source of collection. This limits unnecessarily long and large storm drainage collection systems that would require significant trenching and disturbance. It places the infiltration in the proximity of where it would have naturally infiltrated into the ground surface. Infiltration is therefore spread out across the project area, without a significant concentration point. It is proposed that there will not be significant drainage channels. Generally, the collection will be comprised of local swales and inlets with short or no pipe connections to the retention facilities.

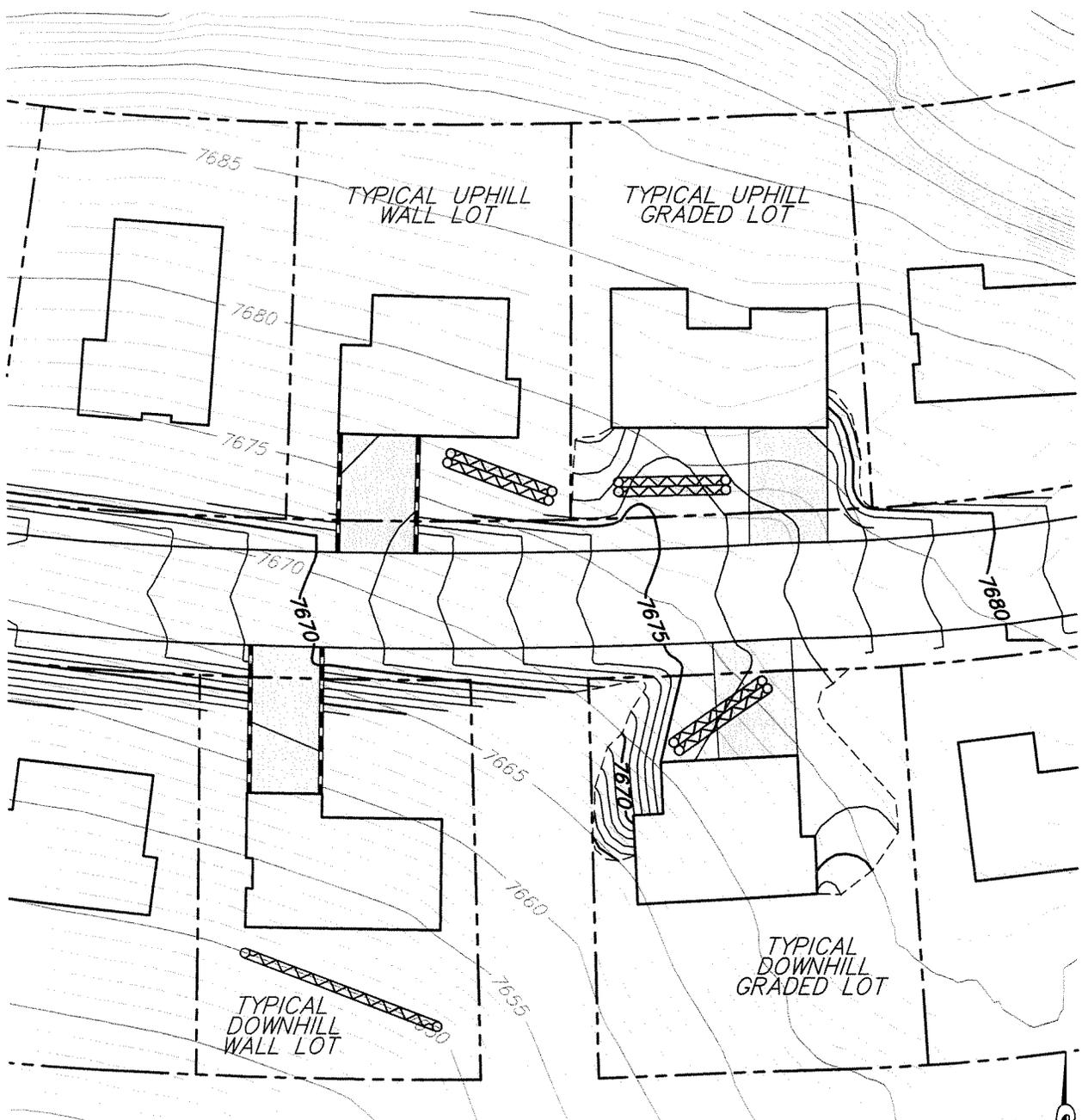
Storm Drain Outflow

The retention/infiltrations will be designed to collect and infiltrate the increase in runoff generated due to the increase in impervious surfaces. Flows in excess of this increase will overflow the collection facilities and generally follow the existing runoff paths. In areas where the flow could have been concentrated due to improvements, level spreaders shall be incorporated to produce a sheet flow condition.

If you have any questions, please contact me at 760.934.7588, or by email at proten@thainc.com.

Triad/Hot
Professionals Associates
Paul E. Roten, P.E. 56891
CIVIL
STATE OF CALIFORNIA



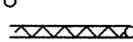


NOTE:
 EACH SINGLE FAMILY RESIDENCE (SFR)
 SHALL HAVE A RETENTION FACILITY TO
 OFFSET THE INCREASE IN RUNOFF
 CAUSED BY THE INCREASE IN
 IMPERVIOUS SURFACES.

