

## Special Meeting of the Board of Directors

9751 Merced Falls Road  
**February 20, 2024 at 1:00 p.m.**

*Mission Statement: The Lake Don Pedro CSD is dedicated to providing our customers with ample quantities of high quality water meeting all standards, in a fiscally responsible manner.*

### AGENDA

**1. CALL TO ORDER:** Presiding Officer: Establish Quorum, Pledge of Allegiance:

**2. PUBLIC COMMENT:**

Any person may address the Board at this time on any matter within the jurisdiction of the Board that is NOT ON THE AGENDA A maximum of three minutes is allowed each person and a maximum of 20 minutes per topic. Any person wishing to address the Board on an item ON THE AGENDA will be given the opportunity at that time. Speakers are encouraged to consult District Management or Directors prior to agenda preparation regarding any District matters, as no action will be taken on non-agenda issues.

**3. PRESENTATION ONLY:**

- a. Presiding Officer's Report
- b. General Manager's Report:
  - Grant / Study Updates
  - Current District Projects
  - Operations Updates
  - Administrative Updates

**4. APPROVAL OF CONSENT AGENDA:** The following items may all be approved in one motion or considered separately as determined appropriate by the President

- a. Read and file the Treasurer's Report for the period ending January 31, 2024 including summary of claims paid
- b. Approval of the Minutes of the following meeting:
  - ♦ Special Meeting of January 16, 2024

**5. DISCUSSION AND ACTION ITEMS:**

- a. Discussion / Approval regarding the Presentation from Allan Highstreet from NBS on the topic of the Current Rate Study Implemented in 2022.
- b. Discussion / Information only regarding a Critical Projects Update
- c. Discussion / Information only regarding Water Valves in our Distribution System
- d. Discussion / Information only regarding Mariposa County Request for Comments Site Plan Review No. 2024-004, APN # 021-350-006/017/019, Property 9643 Fachada Way

**6. ADJOURNMENT:**

Meeting agendas and written materials supporting agenda items, if produced, can be received by the public for free in advance of the meeting by any of the following options:

- A paper copy viewed at the District office, 9751 Merced Falls Rd., La Grange, CA 95329 during business hours or mailed pursuant to a written request and payment of associated mailing fees
- An electronic copy received by email. Note - a form requesting email delivery of agendas and/or meeting materials must be completed a minimum of one week in advance of the meeting
- Viewed on the Board page of the District's website
- A limited number of copies of agenda materials will also be available at the meeting

Americans with Disabilities Act Compliance: If you require special assistance to participate in Board Meetings, please contact the LDPCSD Board Secretary at (209) 852-2251 Ext. 2. Advance notification will enable the District to make reasonable arrangements to insure accessibility



# Lake Don Pedro Community Services District

## GENERAL MANAGER'S REPORT

February 20, 2024

Several storms have passed through since our January meeting. According to our weather station next to the administration building, we have a total of 10.2 inches of rain since October 2023.

Attended IRWMP in Mariposa on January 25 to discuss future grants. Looks like the California Governor is pulling money away from our area and moving it to other places that are needed. IRWMP is not giving up on this decision.

Investors are interested in a Wave Pool at the Golf Course. This pool would be 5 acres in size.  
*See Staff Report*

Solar- we have talked with Forefrontpower about solar for electricity. We have submitted our usage and they should be getting back to us if this is something doable. This is a no-cost program..

In addition to finding me in my office, I can be reached at the following:

- District phone – (209) 852-2331 Ext 1
- E-mail - dave@ldpcsd.org

### *Grant/Study Updates*

**DWR RAW WATER INTAKE PUMP STATION PROJECT**- Status of Project – Had a phone conference with Black Water Consulting Engineer along with DWR to look for ways to acquire additional funding. DWR stated that they might be able to add \$100,000 but that is it. At the end of the meeting, we were directed to report back with more construction options to make something work.

**USDA / FUNDING OPPORTUNITY** – **Status** – Unfortunately, congress did not pass a full budget earlier this month (January) and might know something by March 1<sup>st</sup> at the earliest....when the Project Mgr has a better idea of our state's funding allocation, she will let me know.

**DWSRF Treatment Plant Modernization Project** –**Status** – Randy submitted several documents/plans to Black Water Consulting to help with the planning of this project.

**Verizon** – verbal update

## *Operations*

**Critical Project Updates – *see staff report***

**Operations staff are continuing to perform meter audits. We expect it to be completed by the end of April.**

**Water Valves Approximately – *see staff report***

- 350 in-line valves
- 450 hydrant valves

**Coachings – we have started coaching sessions.**

## *Administrative*

- **SAFETY MEETINGS MONTHLY – Binder in Board Room for Viewing – Blood Borne Pathogens**
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- **WEEKLY STAFF MEETINGS – There will be a binder in the Board room for viewing the topics of discussion. All notes from the meeting I will be holding in my office but the topics of the staff meetings will be available.**

Sincerely,

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Dave Savidge, Assistant General Manager

**End of Month Water Report**

**Jan 2024**

| Description   | CCF   | Acre/ft. | Percent |      |
|---|-------|----------|---------|------|
| Water pumped from Lake McClure acre/ft.                       | 12860 | 29.52    |         |      |
| Water pumped from Well acre/ft.                               | 1789  | 4.11     |         |      |
| Total Pumped acre/ft.   |       | 33.63    |         |      |
| Last month acre/ft.   |       | 33.05    |         |      |
| Difference from last month %                                  |       |          | 1.75%   |      |
| Treated water sold acre/ft.                                   | 11078 | 25.43    |         |      |
| Last month treated water sold acre/ft.                        |       | 20.65    |         |      |
| Difference from last month %                                  |       |          | 18.80%  |      |
| Golf course water sold acre/ft.                               | 0     | 0.00     |         |      |
| Hydrant usage   | 20    | 0.05     |         |      |
| Billed Metered Customers                                      |       |          |         | 1540 |
| Meters with no consumption this month                         |       |          |         | 312  |
| Meters with no consumption last month                         |       |          |         | 319  |
| Usage outside filed MID Place of Use                          | 407   | 0.93     |         |      |
| Total acre/ft. from Wells                                     |       | 4.11     |         |      |
| Backwash/Rinse on start up                                    | 1257  | 2.89     |         |      |
| Plant Process Equipment (FIXED VALUE)                         | 55    | 0.13     |         |      |
| Water in Distribution system (Averaged Main Size) FIXED VALUE | 901   | 2.07     |         |      |
| Sed Basin cleaning  | 0     | 0.00     |         |      |
| Raw Storage Difference from last month                        | +0.85 | 0.00     |         |      |
| Treated storage difference from last month                    | -222  | -0.51    |         |      |
| Total water loss in acre/ft. ( Leaks and Evaporation)         |       | 3.07     | 9.13%   |      |

**End of the Month MID LakeMcClure Readings**

|                       |           |                             |
|-----------------------|-----------|-----------------------------|
| Date of Reading       | 1/29/2024 |                             |
| Inflow                | 525       | CFS (Cubic Feet Per Second) |
| Storage               | 662,818   | AF (Acre Feet)              |
| Elevation             | 807.35    | Feet Above Mean Sea Level   |
| Outflow               | 1123      | CFS (Cubic Feet Per Second) |
| Lake McClure Capacity | 1,024,600 | AF (Acre Feet)              |

**LAKE DON PEDRO  
COMMUNITY SERVICES DISTRICT**

**Treasurer's Report**

Reporting Period: January 2024

**The district ended the month of January 2024 with the following balances in our accounts:**

\* All bank accounts verified against bank statements

|                                  |    |                   |
|----------------------------------|----|-------------------|
| <b>Restricted:</b>               |    |                   |
| Investment - LAIF                | \$ | 183,258           |
| Total Restricted:                |    | <u>\$ 183,258</u> |
| <b>Unrestricted:</b>             |    |                   |
| Checking                         | \$ | 84,734            |
| Money Market - Working Capital   | \$ | 241,787           |
| Petty Cash                       | \$ | <u>125</u>        |
| Total Unrestricted:              |    | <u>\$ 326,646</u> |
| Total Restricted & Unrestricted: |    | <u>\$ 509,904</u> |

**The district ended January 2024 with the following amounts affecting our financial status:**

|                               | Jan-2024     | Year to Date   |
|-------------------------------|--------------|----------------|
| Sales & Business Revenue:     | \$ 144,591   | \$ 1,064,298   |
| Total Operating Expenses:     | \$ (135,729) | \$ (1,027,447) |
| Non-Operating Income/Expense: | \$ (26,702)  | \$ (124,797)   |
| Water Drought Income/Expense: | \$ (253)     | \$ 70,605      |
| Change in Net Assets (P&L):   | \$ (18,093)  | \$ (17,341)    |
| Net Cash Flow:                | \$ 5,569     | \$ (44,746)    |

**Accounts Receivable:**

| Billing Time Frame    | Utility Billing   | Availability Billing | A/R Other        | A/R Accrue        |
|-----------------------|-------------------|----------------------|------------------|-------------------|
| Current               | \$ 43,705         | \$ -                 | \$ 133           | \$ 129,442        |
| > 30 Days             | \$ 2              | \$ -                 | \$ -             | \$ -              |
| > 60 Days             | \$ 16,044         | \$ -                 |                  | \$ -              |
| > 90 Days             | \$ 9,095          | \$ -                 | \$ -             | \$ -              |
| > 120 Days            | \$ 68,171         | \$ 176,094           | \$ 35,241        | \$ -              |
| Credits               | \$ (27,590)       |                      |                  |                   |
| <b>Total</b>          | <b>\$ 109,427</b> | <b>\$ 176,094</b>    | <b>\$ 35,374</b> | <b>\$ 129,442</b> |
| <b>Total Combined</b> | <b>\$ 414,963</b> |                      | <b>\$ 35,374</b> |                   |
| <br>                  |                   |                      |                  |                   |
| G/L Balance           | \$ 414,963        |                      | \$ 35,374        |                   |
| <br>                  |                   |                      |                  |                   |
| <b>Difference</b>     | <b>\$ -</b>       |                      | <b>\$ -</b>      |                   |

