

Project Summary

An agreement with Snowcreek Investment Co. II (Owner) was executed with the Mammoth Community Water District (District) to initiate an annexation process with the Mono County Local Agency Formation Commission (LAFCO) to annex a part of the Snowcreek VIII development area that is currently outside the District Service Area boundary. These lands were acquired by the Owner in a land exchange with the United States Forest Service and are approved for development by the Town under the Snowcreek Master Plan. The Final Environmental Impact Report Addition for the Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project (EIR) recognizes that this annexation is an action that would be completed after the update was approved (Section II, F Discretionary Actions). The District Water Supply Assessment (EIR, Appendix B) for this certified CEQA document listed this annexation as an anticipated action along with the District Water Supply Agreement with Snowcreek for the Snowcreek golf course and Snowcreek VIII common area landscaping using recycled water when available (Agreement). This is now an approved and executed water supply agreement that provides for the District to supply irrigation water to the existing Snowcreek golf course, proposed golf course expansion and Snowcreek VIII development common area landscaping including the annexation area.

Based on the tentative tract map for Snowcreek VIII phased development, the annexation area consists of approximately 90% proposed golf course and 10% proposed multifamily and hotel uses. This annexation is a Condition of Approval for the Final Snowcreek VIII tract map (TM 2009-002). The District approved a Resolution of Application for this LAFCO application on June 22, 2017 (Resolution No. 06-22-17-13).

Please reference supporting documentation here:

<https://monocounty.ca.gov/lafco/page/resources>.

RESOLUTION NO. 06-22-17-13

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MAMMOTH COMMUNITY WATER DISTRICT
MAKING APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION
OF MONO COUNTY TO TAKE PROCEEDINGS FOR THE ANNEXATION OF TWO
PARCELS INTO THE MAMMOTH COMMUNITY WATER DISTRICT**

WHEREAS, the Mammoth Community Water District (“MCWD” or “District”) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of two parcels that have requested inclusion within the District’s territory; and;

WHEREAS, a notice of intent to adopt this resolution of application has not been given to each interested and subject agency;

WHEREAS, this proposal is consistent with the District’s existing sphere of influence, and therefore there are no affected cities or districts within the meaning of Subdivision (a)(9) of Section 56700 of the Government Code except MCWD;

WHEREAS, the territory proposed to be annexed into MCWD is uninhabited and a map and description of the boundaries of the affected parcels are set forth in Exhibits A and B attached hereto and by this reference incorporated herein;

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. All costs incurred to complete the annexation, including but not limited to Mono LAFCO and the State Board of Equalization fees and expenses, will be paid by MCWD and reimbursed by the affected property owner at MCWD’s cost pursuant to the Annexation and Funding Agreement Between MCWD and Snowcreek Investment Company II, LLC Requesting Annexation of Snowcreek Phase VIII Property to the District.

WHEREAS, the Town of Mammoth Lakes has adopted a final environmental impact report and addition to that report for this project, which includes an analysis of annexing the lands into MCWD for the purposes of providing water and wastewater services to the Snowcreek Phase VIII development project, and has approved the project with appropriate mitigation measures;

WHEREAS, the MCWD Board certifies, pursuant to Section 56663 of the Government Code, that the property in question is currently uninhabited and that the property owner has

consented to the annexation in writing, and therefore the District wishes to waive the notice and hearing and (or) election;

WHEREAS, in accordance with Government Code Section 56653, the Board hereby adopts a Plan for Services for this proposed annexation consistent with the Final EIR and Addition to FEIR certified by the Town of Mammoth Lakes and as provided for in the conceptual improvements for the approved Tentative Tract Map 2009-002.

NOW, THEREFORE, BE IT RESOLVED that this Resolution of Application is hereby adopted and approved by the Board of Directors of the Mammoth Community Water District and the Board hereby requests that the Local Agency Formation Commission of Mono County to take proceedings for annexing the two parcels shown in Exhibit B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

BE IT FURTHER RESOLVED that the District General Manager is directed to file an executed copy of this Resolution of Application with the Mono LAFCO's Executive Officer, and is designated as the recipient of all LAFCO notices related to the proposed annexation.