MULTI FAMILY RESIDENCES (MFR)
 SHALL INCLUDE RETENTION FACILITIES
 SIMILAR TO THOSE SHOWN ON THIS
 EXHIBIT. MFR MAY COMBINE FACILITIES
 WITH ADJACENT MFR'S.

SCALE 1"=40'

LEGEND

-  PROPOSED RETAINING WALL
-  UNDERGROUND DRAINAGE
-  RETENTION FACILITY WITH SWALE

RODEO GROUNDS – EXHIBIT 2

**SINGLE FAMILY RESIDENCE
 REPRESENTATIVE GRADING**

K:\01 Mammoth\996-2\submittals\
 2010-05-11\996-2_SFR Grading

JOB NO.
 996.2
 DWG
 SCR

 triad/holmes associates

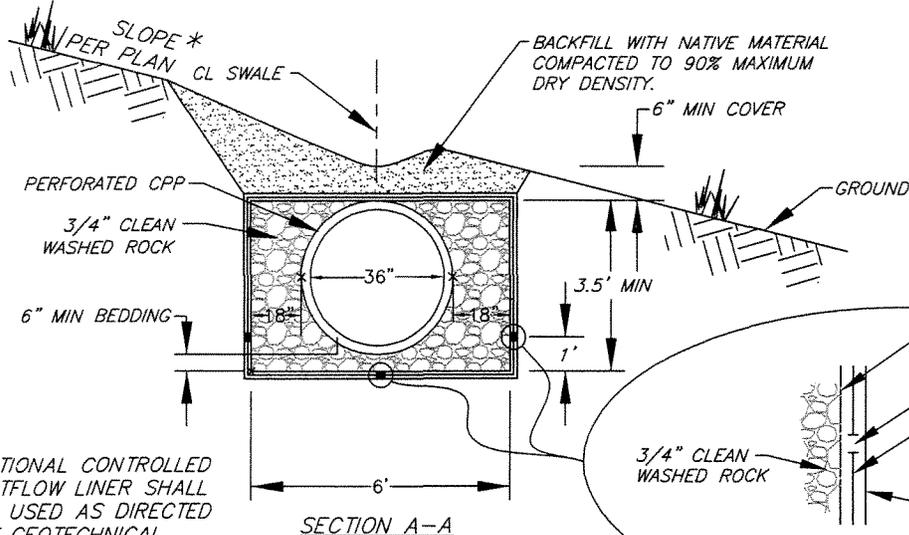
05-11-10

NOTES:

1. MATERIALS INDICATED SHALL BE USED UNLESS ALTERNATE MATERIALS ARE APPROVED BY ENGINEER.

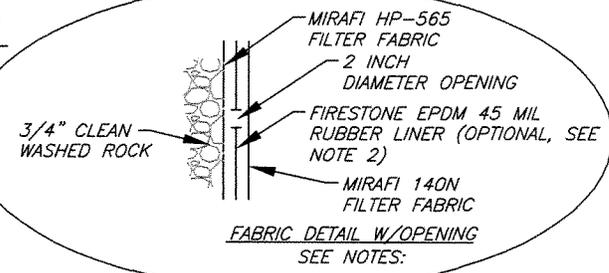
2. OPTIONAL CONTROLLED OUTFLOW LINER

COVER ALL SIDES OF ROCK WITH MATERIAL AS SHOWN IN SECTION A-A. OPENINGS SHALL BE SPACED AT 6 FOOT INTERVALS. THERE SHALL BE A MAXIMUM OF 14 OPENINGS IN EACH ROW. OPENINGS SHALL BE 2 INCHES IN DIAMETER. OPENINGS CAN BE MADE WITH A UTILITY KNIFE USING A 2" DIAMETER TEMPLATE AND AS APPROVED BY GEOTECHNICAL ENGINEER. OPENINGS CAN VARY IN SHAPE BUT SHALL HAVE A MAXIMUM OPENING AREA OF 3.14 SQUARE INCHES. CONTRACTOR SHALL HAVE REPAIR KIT AVAILABLE TO MAKE REPAIRS TO EPDM LINER IF NECESSARY. CONSTRUCTIBILITY VARIATIONS FROM THESE SPECIFICATIONS CAN BE MADE ONLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