\* Amount of availability payments received: \$35,619

\* Amount of availability payments outstanding: \$140,475

**Accounts Payables:**

| Payable Time Frame | A/P Trade        | A/P Accruals | A/P Water Accrual |
|--------------------|------------------|--------------|-------------------|
| Current            | \$ 87,311        | \$ -         | \$ 6,505          |
| > 30 Days          | \$ -             | \$ -         | \$ -              |
| > 60 Days          | \$ -             | \$ -         | \$ -              |
| > 90 Days          | \$ -             | \$ -         | \$ -              |
| Credits            | \$ -             | \$ -         | \$ -              |
| <b>Total</b>       | <b>\$ 87,311</b> | <b>\$ -</b>  | <b>\$ 6,505</b>   |
| <br>               |                  |              |                   |
| G/L Balance        | \$ 87,311        | \$ -         | \$ 6,505          |
| <br>               |                  |              |                   |
| <b>Difference</b>  | <b>\$0</b>       | <b>\$0</b>   | <b>\$0</b>        |

AP includes the following:

- \$51,116.52 MID water bill

**“ I certify that the District investments have been made in accordance with the Investment Policy. I further certify that the District has adequate revenue to cover its operating expenses for the next six months, in accordance with California Government Code Sections 53646 (b) (2) and (3) respectively”.**

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| Name | Title | Date |
|------|-------|------|
|------|-------|------|

**Statement of Revenues and Expenses (P&L)**  
**January 2024 & Year-To-Date Versus 6/30/24 Approved Budget**

|                      | Jan-24                              | January vs<br>Budget % | 2023-2024<br>YTD | YTD vs<br>Budget % | 2023-2024<br>Budget | Remaining<br>Budget | Available<br>Budget % |
|----------------------|-------------------------------------|------------------------|------------------|--------------------|---------------------|---------------------|-----------------------|
| <b>Revenue</b>       |                                     |                        |                  |                    |                     |                     |                       |
| 01-0-3010-301        | Meter Reconnection Fee              | 0.00%                  |                  | 0.00%              | 100                 | 100                 | 100.00%               |
| 01-0-3010-302        | Donated Capital - Meters Curre      | -                      | 15,000           | 23.08%             | 65,000              | 50,000              | 76.92%                |
| 01-0-4010-400        | Water Sales Residential             | 30,509                 | 294,447          | 66.17%             | 445,000             | 150,553             | 33.83%                |
| 01-0-4010-402        | Water Availability Revenue          | 14,675                 | 102,560          | 55.44%             | 185,000             | 82,440              | 44.56%                |
| 01-0-4010-403        | Water Service Charges               | 98,925                 | 659,831          | 57.53%             | 1,147,000           | 487,169             | 42.47%                |
| 01-0-4020-410        | Interest Income - LAIF              | 1,823                  | 4,845            | 156.29%            | 3,100               | (1,745)             | -56.29%               |
| 01-0-4020-413        | Int Inc Penalties - Customer        | 3,254                  | 24,580           | 78.03%             | 31,500              | 6,920               | 21.97%                |
| 01-0-4020-414        | Transfer Fee Income                 | 350                    | 3,000            | 40.00%             | 7,500               | 4,500               | 60.00%                |
| 01-0-4020-415        | Other Income                        | -                      | 101              | 1.84%              | 5,500               | 5,399               | 98.16%                |
| 01-0-4020-416        | Meter Set Fee                       | -                      | 2,000            | 30.77%             | 6,500               | 4,500               | 69.23%                |
| 01-0-4020-900        | Hydrant Service Charge              | -                      | 47               | 11.75%             | 400                 | 353                 | 88.25%                |
| 01-0-4020-901        | Hydrant Rental                      | 80                     | 280              | 37.33%             | 750                 | 470                 | 62.67%                |
| 01-0-4020-902        | Hydrant Consumption                 | 52                     | 384              | 51.20%             | 750                 | 366                 | 48.80%                |
| 01-0-4020-999        | Avail Fee Income                    | -                      | 1,748            | 72.83%             | 2,400               | 652                 | 27.17%                |
| 01-0-4040-100        | Lease Fee                           | 2,350                  | 15,550           | 20.07%             | 77,467              | 61,917              | 79.93%                |
| <b>TOTAL REVENUE</b> | <b>152,017</b>                      | <b>7.69%</b>           | <b>1,124,374</b> | <b>56.84%</b>      | <b>1,977,967</b>    | <b>853,593</b>      | <b>43.16%</b>         |
| <b>Expenses</b>      |                                     |                        |                  |                    |                     |                     |                       |
| 01-1-5010-100        | Regular Pay - Plant                 | 16,770                 | 136,200          | 50.63%             | 269,000             | 132,800             | 49.37%                |
| 01-1-5010-101        | Overtime Pay                        | 1,792                  | 17,577           | 70.31%             | 25,000              | 7,423               | 29.69%                |
| 01-1-5010-102        | Sick Pay                            | 807                    | 6,642            | 82.45%             | 8,056               | 1,414               | 17.55%                |
| 01-1-5010-104        | Vacation Pay                        | 1,066                  | 8,378            | 71.85%             | 11,660              | 3,282               | 28.15%                |
| 01-1-5010-105        | Holiday Pay                         | 2,110                  | 11,407           | 100.17%            | 11,388              | (19)                | -0.17%                |
| 01-1-5010-200        | PERS                                | 2,052                  | 15,222           | 58.55%             | 26,000              | 10,778              | 41.46%                |
| 01-1-5010-201        | FICA/Medicare                       | 2,020                  | 13,858           | 55.43%             | 25,000              | 11,142              | 44.57%                |
| 01-1-5010-202        | SUI                                 | 412                    | 694              | 57.81%             | 1,200               | 506                 | 42.19%                |
| 01-1-5010-203        | Health Insurance                    | 5,466                  | 35,313           | 58.37%             | 60,500              | 25,187              | 41.63%                |
| 01-1-5010-204        | Workers Compensation                | 549                    | 6,152            | 43.95%             | 14,000              | 7,848               | 56.06%                |
| 01-1-5010-206        | Dental Insurance                    | 315                    | 2,207            | 47.98%             | 4,600               | 2,393               | 52.02%                |
| 01-1-5010-546        | Travel, Meetings & Mileage          | -                      | 794              | 31.74%             | 2,500               | 1,706               | 68.26%                |
| 01-1-5020-510        | Repair & Maintenance - Plant        | 2,901                  | 7,963            | 39.82%             | 20,000              | 12,037              | 60.18%                |
| 01-1-5020-511        | Repair & Maintenance - Vehicle      | 133                    | 5,943            | 59.43%             | 10,000              | 4,057               | 40.57%                |
| 01-1-5020-512        | Repair & Maintenance - Distribution | 569                    | 11,784           | 39.28%             | 30,000              | 18,216              | 60.72%                |
| 01-1-5020-515        | R&M Transmission - Intake           | -                      | -                | #DIV/0!            | -                   | -                   | #DIV/0!               |
| 01-1-5020-517        | R&M Transmission - Well #2          | -                      | -                | #DIV/0!            | -                   | -                   | #DIV/0!               |
| 01-1-5020-520        | Small Tools & Equipment             | 185                    | 2,631            | 40.47%             | 6,500               | 3,869               | 59.53%                |
| 01-1-5020-521        | Vehicle Equipment Fuel              | 1,065                  | 10,554           | 68.09%             | 15,500              | 4,946               | 31.91%                |
| 01-1-5020-522        | Gas, Oil & Lubricant - Plant        | -                      | 1,130            | 30.53%             | 3,700               | 2,570               | 69.47%                |
| 01-1-5020-524        | Health & Safety                     | -                      | 6,249            | 104.14%            | 6,000               | (249)               | -4.14%                |
| 01-1-5020-529        | Telephone - T & D                   | 1,702                  | 10,541           | 81.09%             | 13,000              | 2,459               | 18.91%                |
| 01-1-5020-544        | Water Testing Fees                  | 3,896                  | 8,901            | 65.93%             | 13,500              | 4,599               | 34.07%                |
| 01-1-5020-545        | Water System Fees                   | -                      | 5,071            | 37.01%             | 13,700              | 8,629               | 62.99%                |
| 01-1-5020-548        | Water Testing Materials             | -                      | 3,113            | 113.21%            | 2,750               | (363)               | -13.21%               |
| 01-1-5021-521        | Water Treatment Chemicals           | 11,291                 | 79,451           | 139.39%            | 57,000              | (22,451)            | -39.39%               |
| 01-1-5021-524        | P G & E Power - Office              | 335                    | 2,374            | 53.96%             | 4,400               | 2,026               | 46.04%                |
| 01-1-5021-525        | P G & E Power - Intake              | 11,255                 | 89,027           | 69.28%             | 128,500             | 39,473              | 30.72%                |
| 01-1-5021-526        | P G & E Power - Well                | 32                     | 3,929            | 87.32%             | 4,500               | 571                 | 12.68%                |
| 01-1-5021-527        | P G & E Power - Water Treatment     | 3,367                  | 27,647           | 67.43%             | 41,000              | 13,353              | 32.57%                |
| 01-1-5021-528        | P G & E Power - Distribution        | 3,382                  | 33,548           | 67.10%             | 50,000              | 16,452              | 32.90%                |
| 01-1-5021-529        | P G & E Power - Well 2              | 870                    | 5,598            | 466.46%            | 1,200               | (4,398)             | -366.46%              |
| 01-1-5021-530        | P G & E Power - Medina              | 56                     | 2,673            | 59.41%             | 4,500               | 1,827               | 40.59%                |
| 01-1-5021-532        | P G & E Power - Well 5/6            | 56                     | 2,673            | 59.41%             | 4,500               | 1,827               | 40.59%                |
| 01-1-5021-561        | Purchased Water Actual-mid-p        | (591)                  | 53,969           | 51.89%             | 104,000             | 50,031              | 48.11%                |
| 01-1-5023-533        | Outside Services                    | 317                    | 2,887            | 44.42%             | 6,500               | 3,613               | 55.58%                |
| 01-1-5023-535        | Fire Protection/Weed Control        | -                      | -                | 0.00%              | 250                 | 250                 | 100.00%               |
| 01-1-5023-537        | Pest Control                        | 4,813                  | 5,041            | 91.65%             | 5,500               | 459                 | 8.35%                 |
| 01-1-5023-538        | Engineering Services                | -                      | -                | 0.00%              | 3,500               | 3,500               | 100.00%               |
| 01-1-5023-539        | Employee Education                  | -                      | 210              | 7.79%              | 2,700               | 2,490               | 92.21%                |
| 01-1-5024-540        | Memberships                         | -                      | -                | 0.00%              | 1,500               | 1,500               | 100.00%               |
| 01-1-5024-542        | Publications                        | -                      | -                | 0.00%              | 500                 | 500                 | 100.00%               |
| 01-1-5024-543        | Licenses, Permits & Cert.           | 8                      | 1,183            | 118.30%            | 1,000               | (183)               | -18.30%               |
| 01-1-5032-583        | Depreciation Expense                | 32,712                 | 166,942          | 66.25%             | 252,000             | 85,058              | 33.75%                |
| 01-2-6010-100        | Regular Pay - Administration        | 16,191                 | 134,634          | 47.57%             | 283,000             | 148,366             | 52.43%                |
| 01-2-6010-101        | Overtime Pay                        | 235                    | 2,793            | 103.44%            | 2,700               | (93)                | -3.44%                |
| 01-2-6010-102        | Sick Pay                            | 350                    | 5,669            | 78.74%             | 7,200               | 1,531               | 21.26%                |
| 01-2-6010-104        | Vacation Pay                        | 692                    | 10,975           | 124.71%            | 8,800               | (2,175)             | -24.71%               |