PASSED AND ADOPTED by the Board of Directors of the Mammoth Community Water District on June 22, 2017, by the following vote:

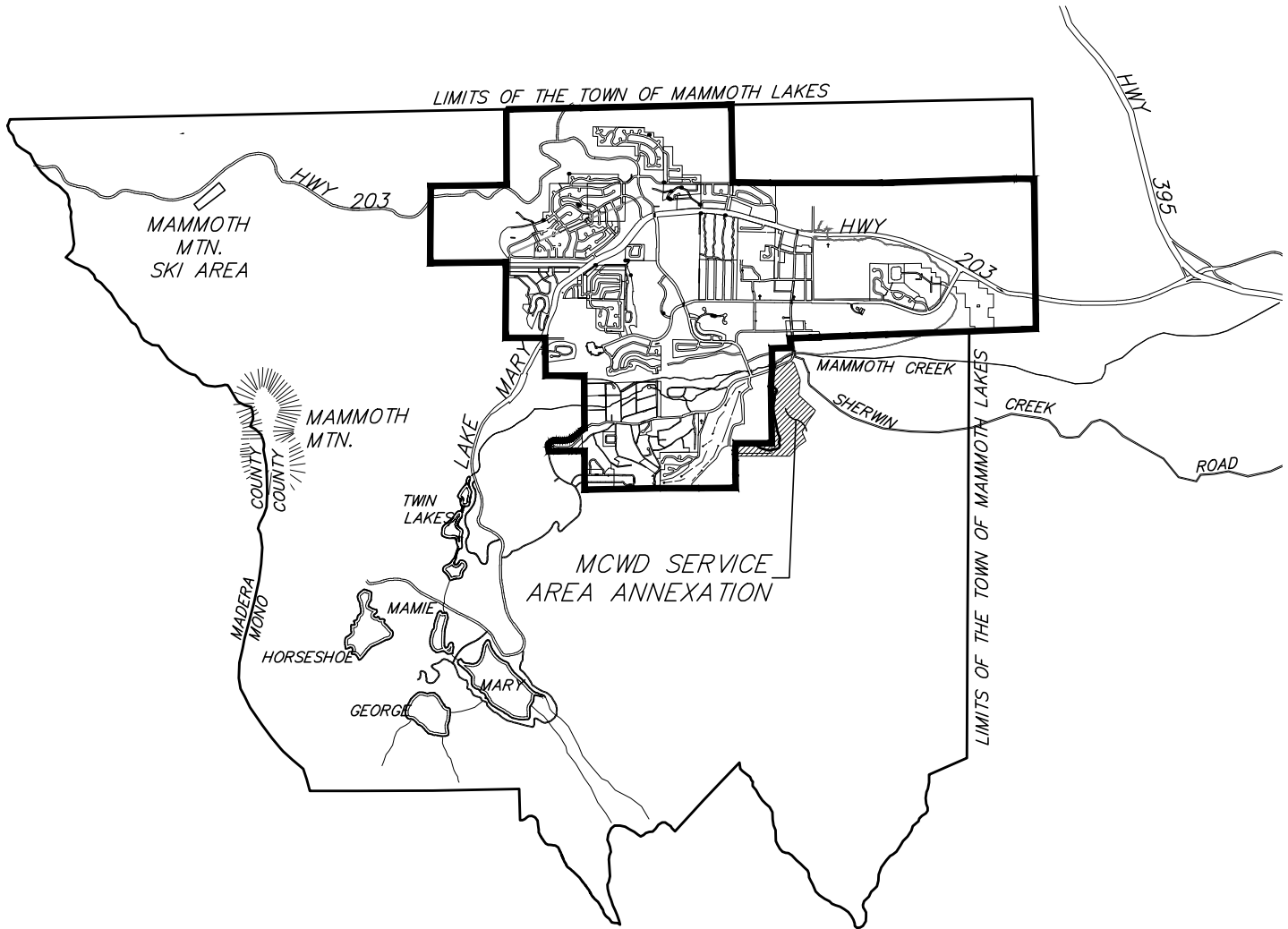
- AYES: Directors Cage, Creasy, Domaille, Kaufman and Smith
- NOES: None
- ABSENT: None
- ABSTAIN: None

Thomas R. Smith
President, Board of Directors




ATTEST:

Patrick A. Hayes
Secretary, Board of Directors

EXHIBIT A
MAMMOTH COMMUNITY WATER DISTRICT
SERVICE AREA ANNEXATION
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA