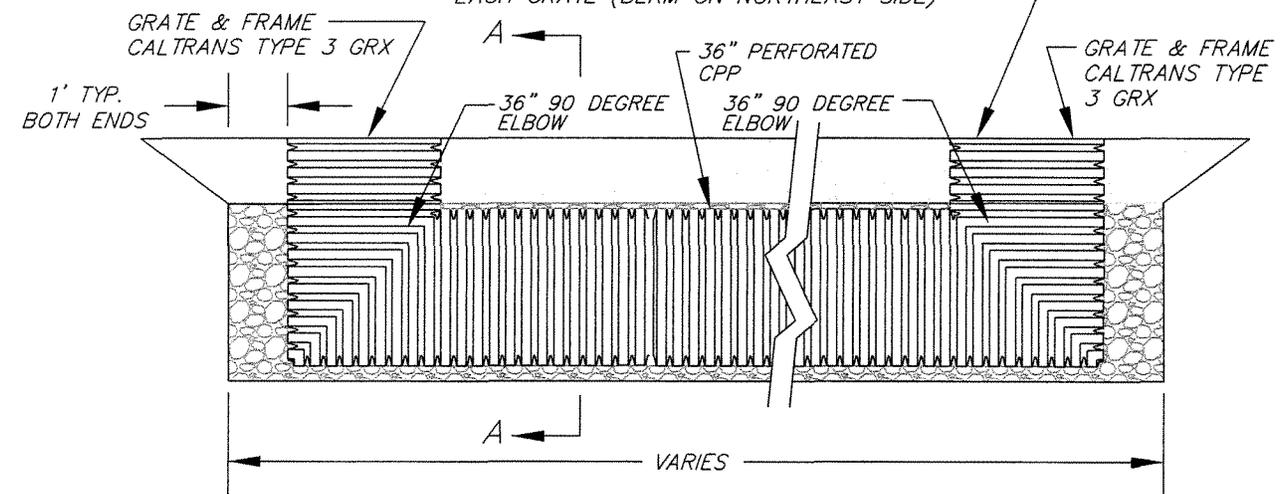


* OPTIONAL CONTROLLED OUTFLOW LINER SHALL BE USED AS DIRECTED BY GEOTECHNICAL ENGINEER WHEN SLOPE EXCEEDS 3:1 OR WHEN INFILTRATION COULD AFFECT DOWNSTREAM PROPERTIES.

SECTION A-A



3"-6" CLEAN COBBLE. 24" WIDE SURROUNDING EACH GRATE (BERM ON NORTHEAST SIDE)



TYPICAL RETENTION SYSTEM DETAIL

NTS

SPECIAL INSPECTIONS REQUIRED: CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCED NOTICE TO GEOTECHNICAL ENGINEER OF RECORD FOR INSPECTION OF TRENCH, MIRAFI, FIRESTONE EPDM, PIPE BEDDING, PIPE, 3/4 CLEAN WASHED ROCK AND BACKFILL INSTALLATION.