|   | Jan-24                           | January vs<br>Budget % | 2023-2024<br>YTD | YTD vs<br>Budget % | 2023-2024<br>Budget | Remaining<br>Budget | Available<br>Budget % |                |
|---|----------------------------------|------------------------|------------------|--------------------|---------------------|---------------------|-----------------------|----------------|
| 01-2-6010-105                                     | Holiday Pay                      | 910                    | 16.54%           | 5,003              | 90.96%              | 5,500               | 497                   | 9.04%          |
| 01-2-6010-200                                     | PERS                             | 1,107                  | 5.40%            | 12,170             | 59.37%              | 20,500              | 8,330                 | 40.63%         |
| 01-2-6010-201                                     | FICA/Medicare                    | 1,543                  | 7.91%            | 11,795             | 60.49%              | 19,500              | 7,705                 | 39.51%         |
| 01-2-6010-202                                     | SUI                              | 204                    | 16.28%           | 598                | 47.84%              | 1,250               | 652                   | 52.16%         |
| 01-2-6010-203                                     | Health Insurance                 | 1,887                  | 4.02%            | 16,665             | 35.46%              | 47,000              | 30,335                | 64.54%         |
| 01-2-6010-204                                     | Workers Compensation             | 54                     | 4.18%            | 380                | 29.23%              | 1,300               | 920                   | 70.77%         |
| 01-2-6010-206                                     | Dental Insurance                 | 314                    | 8.04%            | 2,205              | 56.54%              | 3,900               | 1,695                 | 43.46%         |
| 01-2-6010-207                                     | Vision Care                      | -                      | 0.00%            | -                  | 0.00%               | 722                 | 722                   | 100.00%        |
| 01-2-6010-546                                     | Travel, Meetings & Mileage       | 101                    | 3.89%            | 1,226              | 47.15%              | 2,600               | 1,374                 | 52.85%         |
| 01-2-6020-512                                     | Propane                          | -                      | 0.00%            | 570                | 47.50%              | 1,200               | 630                   | 52.50%         |
| 01-2-6020-515                                     | Customer Billing Supplies        | 2,455                  | 70.14%           | 4,155              | 118.71%             | 3,500               | (655)                 | -18.71%        |
| 01-2-6020-529                                     | Telephone - Admin                | 1,946                  | 14.41%           | 15,410             | 114.15%             | 13,500              | (1,910)               | -14.15%        |
| 01-2-6020-530                                     | Office Supplies                  | 309                    | 8.35%            | 2,110              | 57.03%              | 3,700               | 1,590                 | 42.97%         |
| 01-2-6020-531                                     | Postage                          | 1,623                  | 17.08%           | 6,036              | 63.54%              | 9,500               | 3,464                 | 36.46%         |
| 01-2-6023-531                                     | Computer IT                      | 2,704                  | 9.83%            | 18,006             | 65.48%              | 27,500              | 9,494                 | 34.52%         |
| 01-2-6023-532                                     | R & M Equipment                  | -                      | #DIV/0!          | 217                | #DIV/0!             | -                   | (217)                 | #DIV/0!        |
| 01-2-6023-533                                     | Outside Services                 | 2,500                  | 9.26%            | 20,287             | 75.14%              | 27,000              | 6,714                 | 24.86%         |
| 01-2-6023-535                                     | Office Cleaning Serv             | -                      | 0.00%            | 1,080              | 51.43%              | 2,100               | 1,020                 | 48.57%         |
| 01-2-6023-536                                     | Legal Services                   | -                      | 0.00%            | 3,035              | 43.35%              | 7,000               | 3,965                 | 56.65%         |
| 01-2-6023-537                                     | Audit Services                   | 10,575                 | 117.50%          | 10,575             | 117.50%             | 9,000               | (1,575)               | -17.50%        |
| 01-2-6023-539                                     | Employee Education               | -                      | 0.00%            | -                  | 0.00%               | 2,700               | 2,700                 | 100.00%        |
| 01-2-6024-540                                     | Memberships                      | -                      | 0.00%            | 9,622              | 111.88%             | 8,600               | (1,022)               | -11.88%        |
| 01-2-6024-542                                     | Publications                     | -                      | 0.00%            | 260                | 32.54%              | 800                 | 540                   | 67.46%         |
| 01-2-6024-543                                     | Licenses, Permits & Cert.        | 868                    | 108.50%          | 2,611              | 326.38%             | 800                 | (1,811)               | -226.38%       |
| 01-2-6024-999                                     | County Avail Fee                 | -                      | 0.00%            | 1,866              | 93.30%              | 2,000               | 134                   | 6.70%          |
| 01-3-6025-100                                     | Regular Pay                      | 300                    | 5.00%            | 6,400              | 106.67%             | 6,000               | (400)                 | -6.67%         |
| 01-3-6025-201                                     | FICA/Medicare                    | 23                     | 3.28%            | 490                | 69.94%              | 700                 | 210                   | 30.06%         |
| 01-9-6030-546                                     | Travel, Meetings & Mileage       | -                      | 0.00%            | 117                | 4.32%               | 2,700               | 2,583                 | 95.68%         |
| 01-9-6030-569                                     | Credit Card Service Charges      | 1,199                  | 10.90%           | 8,302              | 75.47%              | 11,000              | 2,698                 | 24.53%         |
| 01-9-6030-570                                     | Bank Service charges             | 494                    |                  | 3,429              |                     |                     |                       | #DIV/0!        |
| 01-9-6030-572                                     | Business Insurance Expense       | 8,145                  | 8.40%            | 70,225             | 72.40%              | 97,000              | 26,775                | 27.60%         |
| 01-9-6030-576                                     | Misc Other Expense               | 40                     | 6.94%            | 518                | 89.25%              | 580                 | 62                    | 10.75%         |
| 01-9-6030-577                                     | Retired Employee Health          | 8                      | 0.05%            | 7,316              | 48.13%              | 15,200              | 7,884                 | 51.87%         |
| 01-9-6031-580                                     | Interest Long Term Debt          | 1,350                  | 5.29%            | 9,975              | 39.12%              | 25,500              | 15,525                | 60.88%         |
| 01-9-6032-583                                     | Depreciation Expense             | 18                     | 8.88%            | 123                | 61.60%              | 200                 | 77                    | 38.41%         |
| <b>TOTAL EXPENSES</b>                             |                                  | <b>169,857</b>         | <b>8.72%</b>     | <b>1,212,320</b>   | <b>62.22%</b>       | <b>1,948,356</b>    | <b>736,036</b>        | <b>37.78%</b>  |
| <b>CAPITAL IMPROVEMENT PROJECTS (IN PROGRESS)</b> |                                  |                        |                  |                    |                     |                     |                       |                |
| 01-9-6030-597                                     | DWSRF Expenses                   |                        | #DIV/0!          |                    | #DIV/0!             |                     |                       | #DIV/0!        |
| 01-9-6030-598                                     | DWR Intake                       | 3,754                  | 4.42%            | 25,136             | 29.57%              | 85,000              |                       | 0.00%          |
| <b>TOTAL CIP IN PROGRESS</b>                      |                                  | <b>3,754</b>           | <b>4.42%</b>     | <b>25,136</b>      | <b>29.57%</b>       | <b>85,000</b>       | <b>59,865</b>         | <b>70.43%</b>  |
| <b>CARRYOVER PROJECT (GRANT) REVENUE</b>          |                                  |                        |                  |                    |                     |                     |                       |                |
| 01-0-4020-430                                     | DWR Grant Revenue                | 3,501                  | #DIV/0!          | 95,741             | #DIV/0!             | -                   | (95,741)              | #DIV/0!        |
| <b>TOTAL CARRYOVER PROJECT REVENUE</b>            |                                  | <b>3,501</b>           | <b>#DIV/0!</b>   | <b>95,741</b>      | <b>#DIV/0!</b>      | <b>-</b>            | <b>(95,741)</b>       | <b>#DIV/0!</b> |
| <b>NEW CAPITAL PURCHASES / IMPROVEMENTS</b>       |                                  |                        |                  |                    |                     |                     |                       |                |
| 01-0-1090-216                                     | Auto Meter Read/Replace          |                        | 0.00%            |                    | 0.00%               | 7,500               | 7,500                 | 100.00%        |
| 01-0-1090-321                                     | Filter Tank Inspection Cleaning  |                        | 0.00%            |                    | 0.00%               | 95,000              | 95,000                | 100.00%        |
| 01-0-1090-322                                     | Flushing/Valve Program           |                        | 0.00%            | 120                | 2.00%               | 6,000               | 5,880                 | 98.00%         |
| 01-0-1090-327                                     | 1999 GMC Dump Truck Rest.        |                        | 0.00%            |                    | 0.00%               | 4,500               | 4,500                 | 100.00%        |
| 01-0-1090-328                                     | 2022 SCADA Master Plan           |                        | 0.00%            |                    | 0.00%               | 16,000              | 16,000                | 100.00%        |
| 01-0-1090-329                                     | 2022 Pressure Regulating Station |                        | 0.00%            | 4,789              | 53.21%              | 9,000               | 4,211                 | 46.79%         |
| TBD   | 2000 CAT Backhoe Restoration     |                        | 0.00%            |                    | 0.00%               | 14,500              | 14,500                | 100.00%        |
| 01-0-1090-331                                     | LDPCSD Technology Upgrades       |                        | 0.00%            | 2,985              | 13.57%              | 22,000              | 19,015                | 86.43%         |
| TBD   | Central Station Control Valves   |                        | 0.00%            |                    | 0.00%               | 35,000              | 35,000                | 100.00%        |
| TBD   | IM4000 Digital Copier System     |                        | 0.00%            |                    | 0.00%               | 9,000               | 9,000                 | 100.00%        |
| <b>TOTAL NEW CAPITAL PURCHASES/IMPROVEMENTS</b>   |                                  | <b>-</b>               | <b>0.00%</b>     | <b>7,894</b>       | <b>3.61%</b>        | <b>218,500</b>      | <b>210,606</b>        | <b>96.39%</b>  |