LEGEND

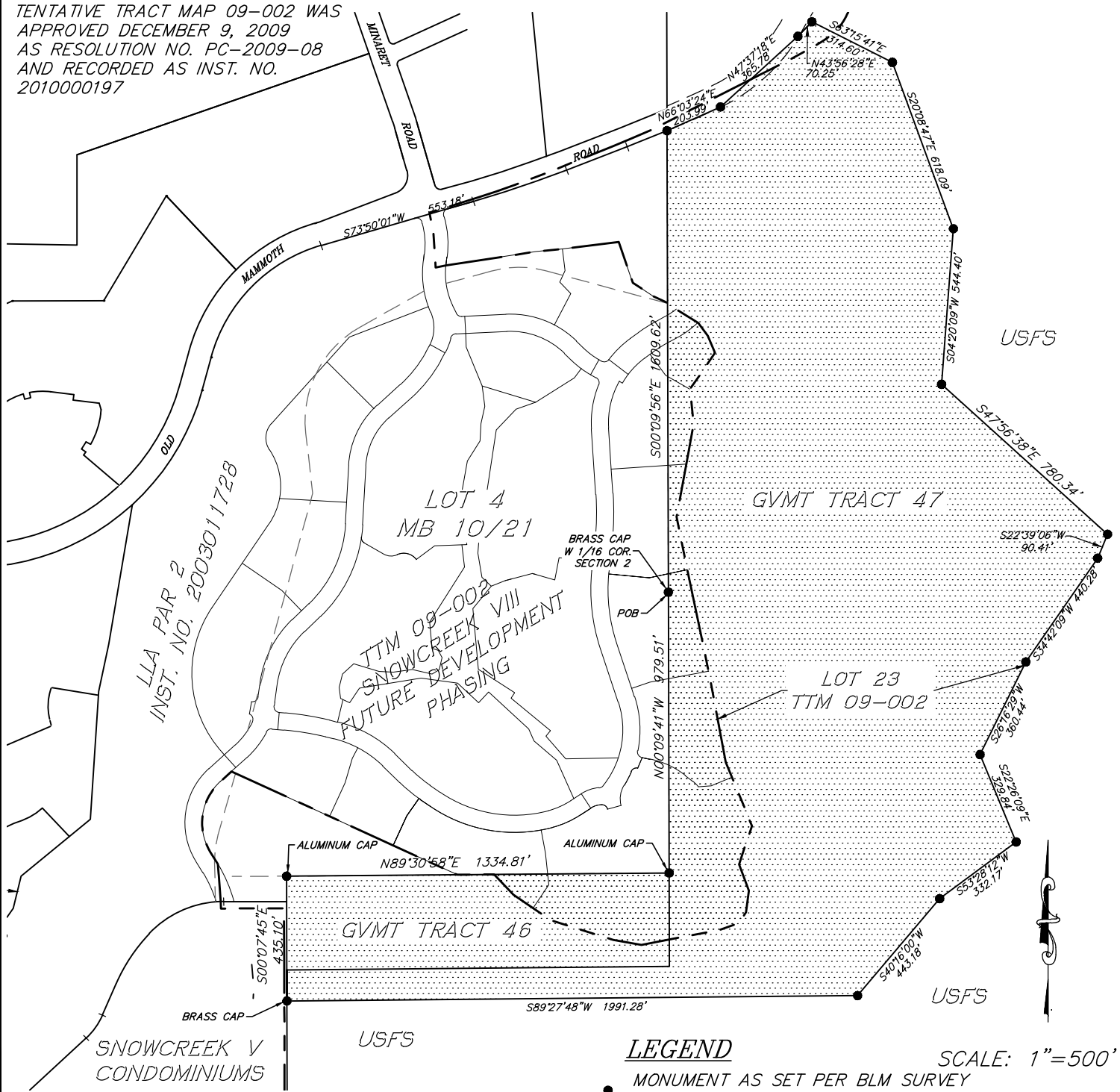
-  LIMITS OF EXISTING MCWD SERVICE AREA
-  LIMITS OF TOWN OF MAMMOTH LAKES / MCWD SPHERE OF INFLUENCE
-  MCWD SERVICE AREA ANNEXATION



SCALE: 1"=6000'

EXHIBIT B
**MAMMOTH COMMUNITY WATER DISTRICT
 SERVICE AREA ANNEXATION**
 TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

TENTATIVE TRACT MAP 09-002 WAS APPROVED DECEMBER 9, 2009 AS RESOLUTION NO. PC-2009-08 AND RECORDED AS INST. NO. 2010000197



LEGEND

- MONUMENT AS SET PER BLM SURVEY UNLESS NOTED OTHERWISE
- LIMITS OF TOWN OF MAMMOTH LAKES URBAN GROWTH AREA
- ▨ MCWD SERVICE AREA ANNEXATION, AREA = 94.01± ACRES

SCALE: 1"=500'



C:\Triad Jobs\01-Mammoth\4145 MCWD annexation\Acad\4145 Annex exhibit.dwg Aug 10, 2017 - 1:43pm, jpfleiler