RODEO GROUNDS - EXHIBIT 3

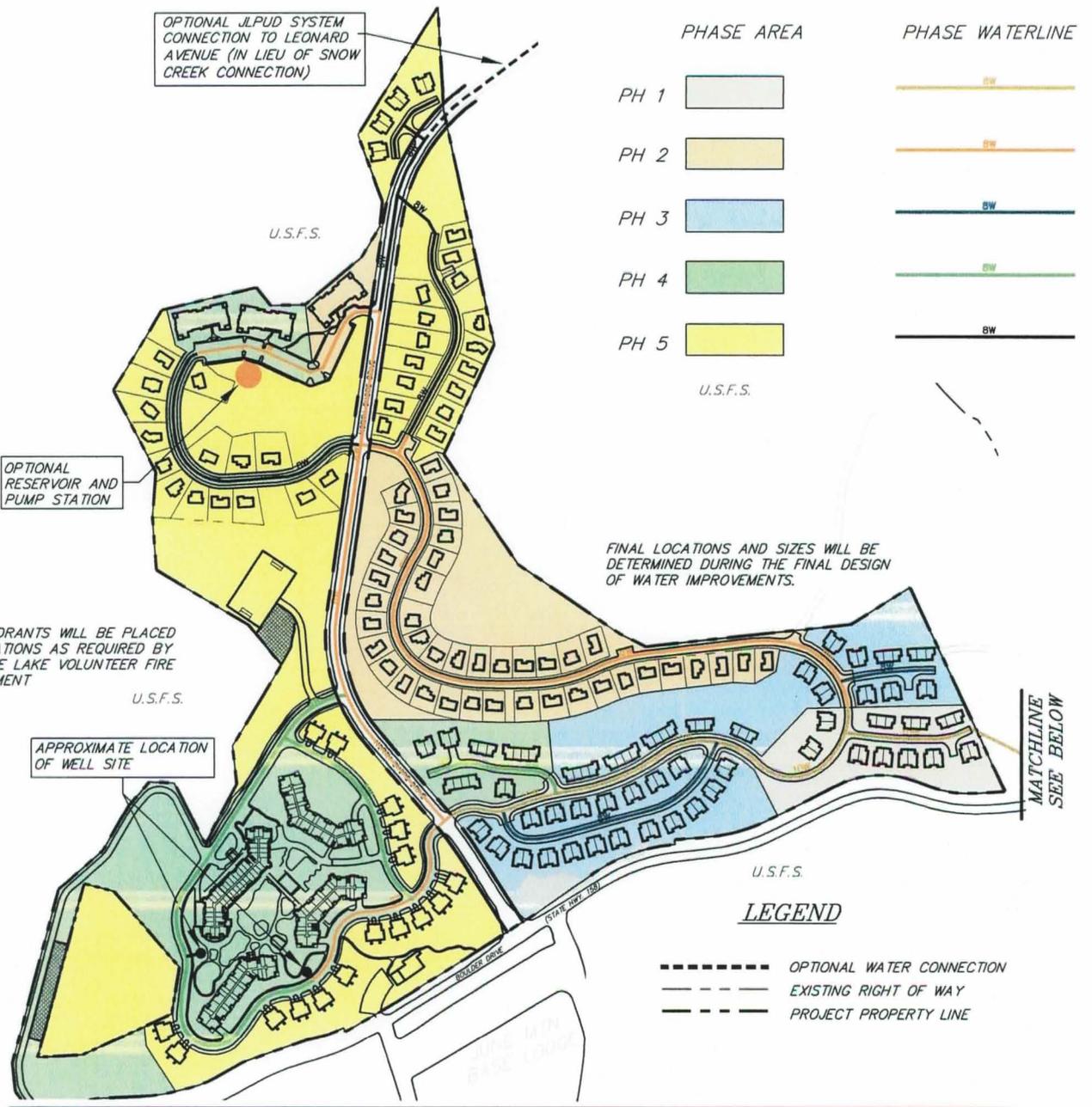
TYPICAL RETENTION SYSTEM DETAIL

K: \01 Mammoth\996-2\submittals\
2010-05-11\996-2_Hancor

JOB NO.
996.2
DWG
SCR



05-11-10



OPTIONAL JLPUD SYSTEM CONNECTION TO LEONARD AVENUE (IN LIEU OF SNOW CREEK CONNECTION)

PHASE AREA

PHASE WATERLINE

- PH 1
- PH 2
- PH 3
- PH 4
- PH 5

- SW
- SW
- SW
- SW
- SW

U.S.F.S.

OPTIONAL RESERVOIR AND PUMP STATION

NOTE: FIRE HYDRANTS WILL BE PLACED AT LOCATIONS AS REQUIRED BY THE JUNE LAKE VOLUNTEER FIRE DEPARTMENT

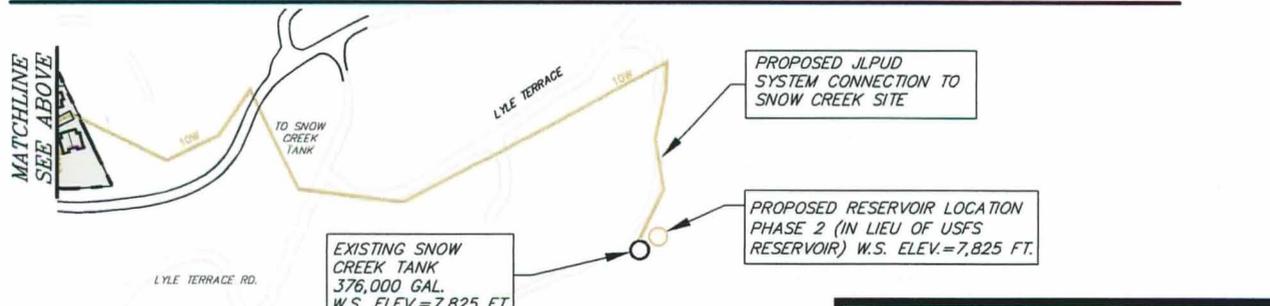
FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL DESIGN OF WATER IMPROVEMENTS.

APPROXIMATE LOCATION OF WELL SITE

MATCHLINE SEE BELOW

LEGEND

- OPTIONAL WATER CONNECTION
- EXISTING RIGHT OF WAY
- PROJECT PROPERTY LINE

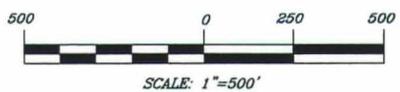


MATCHLINE SEE ABOVE

PROPOSED JLPUD SYSTEM CONNECTION TO SNOW CREEK SITE

PROPOSED RESERVOIR LOCATION PHASE 2 (IN LIEU OF USFS RESERVOIR) W.S. ELEV.=7,825 FT.

EXISTING SNOW CREEK TANK
376,000 GAL.
W.S. ELEV.=7,825 FT.