|   |                        |    |             |
|---|------------------------|----|-------------|
| <b>Asset :</b>                          |                        |    |             |
| Cash and investments                    |                        | \$ | 509,904     |
| Restricted cash                         |                        | \$ | -           |
| Accts Receivable net of res             |                        | \$ | 356,621     |
| Water Drought Receivable                |                        | \$ | -           |
| Inventory                               |                        | \$ | 69,932      |
| Prpd expense & deposits                 |                        | \$ | 54,687      |
| Deferred Outflow of Resources - OPEB    |                        | \$ | 148,073     |
| Deferred Outflow of Resources - Pension |                        | \$ | 216,130     |
|   | Total current assets   | \$ | 1,355,346   |
| Property, plant & equipment             |                        | \$ | 14,225,405  |
| less depreciation                       |                        | \$ | (8,412,048) |
| C I P                                   |                        | \$ | 160,457     |
|   | Net P P & E            | \$ | 5,973,814   |
| Other L T Assets                        |                        |    |             |
|   | Total Assets           | \$ | 7,329,160   |
| <b>Liabilites:</b>                      |                        |    |             |
| Accounts payable                        |                        | \$ | 87,311      |
| Interest payable                        |                        | \$ | 6,075       |
| Water Accrual                           |                        | \$ | 6,505       |
| Accrued Payroll                         |                        | \$ | 127,343     |
| A/P Accrued Payables                    |                        | \$ | 2,682       |
| L T debt, current                       |                        | \$ | 104,041     |
|   | Total current liab     | \$ | 333,957     |
| L T debt                                |                        |    |             |
| Post Retirement Benefit                 |                        | \$ | 1,887,871   |
| Net Pension Liability                   |                        | \$ | 223,263     |
| Deferred Inflow of Resources - OPEB     |                        | \$ | 23,055      |
| Deferred Inflow of Resources - Pension  |                        | \$ | 642,251     |
| Muni Loan                               |                        | \$ | 328,025     |
| less current above                      |                        | \$ | (104,041)   |
|   | Total Liabilites       | \$ | 3,334,381   |
| Net assets                              |                        | \$ | 3,994,779   |
|   | Total liab & net ass't | \$ | 7,329,160   |

| <u>Check Number</u> | <u>Vendor No</u> | <u>Vendor Name</u>                   | <u>Check Date</u> | <u>Check Amount</u> |
|---------------------|------------------|--------------------------------------|-------------------|---------------------|
| 995                 | 000076           | USPS                                 | 01/04/2024        | 698.55              |
| 1080                | 000567           | GENERAL AIR COMPRESSORS NORTH        | 01/06/2024        | 569.44              |
| 1081                | 0002200          | MODERN AIR MECHANICAL                | 01/06/2024        | 665.00              |
| 1082                | 0007349          | Recology Mariposa                    | 01/06/2024        | 317.42              |
| 1083                | 0000605          | Black Water Consulting Engineers Inc | 01/06/2024        | 4,382.00            |
| 1084                | 0000129          | PRECISION ENVIRO-TECH                | 01/06/2024        | 600.00              |
| 1085                | 000105           | PACIFIC GAS & ELECTRIC               | 01/06/2024        | 16,154.90           |
| 1086                | 0002321          | STREAMLINE                           | 01/06/2024        | 249.00              |
| 1087                | 0006293          | WEX Bank                             | 01/06/2024        | 1,625.97            |
| 1088                | 001888           | SWRCB Accounting Office              | 01/06/2024        | 5,070.52            |
| 1089                | 004212           | SWRCB - DWOCF                        | 01/06/2024        | 1,743.00            |
| 1090                | 660108           | VERIZON WIRELESS                     | 01/06/2024        | 133.14              |
| 1091                | 000383           | BUSINESS CARD                        | 01/06/2024        | 394.28              |
| 1092                | 000383           | BUSINESS CARD                        | 01/06/2024        | 1,148.92            |
| 1093                | 000383           | BUSINESS CARD                        | 01/06/2024        | 0.47                |
| 1094                | 000383           | BUSINESS CARD                        | 01/06/2024        | 460.18              |
| 1095                | 000383           | BUSINESS CARD                        | 01/06/2024        | 276.64              |
| 1096                | UB*10966         | MRS. GISELA BARTON                   | 01/06/2024        | 130.84              |
| 1097                | UB*10967         | SALLY PUNTE                          | 01/06/2024        | 120.54              |
| 1098                | UB*10968         | SHERRY LUKE                          | 01/06/2024        | 121.50              |
| 1099                | UB*10969         | ALBERT & NANCY LONGMORE              | 01/06/2024        | 2.72                |
| 1100                | UB*10970         | MR & MRS RICHARD DARBY               | 01/06/2024        | 175.00              |
| 1101                | UB*10971         | HENRY REYNA, ET/AL                   | 01/06/2024        | 119.14              |
| 1102                | 000383           | BUSINESS CARD                        | 01/13/2024        | 198.00              |
| 1103                | 702              | Warmerdam CPA Group                  | 01/13/2024        | 2,500.00            |
| 1104                | 00071            | Mother Lode Answering Service        | 01/13/2024        | 576.58              |
| 1105                | 000025           | CHEMCO PRODUCTS COMPANY              | 01/13/2024        | 11,290.86           |
| 1106                | 000165           | ACWA/JPIA                            | 01/13/2024        | 7,361.35            |
| 1107                | 000585           | MO CAL OFFICE SOLUTIONS              | 01/13/2024        | 497.07              |
| 1108                | 0000129          | PRECISION ENVIRO-TECH                | 01/13/2024        | 710.00              |
| 1109                | 000105           | PACIFIC GAS & ELECTRIC               | 01/13/2024        | 870.29              |
| 1110                | 000105           | PACIFIC GAS & ELECTRIC               | 01/13/2024        | 111.50              |
| 1111                | 000118           | D & D PEST CONTROL *                 | 01/21/2024        | 4,775.00            |
| 1112                | 000196           | AQUA SIERRA CONTROLS, INC            | 01/21/2024        | 1,749.20            |
| 1113                | 0000103          | CENTRAL VALLEY GPS                   | 01/21/2024        | 419.25              |
| 1114                | 660108           | VERIZON WIRELESS                     | 01/27/2024        | 330.78              |
| 1115                | 0006293          | WEX Bank                             | 01/27/2024        | 1,065.41            |
| 1116                | 0000129          | PRECISION ENVIRO-TECH                | 01/27/2024        | 3,186.00            |
| 1117                | 0000605          | Black Water Consulting Engineers Inc | 01/27/2024        | 3,754.00            |
| 1118                | 000383           | BUSINESS CARD                        | 01/27/2024        | 0.46                |
| 1119                | 000136           | AT&T                                 | 01/27/2024        | 2,740.66            |
| 1120                | 000067           | GENERAL PLUMBING SUPPLY CO., I       | 01/27/2024        | 569.44              |

**Report Total: 77,865.02**

## Special Meeting of the Board of Directors

9751 Merced Falls Road  
**January 16, 2024 at 1:00 p.m.**

- 1. CALL TO ORDER:** Presiding Officer: Establish Quorum, Pledge of Allegiance:  
The Board of Directors of the Lake Don Pedro Community Services District held a Special meeting at 9751 Merced Falls Rd., La Grange, CA 95329  
President Johnson called the meeting to order at 1:01 a.m.  
Directors present: Johnson, Hankemeier, and Smith  
Directors absent: Ross, Warren  
Also present: AGM D. Savidge  
Also present: Board Secretary: S. Marchesiello  
Also present: John Blomberg, from Blomberg & Griffin Accountancy Corp

- 2. PUBLIC COMMENT:**  
***The Board received no public comment***

**Consensus of the Board of Directors to move item 5a up on the agenda**

- 3. PRESENTATION ONLY:**
- a. Presiding Officer's Report  
***None given at this time***
  
  - b. General Manager's Report:
    - Grant / Study Updates
    - Current District Projects
    - Operations Updates
    - Administrative Updates***Presented by AGM Dave Savidge***
- 4. APPROVAL OF CONSENT AGENDA:** The following items may all be approved in one motion or considered separately as determined appropriate by the President
- a. Read and file the Treasurer's Report for the period ending December 31, 2023 including summary of claims paid
  - b. Approval of the Minutes of the following meeting:
    - ♦ Special Meeting of December 11, 2023

**Motion: To approve the consent calendar with corrections**

**Votes: Carried 3-0**

**First: Hankemeier      Second: Johnson**

**Ayes: Hankemeier, Johnson, and Smith**

**Absent: Ross, and Warren**

- 5. DISCUSSION AND ACTION ITEMS:**
- a. Discussion / Review of the 2022/23 Annual Independent (Financial) Audit  
Presented by John Blomberg from Blomberg & Griffin Accountancy Corp.

**Motion: To approve the Fiscal Year 2022-23 audit presented by John Blomberg from Blomberg & Griffin Accountancy Corp**

**Votes: Carried 3-0**

First: Johnson Second: Hankemeier  
Ayes: Johnson, Hankemeier, and Smith  
Absent: Ross, and Warren

- b. Discussion / Information regarding LDPCSD Financial Overview  
Consensus of the Board to Direct AGM Savidge to bring back details, costs and his approach regarding replacing the valves, etc. identified on the critical projects listed in his presentation. In addition, information / ideas regarding a one-time special assessment, reducing cost, and increasing revenue
- c. Discussion / Information regarding PG&E Cost & Usage Analysis  
No action taken
- d. Discussion / Approval regarding Confirmation of the Board Presidents Standing Committee Appointments for January 2024 thru December 2024 Calendar Year

Motion: To approve Board President Johnson's appointed standing committees and lead director for January 2024 thru December 2024 calendar year as follows:

Planning: Warren/Ross

Warren - Lead

The Planning Committee shall be concerned with the formulation of plans for arranging, realizing, and/or achieving District goals.

Ordinance: Ross/Warren

Ross - Lead

The Ordinance Committee shall be concerned with proposed ordinances, resolutions and/or District policies, except those pertaining specifically to personnel.

Personnel: Johnson /Hankemeier

Johnson - Lead

The Personnel Committee shall be concerned with the functions, activities, operations, compensation and welfare of District staff.

Finance: Hankemeier / Smith

Hankemeier - Lead

The Finance Committee shall be concerned with the financial management of the District, including the preparation of an annual budget and major expenditures.