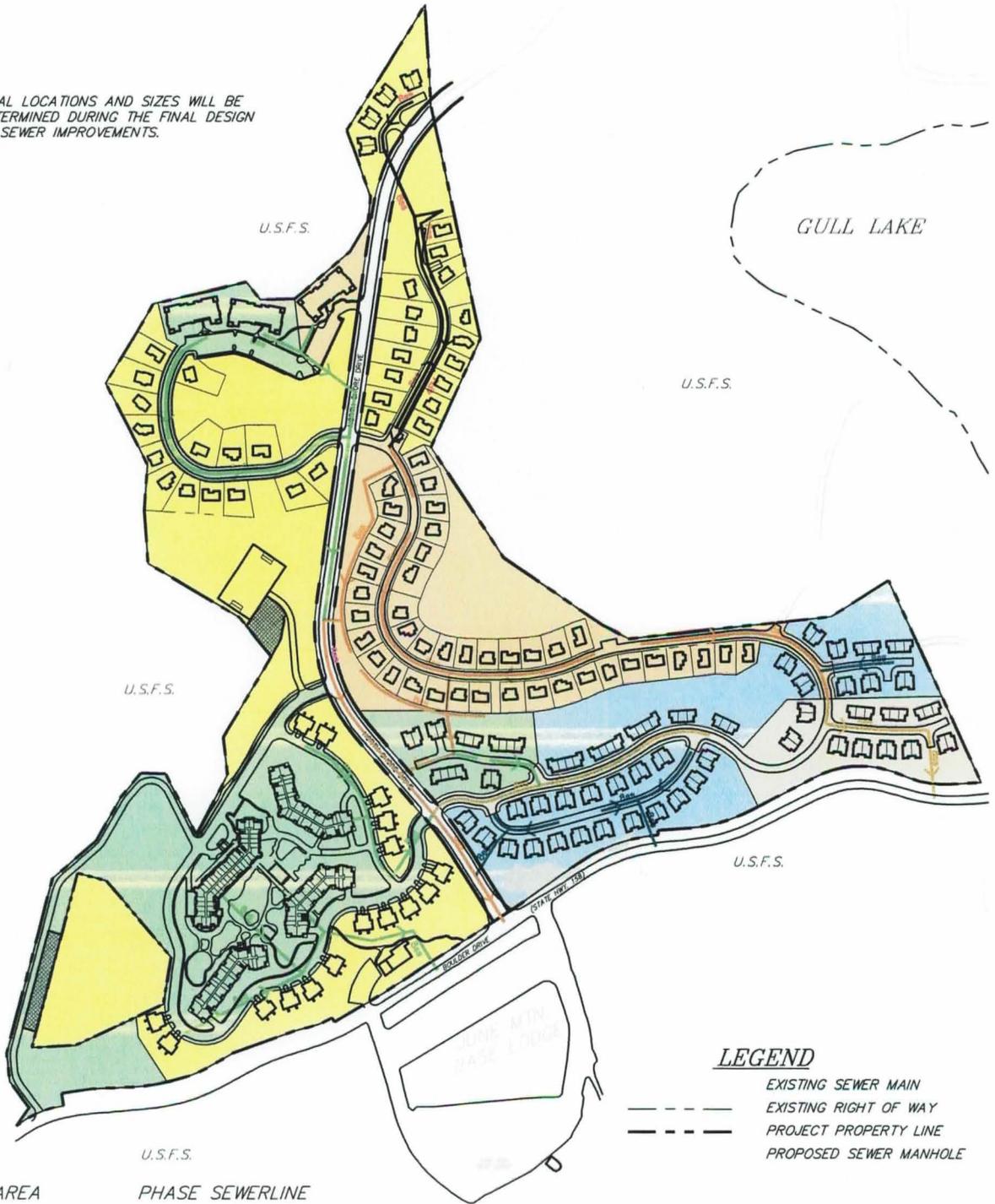


RODEO GROUNDS

WATER PLAN

2010-05-14 SHEET 1 OF 3

FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL DESIGN OF SEWER IMPROVEMENTS.

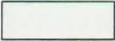
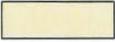
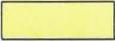


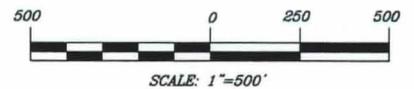
LEGEND

- EXISTING SEWER MAIN
- ... EXISTING RIGHT OF WAY
- PROJECT PROPERTY LINE
- - - PROPOSED SEWER MANHOLE

PHASE AREA

PHASE SEWERLINE

PH 1		
PH 2		
PH 3		
PH 4		
PH 5		

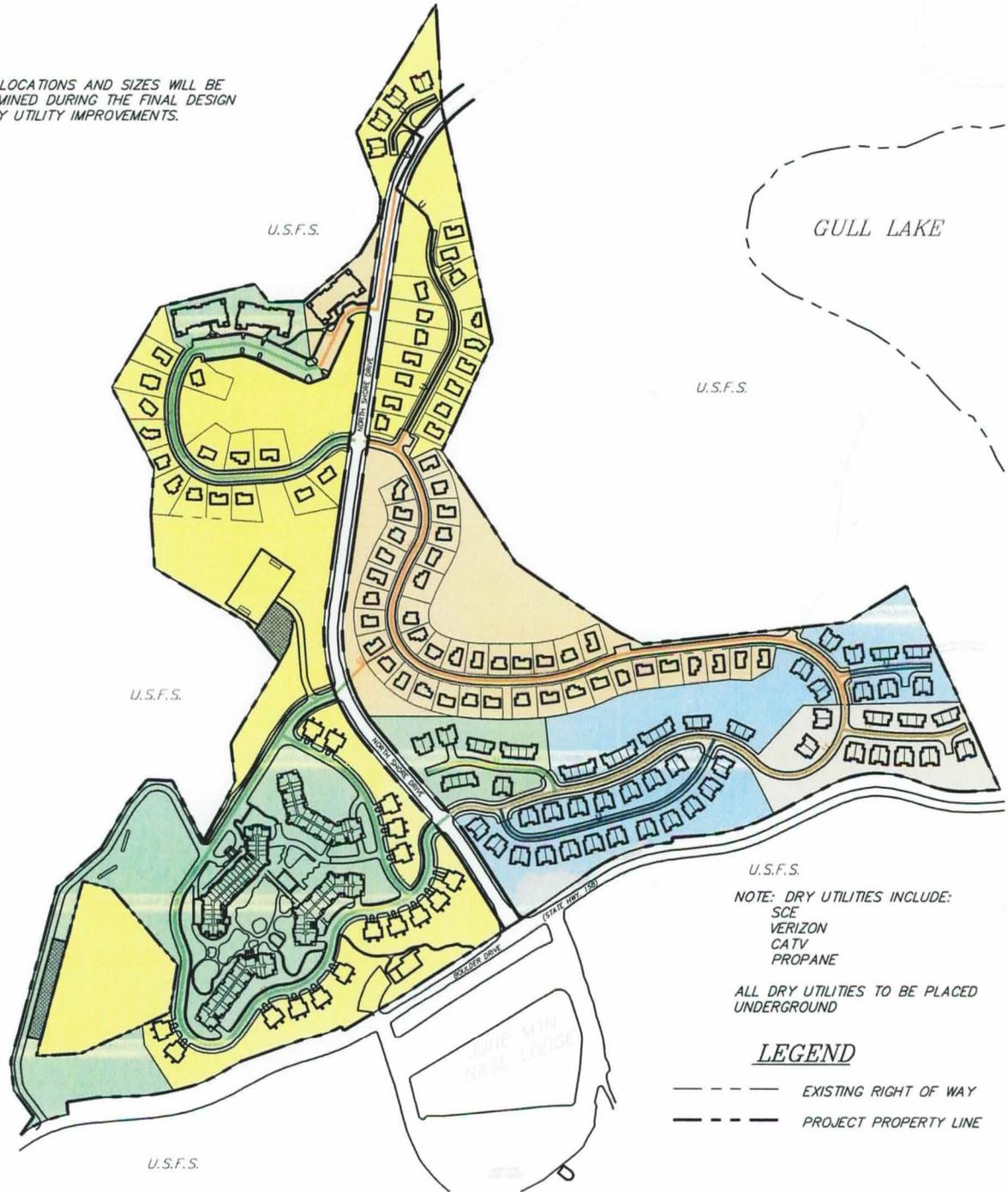


RODEO GROUNDS

SEWER PLAN

2010-05-14 SHEET 2 OF 3

FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL DESIGN OF DRY UTILITY IMPROVEMENTS.



U.S.F.S.
 NOTE: DRY UTILITIES INCLUDE:
 SCE
 VERIZON
 CATV
 PROPANE
 ALL DRY UTILITIES TO BE PLACED UNDERGROUND

LEGEND

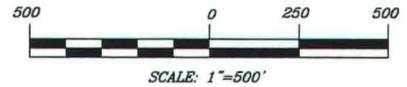
- EXISTING RIGHT OF WAY
- - - PROJECT PROPERTY LINE

PHASE AREA

- PH 1
- PH 2
- PH 3
- PH 4
- PH 5

PHASE DRY UTILITIES

-
-
-
-
-



RODEO GROUNDS

DRY UTILITY

PLAN
 2010-05-14 SHEET 3 OF 3

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Construction Cost Totals		
<i>description</i>				<i>amount</i>
Phase 1				\$ 1,380,025
Phase 2				\$ 2,811,000
Phase 3				\$ 753,400
Phase 4				\$ 3,515,175
Phase 5				\$ 1,145,525
Total Costs				\$ 9,605,125

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

	triad/holmes associates	Annual Maintenance Cost Totals		
	<i>description</i>			<i>amount</i>
	Phase 1			\$ 70,791
	Phase 2			\$ 153,311
	Phase 3			\$ 39,961
	Phase 4			\$ 179,395
	Phase 5			\$ 61,568
Total Costs				\$ 505,026

Annual Maintenance costs have been determined by the assumption of a sum of money either spent on maintenance or deposited annually into a reserve for future maintenance at the following percentages.