Public Information: Smith / Johnson

Smith - Lead

The Public Information Committee shall be concerned with assuring that information regarding the affairs of the District is adequately and appropriately communicated to its constituents and the public at large.

Votes: Carried 3-0

First: Hankemeier Second: Smith

Ayes: Hankemeier, Smith, Johnson

Absent: Ross, and Warren

## 6. ADJOURNMENT: 2:32 p.m.

Respectfully submitted by,  
S. Marchesiello  
Board Secretary



# Lake Don Pedro Community Services District

## STAFF REPORT

**To: Board of Directors**

**From: Dave Savidge**

**Date: November 20, 2024**

**Subject: Rate Study Review**

### **Description –**

Allan Highstreet from NBS will be giving a presentation about the current rate study that was implemented in 2022. The presentation will include up to date analysis that will entail revenue, expenditures, operating reserves and CIPS.

NBS has a history of working on rate studies in the surrounding areas and their knowledge is very valuable to the District's financial well-being.

**Recommendation: Approve AGM Dave Savidge to seek Sole Source and Cost Proposal from NBS**



## Lake Don Pedro Community

### STAFF REPORT

**To: Board of Directors**  
**From: Dave Savidge**  
**Date: February 20, 2024**  
**Subject: Critical Projects Update**

I have received the quotes for the critical projects and I am currently reviewing them. The process is taking a little longer because I want to make sure that we are following the Public Contract Code.

Violating these laws may well result in fines and fees charged by the state, payment of any underpaid wages plus penalties and interest, civil penalties, court costs, attorney fees, payment of claims by the contractor for stopped work, Civil Grand Jury investigations, loss of grant dollars and many more unproductive and costly items.

Due to the recent rains, we are not able to perform construction until the ground dries out so I have time to reassure the process.

**Recommendation: Information Discussion Only No Action Needed**



# Lake Don Pedro Community Services District

## STAFF REPORT

**To: Board of Directors**  
**From: Dave Savidge**  
**Date: February 20, 2024**  
**Subject: Water Valves in Distribution System**

**Description – Water valves are an important part of the Water distribution system. They are needed in times for isolation when fixing leaks, stop flooding and causing property damage, limit the amount of customers out of water and cutting in valves for hydrants to name a few.**

**The Water Distribution infrastructure is near 60 years old and the same valves are still in place. The wear and tear on the valves have taken their toll and they are due for replacement. From a recent project that the operations crew performed, the valves were not able to isolate the area that was needed to complete their task. They had to keep searching for valves that worked which took them two days of valve turning.**

**An identified CIP (Capital Improvement Program) account needs to be funded to start the process of replacing these valves or at least replace strategic valves in the system.**

**Recommendation: Information Only**





# Lake Don Pedro Community Services District

## STAFF REPORT

**To: Board of Directors**  
**From: Dave Savidge**  
**Date: February 20, 2024**  
**Subject: Mariposa County Request for Comments/Wave Pool**

### **Description –**

Mariposa Planning Dept is requesting comments from LDPCSD. I have been reviewing and preparing a response by February 21. The project proposes the construction of a five-acre wave pool on the former 18-hole Lake Don Pedro Golf Course in the northern portion of Mariposa County. The project also proposes a helipad to serve the wave pool amenity, and the preliminary site plan identifies an area for an approximately 20-acre solar array and micro grid facility to provide power to the existing and proposed site development.

**Recommendation: Information Only**

**Mariposa County**  
**Planning Department**



5100 Bullion Street  
PO Box 2039  
Mariposa, CA 95338  
209-966-5151 FAX 209-742-5024  
[www.mariposacounty.org](http://www.mariposacounty.org)  
[sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org)  
[kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org)

**STEVE ENGFER**  
Planning Director  
**KAITLYN CASNER**  
Planner III

***REQUEST FOR COMMENTS***

Date: January 31, 2024

**Applicant:** Surf Loch  
**Application:** Site Plan Review No. 2024-004  
**Owner:** The Deerwood Corporation  
**Agent:** Brett Baumann  
**Site Address:** 9643 Fachada Way, La Grange, CA 95329  
**APN:** 021-350-006/017/019

To: Reviewing Agency

Mariposa Planning thanks you for your continued participation in creating quality developments in Mariposa County. We value your comments and hope for your continued participation in a planning process meant to inform applicants of your agency's concerns and requirements or if you need additional information to review this project. No doubt, this early involvement eliminates or minimizes problems that would otherwise arise. Once again, we request your comments and encourage them to be submitted to our office in writing by February 21, 2024. If during this time you find a need for additional information, please contact the assigned project planner by this date so that we can acquire the information for you. State law places a deadline on such requests, so please do not miss your opportunity.

Assigned Project Planner: Kaitlyn Casner (209)742-1217 [kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org)

**Project Description:**

The project applicant proposes the construction of a wave pool on the northwestern portion of the former 18-hole Lake Don Pedro Golf Course, located on APN 021-350-019. The recreational golf course area is 136.85-acres in size and the two additional parcels involved in the proposed development total 2.92 acres and currently contain the clubhouse facility and a parking lot area. Total project size is roughly 140 acres. The involved parcels are all included within

Planned Development Zone (PDZ) 84-1, which was adopted by the Mariposa County

Board of Supervisors on July 24, 1984. The golf course and clubhouse facilities were last operated in March 2010.

The ordinance approving PDZ 84-1 included approval of a 134-unit townhouse complex. Major Subdivision No. 1-19-84 allowed the creation of the 134 townhouse units and the golf course was identified as a remainder on the recorded subdivision map. The conditions of approval for PDZ 84-1 state that the area identified on the Lake Don Pedro Town House Major Subdivision tentative map as the Lake Don Pedro Golf Course shall be considered open space reserved for recreational use and that any expansion of commercial facilities on the open space area shall be subject to Mariposa County Planning Commission approval. The Planning Commission must determine that the proposed wave pool is a recreational use and thereby allowed in the open space/golf course area.

The existing clubhouse, restaurant, and swimming pool area will primarily serve club members and guests.

Wave Pool:

The wave pool is proposed to be five acres in size and the project applicants state the pool will be ancillary to the existing clubhouse and swimming pool use. The wave pool will primarily serve club members and guests. The project applicants propose up to fifteen (15) full-time employees. The operating hours for the facility are proposed to be 7:00 a.m. to 30 minutes past sunset on a daily basis.

The project applicants state that the number of customers will average up to 20 per day. Fifty (50) persons will be allowed at private events.

*Parking and Traffic:*

There are currently 150 parking spaces located at the existing clubhouse/pool facility. No new spaces are proposed based upon the proposed usage of the facility as described above.

The project narrative cites a traffic analysis prepared for the 134-unit Lake Don Pedro Townhouse Project in 1984. The date of that analysis is March 26, 1984. Based upon that analysis, which is attached to this Request for Comments packet, the project applicants state the current proposed project and anticipated visitors will not exceed the previously approved traffic counts, including the Average Daily Traffic (ADT) and Peak Hour (PH) traffic trips data. The traffic analysis refers to an original project design for the townhouse project that involved 105 units. A traffic analysis has not been prepared for this specific wave pool project.

*Access:*

Primary access to the project site is from Fachada Way.

Additional Development:

The preliminary site plan for the project shows the existing equipment shed located at the northwest corner of the golf course area. The equipment yard area will be improved to accommodate a helipad to serve the wave pool amenity. The helipad would be 60' by 60'. The helipad would be utilized during hours the wave pool is open.

The preliminary site plan identifies an area for an approximately 20-acre solar array and microgrid facility to provide power to the existing and proposed site development. This facility would be located north of the proposed wave pool.

Water Usage:

The project site is provided sewer and water service by the independent Lake Don Pedro Community Services District. This request for comment packet includes the application submitted by the project applicant as well as a written narrative describing the project. That narrative provides a preliminary project water demand assessment for the wave pool project. The narrative states the following:

*“Based on historical utility billing data, the former golf course received an average of 93,039,133 acre-feet of water per year between 2007 and 2009. The estimated project water demand for the newly proposed project is approximately 5,761,327 acre-feet of water per year. The newly proposed project would result in approximately a 90% reduction in water demand to the property.”*

The open space/pool water demand is based on estimated project utilization data.

The applicant proposes keeping the unused portion of the former golf course in open space.

Fire Suppression:

The project applicant states that the proposed five-acre recreational pool and helipad could be used as an ancillary surface water supply for community fire suppression and emergency response services.

Potential Environmental Review:

The project site has been significantly disturbed due to golf course development and uses appurtenant to the golf course such as the clubhouse/swimming pool facility.

According to the scale shown on the attached 11” X 17” site plan, the eastern-most extremity of the wave pool facility would be located within approximately 300 feet of the eastern property line of the golf course. The area adjacent to the east of this property line is not currently developed with residences. The helipad

would be located approximately 1,100 feet from this eastern property boundary. The southern extremity of the wave pool facility would be located approximately 1,000 to the northwest of the residences along Golfito Way. The proposed helipad would be located approximately 1,500 feet to the northwest of these residences.

Property to the west of the current golf course boundary is in large parcels used primarily for agricultural purposes. The nearest structure to the west is approximately 2,000 feet from the proposed helipad area. Large parcel property to the south contains the Lake Don Pedro Community Services District sewer treatment facility and agricultural lands.

There is a drainage that traverses the former golf course site. This drainage would remain undisturbed, according to the submitted site plan. Any future crossing of this drainage may require the project proponent/property owner to execute a Streambed Alteration Agreement with the California Department of Fish and Wildlife.

The project applicant will provide an assessment of potential noise impacts from the helipad and wave pool equipment. That assessment is available upon request.

**Driving Directions:** Merced Falls Road to Ranchito Drive to Fachada Way.

California law requires the County to only approve projects when potentially significant impacts have been mitigated. This is accomplished through the conditions of approval that your agency recommends. Mariposa Planning operates under the assumption that agencies have valuable comments that define and specify required project standards. We also understand that agencies have multiple duties and priorities, and that upon occasion, an agency may not comment by the deadline, even though it may have issues with the project. Unfortunately, Mariposa Planning has both statutory and ordinance deadlines for processing applications. We are violating State law and local code if we do not meet our deadlines. The statute requires your timely response, and failure to comment may preclude your imposition of requirements later. Our preference is for some type of communication—even an e-mail—that states “no comment,” so that we know you have at least reviewed the proposed application and we know you have no issues. Failure to provide any comments prior to deadlines imposed by state law means that we may have to move forward with the project to the Planning Commission with an assumption there are no conditions needed and that the project as proposed meets your agency’s requirements.