Utility Systems	5%
Street and Landscape Systems	10%

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Phase 1				<i>annual maintenance costs / deposit to reserve</i>
<i>description</i>	<i>quantity</i>	<i>units</i>	<i>price per unit</i>	<i>amount</i>		
Tank System						
410000 gallon bolted steel water tank and appurtenances		GAL	\$2	\$ -	\$ -	
Pad Grading & access road to tank		LS	\$120,000	\$ -	\$ -	
Water Distribution System						
10" Water Line	4450	LF	\$120	\$ 534,000	\$ 26,700	
8" Water Line		LF	\$100	\$ -	\$ -	
Fire Hydrant	8	EA	\$3,000	\$ 24,000	\$ 1,200	
Water lateral (with all fittings)	10	EA	\$1,500	\$ 15,000	\$ 750	
Sewer Collection System						
8" Sewer Line	1620	LF	\$60	\$ 97,200	\$ 4,860	
Sewer Manhole	9	EA	\$3,000	\$ 27,000	\$ 1,350	
Sewer lateral (with all fittings)	10	EA	\$1,500	\$ 15,000	\$ 750	
Sewage Lift Station		LS	\$70,000	\$ -	\$ -	
4" Sewer Pressure Line		LF	\$60	\$ -	\$ -	
Erosion Control and Drainage						
Temporary Erosion Control	1	LS	20000	\$ 20,000		
Permanent Erosion Control and drainage	1	LS	40000	\$ 40,000	\$ 4,000	
Dry Utilities						
Dry Utility Common Trench	1915	LF	\$35	\$ 67,025	\$ 3,351	
Telephone Trench only	1000	LF	\$30	\$ 30,000	\$ 1,500	
Power Trench Only	500	LF	\$30	\$ 15,000	\$ 750	
Streets						
Paving	51160	SF	\$5	\$ 255,800	\$ 25,580	
Sidewalk		SF	\$ 7	\$ -	\$ -	
Cut	9000	CY	\$10	\$ 90,000		
Fill	6000	CY	\$15	\$ 90,000		
Export	3000	CY	\$20	\$ 60,000		
Import		CY	\$20	\$ -		
Phase 1 Costs				\$ 1,380,025	\$ 70,791	

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Phase 2				<i>annual maintenanc e costs / deposit to reserve</i>
<i>description</i>	<i>quantity</i>	<i>units</i>	<i>price per unit</i>	<i>amount</i>		
Tank System						
410000 gallon bolted steel water tank and appurtenances	410000	GAL	\$2	\$ 820,000	\$ 41,000	
Pad Grading & access road to tank	1	LS	\$120,000	\$ 120,000	\$ 12,000	
Water Distribution System						
10" Water Line		LF	\$120	\$ -	\$ -	
8" Water Line	5785	LF	\$100	\$ 578,500	\$ 28,925	
Fire Hydrant	6	EA	\$3,000	\$ 18,000	\$ 900	
Water lateral (with all fittings)	41	EA	\$1,500	\$ 61,500	\$ 3,075	
Sewer Collection System						
8" Sewer Line	5850	LF	\$60	\$ 351,000	\$ 17,550	
Sewer Manhole	24	EA	\$3,000	\$ 72,000	\$ 3,600	
Sewer lateral (with all fittings)	41	EA	\$1,500	\$ 61,500	\$ 3,075	
Sewage Lift Station		LS	\$70,000	\$ -	\$ -	
4" Sewer Pressure Line		LF	\$60	\$ -	\$ -	
Erosion Control and Drainage						
Temporary Erosion Control	1	LS	30000	\$ 30,000		
Permanent Erosion Control and drainage	1	LS	75000	\$ 75,000	\$ 7,500	
Dry Utilities						
Dry Utility Common Trench	2665	LF	\$35	\$ 93,275	\$ 4,664	
Telephone Trench only		LF	\$30	\$ -	\$ -	
Power Trench Only		LF	\$30	\$ -	\$ -	
Streets						
Paving	62045	SF	\$5	\$ 310,225	\$ 31,023	
Sidewalk		SF	\$ 7	\$ -	\$ -	
Cut	8000	CY	\$10	\$ 80,000		
Fill	4000	CY	\$15	\$ 60,000		
Export	4000	CY	\$20	\$ 80,000		
Import		CY	\$20	\$ -		
Phase 2 Costs				\$ 2,811,000	\$ 153,311	

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Phase 3				
<i>description</i>	<i>quantity</i>	<i>units</i>	<i>price per unit</i>	<i>amount</i>	<i>annual maintenan ce costs / deposit to reserve</i>	
Tank System						
410000 gallon bolted steel water tank and appurtenances		GAL	\$2	\$ -	\$ -	
Pad Grading & access road to tank		LS	\$120,000	\$ -	\$ -	
Water Distribution System						
10" Water Line		LF	\$120	\$ -	\$ -	
8" Water Line	1160	LF	\$100	\$ 116,000	\$ 5,800	
Fire Hydrant	10	EA	\$3,000	\$ 30,000	\$ 1,500	
Water lateral (with all fittings)	33	EA	\$1,500	\$ 49,500	\$ 2,475	
Sewer Collection System						
8" Sewer Line	1220	LF	\$60	\$ 73,200	\$ 3,660	
Sewer Manhole	10	EA	\$3,000	\$ 30,000	\$ 1,500	
Sewer lateral (with all fittings)	33	EA	\$1,500	\$ 49,500	\$ 2,475	
Sewage Lift Station		LS	\$70,000	\$ -	\$ -	
4" Sewer Pressure Line		LF	\$60	\$ -	\$ -	
Erosion Control and Drainage						
Temporary Erosion Control	1	LS	30000	\$ 30,000	\$ -	
Permanent Erosion Control and drainage	1	LS	75000	\$ 75,000	\$ 7,500	
Dry Utilities						
Dry Utility Common Trench	1125	LF	\$35	\$ 39,375	\$ 1,969	
Telephone Trench only		LF	\$30	\$ -	\$ -	
Power Trench Only		LF	\$30	\$ -	\$ -	
Streets						
Paving	26165	SF	\$5	\$ 130,825	\$ 13,083	
Sidewalk		SF	\$ 7	\$ -	\$ -	
Cut	1000	CY	\$10	\$ 10,000	\$ -	
Fill	4000	CY	\$15	\$ 60,000	\$ -	
Export		CY	\$20	\$ -	\$ -	
Import	3000	CY	\$20	\$ 60,000	\$ -	
Phase 3 Costs				\$ 753,400	\$ 39,961	

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Phase 4				<i>annual maintenanc e costs / deposit to reserve</i>
<i>description</i>	<i>quantity</i>	<i>units</i>	<i>price per unit</i>	<i>amount</i>		
Tank System						
410000 gallon bolted steel water tank and appurtenances		GAL	\$2	\$ -	\$ -	
Pad Grading & access road to tank		LS	\$120,000	\$ -	\$ -	
Water Distribution System						
10" Water Line		LF	\$120	\$ -	\$ -	
8" Water Line	2965	LF	\$100	\$ 296,500	\$ 14,825	
Fire Hydrant	12	EA	\$3,000	\$ 36,000	\$ 1,800	
Water lateral (with all fittings)	12	EA	\$1,500	\$ 18,000	\$ 900	
Sewer Collection System						
8" Sewer Line	4900	LF	\$60	\$ 294,000	\$ 14,700	
Sewer Manhole	23	EA	\$3,000	\$ 69,000	\$ 3,450	
Sewer lateral (with all fittings)	12	EA	\$1,500	\$ 18,000	\$ 900	
Sewage Lift Station		LS	\$70,000	\$ -	\$ -	
4" Sewer Pressure Line		LF	\$60	\$ -	\$ -	
Erosion Control and Drainage						
Temporary Erosion Control	1	LS	40000	\$ 40,000		
Permanent Erosion Control and drainage	1	LS	250000	\$ 250,000	\$ 25,000	
Dry Utilities						
Dry Utility Common Trench	5170	LF	\$35	\$ 180,950	\$ 9,048	
Telephone Trench only		LF	\$30	\$ -	\$ -	
Power Trench Only		LF	\$30	\$ -	\$ -	
Streets						
Paving	200745	SF	\$5	\$ 1,003,725	\$ 100,373	
Sidewalk	12000	SF	\$ 7	\$ 84,000	\$ 8,400	
Cut	45000	CY	\$10	\$ 450,000		
Fill	25000	CY	\$15	\$ 375,000		
Export	20000	CY	\$20	\$ 400,000		
Import		CY	\$20	\$ -		
Phase 4 Costs				\$ 3,515,175	\$ 179,395	

June Lake Rodeo Grounds - Cost of Infrastructure Improvements

 triad/holmes associates		Phase 5				
<i>description</i>	<i>quantity</i>	<i>units</i>	<i>price per unit</i>	<i>amount</i>	<i>annual maintenan ce costs / deposit to reserve</i>	
Tank System						
410000 gallon bolted steel water tank and appurtenances		GAL	\$2	\$ -	\$ -	
Pad Grading & access road to tank		LS	\$120,000	\$ -	\$ -	
Water Distribution System						
10" Water Line		LF	\$120	\$ -	\$ -	
8" Water Line	2785	LF	\$100	\$ 278,500	\$ 13,925	
Fire Hydrant	8	EA	\$3,000	\$ 24,000	\$ 1,200	
Water lateral (with all fittings)	50	EA	\$1,500	\$ 75,000	\$ 3,750	
Sewer Collection System						
8" Sewer Line	1300	LF	\$60	\$ 78,000	\$ 3,900	
Sewer Manhole	6	EA	\$3,000	\$ 18,000	\$ 900	
Sewer lateral (with all fittings)	50	EA	\$1,500	\$ 75,000	\$ 3,750	
Sewage Lift Station	1	LS	\$70,000	\$ 70,000	\$ 3,500	
4" Sewer Pressure Line	870	LF	\$60	\$ 52,200	\$ 2,610	
Erosion Control and Drainage						
Temporary Erosion Control	1	LS	20000	\$ 20,000		
Permanent Erosion Control and drainage	1	LS	50000	\$ 50,000	\$ 5,000	
Dry Utilities						
Dry Utility Common Trench	1400	LF	\$35	\$ 49,000	\$ 2,450	
Telephone Trench only		LF	\$30	\$ -	\$ -	
Power Trench Only		LF	\$30	\$ -	\$ -	
Streets						
Paving	41165	SF	\$5	\$ 205,825	\$ 20,583	
Sidewalk		SF	\$ 7	\$ -	\$ -	
Cut	2500	CY	\$10	\$ 25,000		
Fill	5000	CY	\$15	\$ 75,000		
Export		CY	\$20	\$ -		
Import	2500	CY	\$20	\$ 50,000		
Phase 5 Costs				\$ 1,145,525	\$ 61,568	