Attachments:

- Application
- Vicinity Map
- Project Narrative
- Preliminary Site Plan
- 1984 Traffic Analysis



rec # 333387 \$306 +  
rec # 333388 \$525  
#831



RECEIVED

JAN 11 2024

RECEIVED

**SITE PLAN / PRE-APPLICATION REVIEW APPLICATION**

Mariposa County Planning Department  
5100 Bullion Street, P.O. Box 2039  
Mariposa, CA 95338

Telephone (209) 966-5151 FAX (209) 742-5024

www.mariposacounty.org planningdept@mariposacounty.org

JAN 11 2024

**FOR OFFICE USE ONLY**

|                                 |  |
|---------------------------------|--|
| Date Submitted                  | Received By                              |
| Fees Paid \$ <u>931.00</u>      | Received By <u>[Signature]</u> (PERK OK) |
| Application No. <u>2024-004</u> | Application Complete                     |
| Final Action                    | Date                                     |

**Applicant (Proponent, if county project):**

**Agent: (if applicable)**

Name Surf Loch

Brett Baumann

Mailing Address 9747 Olson Drive, San Diego, CA, 92121

Daytime Telephone ( 415 ) 738-9073

( 209 ) 742-6308

E-Mail Address bryan.behr@surfloch.com

brettbman@gmail.com

Property Owner Name(s)\* The Deerwood Corporation

\*If different than applicant (proponent), attach letter of authorization or other document that authorizes the applicant (proponent) to submit an application on the owner's behalf. Applicant (proponent) must also be a lessee, purchaser in escrow, or optionee of the subject property. If there is more than one property owner, please list the name and mailing address of all other individuals holding an interest.

The Deerwood Corporation, 9581 Coronado Dr, La Grange, CA 95329

**Property Information:**

Assessor's Parcel Number (APN) 021-350-006, 021-350-017, and 021-350-019 Parcel Size Approx. total: 139.2-acres

Address 9643 Fachada Way Town La Grange

General Plan Land Use Open Space Recreational Use Zoning Districts Mariposa County

Mariposa County

**Project Information:**

Please describe the proposed project or use (refer to attached pages as needed). A site plan review will focus primarily on the layout and technical requirements for the site plan such as setbacks etc. A pre-application review is a more in-depth review intended to determine significant issues to inform decisions on future land use entitlement applications. *It is recommended that sufficient detail of the project scope be included in order to provide a meaningful Pre-Application Review process.*

Development of a recreational pool and equipment facilities. See attached Preliminary Project Description and Site Plan.

Renovation of existing maintenance facility yard area including helipad. See attached Preliminary Project Description and Site Plan.

Development of ancillary solar array and microgrid facilities. See attached Preliminary Project Description and Site Plan.

Will new structure/s to be constructed?  Yes  No

If yes, please briefly describe the structure/s and its intended use (refer to attached pages as needed).

An approximately five-acre recreational pool with associated equipment facilities. See attached Preliminary Project Description and Site Plan.

Is an existing structure to be remodeled?  Yes  No

If yes, please briefly describe the remodeling activities and the intended use.

Existing clubhouse and pool facilities may require interior improvements. See attached Preliminary Project Description and Site Plan.

Existing maintenance facilities will require equipment yard area improvements to accommodate helipad. See attached Preliminary Project Description and Site Plan.

Days & Hours of Operation The operating hours are 7 AM until 30 minutes past sunset daily.

Number of Employees Up to fifteen (15) full-time employees. Number of Anticipated Customers Daily average: up to 20. Private event: up to 50.

Number of Existing On-site Parking Spaces 150 Number of Proposed On-Site Parking Spaces No new spaces proposed.

Primary Access from\* Vista Verde Circle (paved roadway)

Secondary Access from\* Banderilla Drive (paved roadway)

\*Please provide information on whether the access road is a County road, non-County road, private easement or driveway, information on the width and type of surface, and the name of the road. If an existing or proposed easement is located off-site, please attach adequate documentation that clearly demonstrates the subject property has the necessary rights to use the easement, or that the necessary easement could be obtained from the adjoining property owner.

**Preliminary Environmental Information:**

Provide information on the adjacent land uses for those properties adjacent to the project site (i.e., vacant, residential, commercial, grazing land, agricultural, mining, timber, etc.).

|           | <u>Parcel Size</u> | <u>Use of Property</u>                               |
|-----------|--------------------|--|
| North     | <u>Unknown</u>     | <u>Undeveloped land and roadway.</u>                 |
| Northeast | <u>Unknown</u>     | <u>Undeveloped land and roadway.</u>                 |
| East      | <u>Unknown</u>     | <u>Undeveloped land and single family dwellings.</u> |
| Southeast | <u>Unknown</u>     | <u>Undeveloped land and single family dwellings.</u> |
| South     | <u>Unknown</u>     | <u>Undeveloped land and single family dwellings.</u> |
| Southwest | <u>Unknown</u>     | <u>Undeveloped land.</u>                             |
| West      | <u>Unknown</u>     | <u>Undeveloped land.</u>                             |
| Northwest | <u>Unknown</u>     | <u>Undeveloped land.</u>                             |

Are the following items listed below applicable to the project with respect to having a possible effect on the environment? A brief discussion of those items checks 'yes' or 'maybe' must be attached to the application.

- | <u>Yes</u>               | <u>Maybe</u>                        | <u>No</u>                           |  |
|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1. Would the construction of roads, driveways, and building pads associated with the project result in grading on slopes of greater than 20% result in a change in the existing topography of any hills on the site, or result in the alteration of any lakes, ponds, rivers, or drainage courses? |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2. Would the project result in any change in the pattern, scale, or character of development in the general area of the project?   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Would the project result in a change in the quantity or quality of ground and surface water supplies?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Would the project result in an increase in noise or light levels in noise or light levels in the vicinity of the project site?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Would the project result in the use of hazardous materials such as toxic substances, chemicals, flammables, or explosives?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Are there any historical or archaeological structures or sites located on the project site or in the surrounding area?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Would the project result in an increase of traffic or existing easement roads?  |



**SITE PLAN/PRE APPLICATION REVIEW REQUIREMENTS CHECKLIST**

1.  The name of the applicant (proponent).
2.  The street address and Assessor's Parcel Number (APN) of the project site.
3.  A north arrow and scale.
4.  The property lines and dimensions of the parcel.
5.  The approximate area of the property in acres (square feet for parcels less than one acre).
6.  The location of all creeks, springs, intermittent streams, other drainages, lakes or reservoirs on the property.
7.  The location, size, and dimensions of all *existing* structures on the property including houses, decks, additions, garages, sheds, and mobile homes. Each structure must be labeled as to what the structure is used for.
8.  The location, size, and dimensions of all *proposed* structures on the property including houses, decks, additions, garages, sheds, and mobile homes. Each structure must be labeled as to what the structure would be used for.
9.  The setback distance of all existing and proposed structures from all property lines, from the centerline of all state highways, County roads, road easements, and all existing structures.
10.  The location of all existing and proposed sewage disposal systems on the property. The site plan must show and label the area for the septic tank, leach lines, and 100% percent replacement area for the septic tank and leach lines. Each sewage disposal system must be identified and labeled as existing or proposed.
11.  The location of all existing and proposed well sites on the property. The site plan must show the distance of any existing or proposed well from any proposed or existing septic system.
12.  The location, width, and type of all easements of record(s) on the property.
13.  The location, width, surface, grade, and length of all existing and proposed access roads and driveways including turnouts, turnarounds, and bridges or crossings must be identified and labeled as existing or proposed. Include this information for the road(s) within any off-site easement(s) leading to the nearest state highway or County road.
14.  The number of existing and proposed parking spaces available on site. Provide information on the parking area surface, parking stall dimensions, width of travel aisles, turnaround areas, and show the direction of traffic flow on and off site.
15.  Building elevations may be beneficial in some circumstances. Verify with Planning staff if building elevations are required to be submitted with the application. Elevations should indicate the type of construction and materials to be used.

16.  Provide a general vicinity map showing the location of the affected property, and showing information such as major roads, streams, prominent landmarks, adjoining sections, and other information sufficient to locate the property and show its relation to the surrounding area.
17.  Provide a preliminary grading plan or cross section of the site if major grading is proposed as part of the project. Verify with Planning staff if a grading plan or cross section is required for the project. Note - grading plan is to follow.
18.  Provide a preliminary landscaping or revegetation plan for any proposed parking areas or open space areas on the project site.
19.  Show any outside work areas, outside storage areas, or areas where outside retail sales may occur on the project site.
20.  Show the location of any existing or proposed exterior lighting, security lighting, or building lighting.

## REQUIRED MATERIALS AND ITEMS FOR A COMPLETE SITE PLAN /PRE- APPLICATION REVIEW APPLICATION

1.  The attached site plan/pre-application review application form filled out completely and signed by the applicant (proponent). If the applicant (proponent) is not the property owner, the applicant (proponent) must provide a letter of authorization or other document that authorizes the applicant (proponent) to submit an application on the owner's behalf. If there is more than one property owner, the applicant (proponent) shall list the names and addresses of all other individuals who have an interest in the property.
2.  Payment of application fees as determined by Mariposa Planning. Additional fees maybe charged by other agencies or county offices, depending on the type of application.

|   |            |
|---|------------|
| Check one:  |            |
| <input type="checkbox"/> Site Plan Review *   | \$302.00 + |
| <input checked="" type="checkbox"/> Pre-Application Review *                        | \$525.00   |
| Document Conversion   | \$7.00 +   |
| **Optional Site Inspection<br>(Recommended for Pre-Application Review applications) | \$245.00 + |
| Public Works  | \$277.00 + |
| <b>Total:</b>   | \$525.00 + |

#302.00  
#831.00

Additional Site visits are to be charges at \$123 per occurrence.

\*Good for 1 review cycle, should hourly rate exceed base amount, applicant will be notified and additional charges for services will be charged accordingly OR if there are too many significant changes, Planning Staff may require an entirely new application.

\*\*\* Planning fees will be credited towards future related Planning applications such as a Conditional Use Permit, Subdivision etc.

\*\*\*\* Additional fees may be required by other agency and departments for their review.

3.  Ten (10) copies of an accurate site plan that indicates the affected parcel drawn to scale and containing the information listed on the Site Plan Review Requirements Checklist on the next page. To ensure that all the required information is shown on the site plan, use the Site Plan Review Requirements Checklist and check off each item drawn. The site plan must be drawn to scale in black ink or other non-erasable marker on a single sheet with a minimum size of 11"x17" and a maximum size of 18"x26". The site plan must be drawn to scale as follows:

| <u>Parcel Size</u> | <u>Scale</u>                       |
|--------------------|------------------------------------|
| Less than 1 acre   | 1 inch = 20 feet                   |
| 1 to 2.5 acres     | 1 inch = 50 feet                   |
| 2.6 to 5 acres     | 1 inch = 80 feet                   |
| 5.1 to 20 acres    | 1 inch = 100 feet                  |
| Over 20 acres      | Please discuss with Planning staff |

4.  Digital copies in PDF format for of all plans and application submittal items on a CD.

**REQUIRED SIGNATURE(S)**

**Affidavit**

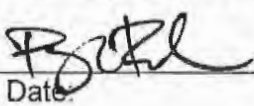
I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge.

I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application.

I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible.

I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

|  |   |  |
|--|---|--|
| <b>Property Owner (printed name):</b><br>The Deerwood Corporation, Coralaine Porter, CFO | <b>2<sup>nd</sup> Property Owner (printed name):</b><br>Coralaine Porter, CFO | <b>Applicant (printed name):</b><br>Bryan Behr, Surf Loch  |
| <b>Property Owner (signature):</b><br>DocuSigned by:<br>Coralaine L. Porter, CFO         | <b>2<sup>nd</sup> Property Owner (signature):</b>                             | <b>Applicant (signature):</b><br> |
| <b>Date:</b><br>1/11/2024  | <b>Date:</b>  | <b>Date:</b><br>JAN 10, 2024   |

If there are more than two property owners, additional copies of this page shall be provided.

**IMPORTANT: This page must be signed by all property owners and any authorized applicant.**

**IMPORTANT: Please note that if the property owner/s is/are authorizing someone other than themselves to act as the applicant or agent, the next page must also be signed.**

**IMPORTANT: Failure to have all necessary signatures will DELAY the commencement of processing the application. The application will be returned to the applicant to provide all necessary signatures.**



This page to be signed **IF** the property owner(s) is (are) authorizing someone to act as an agent or applicant for this application.

### Affidavit

**Applicant/Agent Authorization:**

I/we, The Deerwood Corporation, Property Owner(s) hereby authorize Surf Loch to act as a representative/Applicant and/or Brett Baumann or Bryan Behr to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent.

I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

|   |  |                                       |
|---|--|---------------------------------------|
| <b><u>Property Owner (printed name):</u></b><br>The Deerwood Corporation                                      | <b><u>Applicant (printed name):</u></b>    | <b><u>Agent (printed name):</u></b>   |
| <b><u>Property Owner (signature):</u></b><br><small>DocuSigned by:</small><br><i>Coralaine L. Porter, CFO</i> | <b><u>Applicant (signature):</u></b>       | <b><u>Agent (capacity/title):</u></b> |
| <b><u>Property Owner (capacity/title):</u></b>  | <b><u>Applicant (capacity/title):</u></b>  |                                       |
| Date:<br>1/11/2024  | Date:                                      |                                       |
| <b><u>2<sup>nd</sup> Property Owner (printed name):</u></b>   | <b><u>Co-Applicant (printed name):</u></b> |                                       |
| <b><u>2<sup>nd</sup> Property Owner (signature):</u></b>  | <b><u>Co-Applicant (signature):</u></b>    |                                       |
| Date:   | Date:                                      |                                       |



Brett Baumann, Broker <brettbman@gmail.com>

**Authorizing**

1 message

**Coralaine Porter** <coralainep@yahoo.com>  
To: brett Baumann Broker <brettbman@gmail.com>

Thu, Jan 11, 2024 at 12:07 PM

To Whom it May Concern:

I, Coralaine L. Porter, as Chief Financial Officer of The Deerwood Corporation, give permission to Surf-Loch, as applicant for the pre application review for a proposal being submitted to Mariposa County on this day January 11, 2024.

Sincerely,  
Coralaine L. Porter  
Chief Financial Officer  
The Deerwood Corporation

DocuSigned by:  
*Coralaine L. Porter, CFO*  
9893D8BC993E4AF...

1/11/2024



# Mariposa County Planning Department Project Vicinity Map



**021-350-019-000**

Location in  
La Grange

Hernandez Dr  
Aerial Dr  
Carza St  
Lake Don Pedro  
Grand Country Club  
Hayward Rd

0 400 800 Feet  
1:9,600

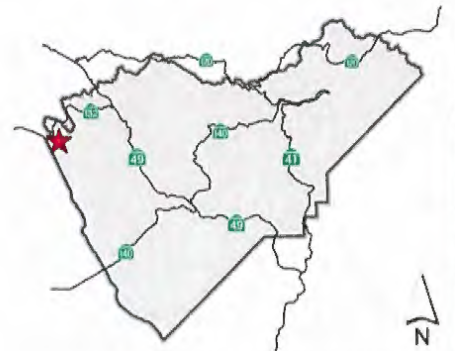
**PROJECT TYPE: SITE PLAN REVIEW 2024-004**  
**APPLICANT: SURF LOCH**  
**APN: 021-350-006-000, 021-350-017-000, 021-350-019-000**  
**SITE ADDRESS: 9643 FACHADA WAY, LA GRANGE, CALIFORNIA 95329**

★ Site  
 □ Assessor's Parcels

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet  
 Map Date: Friday, January 12, 2024  
 Data Source: Mariposa County Planning Department GIS; Assessor's Parcel Map Update: 09/2023  
 Map Credit: BEN OGREN, Sr. GIS Specialist



Mariposa County Planning Department  
 PO BOX 2039 5100 Bullion Street  
 Mariposa, California 95338-2039  
 209.966.5151 FAX 209.742.5024  
 mariposaplanning@mariposacounty.org  
 http://www.mariposacounty.org/planning



Location in Mariposa County

## **PRELIMINARY PROJECT DESCRIPTION (SITE PLAN REVIEW APPLICATION)**

### **LAKE DON PEDRO GOLF COURSE AREA**

January 10, 2024

#### **PROJECT BACKGROUND**

The project site is located at 9643 Fachada Way, La Grange, CA, 95329, in Mariposa County, approximately 6-miles southeast of the City of La Grange. The property is comprised of the Lake Don Pedro Golf Course Area including the following primary components.

- 2.4-acre area including an existing clubhouse facility, and a parking lot area (Assessor Parcel Number 021-350-006, and 021-350-017), and
- 136.8-acre area including a nonoperational 18-hole golf course, pool area, and maintenance facilities (Assessor Parcel Number 021-350-019).

Development of the golf course and facilities were permitted under the Mariposa County Ordinance No. 573, an ordinance adopting the planned development zone for the Lake Don Pedro Golf Course area, adopted on December 1, 1981. The golf course and clubhouse facilities were last operated through March 31, 2010, and have been inactive since. The dormant golf course and clubhouse facilities are maintained by a part time facilities and grounds keeping staff.

#### **PROPOSED PROJECT DESCRIPTION**

The proposed project will maintain the existing open space recreational use on the property, mitigating impact on water resources, and enhance community services. The proposed project includes the following open space recreational use components:

##### **Development of Ancillary Pool and Facilities**

Development of a new five-acre recreational pool ancillary to the exiting clubhouse and pool use. The proposed pool area will include pool equipment facilities as shown on the Preliminary Site Plan (Attachment).

The proposed recreational pool and facilities will primarily serve club members and guests. The proposed pool and facilities will be staffed by operation and maintenance personnel. Daily operation and maintenance hours are 7 AM until 30 minutes past sunset.

The proposed five-acre recreational pool and helipad (described below) could be used as an ancillary surface water supply for community fire suppression and emergency response services.

##### **Renovation of Existing Maintenance Facility Yard Including an Ancillary Helipad**

Improvement of existing maintenance facility equipment yard area including an ancillary helipad. The existing maintenance facility and proposed helipad location and description are provided on the Preliminary Site Plan (Attachment).



The helipad is intended to serve club members and guests. The existing maintenance facility and proposed helipad location will be staffed by operation and maintenance personnel. Daily operation and maintenance hours are 7 AM until 30 minutes past sunset.

The proposed helipad can be utilized by community fire suppression and emergency response services.

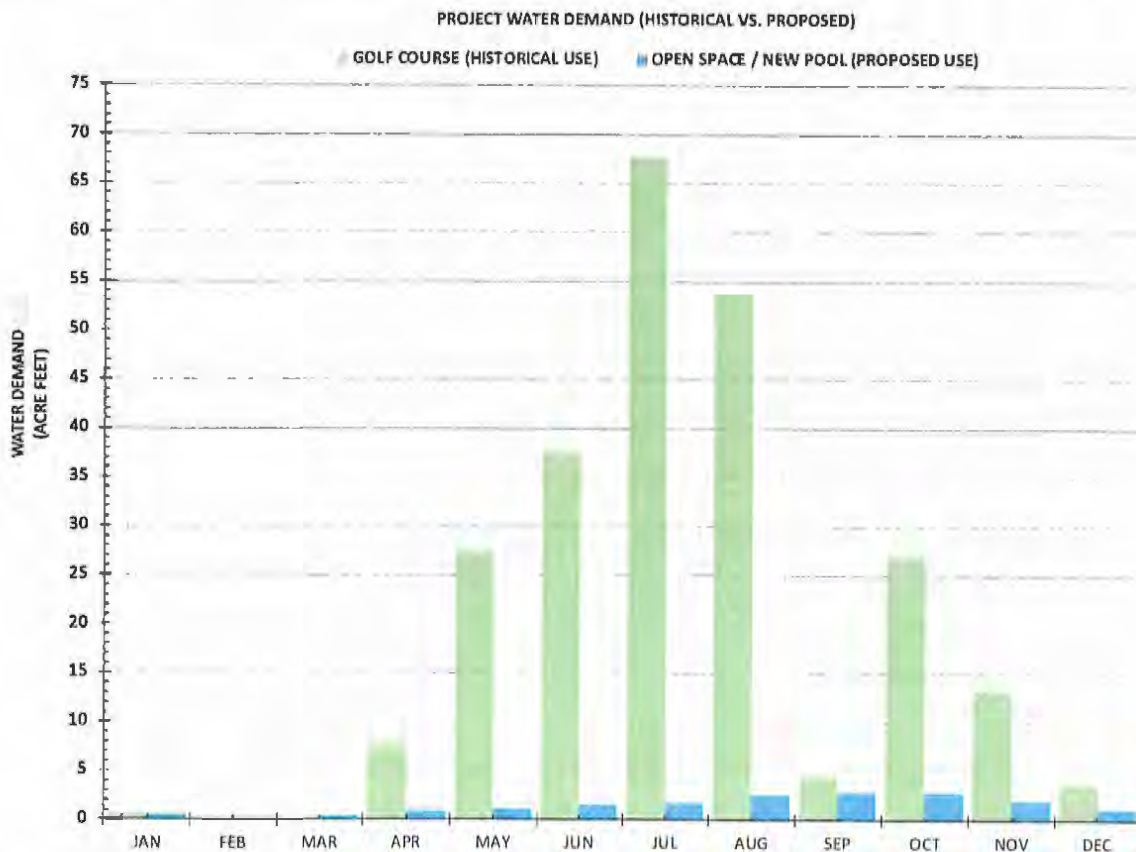
**Development of Ancillary Solar Array and Microgrid Facilities**

Development of an up to 20-acre solar array and microgrid facility to provide power the existing and project components. The solar array and microgrid location are depicted on the Preliminary Site Plan (Attachment).

The proposed solar array and microgrid can provide community grid resiliency, and power redundancy for fire suppression and emergency response services.

**PRELIMINARY PROJECT WATER DEMAND ASSESSMENT**

Based on historical utility billing data, the former golf course received an average of 93,039,133-acre feet of water per year between 2007 and 2009. The estimated projected water demand for the newly proposed project is approximately 5,761,327-acre feet of water per year. The newly proposed project would result in approximately a 90% reduction in water demand on the property.



\*Golf course water demand based on utility billing data for 2009.  
 \*Open space / pool water demand based on estimated project utilization data.

## **PRELIMINARY TRAFFIC ASSESSMENT**

The property includes onsite parking designed to accommodate 150 parking spaces. The proposed project includes an estimated twenty (20) visitors (members and guests) per day. Private events may include up to fifty (50) visitors per day. Additional parking capacity will not be required by the proposed project.

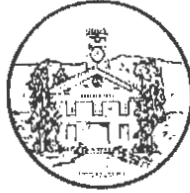
Based on historical traffic analysis data<sup>1</sup> for the Lake Don Pedro Townhouse, the proposed project and anticipated visitors will not exceed the previously approved traffic counts including the Average Daily Traffic (ADT), and Peak Hour (PH) traffic trips data.

**ATTACHMENTS:** Preliminary Site Plan – Lake Don Pedro Golf Course Area

---

<sup>1</sup> Traffic Analysis, Lake Don Pedro Townhouse Project (Mariposa Planning Commission, March 24, 1984).

# Mariposa County



## Planning Commission

ROBERT L. BORCHARD  
Planner/Grantsman

5101 Jones Street  
Post Office Box 2038  
Mariposa, California 95338

(209) 966-5151

March 28, 1984

### MEMORANDUM

TO: Bill Lincoln-County Engineer  
FROM: *TL* Tony Lashbrook-Associate Planner  
SUBJECT: Traffic Analysis, Lake Don Pedro Townhouse Project

This office has received the attached traffic analysis generated for the Lake Don Pedro Townhouse project. This analysis was prepared by the applicant at the request of the Board of Supervisors. The Board requested this information for their public hearing on the proposed Negative Declaration for this project to be held on April 3, 1984.

Your comments relative to the methodology and conclusions in this report may benefit the Board in their review of this project.

# LARSEN, OHLINGER & HILL, INC.

ARCHITECTURE • ENGINEERING • PLANNING • SURVEYING

# LOHI

LEE E. LARSEN, AIA  
Architect  
DONALD OHLINGER, PE  
Civil Engineer  
HAROLD L. HILL, PE  
Civil Engineer  
DAN HOLMES, PE  
Civil Engineer  
JOHN BOOKER, AIA  
Architect

RECEIVED

MAR 27 1984

MARIPOSA CO.  
PLANNING COMMISSION

March 26, 1984

Mr. Tony Lashbrook  
Mariposa County  
P.O. Box 2038  
Mariposa, CA 95338

Subject: Lake Don Pedro Townhouses  
Traffic Study

Dear Tony:

As requested by the Board of Supervisors, we have analyzed the effects of the proposed townhouse project on the roads within the Lake Don Pedro Subdivision. Based on the following assumptions we generated the attached traffic data:

1. The traffic analysis prepared by Haight & Weatherby, Inc., and P.M.T. Associates, Inc., in 1969 will prove to be valid.
2. The proposed townhouse units will be 80% occupied at any given time.
3. Each townhouse will generate four trips per day.
4. Peak hour traffic is 8.5% of the ADT.
5. Traffic will distribute as follows:
  - a. 30% west on Hayward Road.
  - b. 40% north on Banderilla Drive.
  - c. 30% will continue east on Ranchito Drive east of Banderilla Drive.

Based on our calculations, there will be relatively minor increases in traffic above that which was anticipated in the original design.

Mr. Tony Lashbrook  
March 26, 1984  
Page 2

LOHI

If you have any questions give us a call.

Sincerely,



Dan Holmes  
R.C.E. 27029

DH/sd

cc: Frank Leonardi  
File 20025-B

encls

Lake Don Pedro Townhouses  
Traffic Volumes

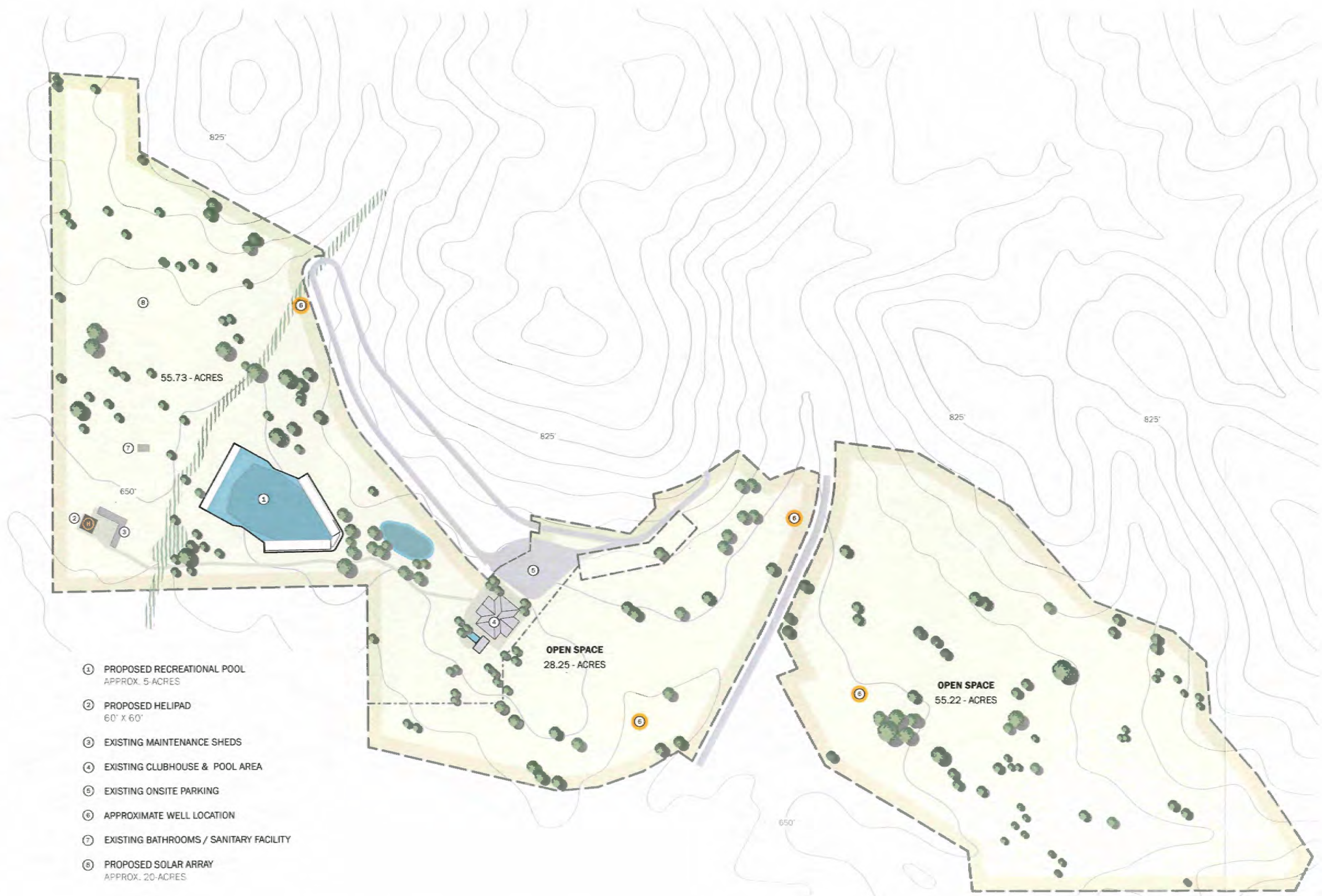
LOHI

| Nods   | Original<br>Projection | With 105<br>Townhouses | With 134<br>Townhouses |
|--------|------------------------|------------------------|------------------------|
| 1. ADT | 1,120                  | 1,220( 9)              | 1,257(12)              |
| PH     | 95                     | 104(10)                | 108(13)                |
| 2. ADT | 2,752                  | 2,987( 8)              | 3,052(11)              |
| PH     | 234                    | 254( 8)                | 259(11)                |
| 3. ADT | 2,941                  | 3,075( 5)              | 3,168( 8)              |
| PH     | 250                    | 261( 4)                | 269( 8)                |
| 4. ADT | 10,315                 | 10,449( 1)             | 10,536( 2)             |
| PH     | 877                    | 888( 1)                | 896( 2)                |
| 5. ADT | 1,120                  | 1,254(12)              | 1,291(15)              |
| PH     | 95                     | 107(13)                | 110(16)                |

ADT Average Daily Traffic  
PH Peak Hour  
( ) Percent Increase Over Original Projection







- ① PROPOSED RECREATIONAL POOL  
APPROX. 5-ACRES
- ② PROPOSED HELIPAD  
60' X 60'
- ③ EXISTING MAINTENANCE SHEDS
- ④ EXISTING CLUBHOUSE & POOL AREA
- ⑤ EXISTING ONSITE PARKING
- ⑥ APPROXIMATE WELL LOCATION
- ⑦ EXISTING BATHROOMS / SANITARY FACILITY
- ⑧ PROPOSED SOLAR ARRAY  
APPROX. 20-ACRES



Preliminary Site Plan  
**Lake Don Pedro Golf Course Area**

January 9, 2024